

Translation from the Czech language

## KEY INFORMATION DOCUMENT

### Purpose

This document provides you with key information about this investment product. This is not a marketing material. The law requires that you are provided with this information to help you understand the nature, risks, costs, potential gains and losses connected with this product and to help you compare it with other products.

### Product

**Penta Real Estate Fund SICAV a. s., Penta Real Estate Sub-Fund**  
Investment Shares Class A - Reinvestment EUR  
 ISIN: CZ0008053592

This is an alternative investment fund.

Penta Real Estate Fund SICAV a. s., ID No: 221 73 781, with its registered office at Na Florenci 2139/2, 110 00 Prague 1, a company entered in the Register of Companies maintained by the Municipal Court in Prague, File No. B 29167. The Fund was registered in the list of investment funds maintained by the Czech National Bank on 7 October 2024. The Sub-fund details were registered in the aforementioned list on 30 October 2024 (hereinafter referred to as the "Product").

The Fund's manager and administrator is CODYA investicnf společnost, a.s., ID No.: 068 76 897, with its registered office at Lidická 1879/48, 602 00 Brno-Cerna Pole (hereinafter referred to as the "Company"). [www.codvainvest.cz](http://www.codvainvest.cz)

For more information, call +420 513 034 190 (on business days from 9:00 a.m. to 4:00 p.m.) or email [info@codvainvest.cz](mailto:info@codvainvest.cz)

The Czech National Bank (hereinafter referred to as the "CNB") is responsible for supervising the Company in relation to the key information document. The Company is authorised in the Czech Republic and regulated by the CNB.

This key information document was prepared on 16 December 2024.  
 You are about to purchase a product that is not simple and may be difficult to understand.

### What type of product is it?

#### Product Type

The Product is a sub-fund of an investment fund which is a qualified investors' investment fund in the form of a joint-stock company with variable capital, a so-called SICAV. The investor has the right to request redemption of securities at the expense of the Product. The Product is reinvestment-based and focuses on capital appreciation. The Product has a monthly valuation frequency. The valuation of equity interests in the Product is performed monthly. The investor may request redemption at any time, and settlement in accordance with the Product's prospectus must be completed no later than 12 months from the end of the valuation period in which the redemption request was received. The assets and liabilities of each sub-fund are segregated by law from other sub-funds.

#### Term

The Product has been established for an indefinite period. Consequently, the Product has no set maturity date. The Product is not entitled to unilaterally withdraw from the product except in cases of termination of the Product. The Product may be automatically terminated in the event of the Product's termination. The Product may be terminated for reasons stipulated by law. The Product may also be terminated for reasons other than statutory grounds by a resolution of the Product's General Meeting, which may result in the investor not holding the Product for the recommended investment period. There is no guarantee and none is provided regarding the possibility of an investor remaining in the Product.

#### Objectives

The investment objective of the Product is to provide investors with appreciation of invested funds through achieving an increase in the investment share value above its initial value. The objective is achieved by the Product primarily acquiring equity interests in PENTA REAL ESTATE HOLDING LIMITED, with its registered office at Agias Fylaxeos & Polygnostou, 212, 3082 Limassol, Cyprus, or its successor company holding a majority interest in the same target assets (hereinafter referred to as "PENTA REAL ESTATE HOLDING LIMITED"), and by providing loans to this company. In addition to interests in this company, the Product may also acquire publicly and non-publicly traded bonds and other investment instruments traded on public capital and money markets. The Product has no specific objective in relation to any particular industrial, geographical or other market sector or specific types of assets.

The Product does not track or replicate any specific index or indicator (benchmark).

The Product will employ leverage. The Product will not enter into any derivative transactions for speculative purposes, but only for potential risk hedging, most commonly for interest rate or currency risk. The total exposure to received loans, credits, issued bonds and derivative instruments, calculated using both the gross asset value method and the commitment method, may amount to a maximum of 200% of the Product's fund capital value. Due to possible unpredictable fluctuations in financial markets, the Product cannot guarantee the achievement of its stated objectives. The value of your investment depends primarily on the economic performance of companies in which the Product invests, the fulfilment of obligations by debtors, and on the development of market prices of bonds in which the Product invests. The product is denominated in EUR.

#### Intended Retail Investor

This Product may only be acquired by a qualified investor within the meaning of Section 272(1) of the Act on Investment Companies and Investment Funds. The Product is suitable for investors who intend to complement their portfolio with alternative types of investments with higher yield potential, are simultaneously willing to bear a higher degree of risk of loss and are able to accept a loss of investment up to its full amount, accept limited liquidity of their investment, while the investment in the Product represents disposable funds and a limited portion of their total investments. The Product is not suitable for investors who require quick liquidation of their investment before the expiry of the Product's planned investment period if needed.

