

Penta Real Estate Fund SICAV, a.s.

Penta Real Estate sub-fund

**PENTA
FUND**

Basic information

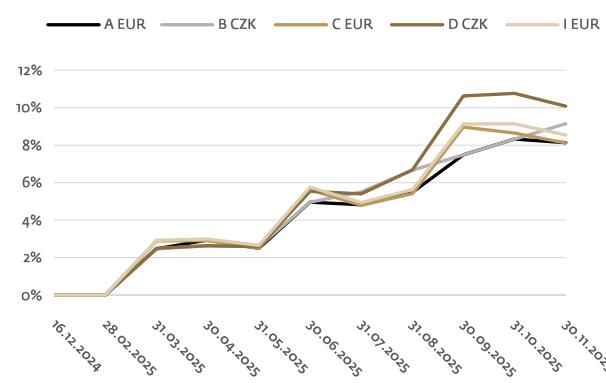
Fundtype	Fund of qualified investors
Investment fund manager	CODYA investiční společnost, a.s.
Administrator	CODYA investiční společnost, a.s.
Fundadviser	Penta Funds Management s.r.o.
Depositary	UniCredit Bank Czech Republic & Slovakia, a.s.
Auditor	BDO Audit, s.r.o.

Inception date	30/10/2024
Minimum investment	CZK 1,000,000/EUR 50,000
Investment currency	CZK, EUR
Valuation frequency	Monthly
Investment horizon	5 years
Summary risk indicator	6

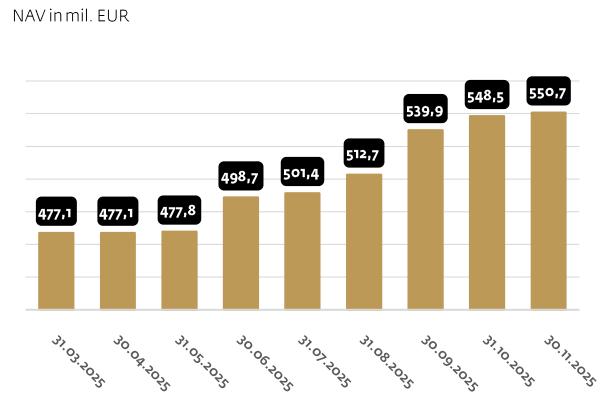
Investment strategy

The sub-fund **acquires ownership interests of Penta Real Estate Holding Limited**, which is one of the largest development companies in the Czech Republic and Slovakia. Key projects include the Masaryčka building, which won the award for best building of 2024, and SKY PARK by Zaha Hadid in Bratislava. Part of the sub-fund's portfolio is invested in liquid assets, such as treasury bills, deposits, eventually bonds, which are due within one year.

NAV per share development



Development of fund capital value



Performance of the sub-fund's investment shares as of 30/11/2025

Classes of investment shares	ISIN	Variable management fee p.a.	NAV per share	Performance for 1 month	Cumulative performance for 3 months	Cumulative performance for 1 year	Cumulative performance since establishment
A EUR	CZ0008053592	1,6 %	1,0813	-0,18 %	2,51 %	-	8,13 %
B CZK	CZ0008053600	1,6 %	1,0915	0,76 %	2,33 %	-	9,15 %
C EUR	CZ0008053683	1,6 %	1,0812	-0,49 %	2,56 %	-	8,12 %
D CZK	CZ0008053691	1,6 %	1,1009	-0,61 %	3,19 %	-	10,09 %
I EUR	CZ0008053709	1,0 %	1,0854	-0,55 %	2,76 %	-	8,54 %

Monthly insight



Tomáš Hochmeister
Penta Fund

In November, almost all classes of the sub-fund's investment shares recorded a slight decline due to ongoing construction, operational, and debt servicing costs exceeding operating income from properties. Nevertheless, the total NAV value remained above EUR 550 million. Further appreciation of the Czech koruna against the euro once again contributed to better performance of the koruna-denominated classes.

Penta and SUDOP Invest purchased land from Czech Railways near Prague's Main Station for EUR 13.2 million. The acquisition is part of a long-term plan to build a new urban district above the railway tracks, connecting Prague's city center with Vinohrady and Žižkov. In the Best of Realty 2025 competition, Penta's Waltrovka Pod Vidouli project won 2nd place in the Rental Housing category.

In the Large-Scale Residential Projects category, Nuselský pivovar took 1st place. The Chalupkova project in Bratislava's downtown launched a new development phase. A minority partner, Alto Real Estate, entered the project through a joint venture and also became the first tenant of the planned Chalupkova Offices building, which represents the first completed stage of this development area. The architectural and urban design competition for the new center of Špindlerův Mlýn, initiated by Penta Real Estate, attracted 33 architectural teams from both the Czech Republic and abroad.

