

GRAVITAS HUNGARY REAL ESTATE INVESTMENT FUND INTRODUCTION

BUDAPEST, 2024

ABOUT THE FUND MANAGER

About Gránit Asset Management



The guarantee of our investments is experience and expertise

- We have been in the asset management market **since 2009** (formerly Diófa Asset Management)
- **Stable banking background:** Since 2023, Gránit Bank is the owner of the company
- Our asset manager manages **Hungary's 3rd largest retail real estate fund**, the Magyar Posta Takarékszövetkezet Real Estate Investment Fund*
- The value of assets managed in real estate funds exceeds **1000 million EUR**
- Regular recognition in the domestic market (Privátbankár Klasszis Awards)



2.7+ billion EUR
AUM**



6th largest asset
manager in
Hungary**



5% market share
in the Hungarian
market**



We are members of the BDPST Group



Since its founding in 2015, BDPST Group has become a dynamically growing investment company. The group manages numerous successful investments in the tourism-related real estate market and the financial sector. The members of the financial group are:



Retail clients

There are 16 public investment funds, including the country's third largest real estate investment fund. The net asset value of our retail funds exceeds **1.39 billion EUR**.



Institutional clients

Tailor-made asset management, dedicated investment funds. We manage assets worth **590 million EUR** for our institutional partners.



Premium clients

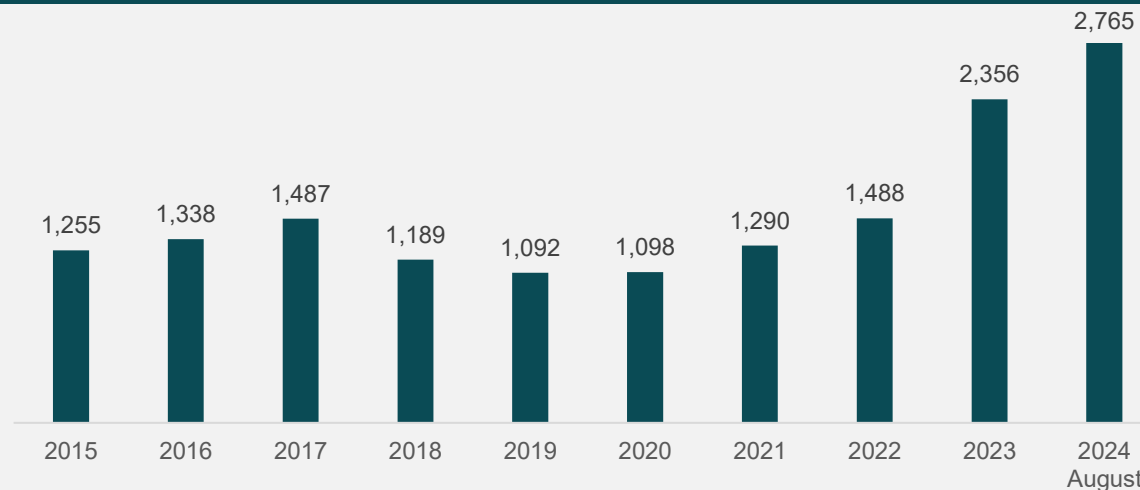
Personalized portfolios and closed, premium funds totalling **67 million EUR**.



Private equity funds

Medium and long-term projects with a focus on the real estate market, surpassing an asset base of over **720 million EUR**.

