

Other relevant risks that may have an impact on the value of the investment in the Fund

The risk of insufficient liquidity: being such that certain assets of the Fund will not be sold in time for a reasonable price and that the Fund as a result will not be able to fulfil its obligations resulting from a request for the redemption of securities issued by the Fund or that the redemption of securities issued by the Fund may be suspended.

Currency risk: means that the final return hinges on the development of the exchange rate.

Risk of declining rents: includes both the risk arising from the overall market decline in rents in a given locality for a given space, caused, for example, by the oversupply of space over demand, and the risk of an overall change in trends in the commercial space market.

Market change risk: means a negative development of the real estate market as a whole, across all types of real estate, which would have an adverse effect on the annual statutory market valuation of the Sub-Fund's assets.

Concentration risk: the risk of investing in one location (offices exclusively in Prague) or only two sectors of the real estate market (offices and regional retail space).

Counterparty risk (credit): is the risk of loss of income due to the inability of counterparties - lessees - to meet their lease obligations to the companies solely in the Sub-Fund.

Interest rate risk: is dependent on the growth of long-term low interest rates. It may increase the level of contractual debt service and thus reduce the performance of the underlying assets in the Sub-Fund.

Performance Scenarios

The below performance table anticipates that the investment product will be held at least 5 years with an investment of EUR 40,000.

		1 year	3 years	5 years
Favourable scenario	The value of an investment after costs	981 781	1 174 131	1 333 959
	Average annual yield	-1,82 %	7,01 %	7,50 %
Moderate scenario	The value of an investment after costs	975 748	1 151 852	1 291 753
	Average annual yield	-2,43 %	6,25 %	6,63 %
Unfavourable scenario	The value of an investment after costs	959 208	1 094 016	1 185 382
	Average annual yield	-4,08 %	4,26 %	4,44 %
Stress scenario	The value of an investment after costs	941 110	1 033 252	1 077 695
	Average annual yield	-5,89 %	2,17 %	2,22 %

- The moderate scenario illustrates how your investment could perform to fulfil the potential of the real estate and financial projects within the Sub-Fund. Annual appreciation assumes maximum amounts of entry and exit fees.
- The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor. These figures do not take into account your personal tax situation.

What happens if REDSIDE is unable to pay out?

The assets of the Fund are legally distinct from the REDSIDE and other funds (or fund of funds). In case of the withdrawal of the REDSIDE's authorizations for management of the Fund, the management of the Fund will be transferred to another investment company. It may also lead to the liquidation of the Fund or to the cessation of its operations. In this case, REDSIDE will be obliged to deliver the current value of an investment to the fund's investors. As a consequence, if REDSIDE fails, the insolvency administrator will ensure the transfer of the Fund's management to another investment company or the liquidation of the Fund. Further reasons for Fund liquidation are stated in the Fund's Statute.

The Investment company is entitled to suspend the redemption of investment shares issued by the Fund for 3 months at maximum. This information will be addressed to ČNB and publicly disclosed on our website www.redsidefunds.com. Commitments between you and the Fund or REDSIDE are not covered by a system of remuneration or safeguards for investors.

If you consider REDSIDE not to abide by the contract or to act contrary to legislation, you may follow REDSIDE's complaint procedure. In case of dissatisfaction of the complaint handling process you could make a complaint to our supervisory authority ČNB or exercise the right to a judicial remedy.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, on-going, incidental, direct and indirect costs. The stated figures assume you invest EUR 40,000.

Cost over time			
Moderate scenario	Redemption after 1 year	Redemption after 3 years	Redemption after 5 years
Total costs	100 300	89 996	136 033
(%) out of an investment	131,89 %	44,34 %	39,38 %

The person selling you or advising you about this product may charge additional costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Cost composition

This table shows the impact of individual costs on anticipated annual yield which is possible to reach at the end of a recommended holding period of the product.

One-off fees

Entry fee (surcharge)	max. 3 %	The impact of the costs you pay when entering your investment. It is the highest sum that may be charged to the investor. The final sum is depended on the individual agreement.
Exit fee (deduction) during the first two years	max. 5 %	The impact of the costs of exiting your investment.
Exit fee (deduction) after the two-year period	0 %	

Cost paid during the year

Maximum cost rate of the portfolio	1,95 %	The impact of the costs of our purchases and sales of underlying assets together with the management costs of your investment (performance fee excluded).
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Costs paid under special conditions

Performance fee	30 % in excess of 6 % annual performance of the Fund	Performance fee, which belongs to a manager of the Fund, in case of an excess of the target profit.
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What is the holding period of investment? May I withdraw my money prematurely?

A recommended holding period of the product: 5 years or longer.

A minimum holding period of an investment is 3 years.

The investment shares are redeemed every workday for the current value of a given month determined by the statute of the Sub-Fund.

The redemption of investment shares is possible anytime since the transformation of the Sub-Fund.

To redemption of investment shares may be allied exit fee in accordance with the current statute of the Sub-Fund.

How can I lodge a complaint?

If you are not satisfied with the product you may follow REDSIDE's complaint procedure.

A complaint can be filed:

- via e-mail : info@redsidefunds.com
- or postal address: REDSIDE investiční společnost a.s. V Celnici 1031/4, 110 00 Praha 1
- a phone link each workday from 8 am to 4 pm: 222 500 757
- in person or in written form to headquarters REDSIDE
- investiční společnost, a.s., V Celnici 1031/4, 110 00 Praha 1

Further details of the complaint handling process are stated in the complaint procedure available on our website www.redsidefunds.com.

In case of dissatisfaction of complaint handling process, you could make a complaint to our supervisory authority:

Česká národní banka

web: www.cnb.cz

phone number: 224 411 111

email: podatelna@cnb.cz

Other relevant information

Upon request, you will be provided with the statute of the Fund and it's Sub-Fund in electronic or printed form. Statutes of every fund as well as updated key investor information documents can be found on our website www.redsidefunds.com.