

Profitable months **84:1** Losing months

**337 mil. EUR**

Total Value of Assets

**18 buildings**

In possession

**90 tenants**

In buildings

**7 % p. a.**

Targeted return for the investor

**98 % occupancy**

In buildings

## PERFORMANCE

NAV in EUR: **121,872 mil. EUR**

NAV in CZK: **2,894 mld. CZK**

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

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

Last month return: **0,22 %\***

6 months return: **3,12 %\***

12 months return: **6,91 %\***

YTD return: **1,71 %\***

\*All data include capital yield and dividend earned

## REAL ESTATE PORTFOLIO

Office **37 000 m<sup>2</sup>**

Retail **72 000 m<sup>2</sup>**

Industrial **120 000 m<sup>2</sup>**

**Total: 238 416 m<sup>2</sup>**

## THE FUND'S PERFORMANCE\*

	January	February	March	April	May	June	July	August	September	October	November	December
<b>2021</b>	0,45 %	0,33 %	0,52 %	0,64 %	0,67 %	0,69 %	0,66 %	0,66 %	0,76 %	0,66 %	1,00 %	2,24 %
<b>2022</b>	0,68 %	0,38 %	0,81 %	0,43 %	0,51 %	0,60 %	0,61 %	0,98 %	0,54 %	0,47 %	0,41 %	1,39 %
<b>2023</b>	0,46 %	0,46 %	0,28 %	0,28 %	0,22 %							

\*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.

## MANAGEMENT COMMENTARY

In May 2023, the NOVA Real Estate Fund's appreciation was 0.22%, and year-to-date performance is 1.71%.

As of the end of May, the real estate portfolio is 99.5% leased, of which retail is 99.8% leased, offices are 97.1% leased and the industrial hall in Trenčin is full.

In Asset Management, we have successfully negotiated a three-year lease extension for the Penny Market unit in Ledec nad Sázavou, which is approximately 1,100 sqm in size.

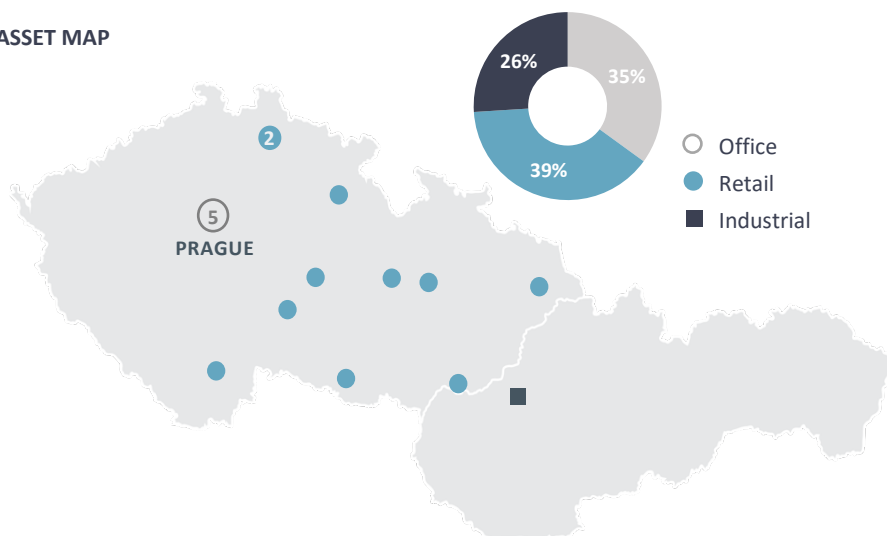
The Panorama Business Center building welcomed a new tenant, Stapro, which leased 283 sqm of office space.

In June, we also connected a small photovoltaic project with a capacity of 8.5 KWp on the roof of our Anděl 16 building.

## SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

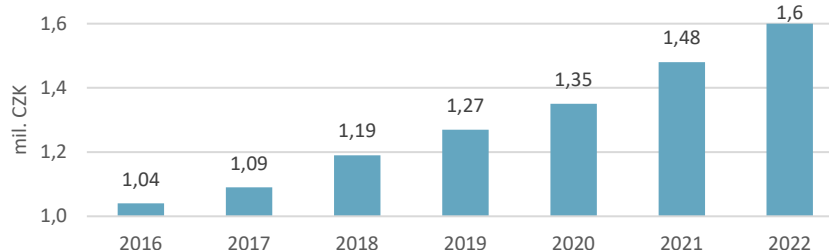


## ASSET MAP



## 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 %