

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

## Product

Name of product:	Erste Asset Management GmbH, ERSTE Realitná Renta, o.p.f.	
ISIN: SK3000001055 SK3000001279	Name of the PRIIP manufacturer: Erste Asset Management GmbH (Management Company) <a href="http://www.erste-am.sk">www.erste-am.sk</a>	The National Bank of Slovakia is responsible for the supervision of Erste Asset Management GmbH in connection with this Key Information Document.
	Erste Asset Management GmbH is part of the Erste Bank Group.	Erste Asset Management GmbH is authorised in Austria in accordance with the InvFG 2011 and as an alternative investment fund manager in accordance with the AIFMG, and is regulated by the FMA.
	For further information please call: 0850 111 888, from abroad +421 910 111 888 or +421 915 111 888.	
	Date of production of the Key Information Document: 01.02.2025	This PRIIP is approved in the Slovak Republic.
		Date of validity of the Key Information Document: from 01.02.2025

## What is this product?

### Type

Erste Asset Management GmbH, ERSTE Realitná Renta, o.p.f. (hereinafter „fund“ or „product“) is a public special real estate fund. This key information document is produced for the issues RO1 (ISIN SK3000001279) and RO2 (ISIN SK3000001055). The representative issue for the preparation of this document was the RO2 issue.

### Term

The Fund was established for an indefinite period of time.

The management company may terminate the Fund or merge it with another Fund in accordance with applicable law. The circumstances under which a decision may be taken to terminate the Fund and the rights of unit-holders upon termination of the Fund are set out in Article I of the Fund's sales prospectus.

### Objectives

The fund invests in both direct and indirect real estate investments. The fund maintains a minimum of 10% cash reserve, which may consist of cash in checking and deposit accounts at banks, bonds, and bond funds. Direct real estate investments are defined as 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. For more information about the fund's investment objectives, please refer to Article I of the fund's sales prospectus.

The company invests the assets in the fund on a discretionary basis and does not follow any benchmark (i.e. an indicator representative of the market in which the investment is made) when making individual investments.

### Intended retail investor

The fund is suitable for investors whose investment goal is to achieve growth in the value of the investment and have an investment horizon of at least 5 years. With this in mind, they must be prepared and able to tolerate fluctuations in the value of the investment corresponding to the value of the summary risk indicator listed below, or accept that the investment in the fund may end up in loss. The fund is intended for investors who have no or only basic experience and knowledge of the financial instruments in the fund and the development of capital markets, while they can make an informed investment decision based on the information provided at the point of sale. More information is provided below.

It is possible to issue units in several tranches in the fund. The current list of the Fund's issued tranches is set out in Article I of the Fund's Sales Prospectus. You may have your units redeemed on demand at their current redemption price in effect on the date of receipt of your redemption request, which is calculated by the management company as of each business day. The management company may require an exit fee on redemption of units, the amount of which is set out in the Composition of costs section.

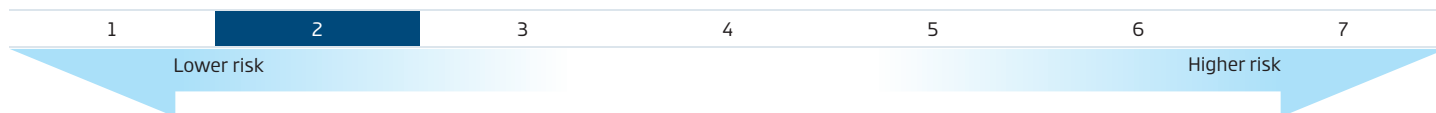
The Management Company can suspend redemption if this is deemed prudent based on exceptional circumstances. In the case of the RO1 issue, the management company does not pay the income from the assets in the fund to the shareholders, it includes them daily in the current price of units already issued. In the case of the RO2 issue, the management company pays the income from the assets in the fund to the shareholders in the manner described in Article VI, point 3 of the statute. The provisions of the applicable Income Tax Act, as amended, and the provisions of applicable treaties on the avoidance of double taxation apply to the fund's assets, as well as to the income paid to shareholders. You can find more detailed information on the taxation of unit certificates in Article I., point 3 of the sales prospectus of the fund.

Information on the current value of the unit is published in one of the ways specified in the Fund's Statute, namely on the Management Company's website (Share Values ([erste-am.sk](http://erste-am.sk))), or at the offices of the Management Company and the Depositary, or in the publicly accessible premises of selected branches of the Depositary. The sales prospectus and the fund's statute, the key information document, the annual and semi-annual reports, as well as other information about the fund, are available free of charge to investors in one of the ways specified in the fund's statute, namely at the Management Company's registered office or in the publicly accessible premises of selected branches of the depositary, at the Management Company's and the depositary's registered office, in paper form in the Slovak language. The Management Company shall send the annual and half-yearly reports to the Unitholder in electronic form upon request.

The depositary of the fund is Slovenská sporiteľňa, a.s. Information about the depositary is provided in the sales prospectus and in Article III of the Fund's Statute. Further information for investors is published on the Management Company's website [www.erste-am.sk](http://www.erste-am.sk).

