

Real Estate Funds

Q4 2025



Established Real Estate Investment Platform with Strong Presence in the CEE

Retail Sub-Fund

Annualised Return: 13.09%
SFDR, Art. 8

6–8% p.a. net
Target Return

Shopping Centres in CEE
Investment Focus

5+ years
Investment Horizon

June 2016
Establishment

Office Sub-Fund

Annualised Return: 9.88%
SFDR, Art. 8

6–8% p.a. net
Target Return

Office Buildings in CEE
Investment Focus

5+ years
Investment Horizon

June 2017
Establishment

AUP Bratislava Sub-Fund

Annualised Return: 6.76%
SFDR, Art. 8

5–7% p.a. net
Target Return incl. Dividend

Single Asset Sub-Fund
Investment Focus

10+ years
Investment Horizon

January 2021
Establishment

Real Estate OPF

Annualised Return: 7.93%

7–9% p.a. net
Target Return

Commercial Real Estate in CEE
Investment Focus

CZK 100
Minimum Investment

March 2023
Establishment

Key Portfolio Figures

Standing Assets

 EUR 1.46 bn
Assets Under Management

 455,700 sqm
Gross Leasable Area

 EUR 96.79 m
Net Operating Income

 17
Properties

 1001
Tenants

Logistics Sub-Fund

Annualised Return: 7.56%

10–15% p.a. net
