

Realitná investícia	% realitných investícií z celkových aktív	Konsolidovaný hrubý dlh mil. EUR	LTV	počet nehn.	počet m2 mil.	počet akcií mil.	cena za akciu 31.12.2022	marketcap mil. EUR	Čistý výnos z realitných investícií mil. EUR	čistý zisk mil. EUR	P/E	cena za m2 31.12.2022 (mark.cap+dlh)*%real./počet m2	Výnosy EUR/m2/mesiac	výnos z realit (ROI)	shopping	office	logistics/industry	residentials	leisure
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2-izbový byt	hypotéka EUR			m2		vlastné zdroje EUR		mesačný nájom v EUR		cena bytu v EUR									
Praha-centrum	100%	317 460	80%	1	55		79 365		1 203		396 825	7 215	21.86	3.64%					100%
Bratislava-centrum	100%	187 000	80%	1	55		46 750		750		233 750	4 250	13.64	3.85%					100%

SK realitný fond																			
hbreavis (kons.)	97%	264.4	59%	5	0.109			187.1	20.7	8.3	22.54	4 017	15.83	4.58%	20%	80%			
iad (nekons.)	68%	252.5	40%	13	0.326			386.5	24.5	18.9	20.49	1 325	6.26	3.83%	17%	52%	26%	4%	
wood office podfond (nekons.)	92%	380.4	65%	11	0.218			208.2	19.9	15.2	13.73	2 476	7.61	3.38%		100%			
wood retail podfond (nekons.)	95%	156.0	63%	2	0.078			92.3	14.0	11.8	7.83	3 030	15.09	5.65%	100%				
CZ realitný fond																			
Investika realitni fond (nekons.)	74%	157.7	22%	33	0.262			565	10.1	31.7	17.80	2 041	3.20	1.39%	21%	41%	22%	1%	
ATRIS Realita nemovitostni fond (nekons.)	84%	10.1	10%	18	0.106			92	4.1	1.7	54.03	805	3.19	3.97%	43%	16%	8%		
Conseq realitni fond (nekons.)	53%	113.2	28%	18	0.154			285	5.2	17.3	16.43	1 370	2.80	1.30%	40%	12%	48%		

REIT																			
URW	87.27%	20 700.000	75%	105	8.408	138.717	50.880	7 057.9	1 776.0	1 339.0	5.27	2 881	17.60	6.40%	87%	6%			
PROLO	82.58%	23 876.000	18%	5 495	365.854	923.000	116.650	107 668.0	3 468.0	3 800.0	28.33	297	0.79	2.64%				100%	
DEWOHN	86.59%	8 975.000	52%	140 289	8.330	400.300	20.980	8 398.3	579.3	-396.0	-21.21	1 806	5.80	3.33%					98%
COVIVIO	72.59%	7 799.000	59%	489	5.900	94.390	58.350	5 507.7	550.3	620.7	8.87	1 637	7.77	4.14%		55%		30%	15%
AROUNDT	74.92%	14 805.000	79%	299	9.757	1 537.000	2.526	3 882.5	858.4	-457.1	-8.49	1 435	7.33	4.59%		43%	7%	32%	18%
KLEPIERRE	85.98%	7 479.000	54%	120	4.300	286.525	22.410	6 421.0	1 035.3	851.0	7.55	2 779	20.06	7.45%	100%				
Vonovia	91.03%	43 707.300	69%	621 303	33.437	795.850	24.470	19 474.4	2 234.0	-669.4	-29.09	1 720	5.57	3.54%					100%
CTPNNV	84.26%	6 290.000	55%	105	10.500	444.100	11.500	5 107.2	452.1	796.0	6.42	915	3.59	3.97%			100%		
WDPDP	90.05%	2 557.300	31%	284	7.000	203.980	27.820	5 674.7	292.9	363.4	15.62	1 059	3.49	3.56%		12%	82%		

Prepočet ocenenia fondu na ocenenie REIT											Požadované ocenenie ako % z ceny PL										Požadovaný výnos z realit (ROI)
SK realitný fond																					
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