Raiffeisen Real Estate Fund

The portfolio consists of commercial real estates and the investors can benefit from the property management and from the property rental. More than half of the portfolio consists of office buildings located in Budapest almost 30% of the assets are invested in shopping centres. The rest of the portfolio consists of industrial and logistic buildings located in the agglomeration and in countryside cities.

Recommended minimum investment horizon:
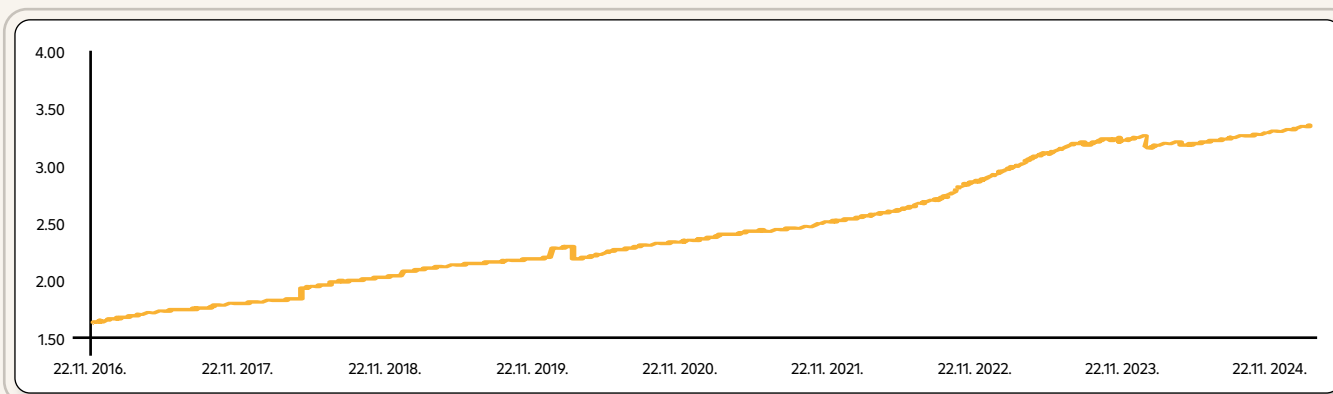
| 3 M | 6 M | 1 Y | 2 Y | 3 Y | 4 Y | 5 Y |

KID risk level (SRRI)
The EUR and USD series can have different risk ratings.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |

The risk rating of real estate funds can only be 6 or 7 because the underlying assets are not revalued daily.

PERFORMANCE DURING THE ACTUAL INVESTMENT STRATEGY
SHARE CLASS 'A' (HUF)

Past performance is not garantee of future performance.

INTRODUCTION OF THE FUND

Share classes	A series	D series	U series	A "180" series	D "180" series	U "180" series
Currency	HUF	EUR	USD	HUF	EUR	USD
Investment strategy inception date	15.08.2005.	22.11.2016.	09.01.2017.	26.03.2020.	26.03.2020.	26.03.2020.
ISIN	HU0000707864	HU0000717954	HU0000719190	HU0000724828	HU0000724802	HU0000724810
Price	3,513645 HUF	1,523914 €	1,614479 USD	1,521512 HUF	1,173905 €	1,373702 USD
Share class net asset value	19 362 611 830 HUF	56 120 833 €	23 485 002 USD	157 272 690 HUF	285 313 €	106 526 USD
Total net asset value	61 380 807 821 HUF					
Category	real estate fund					

Real Esteta Fund

Raiffeisen Alapok

RETURN	3 month*	6 month*	1 year	3 year	5 year	Since actually investment strategy
„A" series (HUF)	1,70%	3,16%	4,84%	8,50%	7,92%	5,68%
„D" series (EUR)	0,68%	1,21%	1,54%	1,04%	2,52%	4,97%
„U" series (USD)	1,17%	1,83%	2,99%	2,67%	3,90%	6,30%

RETURN	3 month*	6 month*	1 year	3 year	5 year	Since actually investment strategy
„A180" series (HUF)	1,70%	3,02%	4,66%	8,56%	7,90%	8,29%
„D180" series (EUR)	0,80%	1,30%	1,43%	0,96%	2,52%	3,09%
„U180" series (USD)	2,69%	3,38%	4,44%	3,28%	5,06%	6,21%

DEVIATION	3 month*	6 month*	1 year	3 year	5 year	Since actually investment strategy
„A" series (HUF)	0,77%	0,76%	1,16%	2,24%	1,85%	3,01%
„E" series (EUR)	0,63%	0,65%	1,10%	2,17%	1,79%	2,99%
„U" series (USD)	0,70%	0,78%	1,17%	2,18%	1,81%	3,12%

| DEVIATION	3 month*	6 month*	1 year	3 year	5 year	Since actually investment strategy
„A180" series (HUF)	0,83%	0,78%	1,15%	2,41%	2,00%	2,37%
„D180" series (EUR)	0,66%	0,67%	1,11%	2,18%	1,80%	1,80%
„U180" series (USD)	1,99%	1,67%	1,51%	2,29%	2,71%	3,24%

*in-year figures, not annualized.
Past performance is not garantee of future performance.

*in-year figures, not annualized.
Past performance is not garantee of future performance.

RETURNS FOR THE LAST 5 YEARS AND THE CURRENT YEAR "A" SERIES HUF

- 2020: 6,40%
- 2021: 6,57%
- 2022: 12,55%
- 2023: 13,36%
- 2024: 0,81%
- 2025: 3,13%
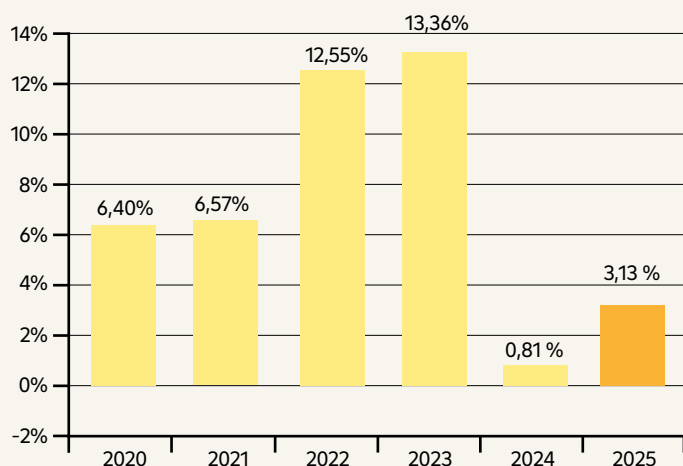
Past performance is not garantee of future performance.
The 2025. data is not annualized.

COMPOSITION OF REAL ESTATE PORTFOLIO

- 51,12% — Office buildings
- 34,39% — Retail and service
- 14,49% — Industrial, logistic

Real Esteta Fund
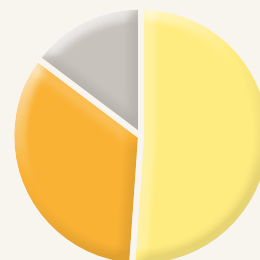
TOP 5 PROPERTY

Parkway Office building, Budapest	24,64%
Szinvapark shopping center, Miskolc	13,77%
Rózsakert shopping center, Budapest	11,73%
Dévai Center Office building, Budapest	10,21%
Dana I. Industrial Property, Győr	7,78%

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