

Nova Real Estate

119,544 mil. EUR

3,048 mld. CZK

7,39 %

6,61 %*

0,66 %*

3,55 %*

7,35 %*

4,02 %*

SICAV fund of qualified investors

Price as of July 31, 2021 denominated in:

EUR: 6,3080

CZK: 1,2505

Profitable months 62:1 Losing months

330 mil. EUR

Total Value of Assets

19 buildings

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90 tenants

In buildings

7 % p. a. Average Annual Return

PERFORMANCE:

2019 RETURN:

2020 RETURN:

LAST MONTH RETURN:

6 MONTH RETURN:

12 MONTH RETURN:

YTD RFTURN:

NAV:

NAV:

MANAGEMENT COMMENTARY:

The retail sector is returning to normal. In terms of attendance, shopping centers lag behind previous years, but the turnover of selected retail segments is relatively good. Thanks to the robust composition of tenants, the aggregate turnover of stores in OC Orlice Park from the beginning of the year to the end of July is higher by 6.3% compared to 2020. Compared to 2019, it is even an increase of 17.2%. We perceive that the implementation of deferred purchases in recent months, the overall improvement in people's mood and increased consumer confidence given by positive expectations for the future play a role in the increase in sales.

Two lease agreements with a total size of 960 square meters were concluded for the Smíchov Gate office building. One of the companies operates in the field of information technology and the other in the field of construction. We believe that the gradual recovery in the office segment will remain in the market, but the relatively higher flexibility in terms of lease will prevail.

THE FUND'S PERFORMANCE

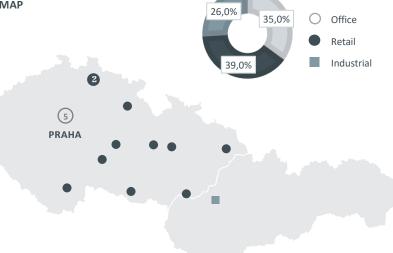
Evaluation of the initial investment of CZK 1 million in the last 5 years



* all data include capital yield and dividend earned

REAL ESTATE PORTFOLIO

Office	37 873 m ²
Retail	80 543 m ²
Industrial	120 000 m ²
Total:	238 416 m ²



THE FUND'S PERFORMANCE*	January	February	March	April	May	June	July	August	September	October	November	December	Annually
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 %	-0,36 %	0,35 %	1,02 %	1,79 %	6,61 % **
2021	0.45 %	0.33 %	0.52 %	0.64 %	0.67 %	0.69 %	0.66 %						

*after the deduction of the management fee, **Audited appreciation

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DISCLAIMER: The investment is intended exclusively for persons meeting the definition of a qualified investor according to Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds, as currently applicable. In the case of an investment between EUR 40,000 to EUR 125,000, the fund manager assesses of the investment. The return on the investment is not guaranteed. Detailed information shall be found in the Statute of the Fund available at the registered office of the REDSIDE investiční společnost, a. s. V Celnici 1031/4, 110 00 Praha 1 +420 222 500 757 | www.redsidefunds.com