Target Return

Logistics Development in CEE
Investment Focus

3+ years
Investment Horizon

November 2023
Establishment

Residential Sub-Fund

Annualised Return: 14.29%

12–15% p.a. net
Target Return

Residential Development in CEE
Investment Focus

7+ years
Investment Horizon

September 2024
Establishment

FENIX Sub-Fund

Annualised Return: 12.89 %

12–14% p.a. net
Target Return

Multi Asset Sub-Fund
Investment Focus

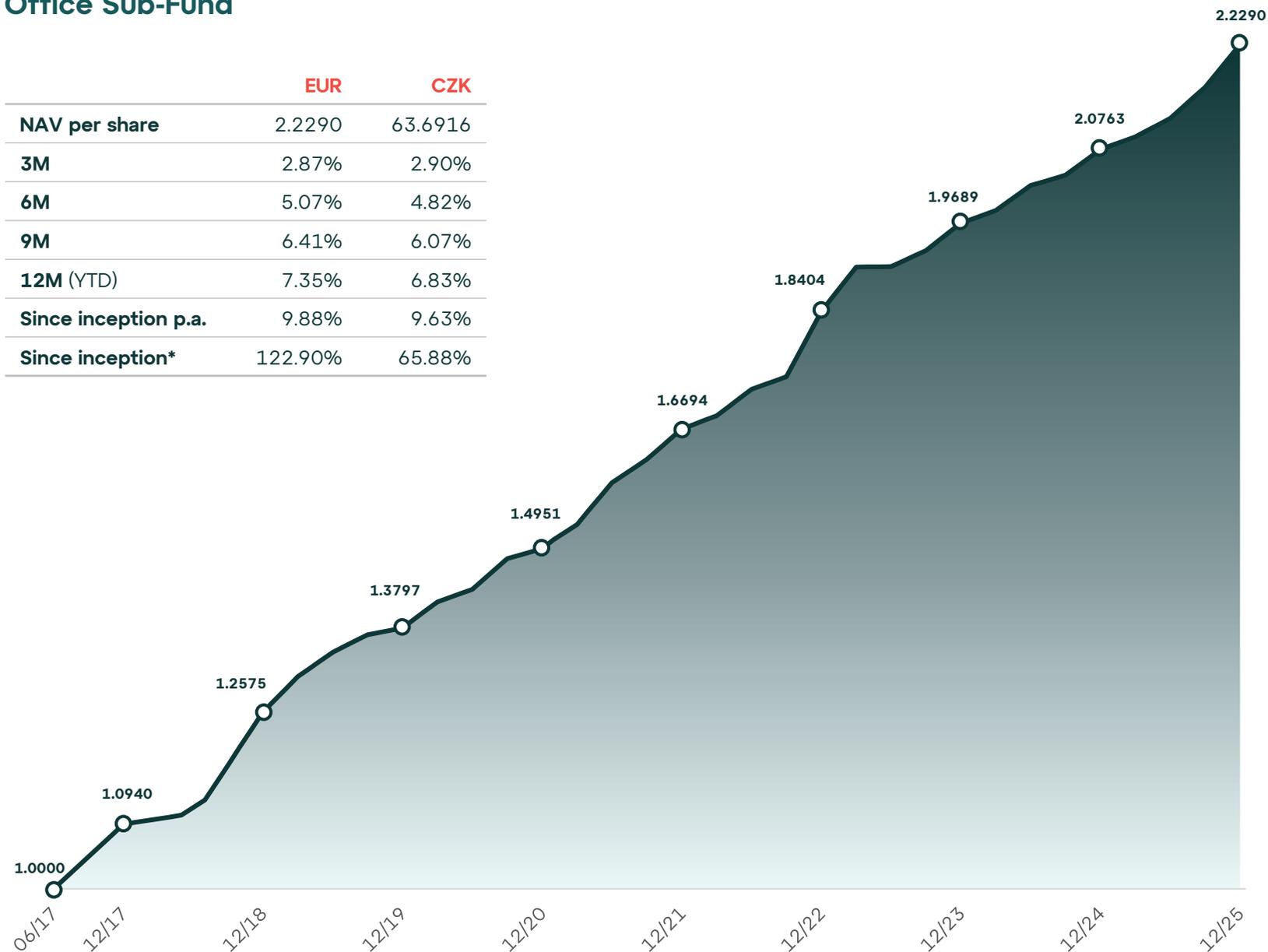
7+ years
Investment Horizon

March 2025
Establishment

Office Sub-Fund

31 December 2025

	EUR	CZK
NAV per share	2.2290	63.6916
3M	2.87%	2.90%
6M	5.07%	4.82%
9M	6.41%	6.07%
12M (YTD)	7.35%	6.83%
Since inception p.a.	9.88%	9.63%
Since inception*	122.90%	65.88%



EUR 523.44 m
Gross Asset Value (GAV)

EUR 266.28 m
Net Asset Value (NAV)

218,800 sqm
Gross Leasable Area (GLA)

EUR 37.11 m
Net Operating Income (NOI)

89.19%
Average Actual Occupancy

90%+
Average Targeted Occupancy

344
Number of Tenants

7.09%
Yield

EUR 2,391
GAV per SQM

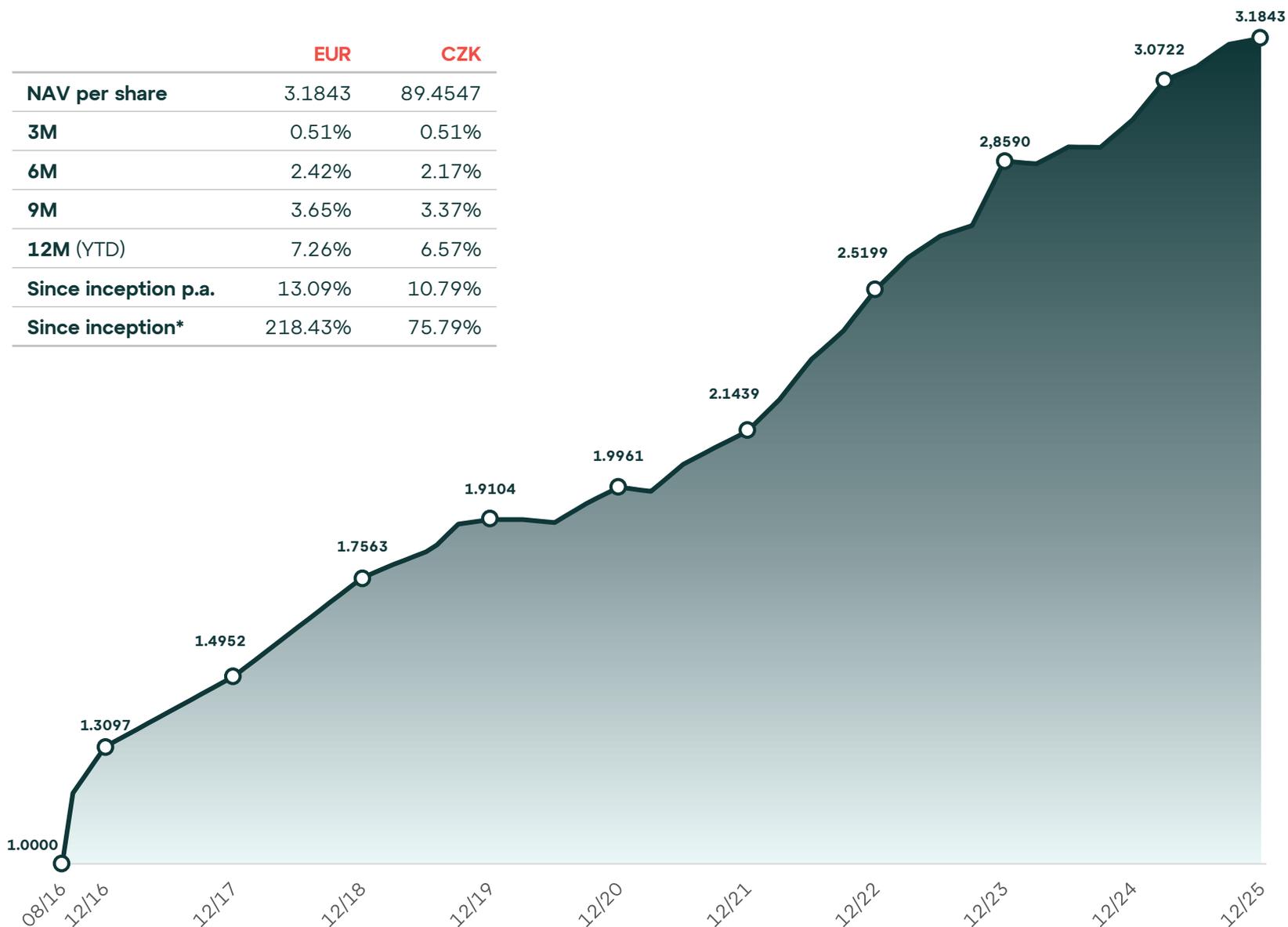
4.26 years
WAULT

45.41%
LTV (incl. issued bonds)

