

P R E S S R E L E A S E

Amsterdam, 28 May 2025

Arcona Property Fund sells Prague asset 28% above valuation

Arcona Property Fund N.V. (the Fund), a listed fund that invests in commercial real estate in Central Europe, has agreed the sale of its Palmovka Point office building in Prague, Czechia. The sale has been agreed at approx. EUR 5.48 million, 28% above the 31 December 2024 independent valuation of approx. EUR 4.26 million.

The office property, located at Na Žertvách 34 in Prague 8, comprises 2,264 sqm of modern office accommodation across ten levels, including two basement floors with 28 parking spaces. It was constructed in 1999 and at year-end 2024 was approximately 73% leased, with a WAULT of 2.46 years.

This sale reflects the Fund's strategic policy of crystallising value at the peak of a property's life cycle, with this building having demonstrated value growth of 52% since 2022. The 2024 external valuation reflected the potential for future residential redevelopment, a prospect identified by management that contributed to the attractive sales price.

Completion of the sale is expected in early August. After mandatory repayment of the mortgage loan, part of the net proceeds from the transaction will be used for a further share buyback programme for the Fund to be launched later this year.

The Fund will provide updates on the progress of further asset sales and the allocation of proceeds therefrom in due course.

P R E S S R E L E A S E E N D S

Arcona Property Fund N.V. invests in commercial real estate in Central Europe. Shares of the Fund (ISIN code NL0006311706) can be traded daily via Euronext Amsterdam as a closed-end investment fund.

For more information:

Arcona Capital Fund Management B.V.

Phone: 020 – 820 4 720

Email: info@arconacapital.com

www.arconapropertyfund.com