



Price as of August 31, 2020 denominated in:

1.1691 CZK

5.8979 EUR

Exchange rate EUR/CZK as of August 31: 26.21

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 (EUR) CZ 000 804 3049 (CZK)	Minimum initial subscription:	40,000 EUR or 1,000,000 CZK
Inception:	August 20, 2015	Subscriptions:	monthly
AUM:	330 mil. EUR	Redemptions:	Max 4 months – Up to 10 mil. CZK * Up to date portfolio value Max 6 months – Up to 30 mil. CZK Max 12 months – Over 30 mil. CZK
Fond currency:	CZK	Target return:	6 % p. a. (net of fees)
Fund manager:	REDSIDE investiční společnost, a.s.	Auditor:	PricewaterhouseCoopers Audit s.r.o.

PERFORMANCE:

AS OF AUGUST 31, 2020

NAV:	111.630 mil. EUR
NAV:	2.926 bn. CZK
2018 RETURN:	8.65 %*
2019 RETURN:	7.39 %*
LAST MONTH RETURN:	0.37 %*
6 MONTH RETURN:	2.69 %*
12 MONTH RETURN:	6.18 %*
YTD RETURN:	3.68 %*

* all data include capital yield and dividend earned

FEES:

Entry fee:
max. 3 %
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:

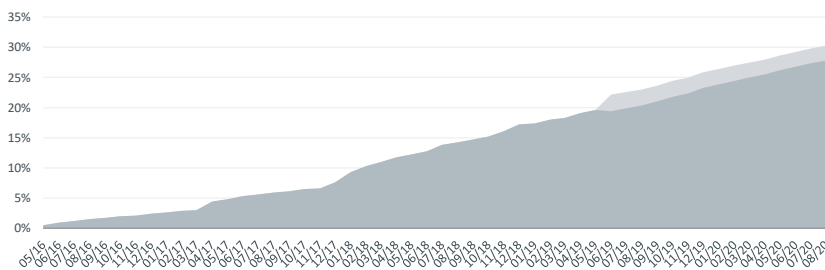
In August, the appreciation of the NOVA Real Estate fund reached +0.37 % and the overall appreciation since the beginning of the year was +3.68 %.

Orlice Park shopping center in Hradec Králové renewed lease agreement with successful retail operators of a wine shop and news/tobacco shop. These are stable and reliable partners that the core shopping center's tenant mix is built on.

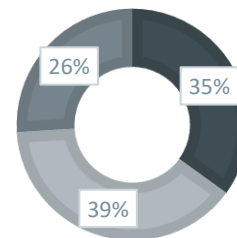
Regarding footfall in Orlice, the good news is that the summer months are showing the same numbers of visitors as in the last three pre-Covid years..

CUMULATIVE PERFORMANCE

30.27 % since inception
27.80 % after dividend distribution



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



■ Office ■ Retail ■ Industrial

CONTACTS:

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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 %	7.39 %*
2020	0.48 %	0.48 %	0.42 %	0.41 %	0.54 %	0.47 %	0.44 %	0.37 %					

*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.