Retail Sub-Fund

31 December 2025

	EUR	CZK
NAV per share	3.1843	89.4547
3M	0.51%	0.51%
6M	2.42%	2.17%
9M	3.65%	3.37%
12M (YTD)	7.26%	6.57%
Since inception p.a.	13.09%	10.79%
Since inception*	218.43%	75.79%



EUR 235.82 m
Gross Asset Value (GAV)

EUR 152.21 m
Net Asset Value (NAV)

78,100 sqm
Gross Leasable Area (GLA)

EUR 15.94 m
Net Operating Income (NOI)

93.91%
Average Occupancy

226
Number of Tenants

6.76%
Yield

EUR 3,019
GAV per SQM

2.87 years
WAULT

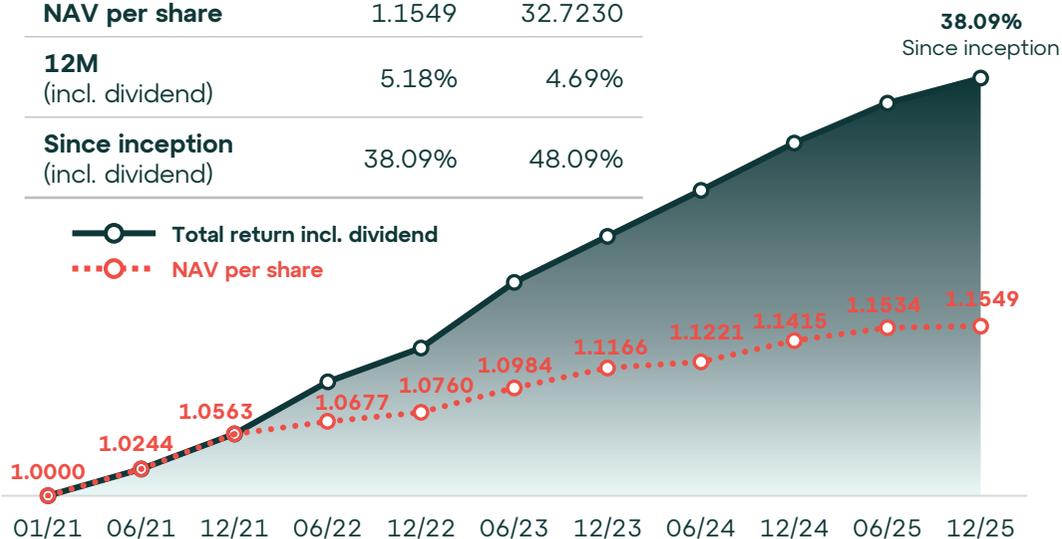
48.14%
LTV (incl. issued bonds)

Unless indicated otherwise, all figures are as of 31 December 2025. GAV and GAV per sqm is based on RICS valuation as of 30 September 2025. Presented graph is based on the EUR class of investment shares. *Establishment of EUR class of investment shares: 3 August 2016; CZK class of investment shares: 30 June 2020.

AUP Bratislava Sub-Fund

31 December 2025

	EUR	CZK
NAV per share	1.1549	32.7230
12M (incl. dividend)	5.18%	4.69%
Since inception (incl. dividend)	38.09%	48.09%



Key Figures

Highlights

- 4–5% **Target Dividend Yield**
- 5–7% **Target Return incl. Dividend**
- 94% **Occupancy**
- 3.5 years **WAULT**
- 230 **Tenants**

Uniqueness: Aupark’s unique location with an excellent tenant mix and a vast number of loyal and wealthy customers, together generating outstanding financial results, makes it the best shopping centre in Slovakia.

Stability: The remarkable growth of the revenues of tenants, outpacing all benchmarks, has been proven over the years.

Resilience: Nearly full occupancy, with a substantial WAULT and a high portion of fixed rents (>95%), makes Aupark very well-positioned to tackle the competitive landscape.



Logistics Sub-Fund

31 December 2025

1 Opportunity for investors to benefit from **development profit**.

2 State-of-the-art ESG compliant warehouses in **proven locations**.

3 JVs with established **developers who contribute their own equity**.

Target Return*	10–15%	NAV per share	1.1501
Currency	EUR	6M	2.16%
Valuation	2x p.a.	12M	4.41%
Established	4Q 2023	Return since inception	15.01%

Projects

1 7R Park Tczew III

Located on the A1 motorway, 50km from the port of Gdańsk. Building 1 (45,800 sqm) is completed and fully leased.

2 Garbe Park Gliwice

In June 2025, the Sub-fund entered into a joint venture with Garbe to develop up to 75,000 sqm of modern industrial space. The site is strategically located in Upper Silesia, Poland, at the cross-roads of the A4 and A1 highways.

3 Lavičky D1 Park

This project on the D1 motorway near Jihlava is the most advanced project in the sub-fund's portfolio after Tczew. Earthworks have already commenced, and completion of the 25,500 m² warehouse is planned for Q1 2027.

