

# Penta Real Estate SICAV, a.s.

## Penta Real Estate sub-fund

**PENTA**  
**FUND**

### Basic information

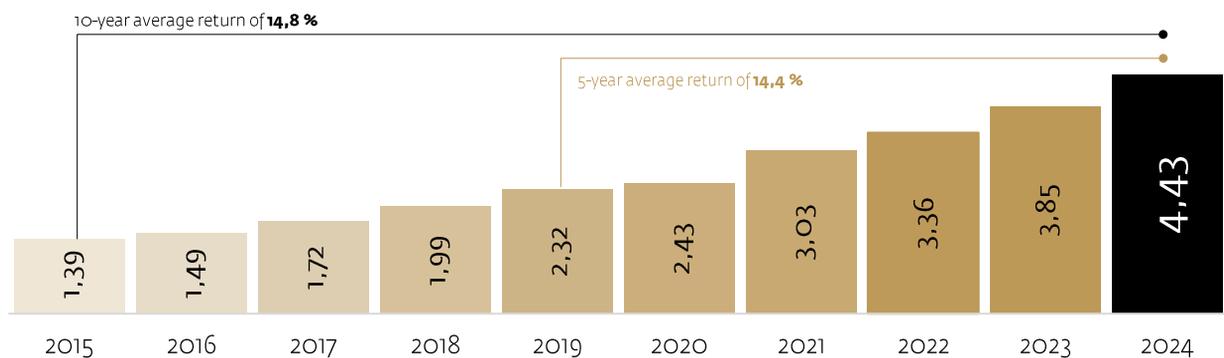
|                         |  |                        |                        |
|-------------------------|--|------------------------|------------------------|
| Fund type               | Fund of qualified investors                    | Inception date         | 30/10/2024             |
| Investment fund manager | CODYA investiční společnost, a.s.              | Minimum investment     | CZK1,000,000/EUR50,000 |
| Administrator           | CODYA investiční společnost, a.s.              | Investment currency    | CZK, EUR               |
| Fund adviser            | Penta Funds Management, s.r.o.                 | Valuation frequency    | Monthly                |
| Depository              | UniCredit Bank Czech Republic & Slovakia, a.s. | Investment horizon     | 5 years                |
| Auditor                 | BDO Audit, s.r.o.                              | 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.

### Development of the net asset value of the Penta Group

Data in billions EUR



### Performance of the sub-fund's investment shares as of 31/03/2025

| 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 |
|------------------------------|--------------|------------------------------|---------------|-------------------------|-------------------------------------|-----------------------------------|--|
| C EUR                        | CZ0008053683 | 1,6 %                        | 1,0289        | -                       | 2,89 %                              | -                                 | 2,89 %                                     |
| D CZK                        | CZ0008053691 | 1,6 %                        | 1,0250        | -                       | 2,50 %                              | -                                 | 2,50 %                                     |
| I EUR                        | CZ0008053709 | 1,0 %                        | 1,0293        | -                       | 2,93 %                              | -                                 | 2,93 %                                     |

### Monthly insight



**Tomáš Káhal**  
Penta Fund

Welcome to the first factsheet of the Penta Real Estate sub-fund. During the subscription period, the Penta Group contributed a 100% stake in Penta Real Estate Holding Limited to the sub-fund, valued at nearly EUR 400m as of 31 December 2024. External investors benefited from the appreciation in value. The fund also raised EUR 64m from external investors, which was used to acquire newly issued shares of the holding.

**As of 31 March 2025, the total NAV of the sub-fund exceeded EUR 475.9m.**

The year 2024 was a record year for Penta – the group's net asset value surpassed EUR 4.4bn and net profit reached EUR 621m. In the Real Estate segment, apartment sales in the Victoria Palace project were nearly completed, and the next phase of Nová Waltrovka was launched.

In Bratislava, the Bory Square project was introduced, expanding Bory Mall with a new public square. The Masaryčka project in Prague was fully leased, and progress continued on the Chalupkova and Southbank projects in Bratislava. At the same time, Penta Real Estate moved closer to entering a new European capital city.

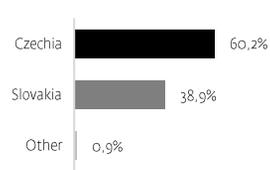
Due to the widening of interest rate differentials between EUR and CZK in the first quarter of 2025, there was a temporary accounting revaluation of hedging operations, which had a slightly negative impact on the CZK-denominated investment share classes. However, this effect is gradually being neutralized.

The issuance of investment shares of the sub-fund continues on a monthly basis.

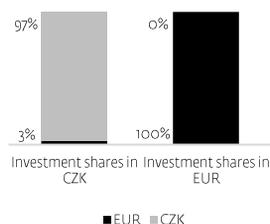
## Portfolio composition

| Instrument                                  | Currency | Share |
|---|----------|-------|
| Shares of Penta Real Estate Holding Limited | EUR      | 98,5% |
| Cash / Deposits                             | EUR      | 1,2%  |
| Cash / Deposits                             | CZK      | 0,3%  |

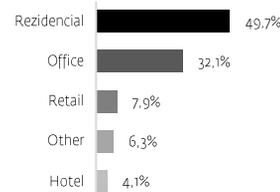
## Regional focus



## 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. Only a few final residences remain available at Victoria Palace.



## Southbank

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 85,000m<sup>2</sup> 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.