

Profitable months **89:1** Losing months

240 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

MANAGEMENT COMMENTARY

In October 2023, the NOVA Real Estate Fund appreciated 1.11%, bringing the year-to-date total appreciation to 3.48%.

The performance in the past month was positively impacted by the transaction - the sale of the largest portfolio asset and one of the largest production halls in Slovakia ever - an industrial park in Trenčín with a leasable area capacity of 120,000 m², which the Fund owns since 2020. The available funds from the sale of the property were used to repay mezzanine financing held directly by the Fund.

The positive performance was confirmed by the external valuation of this largest asset of the Fund, where the Fund booked the property and therefore the net asset value.

In the rental business, negotiations were successfully completed for the extension of one of the most significant leases in the property portfolio. The lease of the Victoria Vyšehrad building will be continued on a long-term basis by Eurowag, which leases the entire building.

Colliers, as the external independent valuer, has commenced work on the regular annual valuation of the portfolio. The results will be known and posted during the last calendar month.

Discussions are continuing with the strategic investor who is conducting due diligence on the Fund's portfolio.

PERFORMANCE

NAV in EUR: **122,349 mil. EUR**

NAV in CZK: **3,004 mld. CZK**

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

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

Last month return: **1,11 %***

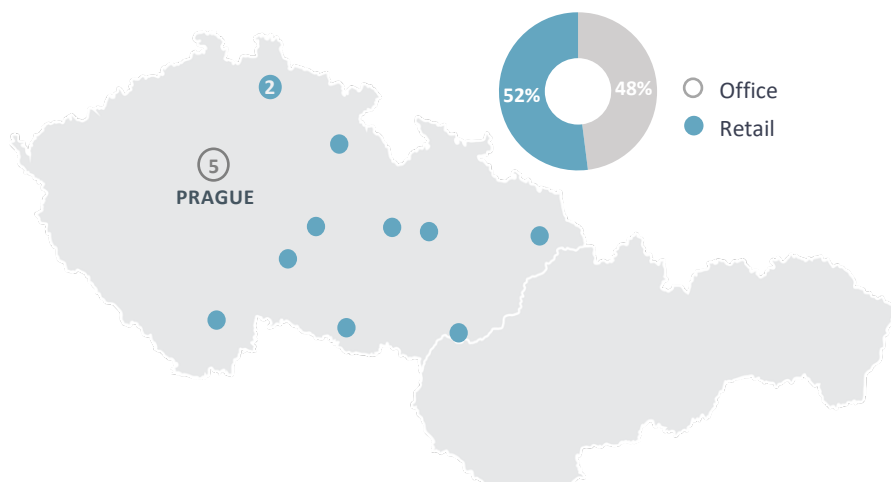
6 months return: **1,97 %***

12 months return: **5,36 %***

YTD return: **3,48 %***

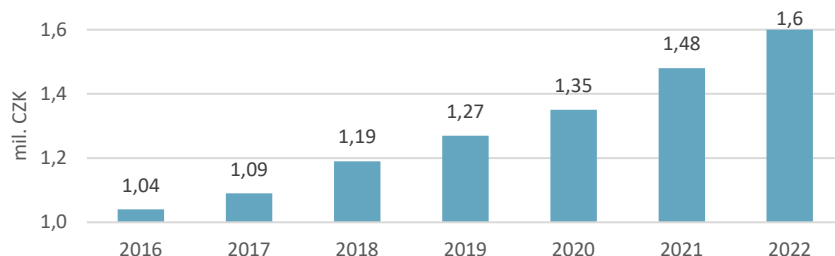
*All data include capital yield and dividend earned

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
2021	0,45 %	0,33 %	0,52 %	0,64 %	0,67 %	0,69 %	0,66 %	0,66 %	0,76 %	0,66 %	1,00 %	2,24 %
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 %		

*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.