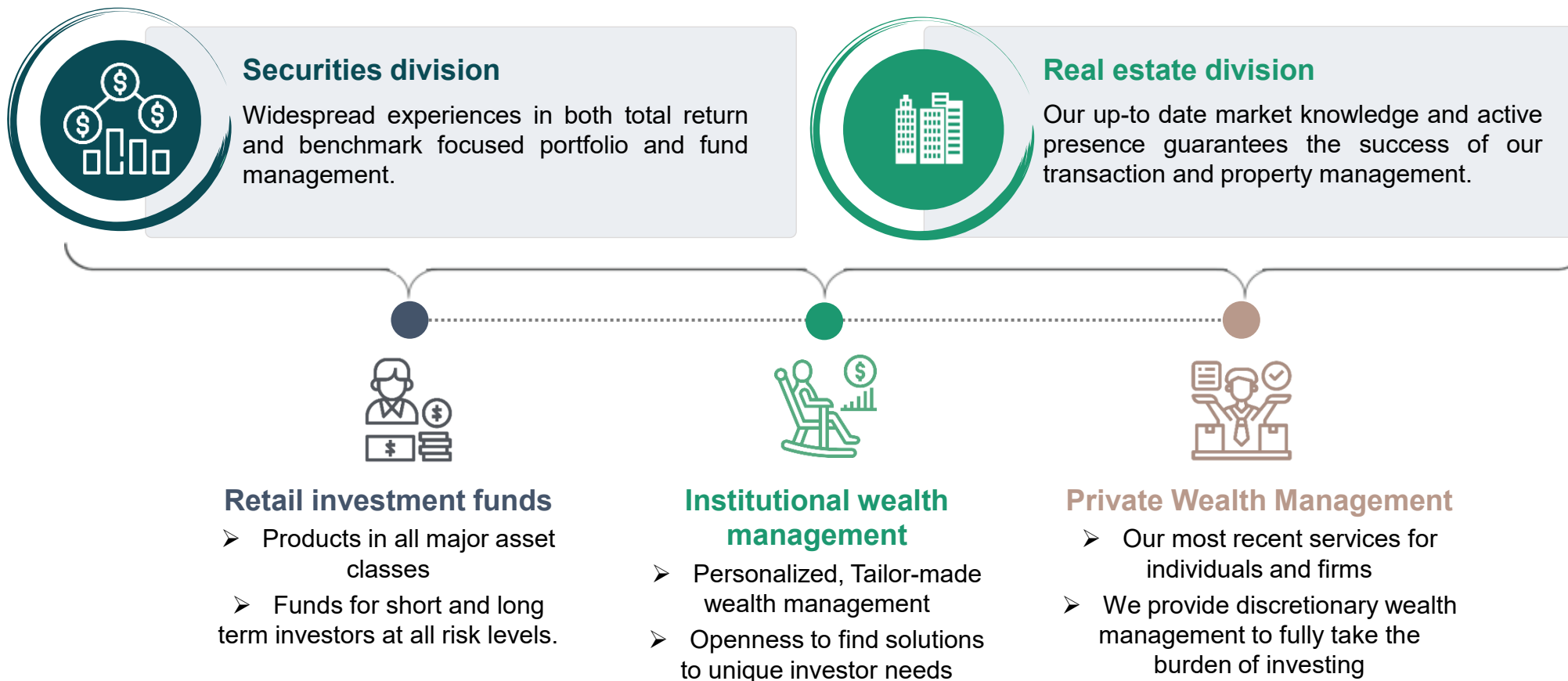
AUM by Gránit Asset Management (mln. EUR)



GRANIT ASSET MANAGEMENT

*EXPERT IN REAL ESTATE
INVESTMENTS*

At Gránit we integrate a vast amount of traditional portfolio management experience with valuable real estate competences that help us fulfill the needs of every client segment.



VAST EXPERIENCES IN REAL ESTATE INVESTMENTS

Our portfolio:



V17

TOTAL REAL ESTATE INVESTMENT OF 1.0 BILLION EUR



ALKOTÁS POINT

300 ACTIVELY MANAGED TENANTS



SHOPMARK



INFOPARK A & E & G



ELITE PARK



GREEN HOUSE

280 000+ GLA,
90% OCCUPANCY



VÖRÖSMARTY ONE

MANAGING THE 3rd LARGEST REAL ESTATE INVESTMENT FUND IN HUNGARY*



HUNCARGO LOGISTICS

Our tenants:



OUR REFERENCE IN THE REAL ESTATE MARKET:

MAGYAR POSTA TAKARÉK REIF* – 10 YEARS OF SUCCESS:

Investment policy

The Magyar Posta Takarékszövetkezet Real Estate Investment Fund (MPTIA)

