

WOOD & Company

Realitní OPF

Real Estate Investment Options with WOOD & Co.

Since 2016 WOOD & Company has offered investors the opportunity to invest in commercial real estate.

In 2023, we introduced the **Realitní OPF**, which enables a broader base of investors to gain exposure to the real estate market with a minimum investment of just EUR 4.0.

The investment strategy of the Realitní OPF combines income-generating assets and development projects that offer higher return potential. This combination allows the fund to deliver attractive returns while maintaining a reasonable level of risk.

Realitní OPF
Fund for Retail Investors

7–9% p.a. net
Target Return

Real estate & development in CEE
Focus

4 EUR
Minimum Investment

March 2023
Established

Retail Sub-Fund
Fund for Qualified Investors

6–8% p.a. net
Target Return

Shopping centres in CEE
Focus

Minimum 5 years
Recommended Investment Horizon

June 2016
Established

Office Sub-Fund
Fund for Qualified Investors

6–8% p.a. net
Target Return

Office buildings in CEE
Focus

Minimum 5 years
Recommended Investment Horizon

June 2017
Established

Group's Property Portfolio

 EUR 1.46 bil.
Assets Under Management

 455,700 sqm
Gross Leasable Area

 EUR 96.79 mil.
Net Operating Income (NOI)

 17
Number of buildings

 1001
Number of tenants

AUP Bratislava Sub-Fund
Fund for Qualified Investors

5–7% p.a. net
Target Return (Equity / Dividend)

Single asset sub-fund
Focus

Minimum 10 years
Recommended Investment Horizon

January 2021
Established

Logistics Sub-Fund
Fund for Qualified Investors

10–15% p.a. net
Target Return

Logistics development in CEE
Focus

Minimum 3 years
Recommended Investment Horizon

November 2023
Established

Residential Sub-Fund
Fund for Qualified Investors

12–15% p.a. net
Target Return

Residential development in CEE
Focus

Minimum 7 years
Recommended Investment Horizon

September 2024
Established

Unless otherwise indicated, figures are as of 31 December 2025.

General Information



EUR 4.0
Minimum Investment



7–9% p.a.
Target Net Return



LTV 8.3%
Low leverage

Why Invest in WOOD & Co. Realitní OPF?



Stabilizing component in an investment portfolio, helping to **reduce volatility**



Strong and secured cash flows



Daily
Valuation

WOOD & Company manages **WOOD SICAV**, one of the best performing real estate investment funds available in the Czech Republic and Slovakia. However, this fund is intended **only for qualified investors, with a minimum investment of EUR 125.000**. To enable **retail investors** to participate in attractive commercial real estate investments, we established a new fund

WOOD & Company Real Estate – Open Ended Mutual Fund.

Within its development strategy, the fund will primarily target **residential projects** and **logistics**. Geographically, it will focus on opportunities in **Poland, Czech Republic, and Slovakia**.

The fund's portfolio will be diversified across **office buildings, retail assets, and logistics centres**. In addition to yielding assets, the fund will invest in **development projects**, which offer higher potential returns but come with increased risk.

