

Profitable months **92:1** Losing months

227 mil. EUR

Total Value of Assets

18 buildings

In possession

80 tenants

In buildings

7 % p. a.

Targeted return for the investor

98 % occupancy

In buildings

PERFORMANCE

NAV in EUR: **111,227 mil. EUR**

NAV in CZK: **2,768 mld. CZK**

2021 return: **9,66 %***

2022 return: **8,1 %***

Last month return: **0,15 %***

6 months return: **-7,76 %***

12 months return: **-6,00 %***

YTD return: **0,15 %***

*All data include capital yield and dividend earned

REAL ESTATE PORTFOLIO

Office **37 000 m²**

Retail **72 000 m²**

Total: 109 000 m²

MANAGEMENT COMMENTARY

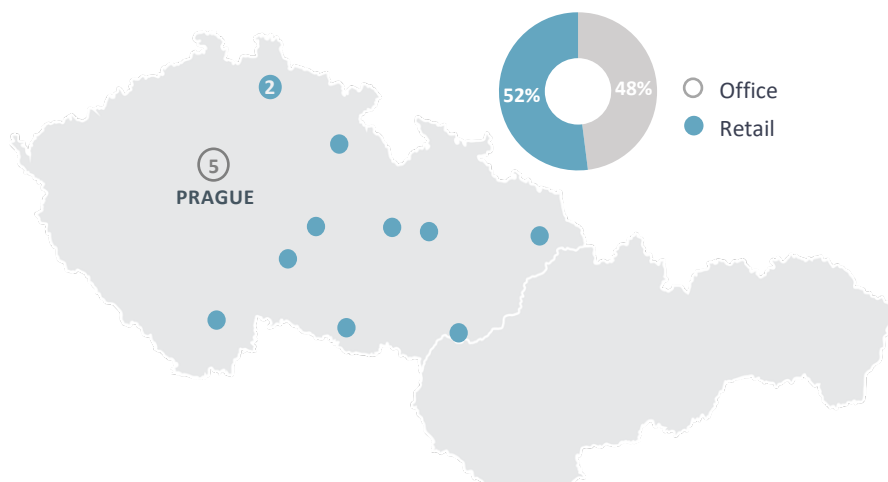
In January 2024, the NOVA Real Estate Fund's appreciation reached 0.15% and therefore the total appreciation for 2024 is 0.15%.

Therefore, in line with the previously announced strategy, the Fund approached a leading international real estate agent to help the Fund prepare a public tender for the sale of the remaining part of the portfolio. Despite the relative size of the portfolio, the Fund will attempt to sell all of the properties this year so that, ideally, the Fund can be opened and all holders of investment shares paid out before the end of the year.

At the moment, the investment process is being prepared - investment teaser, financial underwriting or dataroom documents so that potential buyers of the real estate portfolio can be approached at the end of February.

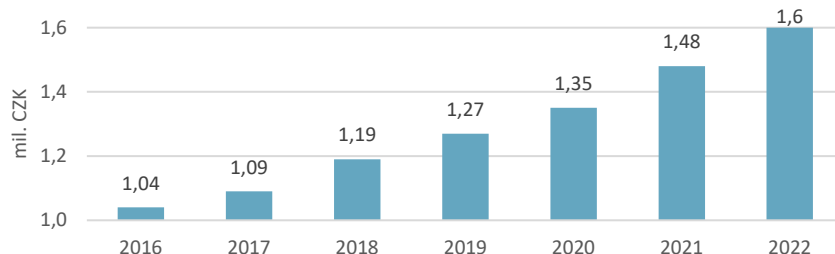
In the area of leases, a lease agreement has been concluded with the insurance company VZP, which will lease commercial premises in the Smíchov Gate building, where it will open its new branch. The attractiveness of the location is confirmed by the extension of the existing contract by Oresi, which operates one of its showrooms on the ground floor.

ASSET MAP



THE FUND'S PERFORMANCE

Evaluation of the initial investment of CZK 1 million in the last 7 years



AUDITED APPRECIATION

| 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------|--------|--------|--------|--------|--------|-------|
| 3,60 % | 5,29 % | 8,65 % | 7,39 % | 6,61 % | 9,66 % | 8,1 % |

THE FUND'S PERFORMANCE*

| | January | February | March | April | May | June | July | August | September | October | November | December |
|------|---------|----------|--------|--------|--------|--------|--------|--------|-----------|---------|----------|----------|
| 2022 | 0,68 % | 0,38 % | 0,81 % | 0,43 % | 0,51 % | 0,60 % | 0,61 % | 0,98 % | 0,54 % | 0,47 % | 0,41 % | 1,39 % |
| 2023 | 0,46 % | 0,46 % | 0,28 % | 0,28 % | 0,22 % | 0,38 % | 0,27 % | 0,26 % | -0,28 % | 1,11 % | 0,46 % | -9,30 % |
| 2024 | 0,15 % | | | | | | | | | | | |

*After the deduction of the management fee

DISCLAIMER: The investment is intended exclusively for persons meeting the definition of a qualified investor according to Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds, as currently applicable. In the case of an investment between EUR 40,000 to EUR 125,000, the fund manager assesses of the investment. The return on the investment is not guaranteed. Detailed information shall be found in the Statute of the Fund available at the registered office of the manager.