

# FUND MANAGER REPORT

## 30<sup>th</sup> November 2021

### RAIFFEISEN REALITNÍ FOND

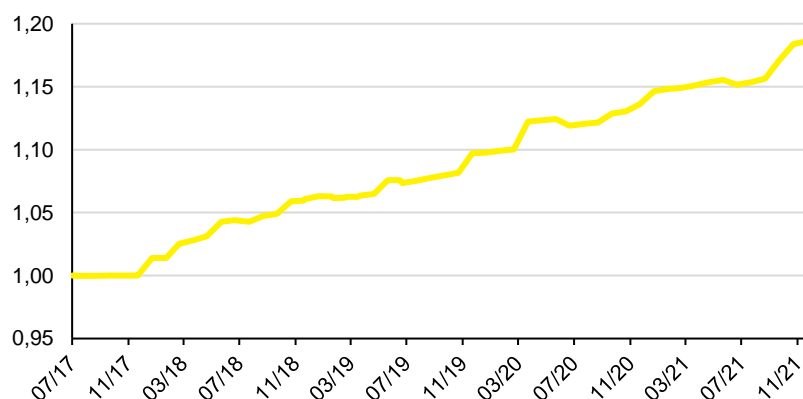
#### Fund characteristic

- Investments made primarily in high-quality and duly approved real-estate property located in the Czech Republic
- Preference of administrative buildings, retail buildings, multifunctional centers, logistic, warehouse and industrial buildings
- The investment is associated with market, credit, liquidity, elemental damage and erroneous valuation risks as described in the Fund Prospectus

|                                |                                      |
|--------------------------------|--------------------------------------|
| ISIN                           | CZ0008475100                         |
| Date of first offering         | June 19, 2017                        |
| Fund type                      | special real estate                  |
| Fund currency                  | CZK                                  |
| Net asset value (NAV)          | 2,958.1 mil. CZK                     |
| Management fee                 |                                      |
| - real estate assets           | 2.3 %                                |
| - other assets                 | 0.2 %                                |
| Entry fee                      | 1.5 %                                |
| Exit fee                       | 3 %*                                 |
| Transaction fee                | up to 1.5 % of the transaction value |
| Recommended investment horizon | 5 years                              |

\* The fee is applied only in case of redemption in less than 3 years.

#### Fund unit value development



| 1M     | 3M                   | 6M     |
|--------|----------------------|--------|
| 0.20 % | 2.57 %               | 2.66 % |
| YTD    | since establishment  |        |
| 3.46 % | 3.96 % p.a./ 18.61 % |        |
| 2020   | 2019                 | 2018   |
| 4.45 % | 3.25 %               | 4.84 % |
| 2017   |                      |        |
| 1.39 % |                      |        |

## Real estate in portfolio

|                | <b>H-Park Brno</b>       | <b>Galerie Písek</b>          | <b>Plzeň Park West</b>    | <b>DC7 T-Mobile</b>      | <b>Park Porubka</b>      |
|----------------|--------------------------|-------------------------------|---------------------------|--------------------------|--------------------------|
| Location       | Brno, Heršpická          | Písek, Hradišfská             | Plzeň, Úherce             | Praha, K Pérovně         | Ostrava, Nad Porubkou    |
| Owned since    | December 5, 2017         | July 31, 2018<br>June 1, 2021 | May 24, 2019              | September 22, 2021       | October 27, 2021         |
| Leasable area  | ca. 7,500 m <sup>2</sup> | ca. 9,000 m <sup>2</sup>      | ca. 29,900 m <sup>2</sup> | ca. 5,860 m <sup>2</sup> | ca. 8,130 m <sup>2</sup> |
| Occupancy rate | 100 %                    | 100 %                         | 100 %                     | 100 %                    | 100 %                    |



Retail park **H-Park** is designed as a multifunctional premise, offering commercial as well as administrative and storage capabilities. **Galerie Písek** is a modern shopping mall, which offers 16 business units in three buildings in total.

**Plzeň Park West** are two individual modern industrial premises with leasable area of almost 30 thousand m<sup>2</sup>.

**T-Mobile's DC7** is a modern data center offering a wide portfolio of data center services, with a high PUE 1.3 energy efficiency and availability of standard at the level of Tier 3.

**Park Porubka** is a logistics complex with a total capacity of over 8 thousand m<sup>2</sup>. The location at the crossroads of D1 and R11 with direct connection to the center of Poruby provides users with a very strategic advantage.



### Vít Svoboda, fund manager

Vít graduated from the Nottingham Trent University. He has more than 15 years of experience in real estate, for 9 years he worked at managerial positions in ČSOB bank. Since 2017 he works in Raiffeisen investiční společnost, where he manages Raiffeisen realitní fond since its inception.



## Investor notice

The performance chart covers the period commencing on July 10, 2017 and ending on November 30, 2021. The performance data relate to past periods and they incorporate all fees and costs paid for from the assets of the fund, with the exception of potential entry and exit fees. Performance fee of up to 20 % from positive economic result before tax for respective accounting period can be applied, due for payment at the end of the period. Past performances do not represent reliable indicators of future results. The data have been provided by Raiffeisen investiční společnost a.s. The value of investments and relating yields may fluctuate and return on originally invested amounts cannot be guaranteed. The full name of the fund and any additional information, including that about fees related to and risks inherent in investments, the relevant key information and the Prospectus of the Fund are available in Czech on the following address: [www.rfis.cz](http://www.rfis.cz). The Fund invests primarily into real estate, additional information about investment strategy can be found in Art. 9 of the Fund Prospectus.