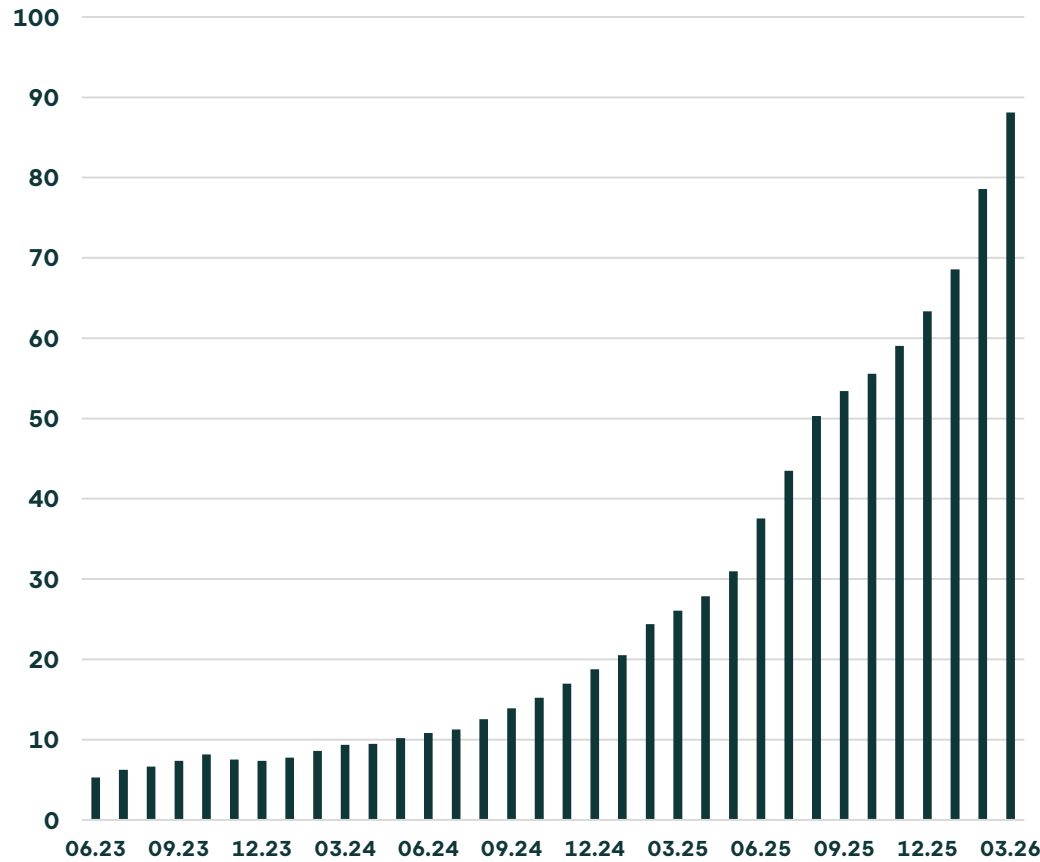
By leveraging **synergies across all phases of the investment cycle** (deal sourcing, financing, operations, etc.), we expect the fund to quickly rank among the **leading performers in its peer group**. **The OPF co invests** alongside the WOOD SICAV fund in individual real estate projects.

This is the only retail fund on the market with the ability to **cooperate directly with the top performing real estate investment team in Central Europe**.

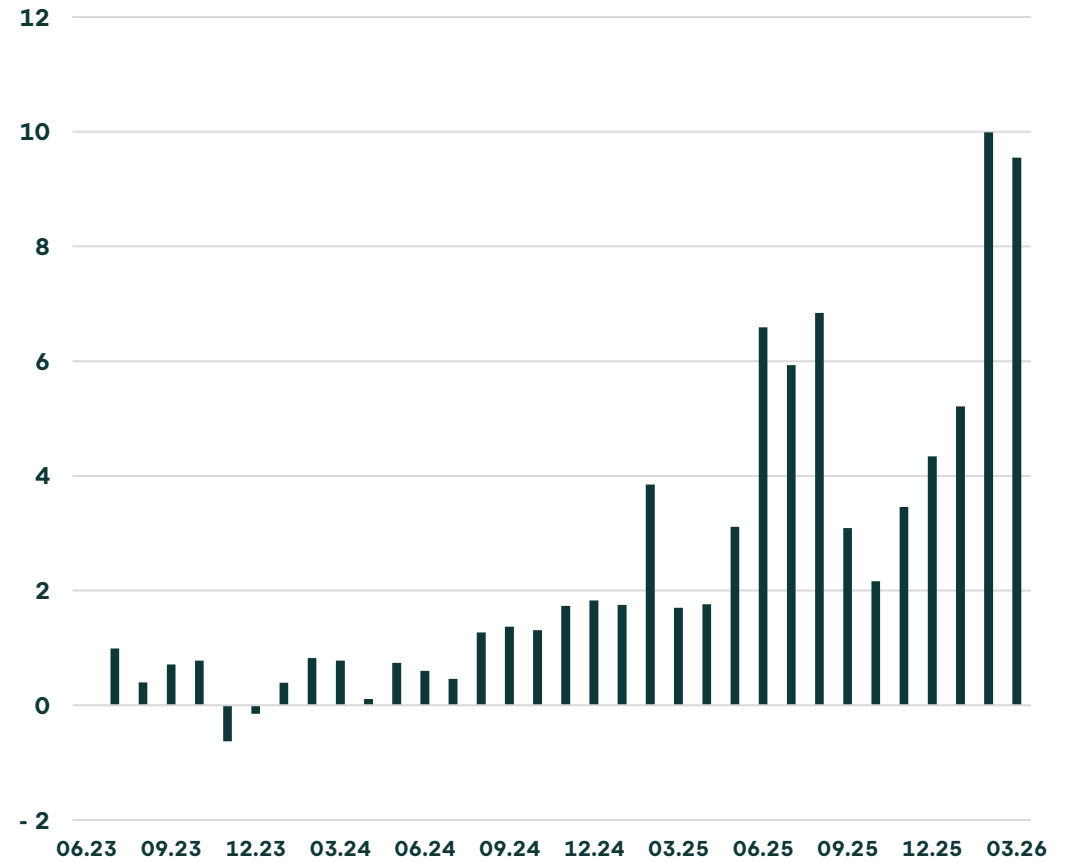
Development of Assets Under Management and Monthly Inflows