4 Pilsen-West

Joint venture with Panattoni for the construction of a modern warehouse with an area exceeding 41,000 sqm on the D5 motorway, west of Pilsen. Building permits have been issued. Negotiations with tenants are ongoing.

Pipeline

In the current market environment, the Sub-Fund continues to take a disciplined approach to new investments, prioritizing projects supported by clear occupier demand.



Residential Sub-Fund

31 December 2025

1 Opportunity for investors to participate in the **development profit of residential projects**

2 Modern residential construction focused on growing demand for housing in **attractive locations**

3 Joint ventures with experienced developers **who contribute their own equity**

Target Return*	12–15 %	NAV per share in CZK	1,1261
Currency	CZK, EUR	NAV per share EUR	1,1653
Valuation	min. 2x per year		
Inception	3Q 2024		
		NAV per share in CZK	1,1261
		NAV per share EUR	1,1653

Projects

1 Yards – Prague 3

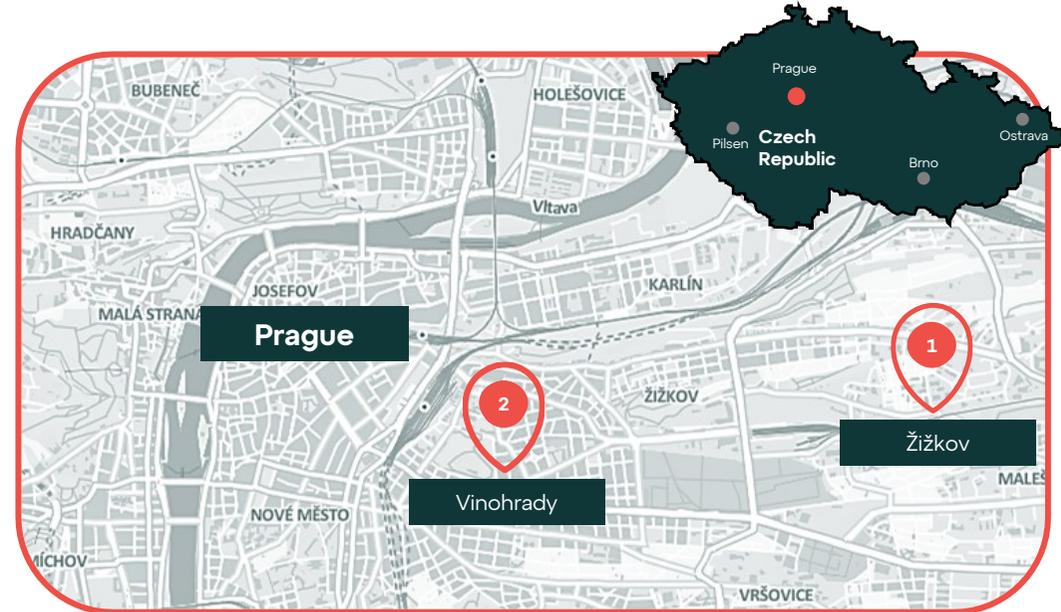
Residential development on the site of the former Žižkov Freight Station, in cooperation with Cresco Real Estate, the largest Slovak developer. An attractive location with strong growth potential, supported by significant public infrastructure investments, including a new tram line. A total of 1,100 apartments across seven phases, with the first three having received final building permits. Construction is scheduled to begin in 2026, with completion planned between 2029 and 2034.

2 Residence Polská 7 – Prague 2

Premium re-development carried out in cooperation with the renowned developer SATPO, comprising 33 apartments and 3 commercial units. A unique location near Riegrovy Sady Park and Jiřího z Poděbrad Square, with strong demand for premium housing. Construction works are progressing according to plan, with completion scheduled for Q3 2026. Pre-sales currently stand at 58%.

Pipeline

Wood & Co. actively seeks and carefully analyses new investment opportunities. The objective for the next 12 months is to expand the sub-fund’s activities with additional projects and to further strengthen portfolio diversification, both in terms of location and across segments of the residential market.



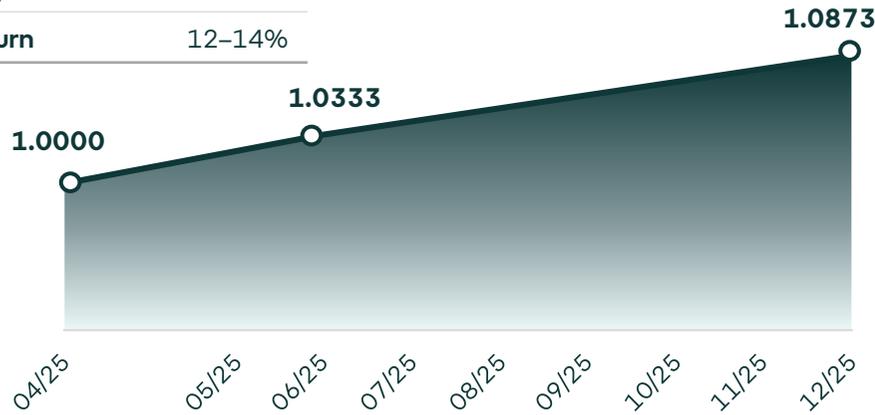
*The fund was recently established and primarily realizes its returns upon exit from each investment. The fund’s return is primarily driven by value appreciation in the later stages of each project.

