

FUND MANAGER REPORT

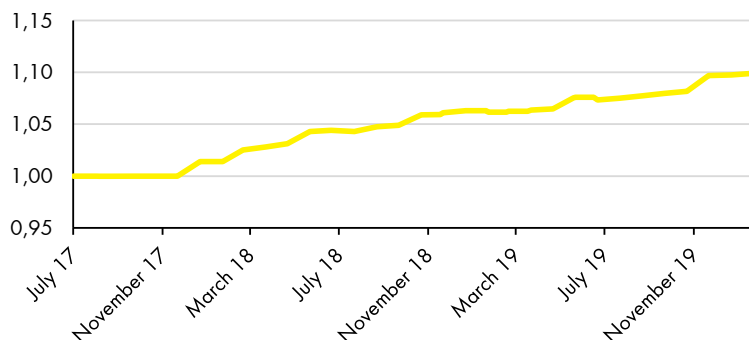
February 2020

RAIFFEISEN REALITNÍ FOND

Investment policy

- Investment made primarily in high-quality and duly approved real estate property in 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

Fund unit value development



1M	3M	6M	YTD	since establishment
0,10%	0,29%	2,10%	0,24%	3,68 % p.a./ 10,02 %
2019	2018	2017		
3,25%	4,84%	1,39%		

Real estate in portfolio

H-Park Brno

Location	Brno, Heršpická
In the fund since	5.12.2017
Leasable area	cca 7 500 m2
Occupancy rate	100%

Retail park H-Park is located in the developing territory in Brno, near the largest building AZ Tower, Spielberk Office Centre, M-Palace and others. The complex is situated as a multifunctional structure that offers commercial, administrative and storage options. List of leaseholders and the current information about H-Park can be found on the website www.hpark.eu.

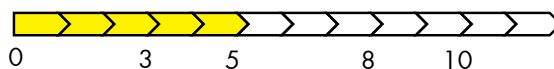
General information

ISIN	CZ0008475100
Date of the first offering	June 19, 2017
Fund type	special real estate
Fund currency	CZK
Net asset value (NAV)	1 902,3 mil. CZK
Management fee	
- real estate assets	2,5%
- other assets	0,4%
Entry fee	1,5%
Exit fee	3%*

Indicators

Volatility (p. a.)	5,48%
VaR (99%, 1M)	3,70%
Drawdown	0,24%
Determination of value development	monthly

Recommended investment horizon



* Exit fee is charged in case the period of buying back is shorter than 3 years.



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Galerie Písek

Location	Písek, Hradišská
In the fund since	31.07.2018
Leasable area	approx. 7 100 m ²
Occupancy rate	100%

Galerie Písek is a modern shopping centre, which was opened in 2017. Galerie Písek offers a total of 14 business units in two buildings. The complex is situated in the attractive part of town Písek, near slip road E49 (Praha - Č. Budějovice). List of leaseholders and the current information about Galerie Písek can be found on the website www.galeriepisek.cz.



Plzeň Park West

Location	Plzeň, Úherce
In the fund since	24.05.2019
Leasable area	approx. 29 900 m ²
Occupancy rate	100%

Plzeň Park West consists of two separate modern industry objects with total leasable area of approx. 29 900 m². Leaseholders include International Automotive Components (IAC), leading supplier of automotive interiors; logistic company Maurice Word; Groupe Plastivaloire, leading european manufacturer of equipment for automotive interiors; and Filtration Group, which produces filtration technologies for filtraion of fluids and gases, separation of oil mist or crude oil products from water.



Notice

It is our duty under the legislation governing collective investments to warn investors that any past performance of the Fund shall not guarantee identical performance also in future. The value of investments and their yields may fluctuate and there is no guarantee of return of the original invested amount. Investments in collective investment funds (UCITS) are not covered by insurance applicable to bank deposits. The full names of the funds and additional information, including information about fees and risks contained in investment, are available in Czech at www.rfis.cz. The fund invests mainly in real estate, details of the investment strategy can be found in article 9 of the fund's Prospectus.