




IAD IRF (Investičný Realitný Fond, Real Estate Investment Fund)¹

3rd quarter 2024

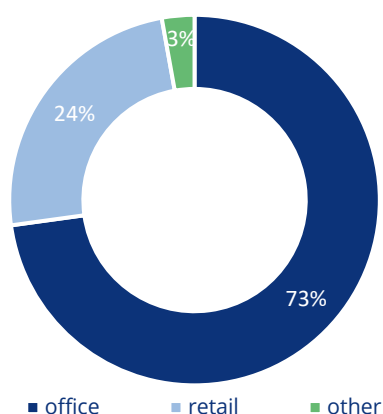
Investment strategy and basic information

IAD IRF (Investičný Realitný Fond, Real Estate Investment Fund, hereinafter also the "Fund") is focused on investing into commercial real estate (office buildings, shopping centers, logistics parks) in EU countries. The properties in the Fund are located in strategic locations in Slovakia and Czech republic, meet strict technical criteria and high requirements for quality architecture. The Fund's portfolio consists of real estate companies owning properties in excellent locations. The lease agreements provide standard annual inflation indexation clauses. The current portfolio includes more than 200 lease contracts in offices and retail.

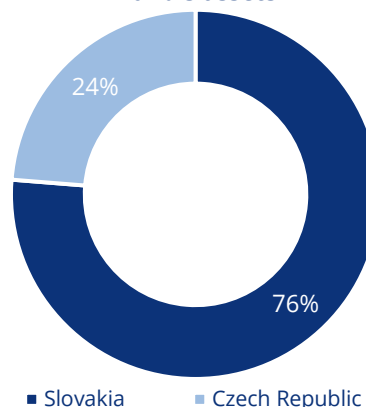
IAD IRF, basic information, Ordinary Class

Net asset value of the Fund (as of 30.9.2024) ²	EUR 100,842,302.07
Current share price (as of 30.9.2024)	EUR 74.06
LTV – Loan to Value (as of 30.9.2024)	63%
Average occupancy (as of 30.9.2024)	84%
ISIN, admission to trading on the stock exchange	LU0625186423, Bourse de Luxembourg
Minimum amount of initial investment	10,000 EUR
Summary Risk Indicator (SRI)	 <p>We have classified this Fund as 6 out of 7, which represents a high risk class.</p>

Leasable area per sector



Geographical distribution of Fund's assets



¹IAD IRF (Investičný Realitný Fond) is a sub-fund of the IAD Investments Fund based in Luxembourg, established as an investment company with a fixed share capital (*société d'investissement à capital fixe*) established under the laws of the Grand Duchy of Luxembourg as a limited partnership with shares (*société en commandité par actions*). The Fund is as a Part II fund in accordance with the Luxembourg Law of 2010 on Undertakings for Collective Investment. Its registered office is at 1B, rue Jean Piret, L - 2350 Luxembourg, Grand Duchy of Luxembourg, with Luxembourg Commercial Register number (RCS) B161180. The Fund issues three classes of shares: "Institutional Class", "Class A" and "Ordinary Class", which differ in the amount of the first minimum investment and the amount of fees. Further information is available in the Prospectus at www.iadim.fund.