FENIX Real Estate Fund

***5 December 2025**

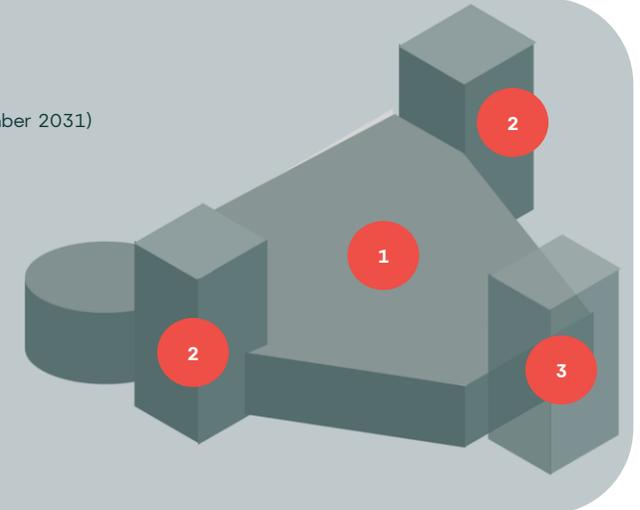
The next valuation date is 31 December 2025.

	EUR
NAV per share	1.0873
3M	3.3%
Since inception	8.7%
Target return	12–14%



Key Figures

-  **7 years Investment horizon**
(lock-in period until 31 December 2031)
-  **72,100 sqm Total GLA**
-  **86% Occupancy**
-  **2.5 years WAULT**
-  **230 Tenants**



1 Local shopping centre with unrealised potential

Local centre with high and stable footfall benefiting from dense residential catchment, office towers and proximity to major recreational & sports facilities. WOOD & Co. initiated redevelopment of almost one third of the centre to bring new supermarket and reposition to a local convenience shopping.

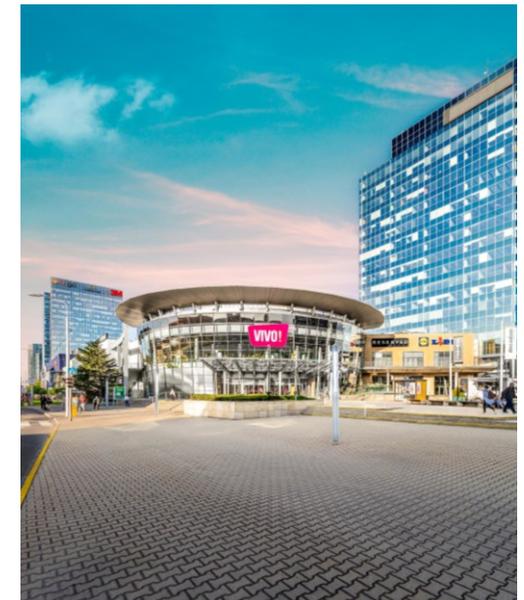
2 Well-maintained A- Office towers with excellent visibility

Offices focused on price-sensitive SMEs with direct access to shopping. Occupancy exceeding 90%, diversified tenant base.

3 Residential Development Potential

Project of 3rd tower is expected to deliver over 250 apartments with more than 77 mil. EUR gross development value.

Joint venture partnership with experienced developer ITB Development.

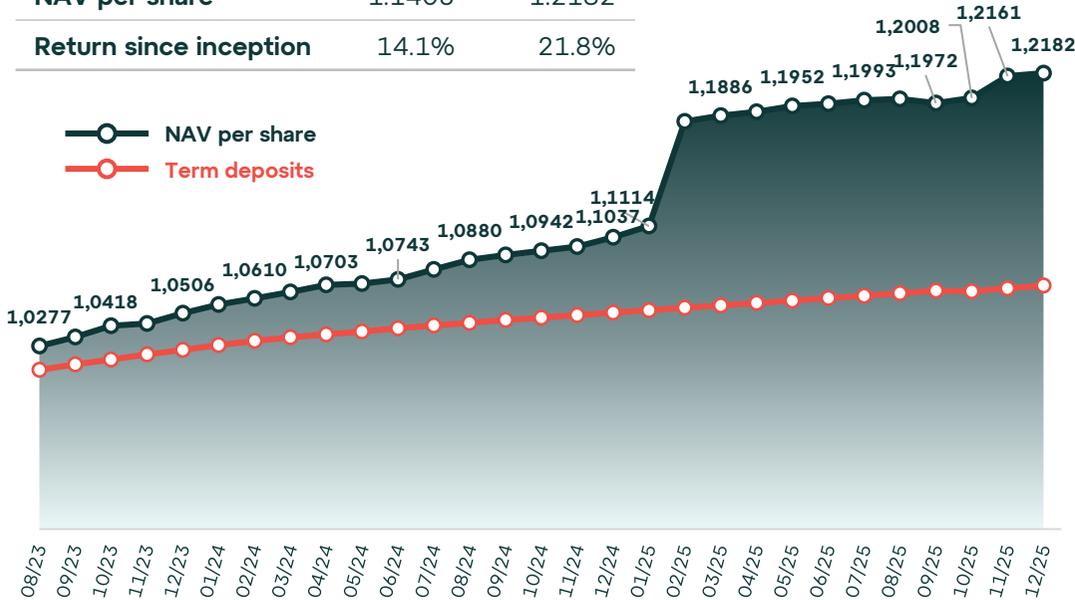


* Extraordinary valuation due to issuance of new investment shares.

