

EUR R01

# ERSTE Realitná Renta



Real estate fund

## Investment Policy

Erste Asset Management GmbH, ERSTE Real Estate Renta, o.p.f. invests in direct and indirect real estate investments. Direct real estate investments are investments in equity interests in real estate companies that invest in real estate. Indirect real estate investments are investments in transferable securities other than equity interests in real estate companies, units in mutual funds, money market instruments, financial derivatives whose economic substance implies a close link with the real estate market and units in special real estate funds.

The fund invests in the retail, office, industrial and residential sectors. From a regional perspective, the fund focuses mainly on the Central and Eastern Europe region and, to a lesser extent, Western Europe.

The fund invests at least 35% of its assets in investments that have been classified as sustainable by the management company on the basis of a pre-defined selection process. In managing the fund's assets, the management company pursues a long-term investment strategy that promotes environmental and social characteristics. It thus invests only in real estate that meets the relevant criteria of the internal ESG toolbox (ESG real estate toolbox).

The fund holds a minimum of 10% cash reserve, which may consist of cash in current and deposit accounts at banks, bonds, and bond funds.

The majority of the fund's portfolio is denominated or currency hedged in EUR.

More information can be found [here](#)

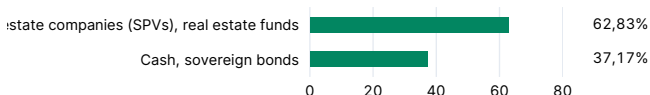
Please note that investing in securities also involves risks besides the opportunities described.

The fund employs an active investment policy and is not oriented towards a benchmark. The assets are selected on a discretionary basis and the scope of discretion of the management company is not limited.

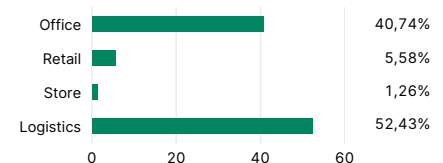
For further information on the sustainable focus of ERSTE Realitná Renta as well as on the disclosures in accordance with the Disclosure Regulation (Regulation (EU) 2019/2088) and the Taxonomy Regulation (Regulation (EU) 2020/852), please refer to the current Prospectus, section 11 and the Annex "Sustainability Principles". In deciding to invest in ERSTE Realitná Renta, consideration should be given to any characteristics or objectives of the ERSTE Realitná Renta as described in the Fund Documents.

## Portfolio Allocation

### Types of investments

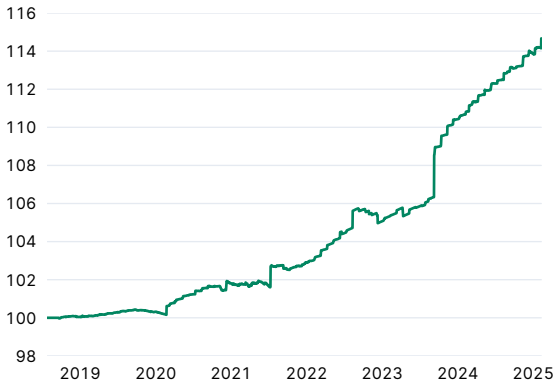


### Premises type of use



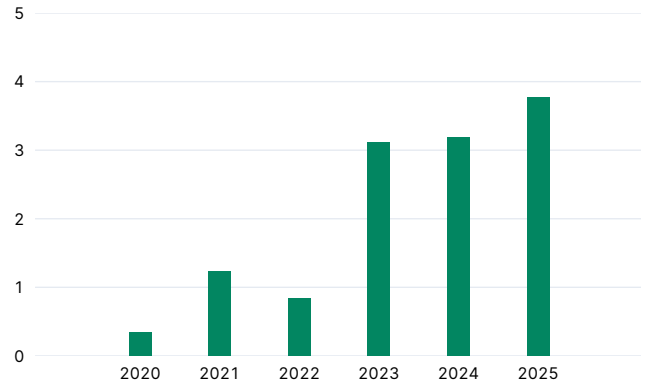
Past performance is not a reliable indicator of the future performance of a fund.

### Performance in chart



Adjusted calculated value (basis 100) between 15.10.2019 to 30.04.2026

### Yearly performance



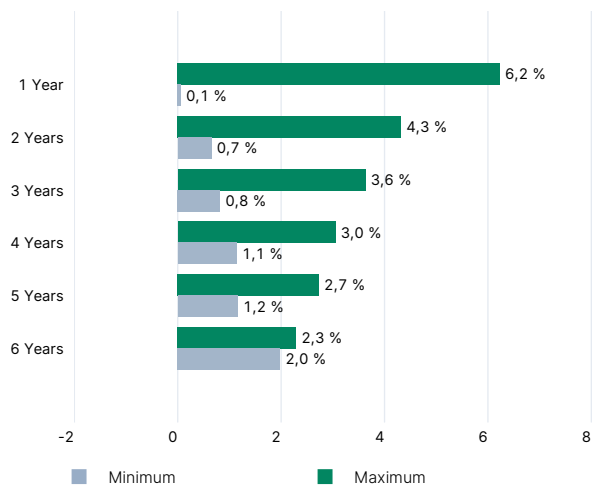
Year to date	1 year	3 years	5 years	10 years	Since launch
1,3%	3,5%	3,6% p.a.	2,7% p.a.	-	2,1% p.a.