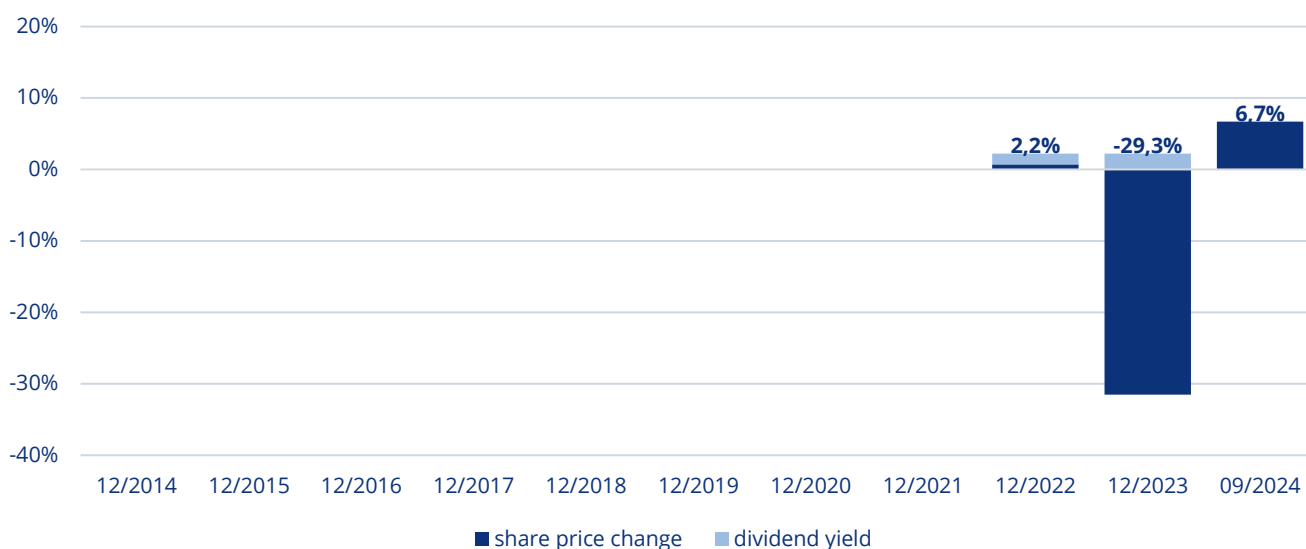
² The Fund's net asset value (NAV) represents the sum of NAV for all share classes including Institutional Class, Class A and Ordinary Class.

Performance of the IAD IRF, Ordinary Class as of 30/9/2024³

Past performance is not a predictor of future returns

	Year-to-date	3 months	6 months	1 year	3 years cumul./ p.a.	5 years cumul./ p.a.	10 years cumul./ p.a.	Since the foundation cumul./ p.a.
Change in share price ³	6.68%	0.22%	4.87%	-28.03%	n.a	n.a	n.a	-26.43%
Dividend yield ³	0.00%	0.00%	0.00%	0.00%	n.a	n.a	n.a	3.73%
Total return³	6.68%	0.22%	4.87%	-28.03%	n.a	n.a	n.a	-22.71%
					n.a	n.a	n.a	-12.58%

Annual performance of the IAD IRF Ordinary Class from establishment as of 30.9. 2024



Development of cumulative performance of the IAD IRF Class A from establishment as of 9/30/2024⁴



Source: IAD Investments Management S.à r.l

³Change in the share price represents appreciation of the share price of the IAD IRF Ordinary fund Class for the specified period, Dividend yield represents ratio between dividends paid for the given period and share price at the beginning of given period, Total return represents the sum of the change in the share price and dividend yield for the given period.

⁴Total return includes the cumulative performance of the share price increased by the dividend yield.

Fund manager's comment

The third quarter of 2024 brought to the real estate market further signs of a recovery in demand and an increase in the volume of transactions. The American central bank, the FED, and its European counterpart further eased monetary policy and lowered key interest rates by another 25 basis points. Markets expect continuation monetary easing and further rate cuts by the ECB also during the last quarter of 2024. These moves provide a slight boost to the real estate market and a gradual improvement in sentiment is seen. This is confirmed by growth in the volume of transactions on the residential and commercial real estate market throughout the Central Europe.

It turns out that the bottom of the real estate cycle is probably behind us. The question remains the speed of further development of the upcoming phases of the real estate cycle which is linked to the economy and business cycle.

In connection with return of employees to offices and the low rate of construction of new office buildings, the occupancy of Bratislava office buildings is gradually increasing. The occupancy rate of office space in Bratislava has been slightly increasing for the third quarter in a row, and in the third quarter it reached a level of approx. 13%. The development of occupancy confirms the stable demand for office space, especially for high-quality modern offices. The average rent for A-class office space grew slightly (3-6% year-on-year) mainly due to limited supply of new offices. Tenants are typically willing to pay a premium for a good location and quality office space.

The Czech retail real estate market is seeing a cautious recovery linked to growth in consumer spending, reflecting sector resilience despite recent economic challenges. Shopping centers saw an increase in foot fall and a slight increase in occupancy, both being good signs of the recovery. Rents for prime space remained stable, with the exception of a slight increase in rents in retail parks.

