



NAVCALC.COM

NAVCalc
Smart Tools for Fund Operations



NAVCalc Real Estate

NAV and Reporting Tailored to Real Estate Funds.

Built around Properties, Cash Flows, and Valuations.

Real estate funds manage assets with long investment horizons, low liquidity, and high sensitivity to interest rate movements and market yields. Every property revaluation, financing change, or transaction timing decision can have a significant impact on NAV and the fund's ability to deliver the promised performance to investors.

In practice, this means that a fund manager needs a tool that enables fast and transparent scenario modelling, accurate performance impact assessment, and precise planning of asset acquisitions or disposals. This is exactly what NAVCalc Real Estate provides — a fully parameterised valuation, sensitivity, and NAV projection model.

What's Inside NAVCalc Real Estate

- ✔ Instant NAV updates reflecting changes in yields, FX, or asset valuations.
- ✔ Acquisition/disposal impact analysis on LTV, cash flow, and NAV.
- ✔ Sensitivity analysis for rates, yields, and occupancy.
- ✔ Multi-scenario comparison (base / optimistic / stress).
- ✔ Stress testing across combined parameters (yield, vacancy, FX).
- ✔ Investment decision support (min. sale / max. purchase price to meet target returns).

Core Benefits for Real Estate Funds

- ✔ Speed and reliability: immediate recalculations without errors.
- ✔ Better decisions: what-if scenarios highlighting the key NAV drivers.
- ✔ Target performance: transaction and cash-flow planning to meet return objectives.
- ✔ Transparency: exportable run manifest for depositaries and auditors.

Looking to better manage your real estate fund's performance?

Let's schedule a meeting to walk through how NAVCalc Real Estate can streamline your NAV calculations, transaction planning, and reporting to the depositary. Each model is tailored individually to the structure of your fund and its assets.



Jiri Simonek - Tech Lead

Mathematician and founder of CFDSUPPORT, a software engineering company focused on high-performance simulation tools. Expert in advanced simulations, modelling, and scalable software development — at NAVCalc he leads the platform's technical development and architecture.

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Investment professional with more than 20 years of experience at PPF, Generali, and KBC. Specialist in company analysis, valuation, and institutional portfolio management — at NAVCalc he leads the platform's strategy and business development.

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