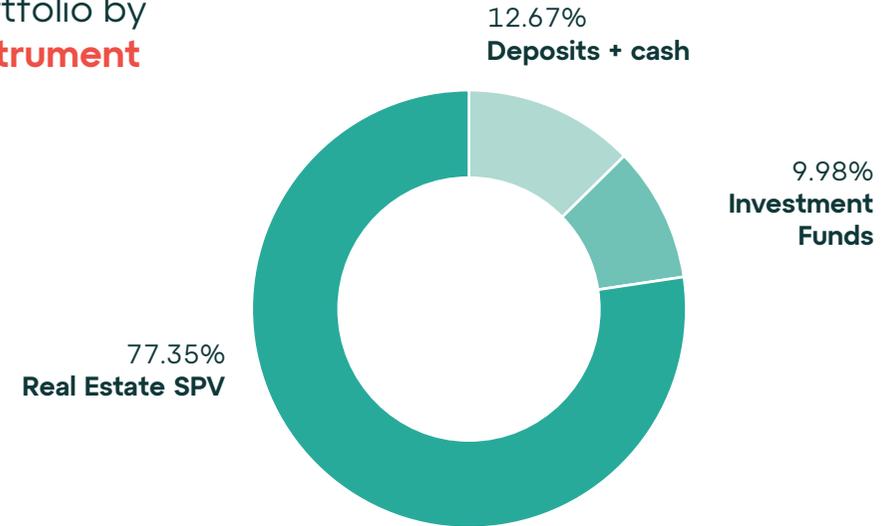
Real Estate OPF

31 December 2025

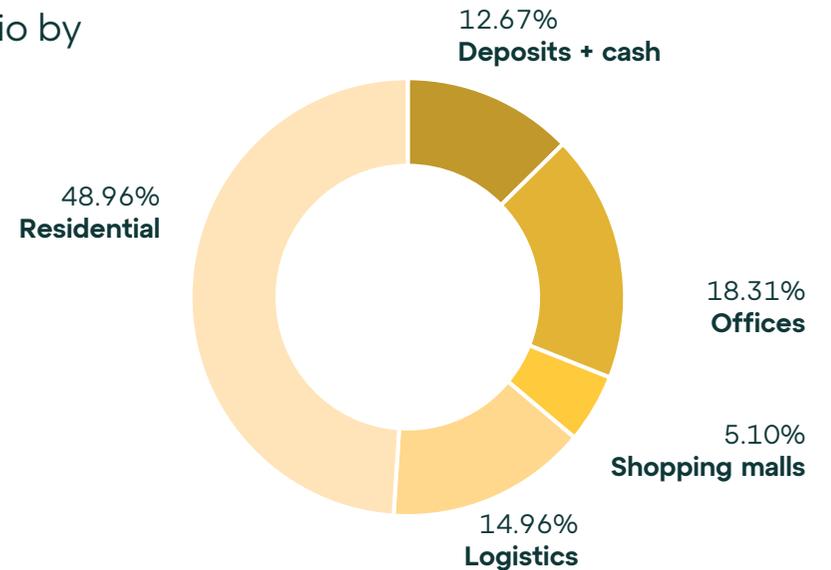
	EUR	CZK
NAV per share	1.1405	1.2182
Return since inception	14.1%	21.8%



Portfolio by Instrument



Portfolio by Sector



Key Figures

- 7–9% p.a. **Target Net Return**
- 100 CZK **Minimum Investment**
- Daily **Valuation**

Highlights

The investment strategy of Real Estate OPF combines projects with stable returns and development projects that offer higher appreciation.

This combination enables the achievement of attractive returns while maintaining a reasonable level of risk.

Currency risk is actively managed to maximize performance in CZK.

The fund is targeting a long-term return of 7–9% per annum, post-fees.

Unless indicated otherwise, all figures are as of 31 December 2025. Presented graph is based on the CZK class of investment shares. Term deposits are shown for comparison and represent the average of a 12-month term deposit rate at a given month of the largest Czech banks.

