

Wiener Privatbank

European Property

Factsheet as per 31.07.2025



Strategy

The Wiener Privatbank `European Property fund is an actively managed fund which invests in publicly traded companies in the pan-European area, whose corporate activities are in the field of dealing in real estate, property management and real estate investments or whose claims are collateralised by real estate. The selection of countries and sectors is carried out on a top-down basis after a comprehensive view of the national economies and the particular situation of the respective regions. The investment objective of the fund is the realisation of a high long-term growth on the basis of a broad diversification of risks. The individual stock selection is done bottom-up after a detailed corporate ratio analysis. When investing, the fund takes into account ecological and social criteria.

The investment strategy permits investing in derivatives. Given the structure of the portfolio or the management techniques used the fund may be subject to increased volatility, i.e. the value of the fund shares may be subject to major fluctuations, even within short periods of time.

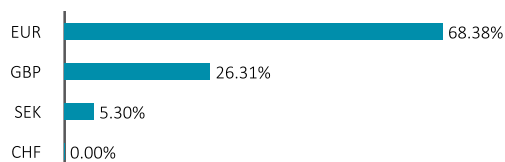
Performance*

30.07.2015 - 31.07.2025



* Past performance is no reliable indicator and allows no conclusions or forecasts to be made regarding future developments. An offering premium that may apply at the time of buying and other costs that reduce the return such as individual (securities) account charges are not included in the illustration.

Allocation by currency



Top 5 Positions

Act Klepierre SA	8.73%
N Akt Vonovia SE	7.84%
N Akt LEG Immobilien SE	7.10%
Reg Shs Segro PLC (REIT)	5.55%
Act Unibail-Rodamco Se Comp de 1 Ac Unib-Rodamco +1 Ac WFD Unib-Rod Titres comp	4.71%

Data

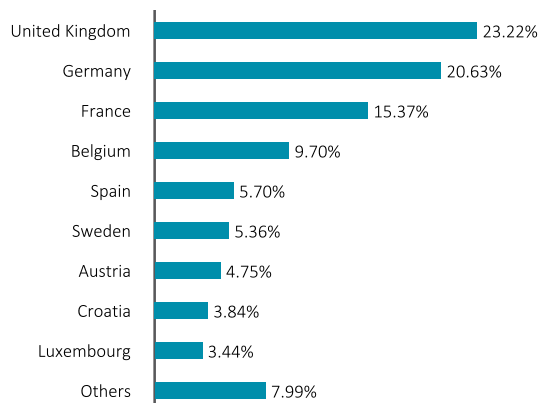
	Performance *	Volatility	Sharpe Ratio **
YTD	2.98 %		
1 year	-3.45 %	18.04 %	-0.35
3 years	-5.53 %	21.07 %	-0.40
5 years	-4.05 %	19.41 %	-0.29
10 years	-0.71 %	17.99 %	-0.08
Since launch	0.51 %	18.89 %	0.01

* Distributing share class. Time periods of up to one year are calculated as an average, longer periods are annualised.

** The Sharpe ratio measures the excess return (compared to a money market investment) per unit risk (volatility). The higher the Sharpe ratio the better the proportion between the return achieved and the risk taken.

AT0000500277	Distr. (R)	EUR	6.56
AT0000500285	Accum. (R)	EUR	10.08

Country Breakdown



Fund Data

Custodian	LLB Österreich AG
Fund company	LLB Invest KAG
Fund management company	Matejka & Partner Asset Management GmbH
Fund manager	Florian Rainer
Launch date	15.11.2005
Fund currency	EUR
Last distribution	30.9.2024
Offering premium	5.00 %
max. management fee according to prospectus	2.00 % p.a.

ESG aspects within fund management

In addition to the legal requirements, Matejka & Partner Asset Management GmbH also implements ESG criteria in fund management in parallel to the analytical and performance-oriented aspects. This includes carrying out negative-screening. In the course of this, the investment universe is checked for controversial products and violations of behavioral standards by means of a pre-investment analysis, which can lead to the exclusion of individual securities from the investable universe. The process is completed by taking international and public ESG data into account.

Risk indicator

The risk indicator is taken from the PRIIPS KID and is based on the assumption that the product will be held for a period of 10 years. It will help you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way.

1	2	3	4	5	6	7
Low risk						Higher risk

Risks, not covered by the risk and reward profile, but with importance for the fund: credit risk, default risk, liquidity risk, operational risk, custody risk, risk based on the usage of derivatives. Comprehensive commentary of the risks of the fund, please see the prospectus/section II/ point 16. Source: PRIIP-KID, LLB Invest Kapitalanlagegesellschaft m.b.H.

Kontakt

**Matejka & Partner
Asset Management GmbH**
Parkring 12 / Stiege 3 / Stock 3 /
Top 79
1010 Wien / Österreich
T +43 1 533 77 83 - 0
F +43 1 533 77 83 - 44
office@mp-am.com
www.mp-am.com

Wiener Privatbank SE
Parkring 12, 1010 Wien
T +43 1 534 31 - 0
F +43 1 534 31 - 710
office@wienerprivatbank.com
www.wienerprivatbank.com

Legal notes

The present document is not intended for persons domiciled in any jurisdiction that prohibits the access to this document. This document constitutes neither an offer nor a recommendation to buy or sell or a solicitation of an offer to buy or sell fund shares. It is merely of a marketing nature, is no legally binding contractual document and is not sufficient to allow investors to take an investment decision or to replace personal investment advice, as individual characteristics such as investment objective or personal risk tolerance are not being considered. Please refer to the prospectus (or Section 21 document) and the key information document (PRIIPs KID). The above mentioned risk indicator was taken from the PRIIPs-KID. By buying a fund you acquire fund shares and not the financial instruments in which the fund is invested in. The fund is managed actively and makes no reference to any benchmark. The costs of the fund reduce the performance of the fund. The prospectus/PRIIPs KID are available free of charge in German/local language from the management company, the depository and at <https://www.llb.at/de/home/fund-services/investmentfonds/investmentfonds>. The performance calculation is based on custodian bank data and is in line with the OeKB method. The performance shown is taking into account the reinvestment of distributions or payment. For investors whose home currency is not the same as the currency of the fund the return may increase or decrease as a result of currency fluctuations. Taxation will depend on the relevant personal situation and may be subject to future changes. The consultation of a tax advisor is recommended. For a summary of investors' rights (in German/English) please visit <https://www.llbinvest.at/de/rechtliche-hinweise/rechtliche-bedingungen>. A permission for distribution of the fund (if any) may be withdrawn. The assets in which the fund is investing are exposed to various risks (e.g. market risk, default risk, operational risk, etc.). It is therefore possible that a sale of the fund shares – depending on the timing of the sale – will result in getting back none or less than the full amount of money invested in the fund. A detailed description of the risks can be found in the prospectus (Section 21 document).

For information on sustainability (ESG) visit www.llbinvest.at/Nachhaltigkeit. When investing in this fund not only sustainability considerations but also the entire investment strategy, the investment policy and the investment objective of the fund should be taken into account.