

NRE

Nova Real Estate Sub-fund 1

SICAV fund of qualified investors

Price as of October 31, 2017 denominated in:

EUR: 4.9203 per investment share

Exchange rate EUR/CZK: 25.6700

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:	143.8 mil. EUR 3.735 bil. CZK	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 OCTOBER 31, 2017

NAV:	47.786 mil. EUR
NAV:	1.227 bil. CZK
LAST MONTH RETURN:	0.41 %
6 MONTH RETURN	1.98 %
12 MONTH RETURN	4.55 %
YTD RETURN:	4.08 %

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.

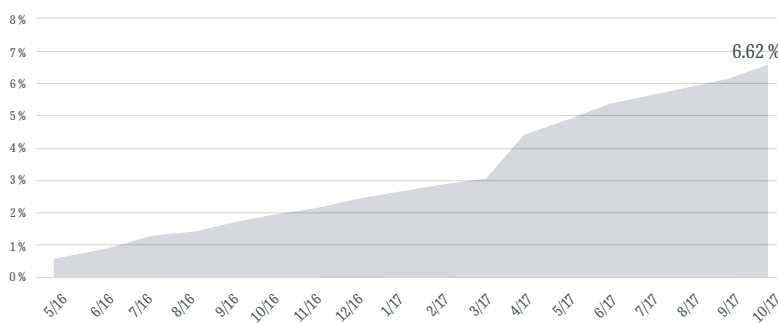
MANAGEMENT COMMENTARY:

The total annual rental activity in the fund-owned buildings amounted to 3,067 sq m at the end of October.

Out of this, contracts with new tenants amounted to 956 m² and renewals or expansions with existing tenants to 2,111 m². Split by occupier type amounts to 2 449 m² for Office space and 618 m² for retail.

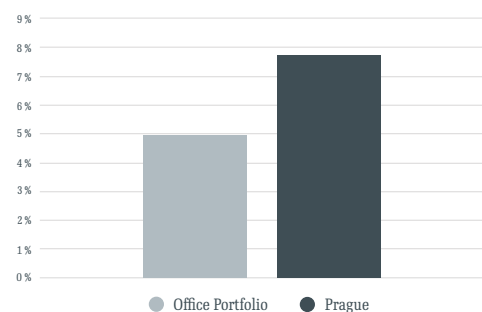
At the end of the month, 98.8 % of the total portfolio was leased (measured by leasable area), which represented 95.1 % in the office part of the portfolio and 99.8 % in the retail section.

CUMULATIVE PERFORMANCE



* Since inception

VACANCY: OFFICE PORTFOLIO VS. PRAGUE OFFICE MARKET



Source: JLL Q3'17 report

CONTACTS

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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.