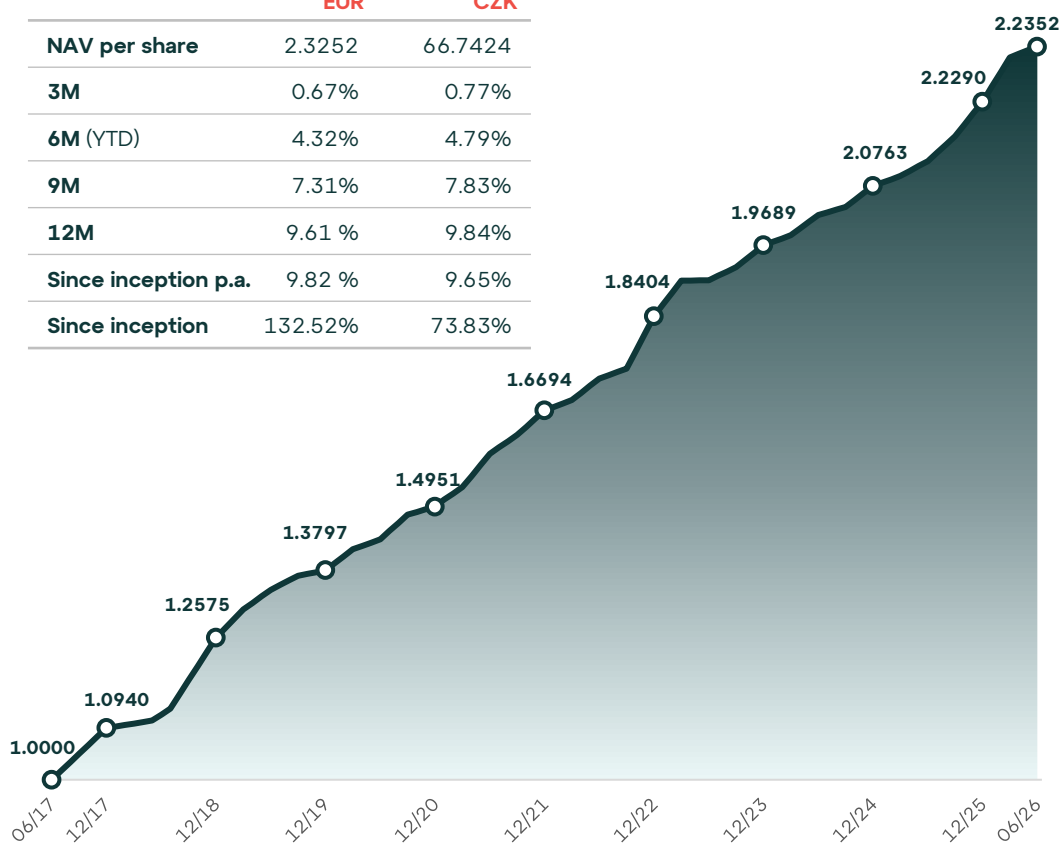


Office Sub-Fund

	EUR	CZK
NAV per share	2.3252	66.7424
3M	0.67%	0.77%
6M (YTD)	4.32%	4.79%
9M	7.31%	7.83%
12M	9.61 %	9.84%
Since inception p.a.	9.82 %	9.65%
Since inception	132.52%	73.83%



EUR 566.68 m
Gross Asset Value (GAV)

EUR 277.00 m
Net Asset Value (NAV)

223,600 sqm
Gross Leasable Area (GLA)

EUR 43.56 m
Net Operating Income (NOI)

90.51%
Average Actual Occupancy

305
Number of Tenants

7.69%
Yield

EUR 2,534
GAV per SQM

4.52 years
WAULT

49.05%
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



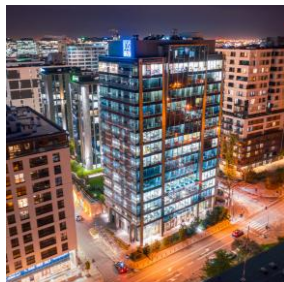
Hadovka Office Park

Prague / Czech Republic



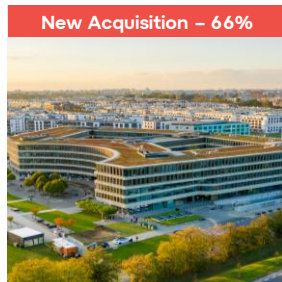
Concept Tower

Warsaw / Poland



Royal Wilanów

Warsaw / Poland



New Acquisition – 66%

Unless indicated otherwise, all figures are as of 30 June 2026. GAV and GAV per sqm is based on RICS valuation as of 30 June 2026. 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 current fund capital
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
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,
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