

SEMI-ANNUAL FUND REPORT  
WIENER PRIVATBANK EUROPEAN PROPERTY  
A CO-OWNERSHIP FUND PURSUANT TO §2 (1) AND (2) OF THE AUSTRIAN INVESTMENT FUND ACT  
(*INVESTMENTFONDSGESETZ, INVFG*) 2011  
FOR THE HALF-YEAR PERIOD FROM  
JUNE 1, 2023 TO  
NOVEMBER 30, 2023

# SEMI-ANNUAL FUND REPORT

for Wiener Privatbank European Property, a co-ownership fund pursuant to §2 (1) and (2) InvFG 2011 for the half-year period from June 1, 2023 to November 30, 2023

Dear unitholder,

LLB Invest Kapitalanlagegesellschaft m.b.H. is pleased to present its semi-annual fund report for Wiener Privatbank European Property for the first half of the accounting year 2023-2024.

## 1. Number of units outstanding

at start of accounting year	965,453
at end of half-year period	906,690

## 2. Net asset value per unit

the net asset value per distribution unit (AT0000500277) amounted to	EUR 6.36
the net asset value per accumulation unit (AT0000500285) amounted to	EUR 9.50

## 3. Composition of the fund assets

NAME OF SECURITY	SEC. NO.	CURRENCY	VOLUME 11/30/2023 UNITS/NOM.	PURCHASES ADDITIONS IN REPORTING PERIOD	SALES DISPOSALS	PRICE	MARKET VALUE IN EUR	% SHARE OF FUND ASSETS
<b>Official trading and organized markets</b>								
<b>Equities</b>								
PSP Swiss Property AG	CH0018294154	CHF	800	0	500	114.5000	95,139.18	1.42
							<b>95,139.18</b>	<b>1.42</b>
Aedifica S.A. no-par-value (EUR)	BE0003851681	EUR	4,400	1,301	1	58.4000	256,960.00	3.83
Argan S.A.	FR0010481960	EUR	1,729	0	500	76.3000	131,922.70	1.97
Cellnex Telecom S.A.U. (EUR)	ES0105066007	EUR	7,300	0	800	35.1000	256,230.00	3.82
CA Immobilien Anlagen AG shares à 1000	AT0000641352	EUR	8,000	0	0	29.8000	238,400.00	3.55
CTP N.V.	NL00150006R6	EUR	7,500	178	4,911	14.7200	110,400.00	1.65
Deutsche Konsum Grundbesitz	DE000A14KRD3	EUR	23,000	0	11,000	2.9000	66,700.00	0.99
Klepierre S.A.	FR0000121964	EUR	4,250	5,500	1,250	23.1000	98,175.00	1.46
LEG Immobilien AG	DE000LEG1110	EUR	8,850	0	450	71.9000	636,315.00	9.48
Mertin Properties Socimi S.A.	ES0105025003	EUR	21,000	8,000	0	9.2600	194,460.00	2.90
Patrizia Immobilien AG	DE000PAT1AG3	EUR	12,500	0	10,000	7.2300	90,375.00	1.35
S Immobilien AG	AT0000652250	EUR	10,000	10,000	0	12.7200	127,200.00	1.90
Shurgard Self Storage Limited	GG00BQZCBZ44	EUR	4,750	0	750	39.1900	186,152.50	2.77
TAG Immobilien AG	DE0008303504	EUR	25,000	2,500	2,500	12.8000	320,000.00	4.77
Valamar Riviera Holding d.d.	HRRIVPRA0000	EUR	30,000	0	0	4.3100	129,300.00	1.93
Vonovia SE	DE000A1ML7J1	EUR	25,600	1,579	5,979	25.9500	664,320.00	9.90
VGP N.V.	BE0003878957	EUR	2,937	0	0	92.2000	270,791.40	4.04
Warehouses De Pauw S.C.A. Actions nom. no-par-value	BE0974349814	EUR	4,200	4,200	0	25.5200	107,184.00	1.60
Xior Student Housing N.V.REITS	BE0974288202	EUR	3,750	0	0	31.3000	117,375.00	1.75
							<b>4,002,260.60</b>	<b>59.65</b>
Great Portland Estates PLC	GB00BF5H9P87	GBP	40,615	615	0	3.8780	182,034.06	2.71
InterContinental Hotels Group PLC	GB00BHJYC057	GBP	3,900	29	1,356	61.1600	275,670.62	4.11
Land Securities (new)	GB00BYW0PQ60	GBP	23,275	23,275	0	6.2860	169,091.77	2.52
Rightmove PLC	GB00BGDT3G23	GBP	71,500	0	22,500	5.4660	451,683.33	6.73
Safestor Holdings PLC (GBP)	GB00B1N7Z094	GBP	30,080	3,580	3,000	7.8250	272,032.36	4.05
Segro plc	GB00B5ZN1N88	GBP	48,016	4,016	7,077	8.2040	455,271.03	6.79
Tritax Big Box REIT PLC	GB00BG49KP99	GBP	88,000	0	0	1.5410	156,726.96	2.34
Unite Group plc	GB0006928617	GBP	27,782	282	3,258	9.8250	315,467.38	4.70
							<b>2,277,977.51</b>	<b>33.95</b>
Catena AB	SE0001664707	SEK	3,000	0	0	397.6000	104,949.19	1.56
Fastighets AB Balder	SE0017832488	SEK	20,500	20,500	28,000	62.8200	113,308.70	1.69
							<b>218,257.89</b>	<b>3.25</b>
<b>Total official trading and organized markets</b>						EUR	<b>6,593,635.18</b>	<b>98.27</b>
<b>Total securities holdings</b>						EUR	<b>6,593,635.18</b>	<b>98.27</b>