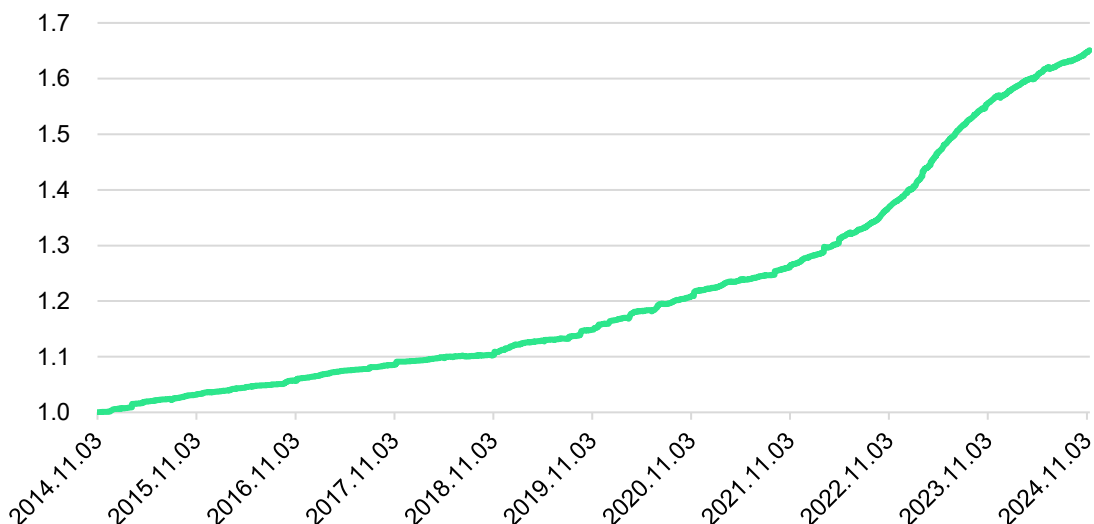
is recommended for investors seeking long-term and predictable capital growth with a moderate level of risk. As a direct real estate fund, the Fund possesses a diversified real estate portfolio that includes office buildings, logistics facilities, and commercial properties. In addition to real estate, the Fund holds a significant amount of liquid assets to maintain moderate risk levels and ensure smooth processing of unit redemptions.

Key figures of the fund

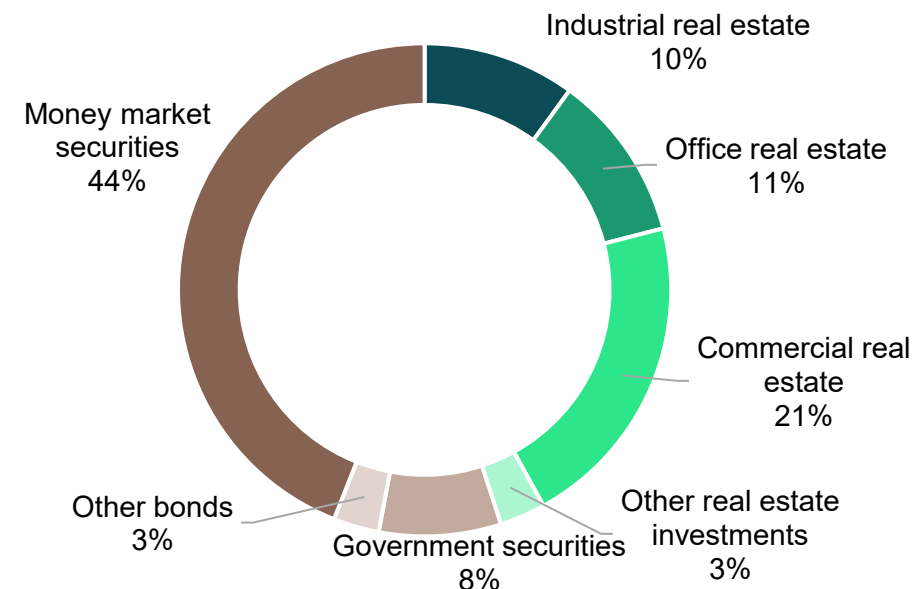
Net asset value (NAV):	800 M EUR
Date of inception:	2014.03.17
Number of investors:	43 000 +
Share of direct real estate investments:	40-60%
5 years return:	7.5% per annum
5 years volatility:	1.0% per annum
Risk category (SRRI)	2 out of 7