The Product's depository is UniCredit Bank Czech Republic and Slovakia, a.s., ID No.: 64948242, with its registered office at Zeletavská 1525/1, 140 92 Prague 4 - Michle, a company entered in the Register of Companies maintained by the Municipal Court in Prague, File No. B 3608.

Further information about the Product, the Product's prospectus containing a description of the investment strategy and objectives of the Product, and the latest annual report in the Czech language are available to you free of charge in hard copy at the Company's contact point at CODYA investicnf společnost, a.s., Lidická 1879/48, 602 00 Brno – Cerna Pole (hereinafter referred to as the "Contact Point"), electronically at [www.codvainvest.cz](http://www.codvainvest.cz), or from your distributor. You can also find further practical information at [www.codvainvest.cz](http://www.codvainvest.cz), including the current value of the investment shares issued by the Product.

The investor is entitled to submit a request for redemption of investment shares issued by the Product at any time, with the issuance and redemption of investment shares being performed on each business day. The Product does not allow discretionary choice in the case of certain intended investments.

### What are the risks and what could I get in return?

#### Risk Indicator



Lower risk

Higher risk

The risk indicator assumes that you will keep the Product for at least 5 years.

The actual risk may significantly differ if you cash in the Product at an early stage and you may get back significantly less money. The Product includes materially significant liquidity risk, whether of a contractual nature or not. You will likely be able to cash in early; however, during the first 4 years from the start of your investment, you will pay high additional costs in the form of exit fees to cash in early. According to the Product's prospectus, the settlement period for redemption may take up to 12 months, and therefore you will likely not be able to sell your Product easily or you may have to sell it at a price that significantly affects how much you get back.

The summary risk indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose value because of movements in the markets. We have classified this Product as 6 out of 7, which is the second-highest risk class. This Product has been assigned to this risk class due to the absence of relevant historical data series and the absence of a benchmark with a sufficient historical data series.

This investment product does not include any protection from future market performance, so you could lose some or all of your investment. The Product does not hold any capital protection against potential market risk. The Product may enter into derivatives against potential credit or currency risk. The value of the investment in the Product may go down as well as up and the investor may lose some or all of their investment. However, you are not exposed to the risk of incurring any additional financial commitments or obligations.

Equity interests in companies may lose their value for unforeseen reasons. Debtors may become unable to meet their obligations, causing bonds issued by them or loans provided to them to lose some or all of their value, and you may lose your entire investment. The Product may be terminated and liquidated for economic, restructuring or legislative reasons. As a result of this possibility, you are not guaranteed that your investment will be able to continue for the entire recommended investment period. This may affect the expected return on your investment.

**Other Risks Not Included in the Summary Risk Indicator**

Risks arising from the selection of the Product's assets and financial instruments, which include all risks of the underlying assets. The risks are particularly associated with the possible failure to achieve the expected economic results of the companies concerned; risks of changes in the legal environment or regulatory changes; risks related to the impact of the economic cycle, etc. Furthermore, there is credit risk of companies that issued bonds in which the Product has invested, and additionally, certain other risks such as liquidity risk, settlement risk, and risk of non-linear dependence on the price of the underlying asset. These risks are further accompanied by concentration risk arising from low diversification of the Product's portfolio. Concentration risk lies in the possibility of investment failure when the invested funds are concentrated in a particular type of economic sector, country or region, or a particular type of assets. A detailed overview of risks relating to the Product is set out in the Product's prospectus.

Operational risk arising from deficiencies or failures of internal processes, human factor or external events.

Settlement risk is associated with the possibility that a transaction settlement may not take place as expected due to counterparty default or liquidity constraints. In such case, the investor may not receive their entire investment.

**Performance Scenarios**

The figures shown include all the costs of the Product itself, including the maximum entry and exit fees, but **may not include all the costs that you pay to your advisor** or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

The Product's performance depends on future market performance. Future market developments are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on past performance and certain assumptions. Markets could develop very differently in the future.

Recommended holding period:		5 years	
Example investment:		EUR 50,000	
Scenarios:		If you exit the investment after one year	If you exit the investment after the recommended holding period
Minimum	There is no guaranteed minimum return. You could lose some or all of your investment.		
Stress	What you might get back after costs	EUR 37,468	EUR 50,000
	Average return each year	-25.06%	0.00%
Unfavourable	What you might get back after costs	EUR 39,069	EUR 56,796
	Average return each year	-21,86%	2.58%
Moderate	What you might get back after costs	EUR 40,178	EUR 73.217
	Average return each year	-19.64%	7.93%
Favourable	What you might get back after costs	EUR 40,532	EUR 80,513
	Average return each year	-18.94%	10.00%

The stress scenario shows what you might get back in extreme market conditions.

This Product cannot be easily cashed in. If you exit the investment before the recommended holding period, you will likely pay additional costs in the form of exit fees.