Galerie Harfa

Prague / Czech Republic

Retail Sub-Fund



July 2016
Acquisition Date 40,800 sqm
Leasable Area

Harfa Office Park

Prague / Czech Republic

Retail Sub-Fund



July 2016
Acquisition Date 21,400 sqm
Leasable Area

Aupark Tower

Bratislava / Slovakia

Office Sub-Fund



June 2018
Acquisition Date 32,600 sqm
Leasable Area

Lakeside Park 01

Bratislava / Slovakia

Office Sub-Fund



June 2018
Acquisition Date 26,000 sqm
Leasable Area

Hadovka Office Park

Prague / Czech Republic

Office Sub-Fund

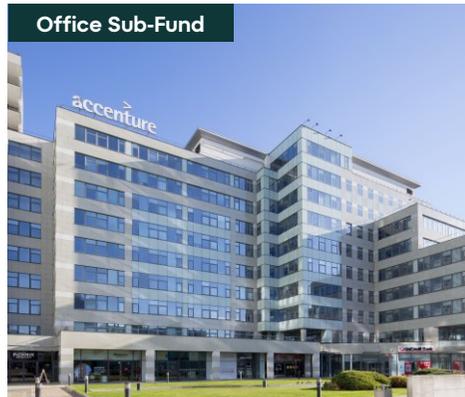


June 2018
Acquisition Date 24,900 sqm
Leasable Area

BBC5

Bratislava / Slovakia

Office Sub-Fund



December 2018
Acquisition Date 37,200 sqm
Leasable Area

Centrum Krakov

Prague / Czech Republic

Retail Sub-Fund



July 2019
Acquisition Date 15,900 sqm
Leasable Area

The Greenline

Prague / Czech Republic

Office Sub-Fund



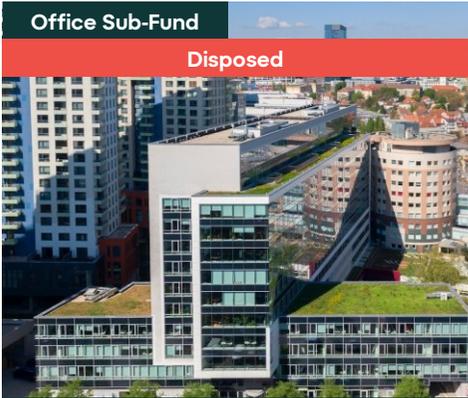
November 2019
Acquisition Date 17,500 sqm
Leasable Area

BBC1 and BBC1 Plus

Bratislava / Slovakia

Office Sub-Fund

Disposed



March 2021
Acquisition Date

25,500 sqm
Leasable Area

Aupark Shopping Centre

Bratislava / Slovakia

AUP Sub-Fund



April 2021
Acquisition Date

66,000 sqm
Leasable Area

Astrum Business Park

Warsaw / Poland

Office Sub-Fund



June 2022
Acquisition Date

23,300 sqm
Leasable Area

Green Point

Prague / Czech Republic

Office Sub-Fund



June 2022
Acquisition Date

7,600 sqm
Leasable Area

Lakeside Park 02

Bratislava / Slovakia

Office Sub-Fund



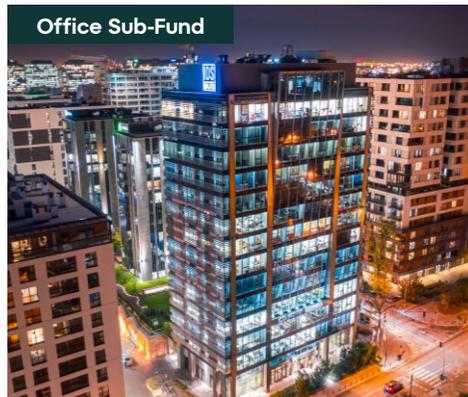
March 2023
Acquisition Date

15,200 sqm
Leasable Area

Concept Tower

Warsaw / Poland

Office Sub-Fund



February 2024
Acquisition Date

9,000 sqm
Leasable Area

7R Park Tczew III

Tczew / Poland

Logistics Sub-Fund



April 2024
Acquisition Date

46,400 sqm
Leasable Area

Polus towers & VIVO! Bratislava

Bratislava / Slovakia

FENIX Sub-Fund



February 2025
Acquisition Date

72 100 m²
Leasable Area

Terms and Fee Structure

	Office & Retail Sub-Funds	AUP Bratislava Sub-Fund	Logistics Sub-Fund	Residential Sub-Fund	FENIX Sub-fund (MT)	Realitní OPF
Subscription Fee	Up to 3% of invested amount					
Redemption Fee	3% in first 3yrs 2% in 4 th year 1% in 5 th year 0% after 5 years	3% until 31 Dec. 25 2% until 1 Dec. 26 1% after 1 Jan. 27	5% in first 3 years 0% after 3 years	5% in first 5 yrs 0% after 5 years	0%	0%
Management Fee	1% p.a.	1.5% p.a.		1.75% p.a.	1.5% p.a.	1.9% p.a.
Performance Fee	10% of performance up to 10% 15% of performance above 10%		10% of 10% 20% of 10–20% 30% of above 20%	15% from profit	10% up to 10% 15% above 10%	10%
Investment Horizon	5+ years	10+ years	3+ years	7+ years	7 years	5+ years
Currency	EUR CZK	EUR CZK	EUR	EUR CZK	EUR	EUR CZK
Minimum Investment	EUR 125 000 or CZK 1 million if individually approved by Fund's administrator				EUR 100 000	CZK 100
Valuation Dates	Quarterly	Semi-annually		Semi-annually	Semi-annually	Daily
Liquidity	Redemptions up to 6–12 months depending on amount. Shares traded on Prague Stock Exchange.	Closed for redemptions in first 5 years	6–12 months	Closed for redemptions in first 5 years	Closed for redemption until 2031	30 days