31 March 2026

WOOD Realitní OPF
NAV (EUR million)



WOOD Realitní OPF
Monthly increase (EUR million)



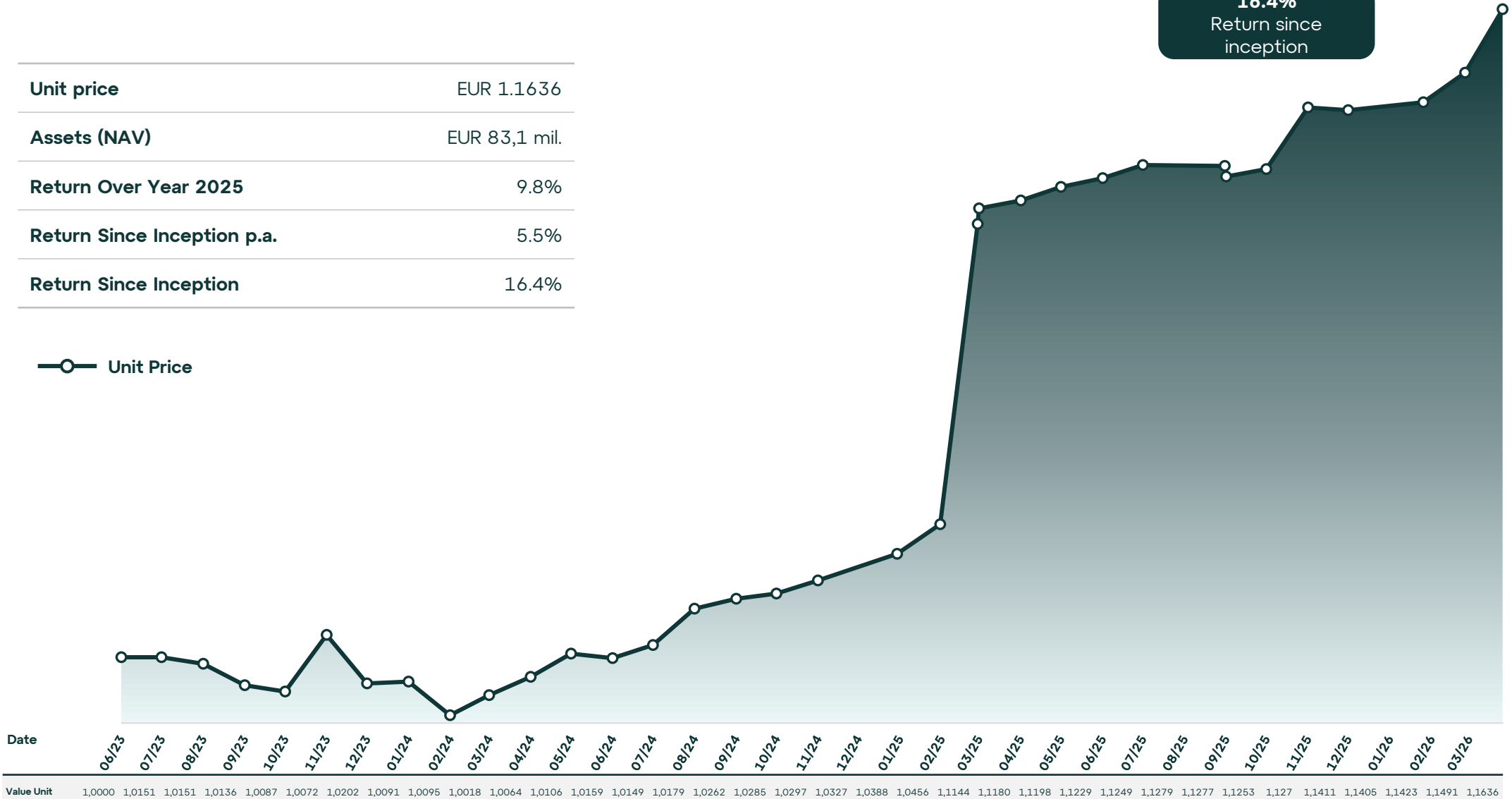
Fund Performance

31 March 2026

Unit price	EUR 1.1636
Assets (NAV)	EUR 83,1 mil.
Return Over Year 2025	9.8%
Return Since Inception p.a.	5.5%
Return Since Inception	16.4%