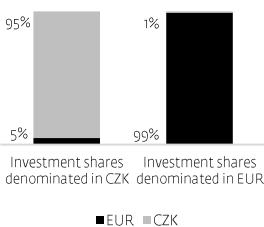
Portfolio composition

Instrument	Currency	Share
Shares of Penta Real Estate Holding Limited	EUR	98,6%
Cash / Deposits	CZK	1,4%
Cash / Deposits	EUR	0,0%

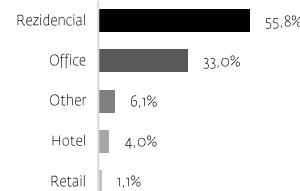
Regional focus

Czechia	
Slovakia	
Great Britain	

Currency exposure



Types of real estate



Introducing Penta

The Central European investment group Penta was founded in 1994. We focus on long-term investments in retail, healthcare, financial services, real estate development, manufacturing and media.

30 years of experience	50,000 employees	8+ markets
€4.43 bn. asset value	€621 mil. net profit	13.5% gross revenue

We help where it is needed

We value the environment in which we do business and, above all, where we live. In our business, we want to have a positive impact on society and create values for generations to come. We aim to make wider social responsibility visible in all areas of our operations.

Penta Real Estate

Market entry

Penta entered the real estate sector in 2005, and it is now one of the leading developers in the Czech Republic and Slovakia. We currently have more than 30 residential, office and retail projects in our portfolio – completed or under construction.

High standard & quality

Each project is synonymous with high standard and quality. In their implementation, we cooperate with leading experts, architects and engineers. We emphasise the architecture and quality of projects, including low-energy construction as well as the development of public spaces in the locality. These are characterised by a high proportion of greenery and numerous sport areas and rest zones.

Penta Real Estate Holding Limited key projects



Masaryčka, Penta Real Estate's flagship project, is the new vibrant heart of Prague. The unique architecture of world-renowned architects from the Zaha Hadid studio created a new landmark, regenerated a huge brownfield belonging to Masaryk station, and brought a new quality of everyday life to the city centre. Masaryčka is a lively location all day, every day, and every season. It's the perfect place for work, spending free time, meeting friends, and relaxing. Masaryčka will increase the range of services, shops and leisure activities, while presenting a new standard of workplace set amidst iconic architecture. Masaryčka remains a proud part of Penta Real Estate's portfolio.



A design by the world-famous architectural studio Zaha Hadid Architects in Slovakia. These premium residences supplemented with numerous smart technologies save costs and the environment. The building is fitted out to the highest standards, and it enjoys stunning Old Town views through panoramic floor-to-ceiling windows. SKY PARK Tower ideally combines relaxation and active leisure activities. While kids have fun in the new playground area, you can enjoy quality outdoor fitness training or just relax in the pleasant surroundings of the leafy park. SKY PARK Tower is designed to meet everyone's needs, creating a perfect place for well-being and a healthy lifestyle. SKY PARK was successfully sold in 2022.



Victoria Palace is synonymous with modern design and well-considered functionality - the place for a successful life on Vítězné náměstí in the centre of Prague 6. Premium housing with approximately one hundred spacious high-standard apartments, underground parking, commercial spaces, and services for the general public. The name Victoria Palace expresses the location's genius loci, which has been associated with "victory" since the first republic. All apartments have already been sold.



A new project of global proportions will be created in Bratislava. The southern embankment will become a prized extension of the city centre on the opposite bank of the river. Its wide scope aims to create an attractive and pleasant place for living, working and spending free time. The creation of a compact mixed-use riverside city is considered a strategic part of the city's development plans. After many fallow years, the Danube's southern bank will be rejuvenated with numerous new functions for all Bratislava residents. The project will deliver 900 apartments and over 85,000m² of rentable office and commercial space, a variety of civic amenities, and a direct connection to the riverside.

Disclaimer

This document is intended solely for informational and promotional purposes and is not an offer, solicitation, or recommendation to invest. Before making an investment decision, it is necessary to familiarize oneself with the wording of the fund's statute and its sub-fund. Investing carries risks that may lead to a decrease in the value of the investment and capital loss. The value of investment shares changes over time, and the fund's historical results are not an indication or guarantee of future results. Investment in the fund is subject to the risks stated in the fund's and sub-fund's statute. The information contained in this document has been prepared with the utmost care, but may be subject to changes and updates, and neither the fund nor the manager provides any guarantee regarding their accuracy or completeness.