Taxation Advantages



Asset Level (SPV)

Standard corporate income tax



Fund Level

Dividends from SPVs / Sale of SPVs: 0% after 12 months

Other income: 5% corporate income tax

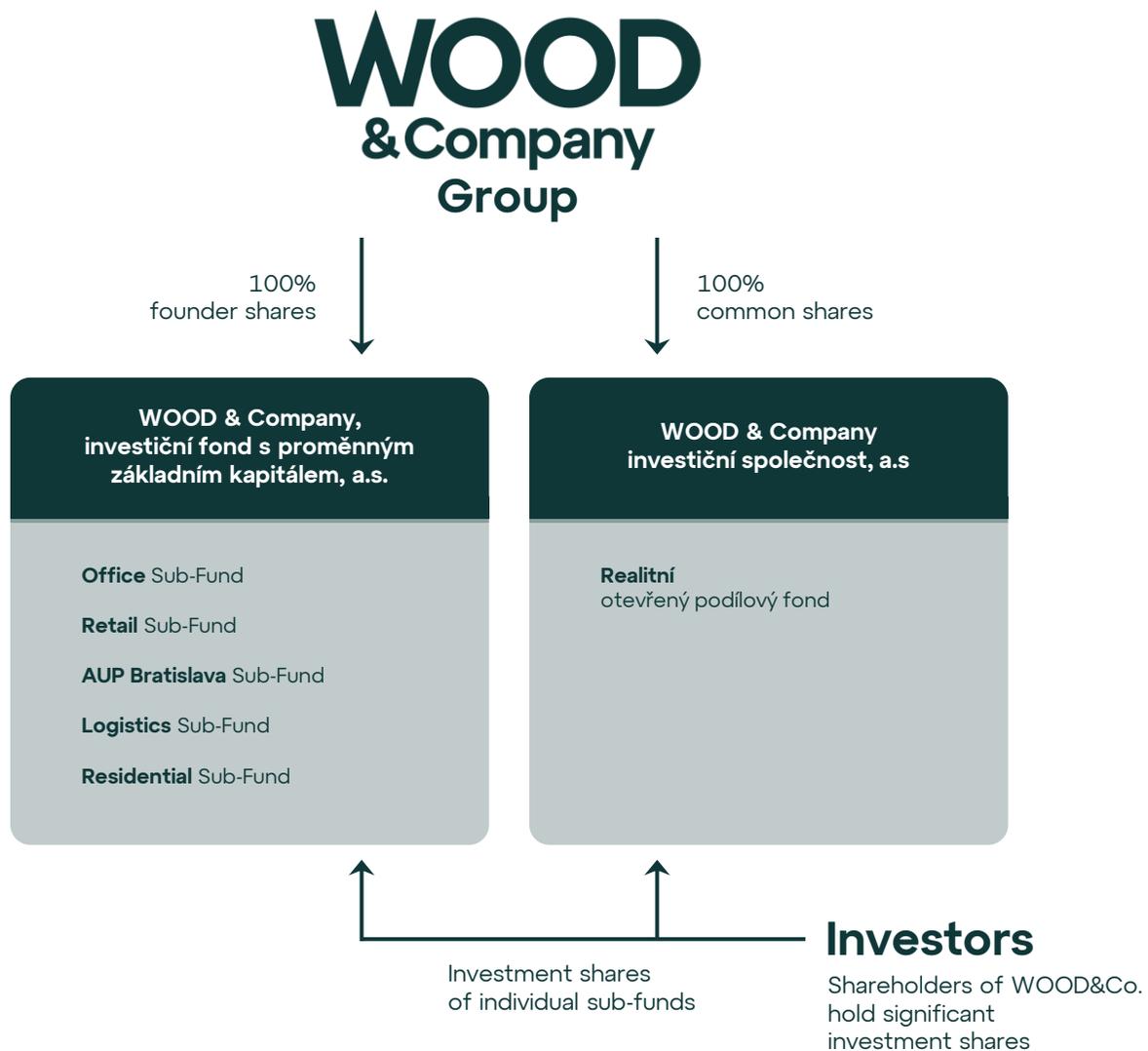


The EUR and CZK investment shares of **Office Sub-Fund** and **Retail Sub-Fund** are listed on the Prague Stock Exchange.



PRAGUE STOCK EXCHANGE
BURZA CENNÝCH PAPIRŮ PRAHA

Structure



Regulator



Depository



Valuator (RICS)



Valuator (ekvita)



Auditor



ESG Consultat



Sustainability in practice – Selected figures



97%*
of assets
with
„Light Green“
classification
according to
SFDR Art. 8

82%
of our properties
with sustainable
certification
BREEAM, LEED

Transparency
and
regulatory
oversight
guaranteed

*Based on RICS values



1/3
of buildings have
installed
photovoltaic
panels

Average
year-on-year
decline in
**energy
intensity**
of all buildings
in the
portfolio
5%

Explore our approach to sustainability in our latest Sustainability Report or Environmental brochures of individual buildings, available on website www.wood-re.com

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