16.4%
Return since inception

—○— Unit Price

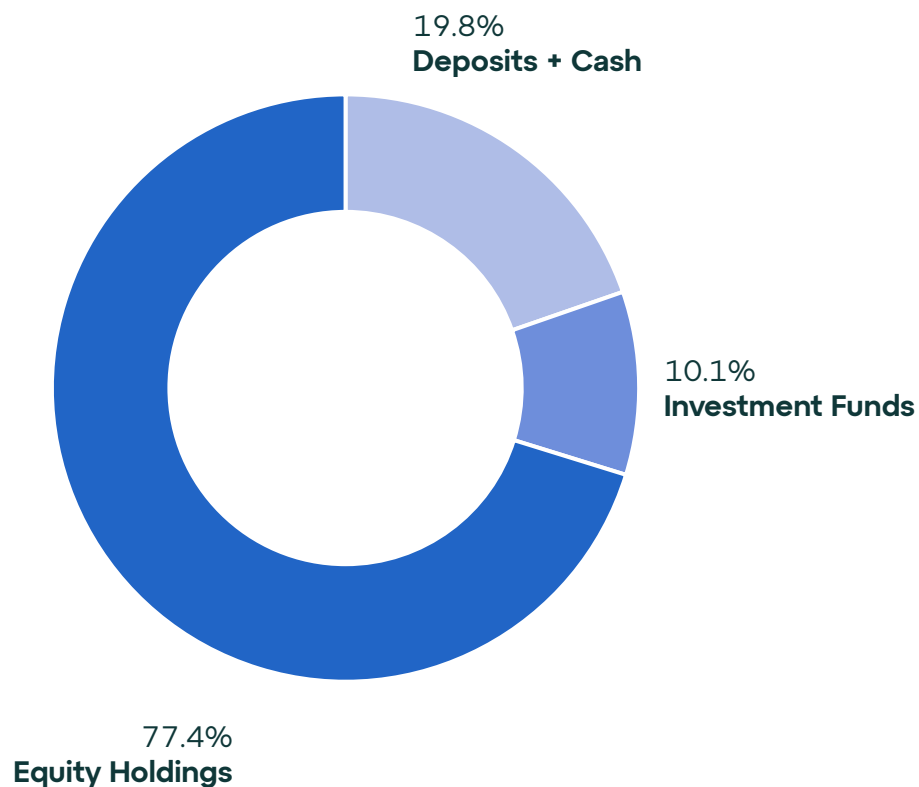


The chart and referenced returns show the price development of the EUR share class.

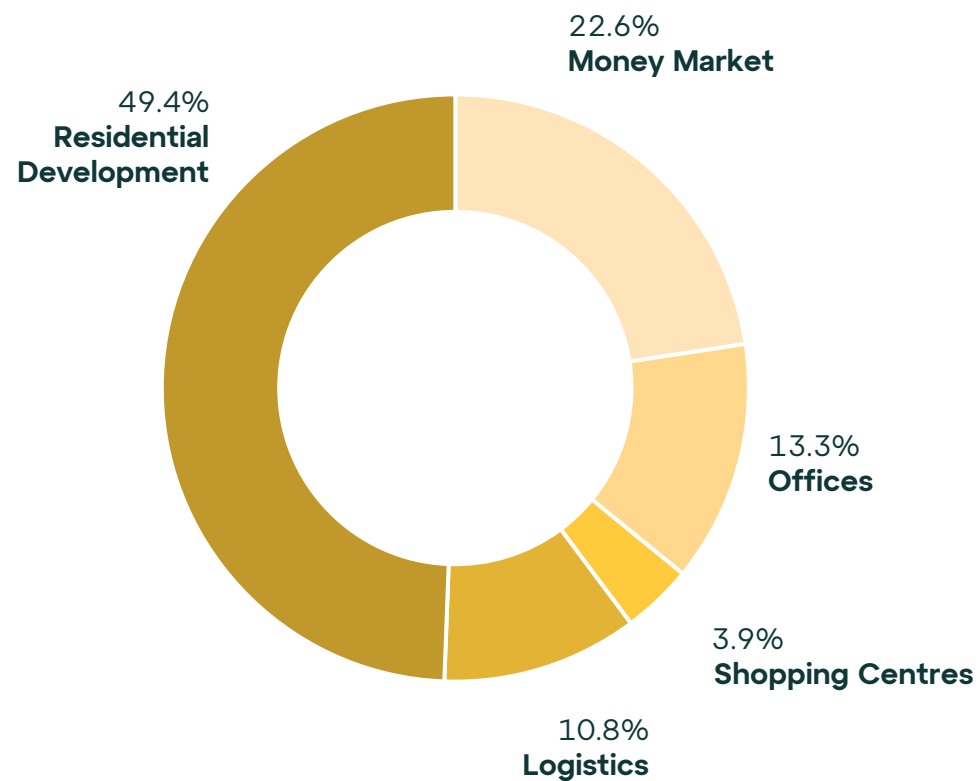
Diversified Structure of the Real Estate Portfolio

