

Profitable months **82:1** 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: **122,586 mil. EUR**

NAV in CZK: **2,880 mld. CZK**

2020 return: **6,61 %***

2021 return: **9,66 %***

Last month return: **0,28 %***

6 months return: **3,52 %***

12 months return: **7,38 %***

YTD return: **1,21 %***

*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

THE FUND'S PERFORMANCE*

	January	February	March	April	May	June	July	August	September	October	November	December
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 %	1,39 %
2023	0,46 %	0,46 %	0,28 %									

*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.

MANAGEMENT COMMENTARY

In March 2023, the appreciation of the NOVA Real Estate fund reached a value of 0.28%.

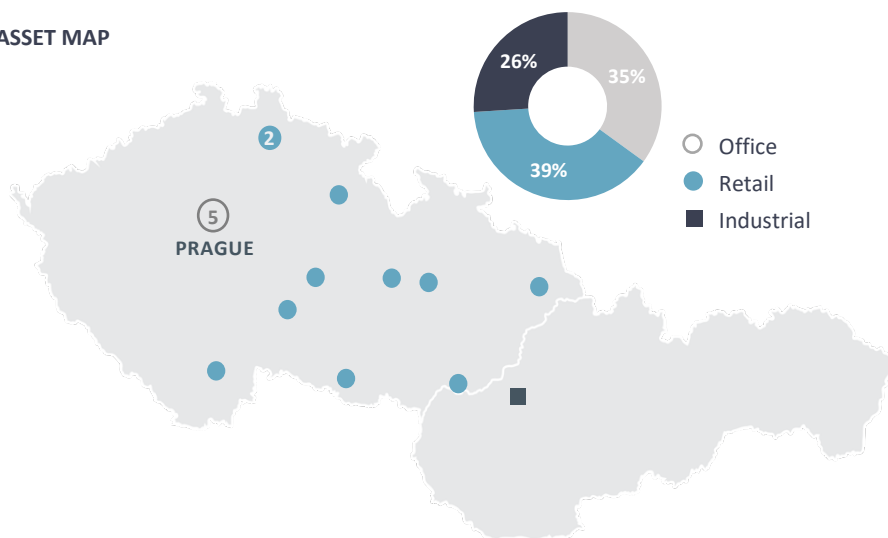
In the area of asset management, we successfully negotiated the extension of leases with two tenants in the DIY segment, until 2029 and 2031. This ensured long-term stability from these properties and thus increased their value. The total area of these tenants exceeds fourteen thousand square meters. In addition, two business units were leased as part of Penny Markets in Jevíček and Strážnice with a total size of 198 square meters.

In the Trenčín industrial park, the construction of the expansion of the parking areas has started. These 118 additional parking spaces will serve our tenants within the premises. The construction brings a double benefit. This is a direct increase in income, as these places will be charged for, and at the same time, in the long term, it increases the competitiveness of our hall, which is aimed at tenants from the production segments, who bring with them a higher relative number of workers, and therefore demands for the number of parking spaces near the production hall.

SYNTHETIC RISK AND REWARD INDICATOR (SRRI)

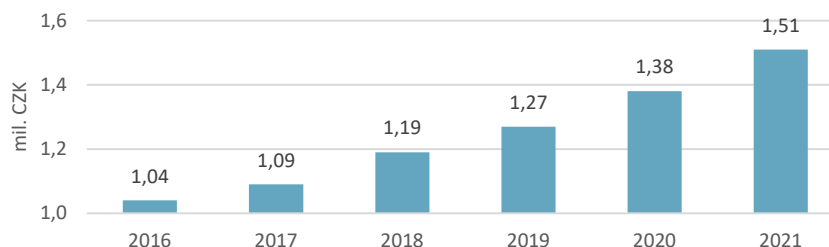


ASSET MAP



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 %