The stable growth of the fund in the last 10 years

(2014.11.13 – 2024.11.13; Class A)



The asset composition of the MPTIA REIF (2024.11.13)



GRAVITAS HUNGARY REAL ESTATE INVESTMENT FUND

ELIGIBLE FOR THE HUNGARIAN GOLDEN
VISA PROGRAM

Gravitas Hungary Real Estate Fund

Our company is currently setting up a real estate investment fund to meet regulatory requirements and guest investors needs.

The fund is already registered by the Hungarian National Bank.

Gravitas Hungary - The dedicated investment fund for the Golden Visa

Timing

The new fund is expected to be open for investments by 2024 December.

Investment policy

- The Fund will invest primarily in residential real estate as required, with a moderate risk portfolio
- Min. 40% Hungarian residential real estate
- **Meets Golden Visa investment criteria**



Official fund distributors



Equilor Befektetési Zrt.

Address: 1026 Budapest, Pasaréti út 122-124.



MBH Befektetési Bank Zrt.

(in progress)

Address: 1117 Budapest, Magyar Tudósok körútja 9.

Gravitas Hungary's main specifics

OPEN FOR
INVESTMENT BY
2024 DECEMBER

EUR DENOMINATED

INVESTMENT FUND
WITH RESTRICTED
ENTRY (MIN 250 000
EUR INVESTMENT)

MIN. 40%
RESIDENTIAL REAL
ESTATE
INVESTMENT

T+360 DAY
REDEMPTION

DISTRIBUTORS:
EQUILOR
MBH (in progress)

Gravitas Hungary Real Estate Fund investment strategy

DIRECT REAL ESTATE INVESTMENTS

The fund directly invests into the real asset market. However, only 40-60% of its portfolio is in real estate assets (from which 40%+ is invested in residential real estate in Hungary), while the remainder is in money market holdings to maintain a safe, liquid operation.



LOW RISK AND VOLATILITY

Well-managed real estate portfolios such as Gravitas Hungary can be considered a moderate risk investment. Thanks to the stable value of the properties and stable cash flow income, the price is free from major fluctuations, the volatility of returns is moderate, the correlation with other asset classes is relatively low, and it can be an excellent diversification tool for traditional bond and equity portfolios



DIVERSIFIED PORTFOLIO

Gravitas Hungary invests in all major property class, so the impact of sub-market volatility (e.g. Covid closures) is less damaging for investors.



The objective of the investment



To provide an investment opportunity with a moderate risk tolerance that offers a Gravitas long-term performance in euro and a return for Investors that exceeds the return on risk-free assets in euro over the long term.



Investing in residential real estate in Hungary pursuant to Article 22 (9) a) of Act XC of 2023 on General Rules for the Admission and Right of Residence of Third-Country Nationals



Meets the Golden Visa investment requirements



Investing mainly in domestic residential properties alongside with domestic and foreign commercial properties.

The capital, not invested in real estate is invested in safe money market financial assets as defined in the official prospectus of the Fund

Revenue and expense structure of real estate funds

Factors improving profitability



Gains from the revaluation of real estate:

Every six months, an independent valuer carries out a valuation of the properties in the real estate funds. In case of an increase in the real estate's value the fund's yields improve.



Rentals:

Tenants of the properties pay monthly rent, which generates a steady stable income

Factors worsening profitability



Loss due to devaluation of real estate:

Every six months, an independent valuer carries out a valuation of the properties in the real estate funds. In case of a decrease in the real estate's value the fund's yields worsen.



Current expenditure relating to the maintenance:

Cleaning; Heating and cooling system repairs; Other repairs

The combined effect of the above-mentioned factors determines the price of the investment fund unit. In case of an increase in the unit's price the investor may realise return on the redemption

THANK YOU FOR YOUR ATTENTION!

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