2020	2021	2022	2023	2024	2025
0,3%	1,2%	0,8%	3,1%	3,2%	3,8%

■ Fund/Tranche

Performance chart since inception. Presented performance (time-weighted rate of return) includes fees paid by the fund. Any other fees, that might be applicable on purchase, any individual transaction specific costs or ongoing costs or costs imposed by the credit institution maintaining the clients custody account are not considered.

### Min / Max performance annualized without benchmark



### Risk indicator according to PRIIPs KID (SRI)<sup>1</sup>



### Recommended holding period in years



<sup>1</sup> KID: Key Information Document, SRI = Summary Risk Indicator

**Distribution rate of previous 5 years for the ISIN SK3000001055**

EX DATE	Currency	Payout
01.12.2025	EUR	0.025000
03.12.2024	EUR	0.023000
30.11.2023	EUR	0.021517
30.11.2022	EUR	0.015000
30.11.2021	EUR	0.012563

**Share classes**

Share certificate type	Frequency of dividend distribution	ISIN	Currency	Unit price
Distributing share	annually	SK3000001055	EUR	1,038785
Accumulating share	-	SK3000001279	EUR	1,128441

**Fund key facts**



Net asset value	EUR 328,98 Mio.
Day of first issue	16. 10. 2019
Fund financial year	01.01. to 31.12.
Dividend date	30.11.
Purchase fee for single investment	1,00%
Purchase fee for regular investment	0,00%
Redemption fee for single investment	0,00%
Redemption fee for regular investment	1,80%
Management Fee up to	1,50% p.a.
Custodian bank	Slovenská sporiteľňa, a.s.
Investment company	Erste Asset Management GmbH, pobočka Slovenská republika
Value date	Order day + 2 days, max 12 months
Contact	contact@erste-am.com

**Sustainability**



Sustainable according to SFDR	Yes, Article 8
Consideration of environmentally sustainable economic activities according to taxonomy regulation	No
Consideration of Principal Adverse Impacts (PAI criteria)	Yes

**Advantages for the investor**

- ✓ Investment in quality, environmentally friendly, commercial buildings in a good location.
- ✓ Complementary long-term investment to traditional assets - the development of real estate value is different from the trend of stocks and bonds.
- ✓ A investment that can serve to preserve long-term value in times of high inflation.
- ✓ An investment suitable for long-term and regular investing of capital with the option to choose a payout or reinvestment share of the fund.
- ✓ Option to request redemption of units on a daily basis.

**Risks to be considered**

- ⚠ The risk of investing in the real estate sector due to changes in the value of real estate assets in the fund.
- ⚠ Liquidity risk in the fund - the position in the fund will not be able to be sold in a sufficiently timely manner and without additional losses.
- ⚠ Availability of funds in the fund - payment of funds to unitholders normally within 20 working days, in exceptional cases within 12 months at the latest.
- ⚠ Other risks - counterparty risk, concentration risk, operational risk. A full description of the risks, their impact on the fund are set out in the fund's prospectus.
- ⚠ The investment may also end in a loss.

Further information on the technical terms used can be found on the ERSTE ASSET MANAGEMENT homepage under the heading Investing Money/Funds ABC. [FondsABC](#)

This is a marketing announcement. Before making any investment decision, review the Fund's Articles of Association, the Fund's sales prospectus, and Key Information Document, which can be obtained in Slovak language at all points of sale of the management company and at [www.erste-am.sk](http://www.erste-am.sk).

The mutual fund ERSTE Realitná Renta is managed by Erste Asset Management GmbH, with registered office: Am Belvedere 1, 1100 Vienna, Austria, registered in the Commercial Register of the Commercial Court of Vienna under registration number 102018 b, which operates in the Slovak Republic through Erste Asset Management GmbH, pobočka Slovenská republika, with registered office: Tomášikova 48, 832 65 Bratislava, ID No.: 51 410 818, registered in the Business Register of the Municipal Court of Bratislava III, Section: Po, Insert No.: 4550/B.

Investing in mutual funds also involves risk. The value of the investment and return paid annually may decrease and there is no guarantee of a return on the amount originally invested. Past performance of mutual funds is no guarantee of future returns. The fund's assets are invested mainly in equity interests in real estate companies whose main activity is the holding, management and leasing of their own real estate, and due to the nature of real estate investments, the possibility of their quick monetization is limited. For information on sustainability, see [www.erste-am.sk](http://www.erste-am.sk). The Fund's investment policy is not to replicate an index.

Owned and published by Erste Asset Management GmbH, with registered office at Am Belvedere 1, 1100 Vienna, Austria, [contact@erste-am.com](mailto:contact@erste-am.com) / [www.erste-am.at](http://www.erste-am.at), doing business in the Slovak Republic through Erste Asset Management GmbH, Branch Office Slovak Republic, with registered office at Tomášikova 48, 832 65 Bratislava, [amslsp@slsp.sk](mailto:amslsp@slsp.sk) / [www.erste-am.sk](http://www.erste-am.sk), Place of production and publication: Vienna