

Profitable months **93:1** 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

**94.5 % occupancy**

In buildings

## MANAGEMENT COMMENTARY

In February 2024, the NOVA Real Estate Fund's appreciation reached 0.10% and thus, for the time being, the total appreciation for 2024 is 0.25%.

We are continuing with the process of selling the real estate portfolio. Of the potential bidders approached, 17 investment groups have signed non-disclosure agreements at this time. These will receive detailed documents from us regarding the properties and their financial position. Based on these documents, we are expecting binding offers from the interested parties, which we expect in the second half of April 2024. The interested parties include both local entities and representatives of foreign capital. We then intend to select a winner from among the bidders, with whom an exclusivity agreement will be signed with the aim of closing the transaction by the end of 2024.

IDEA Office Building (also known as Angel 16), has signed the basic terms of a lease with a well-known retail company for approximately 400 sqm of retail space on the ground floor. We are also in negotiations with other interested parties for the remaining ground floor space (approx. 200 sqm) and mainly office space. This is the space left by Hello Bank from the BNP Paribas Group, which has decided to close its activities on the Czech market. Due to the termination of the lease of this company, the overall portfolio lease rate dropped to 94.5 %.

## PERFORMANCE

NAV in EUR: **110,737 mil. EUR**

NAV in CZK: **2,808 mld. CZK**

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

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

Last month return: **0,10 %\***

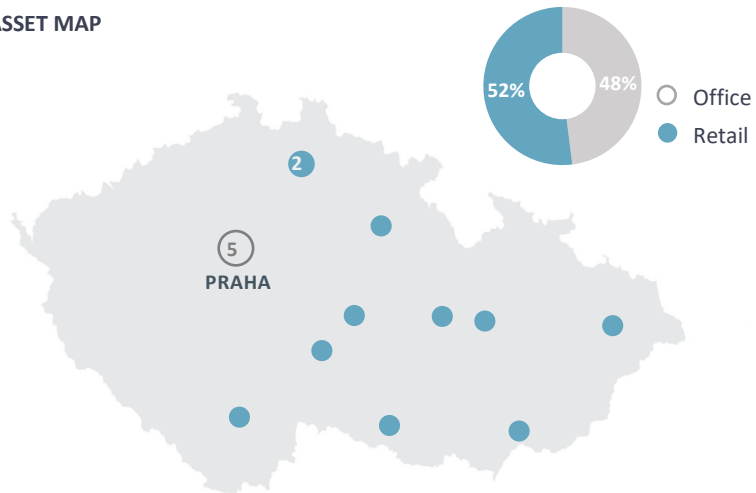
6 months return: **-7,91 %\***

12 months return: **-6,34 %\***

YTD return: **0,25 %\***

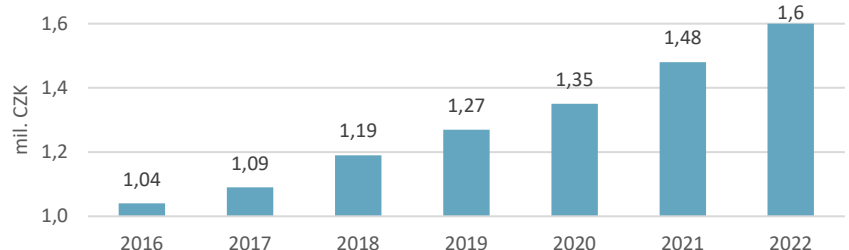
\*All data include capital yield and dividend earned

## 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 %	0,10 %										

\*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.