

Profitable months **83:1** 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: **122,903 mil. EUR**

NAV in CZK: **2,889 mld. CZK**

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

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

Last month return: **0,28 %\***

6 months return: **3,33 %\***

12 months return: **7,22 %\***

YTD return: **1,49 %\***

\*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 %								

\*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 April 2023, the NOVA Real Estate Fund's appreciation reached 0.28%, bringing the total appreciation since the beginning of the year to 1.49%

As of the end of April, our real estate portfolio is 99.4% leased, of which retail accounts for 99.8%, offices 96.5% and the industrial hall in Trenčín is fully occupied by tenants. For the leases that will expire this year, there are 3 tenants, representing 1.9% of the retail space, and one lease in Trenčín, representing 6% of the industrial space, with extensions remaining to be negotiated

All tenants who lease office space and originally intended to terminate their lease this year have already had their leases extended for the next period.

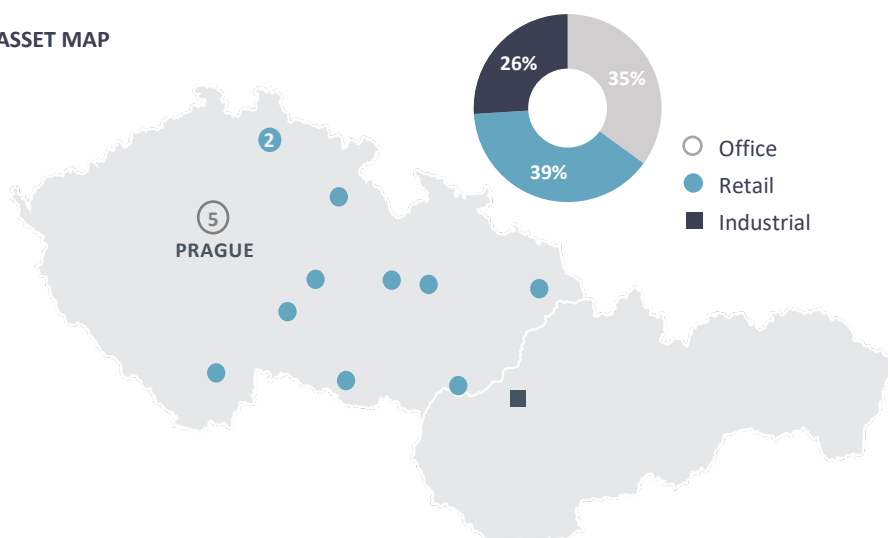
Currently, we are focusing on the Anděl 16 building, where the banking institution Hello Bank, which is also the main tenant, is located. Hello Bank plans to exit its banking business from the Czech market and therefore does not plan to extend the lease in its current form. We are actively addressing the situation at the moment and are planning the location of other tenants.

The overall office vacancy rate in Prague declined slightly during the first quarter, for the fourth consecutive quarter, to 7.5%. The Slovak industrial vacancy rate is 3.3% at the end of 1Q 2023. However, the lowest rate is reported by Western Slovakia, at 0.6%.

## SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

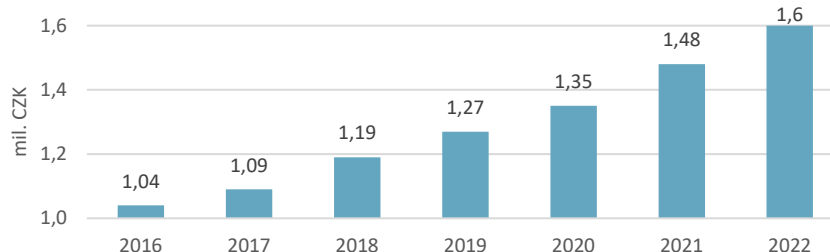


## ASSET MAP



## 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 %