

Fund name	Penta Real Estate SICAV, a.s.
Sub-fund name	Penta Real Estate Sub-Fund
Fund type	Qualified investor fund
Manager	CODYA investiční společnost, a.s.
Administrator	CODYA investiční společnost, a.s.
Advisor	Penta Funds Management, s.r.o.
Depository	UniCredit Bank Czech Republic and Slovakia, a.s.
Auditor	BDO Audit, s.r.o.
Minimum investment amount	CZK 1,000,000, for class I EUR - EUR 1,000,000
Entry fee	Max. 5%
Targeted gross yield	13-15% p.a.
Subscription period	16.12.2024-14.3.2025
Investment horizon	5 years
Calculation of net asset value (NAV)	Monthly
Trading day	Every last calendar day of the month

Classes of investment shares

Name	ISIN	Currency	Min. appreciation	Max. appreciation	Performance fee*	Exit fee	Current management fee*
A EUR*	CZ0008053592	EUR	0%	10%	100% over 10%	Within 3 years of issue max. 20%, longer 0%.	1,6 % p.a.
B CZK*	CZ0008053600	CZK	0%	10%	100% over 10%	Within 3 years of issue max. 20%, longer 0%.	1,6 % p.a.
C EUR	CZ0008053683	EUR	-	-	20% over 8% p.a.	Within 3 years of issue max. 20%, longer 0%.	1,6 % p.a.
D CZK	CZ0008053691	CZK	-	-	20% over 8% p.a.	Within 3 years of issue max. 20%, longer 0%.	1,6 % p.a.
I EUR	CZ0008053709	EUR	-	-	20% over 8% p.a.	Within 3 years of issue max. 20%, longer 0%.	1 % p.a.
Z EUR*	CZ0008053717	EUR	-	-	0%	Within 3 years of issue max. 50%, longer 0%.	1 % p.a.
P EUR*	CZ0008053725	EUR	-	-	0%	Within 5 years of issue max. 95%, longer 0%.	0,2 % p.a.
P2 EUR*	CZ0008053733	EUR	-	-	0%	Within 5 years of issue max. 95%, longer 0%.	0,2 % p.a.

*Classes A EUR and B CZK can be invested only through the distributor Privatbanka, a.s., branch in the Czech Republic. Classes P EUR, P2 EUR and Z EUR are not publicly offered, they are classes intended for the founder and its employees.

*Performance fee - this is a relocation of fund capital in favor of Class P.

*Current management fee - this only concerns the variable part of the payment and includes a fixed fee of EUR 4000.

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actions taken based on the information contained herein or the accuracy and completeness of such information, and the Manager recommends that investors consult professional advisors regarding their investment plans.
Penta Funds Management s.r.o.
Na Florenci 2139/2, 110 00 Praha 1
Česká republika





Investment Objective and Focus of the Sub-Fund

The fund's objective is to appreciate investors' investments primarily by investing in Penta Real Estate Holding Limited, one of the largest property development companies in the Czech Republic and Slovakia. Notable projects include the Masaryčka building, which won the Best Building of the Year 2024 award, and SKY PARK by Zaha Hadid in Bratislava. The fund invests part of its portfolio in liquid assets such as treasury bills, deposits and bonds maturing within one year.

Settlement of Purchase of Investment Shares

In a subscription period, orders are settled once every 14 days. On standard trading days, orders are settled by the 40th business day after the trading day on which an order was placed. In the case of purchases of investment shares as at 31 December, 31 January, 28 February and 29 February, settlement is delayed due to the audit of the underlying company Penta Real Estate Holding Limited.

Settlement of Redemption of Investment Shares

Applications for redemption are subject to an exit fee for the first 3 or 5 years in accordance with the Price Plan published on the fund's website. Redemptions are normally settled by the 40th business day after the trading day on which an order was placed. In the case of redemption of investment shares as at 31 December, 31 January, 28 February and 29 February, settlement is delayed due to the audit of the underlying company Penta Real Estate Holding Limited.