

**NRE**

# Nova Real Estate Sub-fund 1

## SICAV fund of qualified investors

Price as of April 30, 2019 denominated in:

**1.0893 CZK****5.4946 EUR**

Exchange rate EUR/CZK as of April 30: 25.66

**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 (EUR) CZ 000 804 3049 (CZK)	<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>	254 mil. EUR	<b>Redemptions:</b>	Max 4 months - Up to 1 mil. EUR * Up to date portfolio value Max 6 months - Up to 3 mil. EUR Max 12 months - Over 3 mil. EUR
<b>Fond currency:</b>	CZK	<b>Target return:</b>	6 % p. a. (net of fees)
<b>Fund manager:</b>	REDSIDE investiční společnost, a.s.	<b>Auditor:</b>	PricewaterhouseCoopers Audit s.r.o.

**PERFORMANCE:**

AS OF APRIL 30, 2019

<b>NAV:</b>	<b>107.769 mil. EUR</b>
<b>NAV:</b>	<b>2.765 bn. CZK</b>
<b>LAST MONTH RETURN:</b>	<b>0.67 %</b>
<b>6 MONTH RETURN:</b>	<b>3.37 %</b>
<b>12 MONTH RETURN:</b>	<b>6.53 %</b>
<b>YTD RETURN:</b>	<b>1.59 %</b>

**FEES:****Entry fee:**

max. 3 %

**Exit fee:**

max. 5 % in the first 24 months, afterwards 0 %

**Management fee:**

1.6 %

**Performance fee:**

30 % above 6 % IRR

**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**

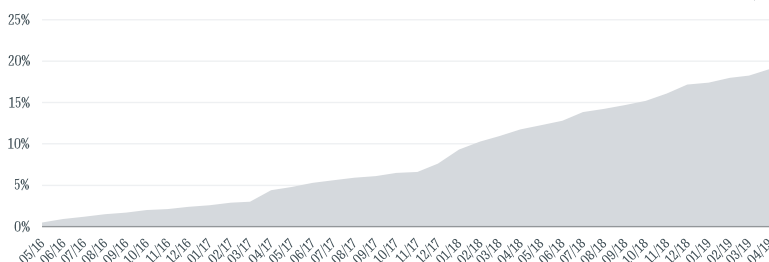
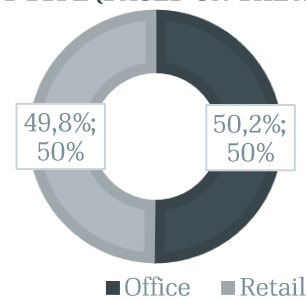
The Sub-fund 1 primarily invests in the Czech Republic real estate market, potentially Central Europe.

**MANAGEMENT COMMENTARY:**

In April, Redside has completed another acquisition for its flag-ship fund NOVA Real Estate. This time, a light industrial production hall in Pilsen has been purchased, located within the city's industrial park Pilsen Borská pole. For a long time, this park has been part of the most sought-after industrial locations in the Czech Republic. Borská pole cover 105 hectares, situated in the south-western part of the city, adjacent to the premises of the West Bohemia University and the ŠKODA industrial zone. Approximately 40 % of the companies located in there are Czech, followed by German and Japanese companies. The purchased property has a total lettable area of 25,000 square meters. The seller has been the current occupier of the building, a Japanese manufacturer - Yazaki, a global automotive parts supplier, who has become a tenant in the premises. Redside has joined forces with Panattoni Europe, a leading industrial property developer, and after the departure of the tenant, the buildings will be reconstructed and rebuilt to suit a new user's requirements.

**CUMULATIVE PERFORMANCE**

\* Since inception 19.06 %\*

**ACTUAL PORTFOLIO COMPOSITION BASED ON THE ASSET TYPE (BASED ON THE ASSET VALUE)**

FUND PERFORMANCE	January	February	March	April	May	June	July	August	September	October	November	December	Yearly
2016					0.66 %	0.28 %	0.32 %	0.17 %	0.26 %	0.27 %	0.20 %	0.26 %	3.60 % *
2017	0.23 %	0.19 %	0.22 %	1.40 %	0.48 %	0.35 %	0.28 %	0.17 %	0.28 %	0.41 %	0.10 %	1.07 %	5.29 % *
2018	1.33 %	0.74 %	0.76 %	0.73 %	0.43 %	0.48 %	0.94 %	0.35 %	0.41 %	0.41 %	0.79 %	0.96 %	8.65 % *
<b>2019</b>	<b>0.18 %</b>	<b>0.51 %</b>	<b>0.22 %</b>	<b>0.67 %</b>									

\* Audited yield

**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.