

SICAV fund of qualified investors

EUR: 7,2552

CZK: 1,4381

Profitable months 81:1 Losing months

**339 mil. EUR** Total Value of Assets

19 buildings

90 tenants In buildings

**7 % p. a.** Targeted return for the investor

97 % occupancy In buildings

## PERFORMANCE

NAV in EUR:	122,798 mil. EUR
NAV in CZK:	2,885 mld. CZK
2020 return:	6,61 %*
2021 return:	9,66 %*
Last month return:	0,46 %*
6 months return:	3,80 %*
12 months return:	7,95 %*
YTD return:	0,92 %*

MANAGEMENT COMMENTARY

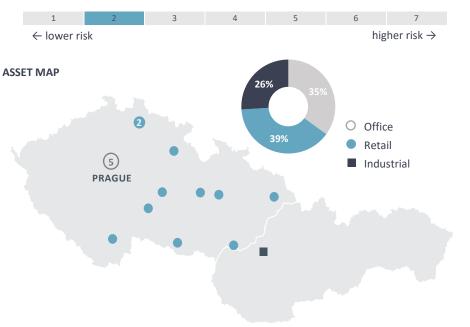
In February 2023, the appreciation of the NOVA Real Estate fund reached a value of 0.46%.

During February, the reconstruction of the new retail unit in the Panorama building was completed, where the company Pojistovna VZP is moving from the premises in the mezzanine. This allowed us to rent a unit that has its advantages due to its visibility, but the entrance from the tram stop together with a short landing had to be completed.

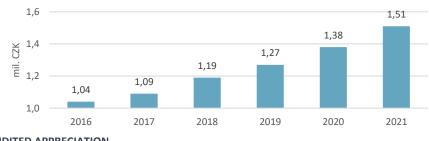
In the area of the prices of the energy we purchase, we see a positive development during the first quarter, which correlates with our expectations and the set strategy in the form of contracts at spot prices.

During Q1'23, rent indexation took place according to lease agreements, with the overwhelming majority of tenants accepting the indexation. Through the real estate portfolio, there should be an automatic increase in income, built into the contracts, which balances any fluctuation in the amount of market yields with the follow-up to the portfolio valuation.

## SYNTHETIC RISK AND REWARD INDICATOR (SRRI)



**THE FUND'S PERFORMANCE** Evaluation of the initial investment of CZK 1 million in the last 6 years



## AUDITED APPRECIATION

				2016	2	017	2018	2019	2020	) 2	2021	
THE FUND'S PERFORMANCE*		3,60 %	5,2	29 %	8,65 %	7,39 %	6,61	% 9,	.66 %			
	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 %										

\*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.

\*All data include capital yield and dividend earned

## REAL ESTATE PORTFOLIO

Office	37 873 m <sup>2</sup>
Retail	80 543 m <sup>2</sup>
Industrial	120 000 m <sup>2</sup>
Total:	238 416 m <sup>2</sup>