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

## Risk indicator



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

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 money because of movements in the markets or because we are not able to pay you.

We have classified this product as a 2 on a scale of 1 to 7, which represents a low risk class. The risk of potential losses from future performance is classified as low.

Adverse conditions are very unlikely to affect the value of your investment when it is redeemed.

This product does not include any protection from future market performance so you could lose some or all of your investment.

The total loss you may incur cannot exceed the amount invested.

The fund's risk may be significantly higher than that indicated in the summary risk indicator if you do not follow the fund's recommended investment horizon. Other important risks that the aggregate risk indicator does not show are the risk of investing in the real estate sector, liquidity risk, operational risk, concentration risk and risk arising from trading in financial derivatives.

The risk profile of the Fund and a description of the risks in the Fund is set out in Article VI of the Fund's Sales Prospectus.

## Performance scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Fund or a suitable benchmark, if applicable, over the last 10 years. Markets could develop very differently in the future.

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

**Recommended holding period: 5 years**

**If you exit after 1 year**

**If you exit after 5 years**

**Example investment: 10000 EUR**

Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
<b>Stress scenario</b>	<b>What you might get back after costs</b>	7,260 EUR	9,180 EUR
	Average return each year	-27.41 %	-1.71 %
<b>Unfavourable scenario</b> <small>This type of scenario occurred for an investment between 05/2015 and 05/2020.</small>	<b>What you might get back after costs</b>	9,880 EUR	10,070 EUR
	Average return each year	-1.17 %	0.14 %
<b>Moderate scenario</b> <small>This type of scenario occurred for an investment between 02/2017 and 02/2022.</small>	<b>What you might get back after costs</b>	9,980 EUR	10,270 EUR
	Average return each year	-0.24 %	0.53 %
<b>Favourable scenario</b> <small>This type of scenario occurred for an investment between 12/2019 and 12/2024.</small>	<b>What you might get back after costs</b>	10,210 EUR	10,790 EUR
	Average return each year	2.12 %	1.53 %

The values quoted include all costs of the product itself. These values do not take into account your personal tax situation, which may also affect how much you get back.

## What happens if Erste Asset Management GmbH is unable to pay out?

The assets in the Fund are segregated from the assets of the Management Company. There is therefore no risk to the Unitholders of the Fund arising from the insolvency of the Management Company. The unit-holders are joint owners of the assets of the Fund. The Fund is not subject to any legal or other deposit guarantee scheme.

## What are the costs?

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.

- 10000 EUR is invested

Example investment: 10000 EUR	If you exit after 1 year	If you exit after 5 years
<b>Total costs</b>	315 EUR	1,263 EUR
<b>Annual cost impact*</b>	3.2 %	2.4 % per year

\* This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 2.89 % before costs and 0.53 % after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	1.00 of the amount you pay when you invest in the fund. You will not be charged any additional costs.	99 EUR
<b>Exit costs</b>	We do not charge any exit fee for this product, with the exception of savings products, the conditions are stated in Article I of the fund's sales prospectus.	0 EUR
<b>Ongoing costs taken each year</b>		
<b>Management fees and other administrative or operating costs</b>	1.70 % of the value of your investment per year. This is an estimate based on actual costs over the last year.	168 EUR
<b>Transaction costs</b>	0.46 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	46 EUR
<b>Incidental costs taken under specific conditions</b>		
<b>Performance fees</b>	There is no performance fee for this product.	0 EUR

## How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This fund is suitable for investors who do not intend to use their financial resources in less than the recommended holding period. This recommended holding period is based on our assessment of the fund's risk and return characteristics and expenses. Failure to meet the recommended investment horizon may affect the amount of investment return achieved. The investment may also end in a loss.

You can request the payment of fund units on any working day. More detailed information can be found in Art. I of the sales prospectus of the fund.

The management company does not charge any fee associated with the payment of units of issue RO1 and RO2 (exit fee). Information on entry and exit fees in the case of investments through savings products is provided in Article I of the fund's sales prospectus. The exit fee is the fund's income.

The Management Company can suspend redemption if this is deemed prudent based on exceptional circumstances.

## How can I complain?

You can deliver your complaint to the Management Company by e-mail to [office@erste-am.sk](mailto:office@erste-am.sk), in writing to the address of the company's registered office, Erste Asset Management GmbH, pobočka Slovenská republika, Tomášikova 48, 832 65 Bratislava, via the contact form on the Management Company's website ([erste-am.sk](http://erste-am.sk)), or in person at an employee of the Management Company's sales point (any sales point of Slovenská sporiteľna, a. s.).

## Other relevant information

Information on the past performance of the fund for the period of the last 5 calendar years is provided on the website of the Management Company <https://www.erste-am.sk/en/priip-historic-performance/SK3000001055>

Calculations of past performance scenarios on a monthly basis are available on the Management Company website <https://www.erste-am.sk/en/priip-performance-scenarios/SK3000001055>

The marketing name of the fund is ERSTE Realitná Renta.

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the product and is not a substitute for individual advice from your custodian bank or advisor.