NRE Nova Real Estate

SICAV fund of qualified investors

Price as of November 30, 2022 denominated in: **EUR: 7,0899** **CZK: 1,4054**

Profitable months **78:1** Losing months

339 mil. EUR
Total Value of Assets

19 buildings
In possession

90 tenants
In buildings

7 % p. a.
Targeted return for the investor

97 % occupancy
In buildings

PERFORMANCE

NAV in EUR:	**125,089 mil. EUR**
NAV in CZK:	**3,045 mld. CZK**
2020 return:	**6,61 %***
2021 return:	**9,66 %***
Last month return:	**0,41 %***
6 months return:	**3,67 %***
12 months return:	**9,00 %***
YTD return:	**6,61 %***

*All data include capital yield and dividend earned

REAL ESTATE PORTFOLIO

Office	**37 873 m²**
Retail	**80 543 m²**
Industrial	**120 000 m²**
Total:	**238 416 m²**

MANAGEMENT COMMENTARY

In November 2022, the appreciation of the NOVA Real Estate fund reached a value of 0.41% and thus the total appreciation since the beginning of the year is 6.61%.

During a regular visit to our industrial park in Trenčín, we ceremoniously opened a workout field, which is available not only to the employees of our tenants, but also to the general public. We are happy that with this project we are contributing to the improvement of the well-being of our partners and at the same time bringing something positive to the local community.

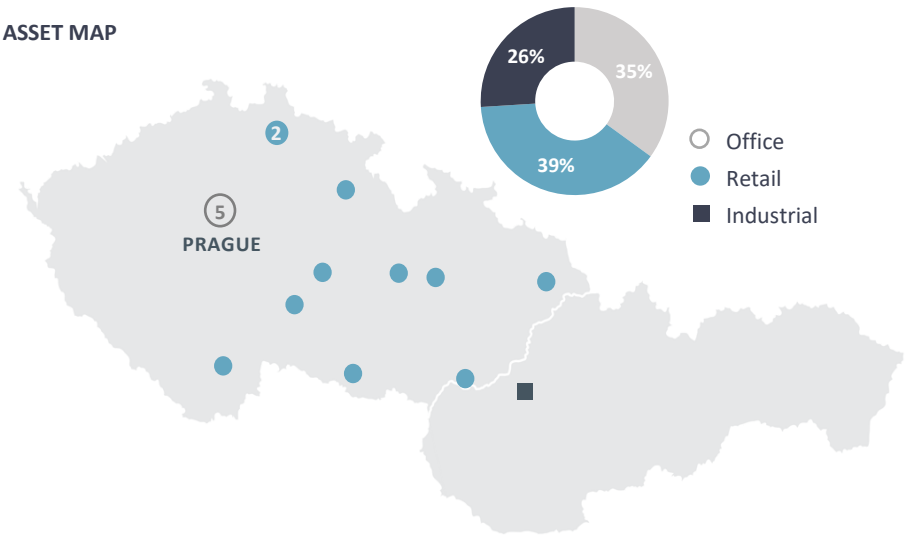
During the month of November, two smaller units in the Smíchov Gate building were leased or extended - this is a company operating in the electrical field, the extension concerns a long-term tenant and fitness operator Bodybody.

SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

1	2	3	4	5	6	7

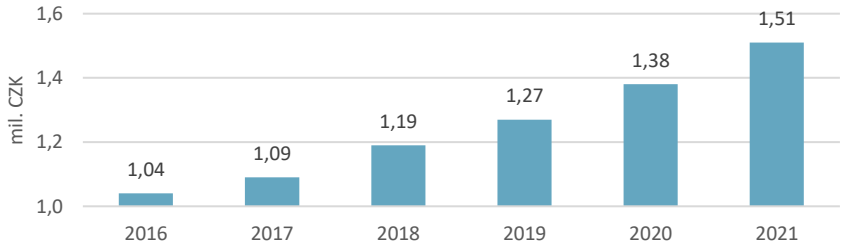
← lower risk higher risk →

ASSET MAP



THE FUND'S PERFORMANCE

Evaluation of the initial investment of CZK 1 million in the last 6 years



AUDITED APPRECIATION

2016	2017	2018	2019	2020	2021
3,60 %	5,29 %	8,65 %	7,39 %	6,61 %	9,66 %

THE FUND'S PERFORMANCE*

	January	February	March	April	May	June	July	August	September	October	November	December
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 %
2021	0,45 %	0,33 %	0,52 %	0,64 %	0,67 %	0,69 %	0,66 %	0,66 %	0,76 %	0,66 %	1,00 %	2,24 %
2022	0,68 %	0,38 %	0,81 %	0,43 %	0,51 %	0,60 %	0,61 %	0,98 %	0,54 %	0,47 %	0,41 %	

*After the deduction of the management fee

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 manager.