

**NRE**

# Nova Real Estate Sub-fund 1

## SICAV fund of qualified investors

Price as of August 31, 2017 denominated in:

EUR: 4.8866 per investment share

Exchange rate EUR/CZK: 26.105

### BASIC INFORMATION:

<b>Fund structure:</b>	Investment fund with variable registered capital SICAV	<b>Depository:</b>	UniCredit Bank Czech Republic and Slovakia, a.s.
<b>ISIN:</b>	CZ 000 804 1845	<b>Minimum initial subscription:</b>	40,000 EUR or 1,000,000 CZK
<b>Inception:</b>	August 20, 2015	<b>Subscriptions:</b>	monthly
<b>AUM:</b>	143.8 mil. EUR 3.767 bil. CZK	<b>Redemptions:</b>	monthly
<b>Base currency unit class:</b>	EUR	<b>Target return:</b>	5 % p.a. (net of fees)
<b>Fund manager:</b>	REDSIDE investiční společnost, a.s.		

### PERFORMANCE:

AS OF AUGUST 31, 2017

<b>NAV v EUR</b>	<b>47.459 mil. EUR</b>
<b>NAV v CZK</b>	<b>1.239 bil. CZK</b>
<b>LAST MONTH RETURN:</b>	<b>0.17 %</b>
<b>YTD RETURN:</b>	<b>3.36 %</b>

### 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.

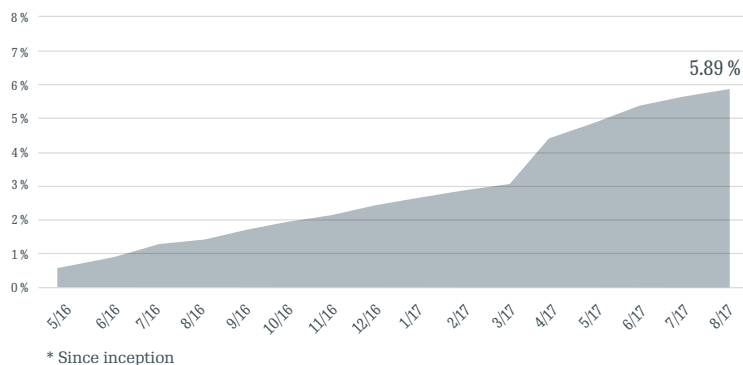
### PRIMARY INVESTMENT FOCUS

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

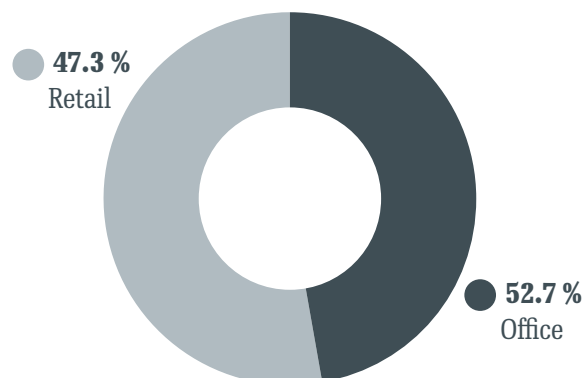
### MANAGEMENT COMMENTARY:

- Victoria Vyšehrad terminated a lease with a restaurant tenant on the ground floor. At the same time, the space was let to an existing tenant who expanded into the premises with their new office space concept. Victoria Vyšehrad building remains fully occupied.
- Successfully let a remaining food court unit in Orlice shopping center. The new tenant brings Gyros and Grill concept, which very well complements the existing offer in the food segment. Orlice is a local shopping center serving the Eastern part of the regional city of Hradec Kralove.

### CUMULATIVE PERFORMANCE



### DISTRIBUTION OF ASSET VALUE (PROPERTY TYPE)



### 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.