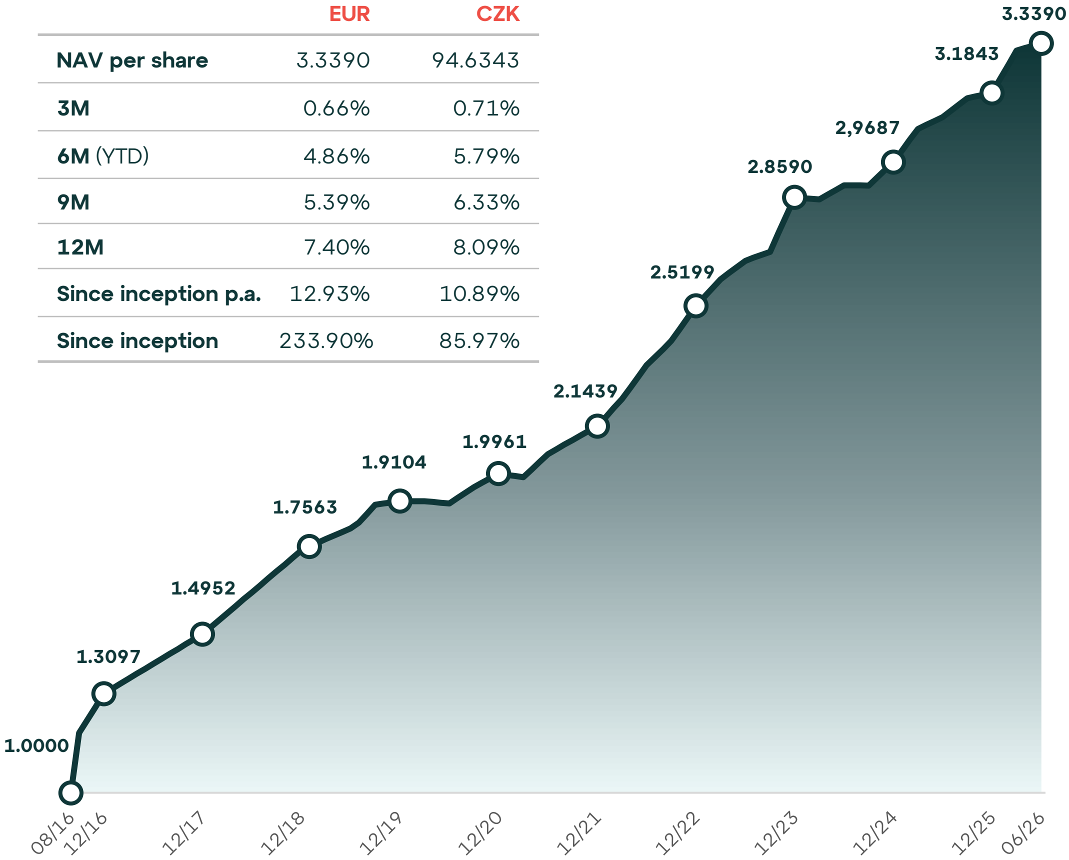
Q2 2026

Retail Sub-Fund

	EUR	CZK
NAV per share	3.3390	94.6343
3M	0.66%	0.71%
6M (YTD)	4.86%	5.79%
9M	5.39%	6.33%
12M	7.40%	8.09%
Since inception p.a.	12.93%	10.89%
Since inception	233.90%	85.97%



EUR 280.29 m
Gross Asset Value (GAV)

EUR 164.33 m
Net Asset Value (NAV)

84,600 sqm
Gross Leasable Area (GLA)

EUR 19.98 m
Net Operating Income (NOI)

95.39%
Average Occupancy

261
Number of Tenants

7.13%
Yield

EUR 3,313
GAV per SQM

3.89 years
WAULT

48.07%
LTV (incl. issued bonds)

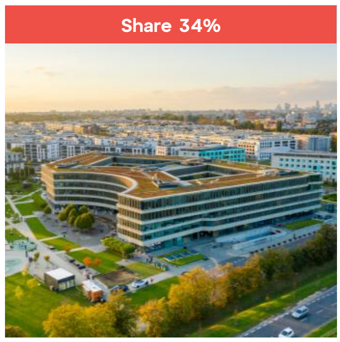
Portfolio

Galerie Harfa
Prague / Czech Republic

Harfa Office Park
Prague / Czech Republic

Centrum Krakov
Prague / Czech Republic

Royal Wilanów
Varšava / Polsko



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
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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