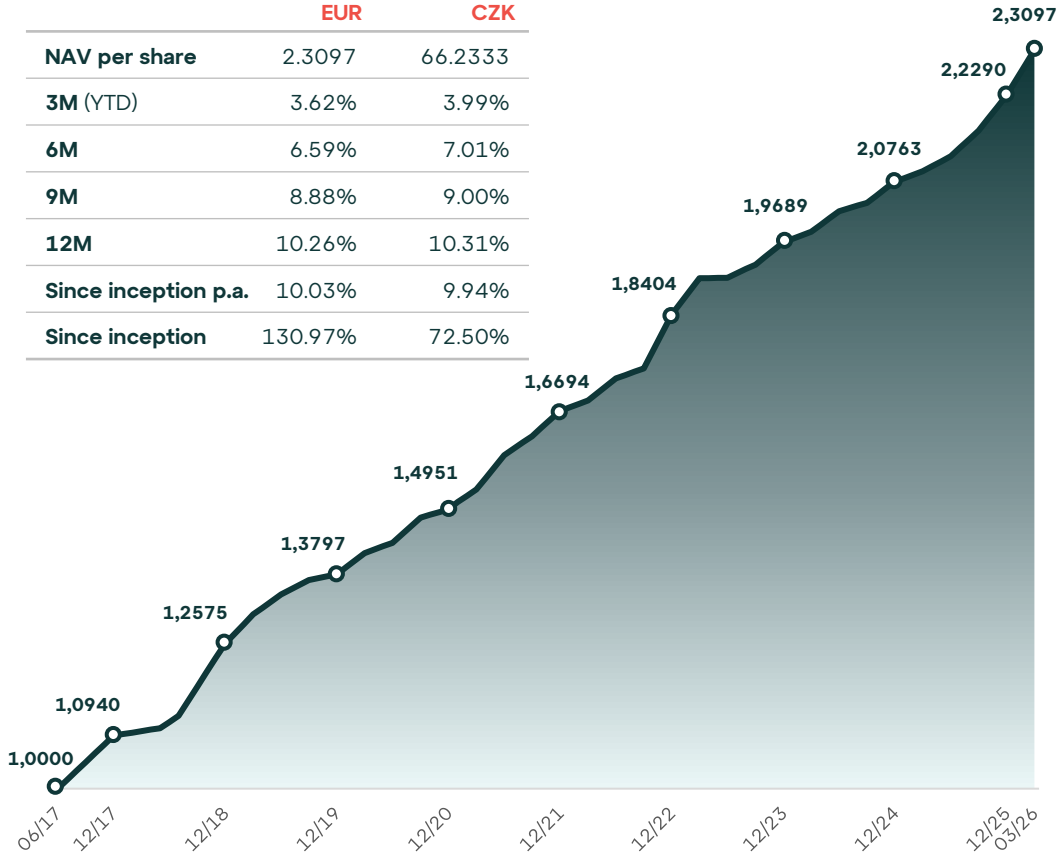


Office Sub-Fund

	EUR	CZK
NAV per share	2.3097	66.2333
3M (YTD)	3.62%	3.99%
6M	6.59%	7.01%
9M	8.88%	9.00%
12M	10.26%	10.31%
Since inception p.a.	10.03%	9.94%
Since inception	130.97%	72.50%



EUR 565.39 m
Gross Asset Value (GAV)

EUR 276.71 m
Net Asset Value (NAV)

223,600 sqm
Gross Leasable Area (GLA)

EUR 43.78 m
Net Operating Income (NOI)

90.25%
Average Actual Occupancy

307
Number of Tenants

7.74%
Yield

EUR 2,529
GAV per SQM

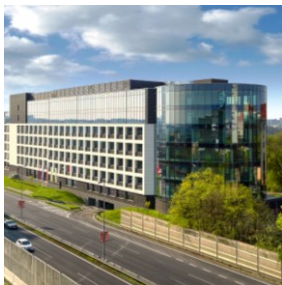
4.15 years
WAULT

49.08%
LTV (incl. issued bonds)

Portfolio

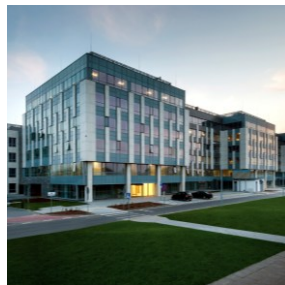
The Greenline

Prague / Czech Republic



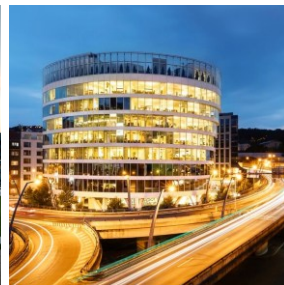
Astrum Business Park

Warsaw / Poland



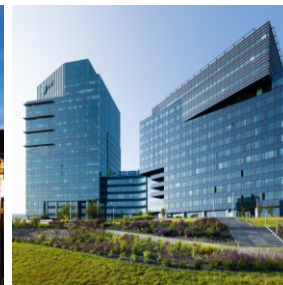
Green Point

Prague / Czech Republic



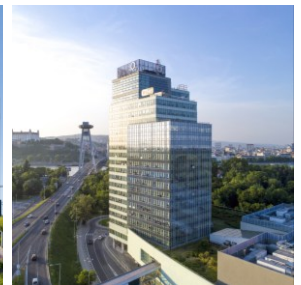
Lakeside Park 1 & 2

Bratislava / Slovakia



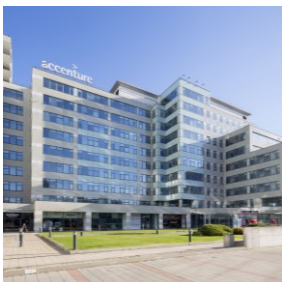
Aupark Tower

Bratislava / Slovakia



BBC5

Bratislava / Slovakia



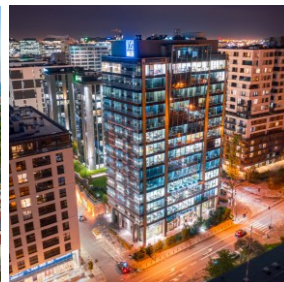
Hadovka Office Park

Prague / Czech Republic



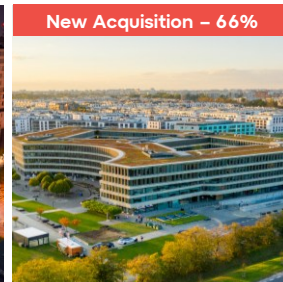
Concept Tower

Warsaw / Poland



Royal Wilanów

Warsaw / Poland



New Acquisition – 66%

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
Frequency of valuation	4x per year

Fund Information

Auditor	Deloitte Audit s.r.o.
Regulator	Česká národní banka
Depositary	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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