

FUND MANAGER REPORT

December 31, 2025

RAIFFEISEN REALITNÍ FOND

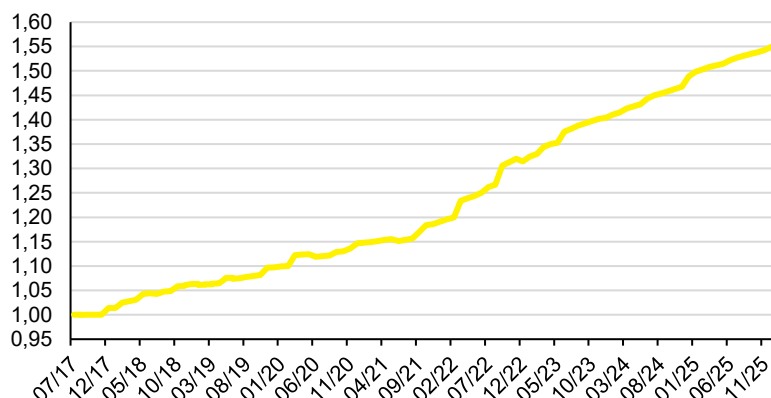
Fund characteristic

- Investments made primarily in high-quality and duly approved real-estate property located in the 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

ISIN	CZ0008475100
Date of first offering	June 19, 2017
Fund type	special real estate
Fund currency	CZK
Net asset value (NAV)	7 718 mil. CZK
Management fee	
- real estate assets	0.6 %
- other assets	0.15 %
Entry fee	1.5 %
Exit fee	3 %*
Transaction fee	up to 1.5 % of the transaction value
Recommended investment horizon	5 years

* The fee is applied only in case of redemption in less than 3 years.

Fund unit value development



1M	3M	6M
0.41 %	0.94 %	1.80 %
YTD	since establishment	
4.10 %	5.30 % p.a./ 54.95 %	
2024	2023	2022
6.05 %	6.75 %	10.36 %
2021	2020	2019
3.93 %	4.45 %	3.25 %

Real estate in portfolio



H-Park Brno

Location: Brno, Heršpická
Owned since: December 5, 2017, September 13, 2023
Leasable area: ca. 15,980 m²
Occupancy rate: 100 %

Retail park **H-Park** is designed as a multifunctional premise, offering commercial as well as administrative and storage capabilities.



Galerie Písek

Location: Písek, Hradištská
Owned since: July 31, 2018, June 1, 2021
Leasable area: ca. 8,950 m²
Occupancy rate: 100 %

Galerie Písek is a modern shopping mall, which offers 16 business units in three buildings in total.



Plzeň Park West

Location: Plzeň, Úherce
Owned since: May 24, 2019
Leasable area: ca. 29,900 m²
Occupancy rate: 76 %

Plzeň Park West are two individual modern industrial premises with leasable area of almost 30 thousand m².



DC7 T-Mobile

Location: Praha, K Pérovně
Owned since: September 22, 2021, exp. August 1, 2024
Leasable area: ca. 9,360 m²
Occupancy rate: 100 %

T-Mobile's DC7 is a modern data center offering a wide portfolio of data center services, with a high PUE 1.3 energy efficiency and availability of standard at the level of Tier 3.



Park Porubka

Location: Ostrava, Nad Porubkou
Owned since: October 27, 2021
Leasable area: ca. 8,130 m²
Occupancy rate: 100 %

Park Porubka is a logistics complex with a total capacity of over 8 thousand m². The location at the crossroads of D1 and R11 with direct connection to the center of Poruby provides users with a very strategic advantage.



Pařížská Louis Vuitton

Location:	Praha, Pařížská ulice
Owned since:	November 15, 2024
Leasable area:	ca. 2,120 m ²
Occupancy rate:	100 %



Pařížská 3 is a classic high street property located on Pařížská Street, which has long been ranked among the world's most luxurious and expensive shopping destinations. The building itself is fully leased to the major fashion icon Louis Vuitton.

Stříbrný dvůr

Location:	Havlíčkův Brod, Žižkova
Owned since:	November 20, 2025
Leasable area:	ca. 6,180 m ²
Occupancy rate:	100 %



Stříbrný dvůr is a newly built retail park offering goods and services through 12 commercial units in 4 buildings and a separate kiosk.



Vít Svoboda, fund manager

Vít graduated from the Nottingham Trent University. He has more than 19 years of experience in real estate, for 9 years he worked at managerial positions in ČSOB bank. Since 2017 he works in Raiffeisen investiční společnost, where he manages Raiffeisen realitní fond since its inception.

Investor notice

The performance chart covers the period commencing on July 10, 2017 and ending on December 31, 2025. The performance data relate to past periods and they incorporate all fees and costs paid for from the assets of the fund, with the exception of potential entry and exit fees. Performance fee of up to 20 % from positive economic result before tax for respective accounting period can be applied, due for payment at the end of the period. Past performances do not represent reliable indicators of future results. The data have been provided by Raiffeisen investiční společnost a.s. The value of investments and relating yields may fluctuate and return on originally invested amounts cannot be guaranteed. The full name of the fund and any additional information, including that about fees related to and risks inherent in investments, the relevant key information and the Prospectus of the Fund are available in Czech on the following address: www.rfis.cz. The Fund invests primarily into real estate, additional information about investment strategy can be found in Art. 9 of the Fund Prospectus.