

NRE

Nova Real Estate Sub-fund 1

SICAV fund of qualified investors

Price as of January 31, 2018 denominated in:

EUR: 5.0441 per investment share

Exchange rate EUR/CZK: 25.27

BASIC INFORMATION:

Fund structure:	Investment fund with variable registered capital SICAV	Depository:	UniCredit Bank Czech Republic and Slovakia, a.s.
ISIN:	CZ 000 804 1845	Minimum initial subscription:	40,000 EUR or 1,000,000 CZK
Inception:	August 20, 2015	Subscriptions:	monthly
AUM:	224 mil. EUR	Redemptions:	monthly
Base currency unit class:	EUR	Target return:	5 % p.a. (net of fees)
Fund manager:	REDSIDE investiční společnost, a.s.	Auditor:	PricewaterhouseCoopers Audit s.r.o.

PERFORMANCE:

AS OF JANUARY 31, 2018

NAV:	76.354 mil. EUR
NAV:	1.929 bil. CZK
LAST MONTH RETURN:	1.33 %
6 MONTH RETURN	3.40 %
12 MONTH RETURN	6.45 %
YTD RETURN:	1.33 %

FEES:

Entry fee:

0 %

Exit fee:

10 % in the first 24 months, afterwards 0 %

Management fee:

1.3 %

INVESTMENT STRATEGY

Commercial real estate represents a typical diversification tool for any investment portfolio. Commercial properties in lucrative locations offer attractive value preservation and stable return for a conservative investor.

ACQUISITION CRITERIA

Sub-fund 1 invests in prime office and regional retail properties. Its focus on quality of tenants, attractive locations with enhancement potential and real estate meeting the highest requirements for quality and technical standards are main aspects of the fund investment policy and its value proposition to investors.

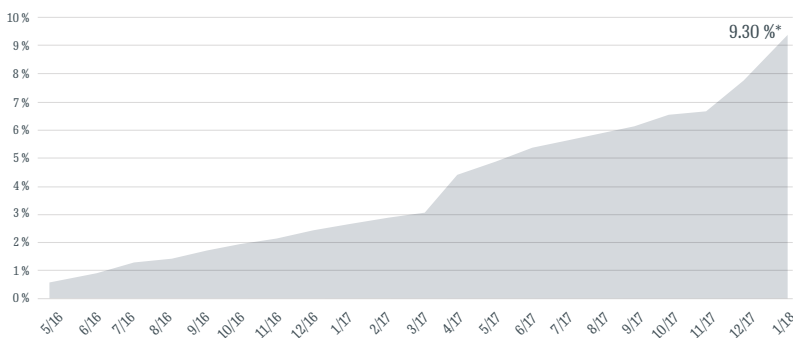
PRIMARY INVESTMENT FOCUS

The Sub-fund 1 primarily invests in the Czech Republic real estate market, potentially Central Europe.

MANAGEMENT COMMENTARY:

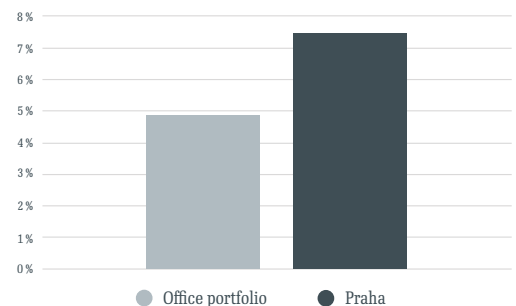
In January, there was a slight increase in the fund's performance. This was caused by the revaluation of assets held by the fund. The total annual leasing activity in terms of owned buildings at the end of 2017 amounted to 3,067 sq m. Out of this, contracts with new tenants represented 956 sq m and extension or expansion of existing tenants amounted to 2,111 sq m. With regard to tenants distribution, office tenants occupy 2 449 sq m and the commercial area represents 618 sq m. At the end of January, the portfolio held overall 98.8 % occupancy rate (measured by leasable area) - 95.1 % in the office part of the portfolio and 99.8 % in retail.

CUMULATIVE PERFORMANCE



* Since inception

VACANCY: OFFICE PORTFOLIO VS. PRAHA OFFICE MARKET



Source: JLL Q4'17 report

CONTACTS

REDSIDE investiční společnost, a.s., V Celnici 1031/4, 110 00 Praha 1, +420 222 500 757, www.redsidefunds.com

DISCLAIMER:

The investment is intended exclusively for persons fulfilling the definition of a qualified investor in compliance with Section 272 of Act No. 240/2013 Coll., on Investment Companies and Investment Funds, as amended. In the case of an investment ranging from CZK 1,000,000 to EUR 125,000, the Investment Manager evaluates the suitability of the investment on behalf of the Fund manager. The return on the investment is not guaranteed; detailed information is provided in the fund's statute, which is available at the registered Fund manager's office.