

**NRE**

# Nova Real Estate Sub-fund 1

## SICAV fund of qualified investors

Price as of January 31, 2020 denominated in:

**1.1331 CZK****5.7158 EUR**

Exchange rate EUR/CZK as of January 31: 25.21

**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 JANUARY 31, 2020

<b>NAV:</b>	<b>129.689 mil. EUR</b>
<b>NAV:</b>	<b>3.269 bn. CZK</b>
<b>2018 RETURN:</b>	<b>8.65 %*</b>
<b>LAST MONTH RETURN:</b>	<b>0.48 %*</b>
<b>6 MONTH RETURN:</b>	<b>3.13 %*</b>
<b>12 MONTH RETURN:</b>	<b>7.67 %*</b>
<b>YTD RETURN:</b>	<b>0.48 %*</b>

\* all data include capital yield and dividend earned

**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.

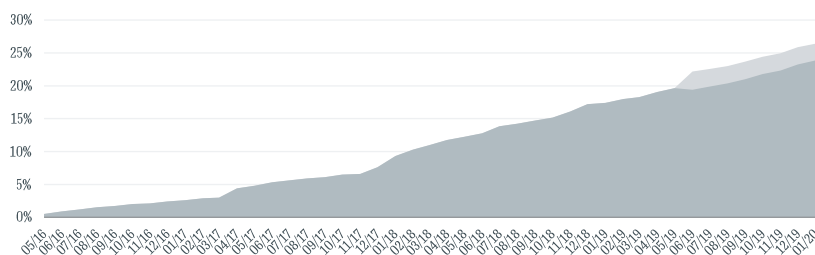
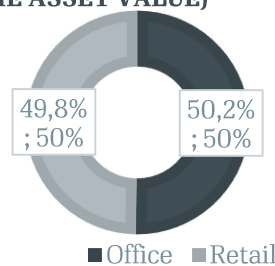
**MANAGEMENT COMMENTARY:**

The fund has appreciated by 0,48 % in January.

The shopping centre Orlice Hradec has recorded 2019 turnover growth of 3,6 % compared on annual basis. The centre was visited by some 2 million customers (footfall), which is on par with the 2018 numbers. For the year, the average shopping basket amounts to 293 CZK. These results show a stable and continuous performance and confirm the centre's established position in the local market.

**CUMULATIVE PERFORMANCE**

26.41 % since inception  
23.86 % after dividend distribution

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

**CONTACTS:** REDSIDE investiční společnost, a. s.,  
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Praha 1, +420 222 500 757,  
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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 % *
2019	0.18 %	0.51 %	0.22 %	0.67 %	0.47 %	2.13 %	0.33 %	0.36 %	0.51 %	0.62 %	0.41 %	0.73 %	
<b>2020</b>	<b>0.48 %</b>												

\*Audited yield

**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.