During the third quarter, IAD IRF focused mainly on renegotiations of expiring leases, management of existing leases and increasing occupancy of the buildings, as well as optimization of the cost structure of individual properties. We have taken over the relations with the financing banks and are actively managing the indebtedness: by end of the third quarter we reduced the LTV (loan to value) by almost 5% (compared to the end of 2023).

Our main goal for the near future remains the active management of real estate projects, especially increasing the occupancy of individual properties.

Martin Proksa, manager of the IAD IRF fund, member of the board

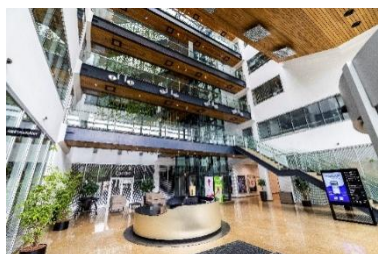
Real estate owned by the IAD IRF fund



CBC I-II, Bratislava, Slovakia

office building with a total leasable area of 39 200 sqm

CBC I-II combines exclusivity of the historic center of Bratislava with the advantages of a modern office complex. The two CBC buildings offers a total of about 34 thousands sqm of office space, almost 4 thousands sqm of leasable space for retail and related services and 735 parking spaces. The administrative complex is dominated by a 107-meter office tower offering a unique view of the city, and completing panorama of the Central Business District - the main administrative zone of Bratislava. The buildings are of the highest quality and their advantage is the immediate proximity to the main bus station as well as the historic center. The main tenants include GroupM/BMW, Union poisťovňa and Union zdravotná poisťovňa, Unilever, Frequentis, Krka , Gedeon Richter, Abbott Laboratories, VÚB Generali DSS, Schindler, Alza, Powerful medical, Geberit, and others.



TWIN CITY B, Bratislava, Slovakia

office building with a total leasable area of 24 300 sqm

Twin City B is one of the buildings of the highest-class office complex Twin City, located in the dynamically growing administrative-residential district of Mlynské Nivy in Bratislava. The main tenants are SwissRe , Západoslovenská energetika and the Office of the Council for Budget Responsibility.



TWIN CITY C, Bratislava, Slovakia

office building with a total leasable area of 24 400 sqm

Twin City C is one of the buildings of the Twin City office complex located in the dynamically developing administrative-residential district at Mlynské Nivy in Bratislava. Twin City C benefits from good public transport connection, vicinity to the main bus station and shopping mall Nivy. The main tenants are SAP, Sygic, ON Semiconductors, Miele and Yanfeng.



AUPARK Hradec Králové, Czech Republic

shopping mall with a total leasable area of 23 400 sqm

Aupark is a modern shopping center close to the city center with excellent transport accessibility either by car or public transport, just a few steps from the main train and bus station in Hradec Králové. The center was opened for visitors at the end of 2016. In addition to the location, design and composition of tenants, Aupark also provides a large-capacity parking garage with 1,100 parking lots. The center has more than 100 tenants, the main ones include H&M, New Yorker, iStores, IKEA, CCC, Datart, SPORTISIMO, Fokus optik, Benu Pharmacy, Terranova and others.

More information about the fund can be found at www.iadim.fund

WARNING.

This material is a marketing communication. This is the marketing communication of the investment fund IAD Investments Fund and its sub-fund IAD IRF. Before making any investment decision, please read the Fund's prospectus, key investor information document and other pre-contractual information for investors and potential investors of the Fund, which are available on the website www.iadim.fund. For more information, contact your financial intermediary or the general partner of IAD Investments Management S.à r.l., 1b rue Jean Piret , L-2350 Grand Duchy of Luxembourg, info@iadim.fund.

INVESTMENT IN THE FUND IS ASSOCIATED WITH RISK. THE VALUE OF THE INVESTMENT MAY ALSO DECREASE AND RETURN OF THE AMOUNT ORIGINALLY INVESTED IS NOT GUARANTEED. THE INVESTOR IS EXPOSED TO THE RISK OF INVESTMENT IN EQUITY SECURITIES, WHICH COULD THEORETICALLY MEAN THAT THE INVESTOR COULD LOSE THE ENTIRE INVESTMENT. PAST PERFORMANCE IS NOT A PREDICT OF FUTURE RETURNS.

IAD IRF is an Article 8. Fund under SFDR promoting environmental and social characteristics.
Please refer to: <https://gen2fund.com/regulatory/sustainability-related-disclosures-funds/>