**What happens if the Product is unable to pay out?**

The redemption of investment shares may be suspended in accordance with the law and the Product's prospectus for a maximum period of 3 months. The Company shall immediately inform the CNB of the suspension and publish this information at [www.codvainvest.cz](http://www.codvainvest.cz). Any potential losses are not covered by an investor compensation or guarantee scheme.

**What are the costs associated with the investment?**

The person selling you this Product or providing advice about it may charge you additional costs. If this is the case, this person will provide you with information about these costs and how they affect your investment.

**Cost in Time**

The tables show the amounts that are deducted from your investment to cover various types of costs. These amounts depend on the size of your investment and the duration of holding the Product. The amounts shown in this table are examples based on a hypothetical investment amount and various possible investment periods. The amounts shown in this table are examples based on a hypothetical investment amount and various possible investment periods. The assumption is based on a moderate scenario and an investment of EUR 50,000.

	If you exit the investment <b>after one year</b>	If you exit the investment <b>after the recommended holding period</b>
Total costs	<b>EUR 13,328</b>	<b>EUR 6,419</b>
Impact of annual costs*	26.66%	2.71%

\*This figure indicates how costs reduce your annual return over the holding period. For example, it shows that if you exit the investment at the recommended holding period, your estimated average annual return will be 10.64% before costs and 7.93% after costs. We may share part of the costs with the person selling you the Product to cover the services provided. These figures include the maximum distribution fee that the person selling you the Product may charge, which is 5% of the invested amount. The actual distribution fee will be communicated to you by this person.

**Cost Structure**

		If you exit the investment <b>after one year</b>
<b>One-off costs upon entry or exit</b>		
Entry costs	They include distribution costs of 5% of the amount invested. This is the maximum amount that will be charged to you. The person selling you the Product will inform you of the actual fee.	Up to EUR 2,500
Exit costs	The impact of costs when exiting your investment in the Product; this is an exit fee that will reduce the amount paid out to you. These costs are charged only if you exit in the first year; the exit costs are 20%. If you exit after the fourth year, no exit fee is charged.	EUR 10,000
<b>Ongoing costs charged each year</b>		
Management fees and other administrative or operating costs	1.65% of the value of your investment per year, which we use for managing the Product. This is an expert estimate.	EUR 825
Transaction costs	0% of the value of your investment per year. This is an estimate of the costs incurred when buying and selling underlying investments for the Product. The actual amount will vary depending on the volume bought and sold.	EUR 0

**Incidental costs under specific conditions**

Performance fees	There is no performance fee payable to the Company in respect of this Product	-
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**How long should I hold the investment? Can I take out my money early?**

**Recommended holding period: 5 years or more**

An investor may request the redemption of the Product's investment shares even before the recommended holding period has elapsed. The Product's investment shares are redeemed at their current value, which is made available to investors on [www.codyainvest.cz](http://www.codyainvest.cz) every business day, unless redemptions have been suspended. The Company will settle the redemption of the Product's investment shares based on the investor's request for redemption of the Product's investment shares or the termination of the Agreement, under which the investor's asset account is maintained and where the relevant investment shares are recorded, no later than one year from the last day of the valuation period in which the Company received the redemption request, unless redemptions are suspended.

A request for the redemption of investment shares or the termination of the Agreement is irrevocable. When redeeming investment shares, it is always assumed that the Product's investment shares acquired first by the investor are redeemed first (FIFO method). The redemption of the Product's investment shares is carried out exclusively in EUR.

**Information on fees and penalties for terminating the investment before the recommended holding period: up to 20%** of the current value of the investment share. The specific amount of the exit fee is stated in the Price List.

The total value of the investment must not fall below the legally required minimum due to redemption.

**How can I file a complaint?**

You can file a complaint:

- in writing by post to the contact address of CODYA investicnf spolocnost, a.s., Lidicka 1879/48, 602 00 Brno – Cerna Pole, or
- electronically at [stiznosti@codyainvest.cz](mailto:stiznosti@codyainvest.cz), by phone on business days from 9:00 a.m. to 4:00 p.m. at +420 513 034 190, +420 739 299 343, or
- in person at the Contact Point of CODYA investicnf spolocnost, a.s., Lidicka 1879/48, 602 00 Brno – Cerna Pole.

In the event of dissatisfaction with the handling and/or processing of complaints, you are entitled to contact the CNB. Further details on the handling of complaints are specified in the Complaints Procedure, which is published on [www.codyainvest.cz](http://www.codyainvest.cz).

**Other Relevant Information**

The historical performance of the Product since its inception is available at [www.codyainvest.cz](http://www.codyainvest.cz) or in the client system on the Investor's asset account.

**Translator's Affidavit**

I swear that I am a court translator of the English language appointed by the Regional Court in Ostrava, the Czech Republic, on 19 July 2019, adjudication file number Spr 2390/2018, and I hereby confirm that the attached English text is a true and complete translation of the Czech original herewith. The serial number of this certified translation in the Translator's Register is 012128/2025.