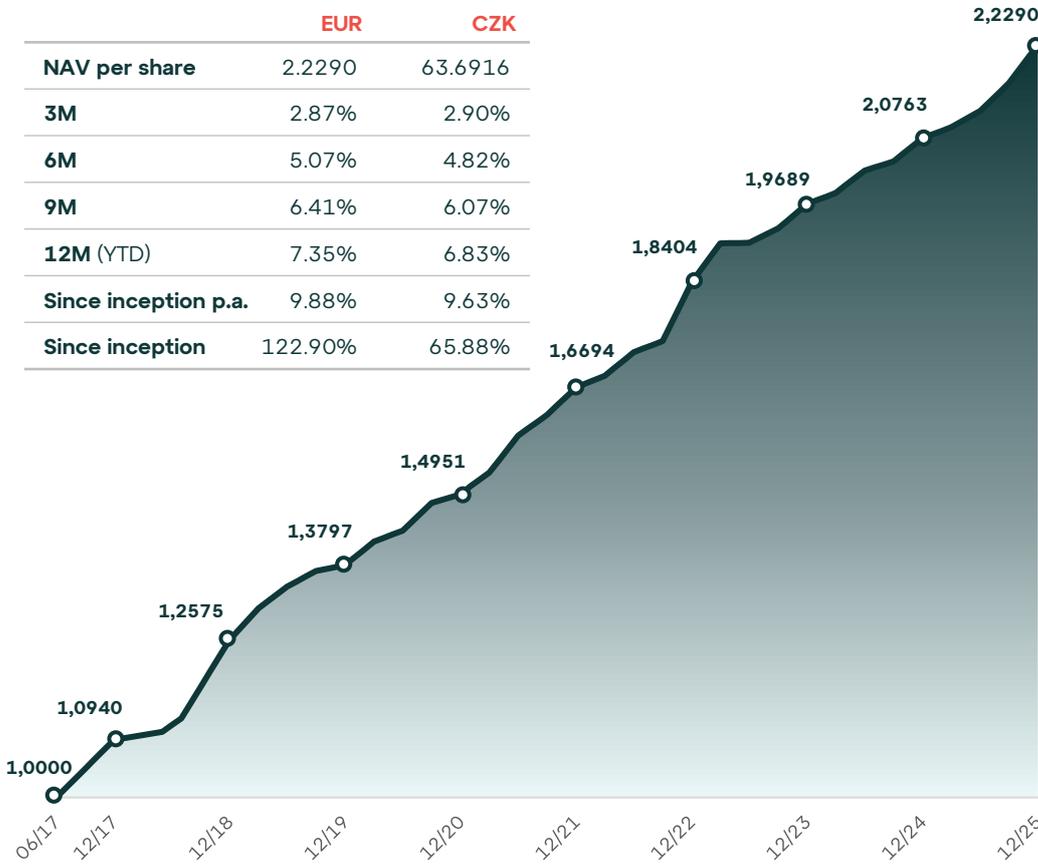


Office Sub-Fund

	EUR	CZK
NAV per share	2.2290	63.6916
3M	2.87%	2.90%
6M	5.07%	4.82%
9M	6.41%	6.07%
12M (YTD)	7.35%	6.83%
Since inception p.a.	9.88%	9.63%
Since inception	122.90%	65.88%



EUR 523.44 m
Gross Asset Value (GAV)

EUR 266.28 m
Net Asset Value (NAV)

218,800 sqm
Gross Leasable Area (GLA)

EUR 37.11 m
Net Operating Income (NOI)

89.19%
Average Actual Occupancy

90%+
Average Targeted Occupancy

344
Number of Tenants

7.09%
Yield

EUR 2,391
GAV per SQM

4.26 years
WAULT

45.41%
LTV (incl. issued bonds)

Portfolio

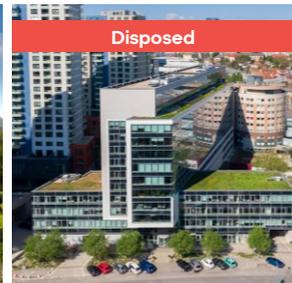
The Greenline

Prague / Czech Republic



BBC1, BBC1+

Bratislava / Slovakia



Astrum Business Park

Warsaw / Poland



Green Point

Prague / Czech Republic



Lakeside Park 1 & 2

Bratislava / Slovakia



Aupark Tower

Bratislava / Slovakia



BBC5

Bratislava / Slovakia



Hadovka Office Park

Prague / Czech Republic



Concept Tower

Warsaw / Poland



ThePrime Awards

Best RE funds



Unless indicated otherwise, all figures are as of 30 September 2025. GAV and GAV per sqm is based on RICS valuation as of 31 December 2025. Presented graph is based on the EUR class of investment shares. Establishment of EUR class of investment shares: 30 June 2017; CZK class of investment shares: 30 June 2020.

General Terms for Investors

Currency	EUR, CZK
Target Long-Term Return	6–8% p.a.
Minimum Investment	EUR 125 000 or the EUR equivalent of CZK 1 million, if individually approved by the Fund's Administrator
Investment Horizon	Recommended minimum 5 years
Management Fee	1% p. a. of the Net Asset Value of the Sub-Fund
Subscription Fee	Maximum 3% of the invested amount, or individually
Performance Fee	10% out of performance of up to 10%; and 15% out of performance above 10%; high-water mark principle
Redemption Fee	3% up to 3 years; 2% up to 4 years; 1% up to 5 years; 0% thereafter

Fund Information

Auditor	Deloitte Audit s.r.o.
Regulator	Česká národní banka
Depository	UniCredit Bank Czech Republic and Slovakia, a.s.
Valuator (RICS)	CBRE, Avison Young
Valuator (Equity)	TPA
Listing	Prague Stock Exchange
ESG Consultant	Green0meter

Contact

In case of any questions, do not hesitate to contact us.

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