

KEY INFORMATION

339 mil. EUR

Total Value of Assets

19 buildings

In possession

90 tenants

In buildings

97 % occupancy

In buildings

7 % p.a.

Targeted return for the investor

Premium properties are selected for acquisitions into the fund's assets.

The fund owns office buildings, retail and industrial parks

We invest where we know it - in the region of **Central Europe**

Suitable for conservative investors who expect a stable development of their investments

When choosing assets, we emphasize the length of leases, location and condition of the property

Independence from the development of capital markets

REAL ESTATE PORTFOLIO

Offices	37 873 m ²
Retail	80 543 m ²
Industry / logistics	120 000 m ²
Total:	238 416 m²

CURRENT INFORMATION AND COMMENTS


[linkedin.com/company/redside-investiční-společnost-a-s-](https://www.linkedin.com/company/redside-investiční-společnost-a-s/)

twitter.com/redside_invest

ABOUT THE FUND

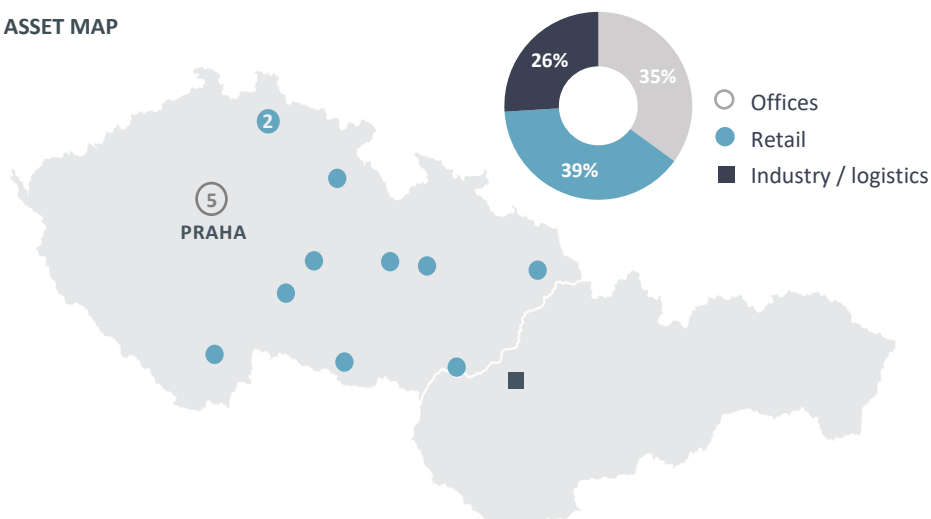
Commercial real estate as an investment class of assets is considered an excellent source of diversification in a balanced portfolio. Real estate is perceived as a resilient store of value bringing a stable return to the investor. Premium properties are selected for acquisitions into the assets of the NOVA Real Estate fund. When assessing the profitability of transactions, the length of leases, location and overall condition of the property are taken into account. These aspects significantly affect the value and potential market liquidity in the future. The fund primarily invests in the real estate market of the Czech Republic with a possible expansion into Central European markets.

The Nova Real Estate Fund is intended for conservative qualified investors who expect a stable development of their investments and will appreciate a net average return of 7% per year. It is independent of the development of capital markets, its risk is at the level of bonds, but it provides three times higher yield.

SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

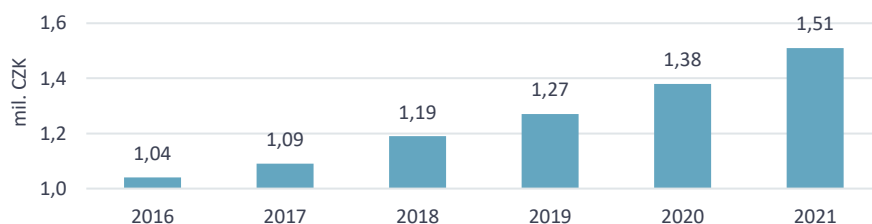


ASSET MAP



FUND PERFORMANCE

Evaluation of the initial investment of CZK 1 million in the last 6 years



FUND MANAGER



PAVEL KADERA

Mr. Kadera brings over 12 years of banking and real estate experience. He joined Nova Real Estate in 2016 as the Asset Manager and was eventually named Fund Manager. In his current role, he aims to protect the portfolio and drive growth by providing long-term strategy and vision. Prior to joining Redside Investment Group, he was responsible for managing assets for GE Real Estate in Central and Eastern Europe; a portfolio valued at EUR400 million. Mr.Kadera began his career as a financial analyst at Microsoft and GE. He holds his degree from Masaryk University, Faculty of Economics and Administration.