<b>Bank balances</b>					
<b>EUR balances – current account</b>					
	EUR	81,608.49		81,608.49	1.22
<b>Balances – current account in other EU currencies</b>					
	SEK	9,303.21		818.55	0.01
<b>Balances – current account in non-EU currencies</b>					
	CHF	22,131.04		22,986.12	0.34
	GBP	13,619.55		15,740.60	0.23
<b>Total bank balances</b>			<b>EUR</b>	<b>121,153.76</b>	<b>1.81</b>
<b>Other assets</b>					
<b>Interest claims from current account balances</b>					
	CHF	9.49		9.86	0.00
	EUR	515.00		515.00	0.01
	GBP	371.34		429.17	0.01
	SEK	69.78		6.14	0.00
<b>Dividend claims</b>					
	EUR	3,402.00		3,402.00	0.05
	GBP	1,713.04		1,979.82	0.03
<b>Management fees</b>					
	EUR	-11,001.04		-11,001.04	-0.16
<b>Custody fees</b>					
	EUR	-216.43		-216.43	0.00
<b>Total other assets</b>			<b>EUR</b>	<b>-4,875.48</b>	<b>-0.07</b>
<b>FUND ASSETS</b>			<b>EUR</b>	<b>6,709,913.46</b>	<b>100.00</b>
Unit value distribution units	AT0000500277		EUR	6.36	
Outstanding distribution units	AT0000500277		UNITS	605,734.99032	
Unit value accumulation units	AT0000500285		EUR	9.50	
Outstanding accumulation units	AT0000500285		UNITS	300,955.83172	
<b>Conversion rates/exchange rates</b>					
<b>Foreign-currency assets have been converted into EUR at the conversion rates/exchange rates applicable as of 11/29/2023:</b>					
<b>Currency</b>	<b>Units</b>	<b>Price</b>			
Pound sterling	EUR 1 =	0.86525	GBP		
Swiss franc	EUR 1 =	0.96280	CHF		
Swedish crown	EUR 1 =	11.36550	SEK		

In the period under review the fund did not make any use of securities financing transactions or total return swaps (within the meaning of Regulation (EU) 2015/2365 of the European Parliament and of the Council on reporting and transparency of securities financing transactions), where these are permitted according to its fund regulations.

The value of a unit is calculated by dividing the entire value of the investment fund inclusive of its income by the number of units. The total value of the investment fund is calculated on the basis of the current market prices of the securities, money market instruments and subscription rights in the fund plus the value of the fund's financial investments, cash holdings, credit balances, receivables and other rights, less its liabilities. That value will be calculated by the custodian bank.

The net assets are calculated in accordance with the following principles:

- a) In general, the value of assets quoted or dealt in on a stock exchange or on another regulated market will be determined on the basis of the most recently available price.
- b) If an asset is not quoted or dealt in on a stock exchange or another regulated market or if the price for an asset quoted or dealt in on a stock exchange or another regulated market does not appropriately reflect its actual market value, the prices provided by reliable data providers or, alternatively, market prices for equivalent securities or other recognized valuation methods will be used.

**Transactions completed during the period under review and not listed in the statement of assets:**

NAME OF SECURITY	SEC. NO.	CURRENCY	PURCHASES ADDITIONS	SALES DISPOSALS
<b>Official trading and organized markets</b>				
<b>Equities</b>				
Cofinimmo	BE0003593044	EUR	76	1,376
Gecina SA Stammaktie	FR0010040865	EUR	0	1,620
Grand City Properties S.A. (EUR)	LU0775917882	EUR	0	14,500
Lxi Reit Plc (GBP)	GB00BYQ46T41	GBP	0	95,000
<b>Subscription rights</b>				
Subscription rights Aedifica S.A.	BE0970183860	EUR	3,242	3,242

Vienna, December 6, 2023

LLB Invest Kapitalanlagegesellschaft m.b.H.

The Management Board