

Penta Equity Fund SICAV, a.s.

Registered office: Na Florenci 2139/2, 110 00 Prague 1, Czech Republic,

Business ID number: 221 73 781, entered in the Commercial Register maintained by the Municipal Court in Prague, file ref. B 29167

(hereinafter the "Fund"),

represented by the statutory body

CODYA investiční společnost, a.s.,

Registered office: Lidická 1879/48, 602 00 Brno,

Business ID number: 06876897, entered in the Commercial Register maintained by the Municipal Court in Brno, file ref. B7923

Represented by Ing. Robert Hlava, authorised representative of the statutory body

hereby makes, in accordance with Section 163(1) of Act No. 240/2013 Coll., on management companies and investment funds (hereinafter the "Act"),

a public invitation to subscribe investment shares

Class name	A EUR	B CZK	C EUR	D CZK	I EUR	Z EUR	P EUR	P ₂ EUR
ISIN	CZ0008053592	CZ0008052600	CZ0008053683	CZ0008053691	CZ0008053709	CZ0008053717	CZ0008053725	CZ0008053733

issued by the Fund for the Penta Real Estate Sub-Fund**Basic Information about the Fund**

The Fund is a qualified investor fund within the meaning of Section 95(1)(a) of the Act and is entered in the list of investment funds with a legal personality maintained by the Czech National Bank in accordance with Section 597(a) of the Act, as are the details of the Penta Real Estate Sub-Fund (hereinafter the "Sub-Fund").

The Fund is managed by CODYA investiční společnost, a.s., which also administers the Fund.

Only qualified investors within the meaning of Section 272 of the Act interested in acquiring investment shares in the Sub-Fund (hereinafter the "Qualified Investor") may acquire investment shares in the Sub-Fund.

The Fund is a joint stock company with variable share capital, was established by registration in the Commercial Register on 18 October 2024 and is entered in the list of investment funds maintained by the CNB. The Sub-Fund's details were entered on the list of investment funds maintained by the CNB on 30 October 2024.

Basic Information about Investment Shares in the Sub-Fund

By this invitation, the Fund is offering Qualified Investors the opportunity to subscribe for investment shares of the classes issued for the Sub-Fund. Details regarding the investment shares in these classes can be found in the Fund's articles of association, the Fund's statutes and the Sub-Fund's statutes. All investment shares of all classes will be issued as book-entry securities in the name of the shareholder and will not be admitted to trading on a European regulated market or a foreign market equivalent to a regulated market. Investment shares of all classes will not carry voting rights unless otherwise provided in the Fund's articles of association. Investment shares of all classes in the Sub-Fund will carry a right of redemption at the holder's request on the account of the relevant class of the Sub-Fund.

Terms and Conditions for Subscription of Investment Shares in the Sub-Fund

As a condition for the subscription and issuance of investment shares of the classes issued for the Sub-Fund, a contract on subscription, issuance and redemption of investment shares between the Qualified Investor and the Fund must be entered into.

Investment shares of all classes issued for the Sub-Fund will be deemed to be subscribed for at the time, following the Fund's acceptance of the Qualified Investor's draft contract on subscription, issuance and redemption of investment shares, funds are credited to the account of the relevant class of investment shares in the Sub-Fund or a contribution in kind is made on the terms agreed in the contract on subscription, issuance and redemption of investment shares.

Minimum Investment in Fund

	A EUR	B CZK	C EUR	D CZK	I EUR	Z EUR	P EUR	P ₂ EUR
ISIN	CZ0008053592	CZ0008052600	CZ0008053683	CZ0008053691	CZ0008053709	CZ0008053717	CZ0008053725	CZ0008053733
Currency	EUR	CZK	EUR	CZK	EUR	EUR	EUR	EUR
Minimum Amount of First Investment	CZK 1,000,000 or CZK 100,000 in combination with other qualified investor funds managed or administered by the Company or the equivalent in another currency. The minimum amount of the first investment may vary according to the statutory conditions for offering in another EU Member State. For offering on the territory of the Slovak Republic, the minimum amount of an investor's initial investment is EUR 50,000.				EUR 1,000,000	CZK 1,000,000 or CZK 100,000 in combination with other qualified investor funds managed or administered by the Company or the equivalent in another currency. For offering on the territory of the Slovak Republic, the minimum amount of an investor's initial investment is EUR 50,000.		

Warning

There is no legal entitlement to the conclusion of a contract on subscription, issuance and redemption of investment shares and the Fund is not obliged to accept a proposal for a contract on subscription, issuance and redemption of investment shares from the Qualified Investor, and does not have to give a reason. In order to maintain stability and credibility, the Fund is entitled to decide with which Qualified Investors it will enter into a contract on subscription, issuance and redemption of investment shares.

Period for Subscription of Investment Shares in Sub-Fund

The subscription of the investment shares in the Sub-Fund's classes will take place from 16 December 2024, with no deadline for the subscription of investment shares in each class of the Sub-Fund.

Investment shares in the relevant classes of the Sub-Fund are issued by the Fund from the Commencement Date of the issuance of investment shares in the classes of the Sub-Fund until 14 March 2025 for the amount of CZK 1/EUR 1 per investment share according to the table below in accordance with the Fund's and Sub-Fund's statutes increased by the Entry Fee in accordance with Article VIII of the Sub-Fund's statutes. This amount is therefore the validly determined investment share value of the Sub-Fund's share classes for that period. If no investment shares are issued in the relevant class of investment shares by 14 March 2025, then the subscription period for the amount of CZK 1/EUR 1 per investment share for the relevant class will end on the last day of the calendar month in which investment shares in the relevant class are issued.

The Commencement Date for the issue of investment shares in the relevant class of investment shares in the Sub-Fund in accordance with Section 1.20 of the Sub-Fund's statutes is the date of issue of the first investment shares in each relevant class of the Sub-Fund.

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Currency	EUR 1	CZK 1	EUR 1	CZK 1	EUR 1	EUR 1	EUR 1	EUR 1

The aforementioned period may be extended by a decision of the Administrator for a selected class of investment shares until 30 June 2025 at the latest.

This decision will be published by the Administrator before 14 March 2025.

Fees Associated with Subscription of Investment Shares in Sub-Fund

The amount of the Entry Fee and Exit Fee for the Sub-Fund's investment share classes is set out in the Sub-Fund's Price List or the Sub-Fund's articles of association made available to Qualified Investors through the client system accessible from the website of the Fund's statutory body www.codyainvest.cz.

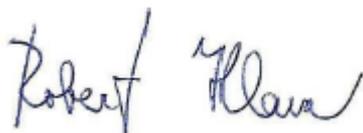
Contact Details

The contact person for subscription of the Fund's investment shares is: Martin Pšaidl, tel.: 604 293 620, e-mail address: psaidl@codyainvest.cz.

Additional Information about the Fund

Further information about the Fund and Sub-Fund and all documents of the Fund and Sub-Fund can be found on the website of the Fund's statutory body www.codyainvest.cz, or will be made available to the Qualified Investor upon request. The documents are also available for inspection by Qualified Investors at the contact point of the Fund's statutory body listed at www.codyainvest.cz, every business day from 09:00 to 16:00.

In Brno, on 16 December 2024



Ing. Robert Hlava
Authorised representative of the statutory
body CODYA investiční společnost, a.s.