FUND INFORMATION

Fund type:	Investment fund with variable registered capital
ISIN EUR:	Growth class: CZ0008041845
ISIN CZK:	Growth class: CZ0008043049
Founding date:	20. August 2015
Total Value of Assets :	339 mil. EUR
Classes of Investment Shares:	EUR, CZK
Fund Manager:	REDSIDE investiční společnost, a.s.
Fund Depository:	UniCredit Bank Czech Republic and Slovakia, a.s.
Minimum subscription:	40 000 EUR or 1 000 000 CZK
Subsequent minimum subscription:	10 000 EUR 250 000 CZK
Subscription:	Monthly
Redemption: * According to the current value of the portfolio	Within 4 months - up to CZK 10 million Within 6 months - up to CZK 30 million Within 12 months - over 30 million CZK
Targeted revenue for the investor:	6 % p. a. (After deduction of management fee)
Entry fee	max. 3 %
Exit fee:	5 % in the first 2 years 3 % in the 3rd year 2 % in the 4th year 1 % in the 5th year from the investment 0 % after 5 years from the investment
Management fee:	1,6 % of the NAV fund (annually)
Performance fee:	30 % annual audit. performance over 6 %
Auditor:	PricewaterhouseCoopers Audit s.r.o.

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FUND DESCRIPTION

INVESTMENT STRATEGY

Real Estate, commercial real estate

INVESTMENT OBJECTIVE

Generate regular and sustainable annual revenues through investments in projects with long-term customer contracts in the Czech Republic and Central Europe.

REGIONAL FOCUS

Central and Eastern Europe

PRIMARY INVESTMENT FOCUS

Office buildings - Investments in Prague office buildings form the most liquid component of the NOVA Real Estate fund.

Retail parks - Investments in regions and essentials segments (food, hobby markets) bring stability and a higher return than in Prague.

Industrial parks / logistic centers - A segment that is undergoing perhaps the biggest change and is necessary for the emerging trend of e-commerce, internet retail, urban logistics, etc.

FUND ASSETS



Smíchov Gate office building

Smíchov Gate offers 11,150 square meters of modern office space and 1,450 square meters of retail space. The building is located in the heart of a modern dynamic business part of Prague 5 - Anděl. The location of Anděl attracts many international companies with its infrastructure and a certain prestige. The main tenants of the building include Hochtief, Cemex and Notino.



Orlice Park Shopping

This local shopping center built in 2002 underwent a major revitalization in 2014, which gives it a timeless and fresh design. In addition to the Albert hypermarket and the Baumax hobby market, it offers 20 smaller retail units for rent. The total attendance of the center is about 2 million visitors a year. Orlice Park profiles itself as a center for family and comfortable shopping. Currently, 99% of rental space is leased.



Industrial Park Trenčín

Trenčín Industrial Park is a regionally dominant industrial property situated in the urban area of the regional city of Trenčín. With its flexible layout and excellent transport accessibility, the building meets the demanding criteria of tenants from both industry and logistics. The park provides a total of 120,000 square meters of space for rent.



Tesco retail building

The building is located in the northwestern part of České Budějovice, the largest city in the South Bohemian region with approximately 93,500 inhabitants. The retail zone is very well established, located near the exhibition center and in the heart of the city.



Panorama Business Center

Panorama Business Center is a compact, very visible building located at the end of Vinohradská třída, directly adjacent to the National Museum. This interesting location with excellent transport links attracts especially international tenants. The building provides a total of 6,800 square meters of modern office and retail space.