31 March 2026

Portfolio Breakdown by **instrument**



Portfolio Breakdown by **sector**



Diversified Portfolio Structure
31 March 2026

Project	Location	Segment	Strategy	Allocation
Money Market	N/A	N/A	N/A	22.6%
SATPO Escape	Prague	Residential	Development	12.9%
7R Park Tczew	Poland	Logistics	Yielding	10.8%
WOOD Green Point	Prague	Office	Yielding	10.9%
MS Slatinská	Brno	Residential	Mezzanine	8.4%
MS Moskevská	Prague	Residential	Mezzanine	7.8%
SATPO U Koleji	Prague	Residential	Development	7.5%
SATPO U Nikolajky	Prague	Residential	Development	5.9%
WOOD Odolena Voda	Prague	Residential	Development	4.2%
WOOD Fenix	Bratislava	Office/Retail	Yielding	2.6%
WOOD Office podfond	N/A	Office	Yielding	2.4%
MS Ruzyňská	Prague	Residential	Mezzanine	1.6%
WOOD Retail podfond	N/A	Retail	Yielding	1.3%
WOOD Nová Merina	Trenčín	Residential	Development	1.1%

Logistics

7R Park Tczew III (Phase I)

- The investment was executed in cooperation with the WOOD & Company Logistics Sub-Fund for qualified investors and the renowned logistics developer **7R**, which contributed 15% of the equity and provided project expertise.
- WOOD Realitní OPF is the majority owner with a **51% share**.
- The project is strategically located near Tczew, close to Gdańsk, with direct access to the A1 motorway connecting Gdańsk, Łódź, and the Czech border.
- Phase I includes **Building 1 with 45,800 sqm**, which will be **100% leased from February 2026**. **Building 2**, with an expected area of up to 13,500 m², has a valid building permit and will be constructed subject to tenant demand.



45,800 sqm
Leasable Area



50 km
Port of Gdańsk



100%
Occupancy from
February 2026



A1
Motorway Access



BREEAM
Excellent



Office Buildings

Green Point

- Co investment with the WOOD & Company Office Sub-Fund for qualified investors.
- WOOD Realitní OPF holds a **51% majority stake**.
- Green Point is located in the Prague district of Smíchov, one of the city's most prominent office locations. The building benefits from excellent public transport connections (metro, trams, buses) and direct access to major roads, including Plzeňská Street and the city ring road.
- The property offers **7,626 sqm** of modern, flexible office space and was completed in **2019**.
- Current occupancy stands at **92%***, providing a stable rental income stream.



7,626 sqm
Leasable Area



87
Parking spaces



92%
Occupancy
(31. 12. 2025)



2019
Completed



BREEAM
Excellent



* Signed occupancy as of 31 December 2025.

Development — Residential Projects

SATPO Escape, Prague 6 – Ruzyně

- Construction of 250+ apartments and several retail units
- Commercial pre-sales launched in December 2025
- Construction start planned for mid Q3 2026

Location:

- Prague city centre — 25 minutes
- Motol Hospital — 8 minutes
- Metropole Zličín — 8 minutes
- Václav Havel Airport — 9 minutes



Nová Merina

- Development of 800+ apartments in 4 phases
- Construction start planned for mid 2026

Location:

- Trenčín
- CITY PARK retail zone



SATPO U Nikolajky, Prague 5 - Smíchov

- Development of 73 units in a highly attractive location
- Construction start planned for 2027

Location:

- Prague 5 - Smíchov



MS Invest, Brno

- Development of approx. 11,200 m² across two five storey buildings
- Construction planned for mid Q4 2025

Location:

- Brno



Development — Residential Projects

SATPO U Kolejí, Prague 6 - Veveslavín

- Development of modern student housing with approx. **6,600 sqm**
- Construction planned for 2027

Location:

- Prague 6 - Veveslavín



Prague Ruzyně

- Development of 19 family houses
- Financing provided for completion of sales

Location:

- Prague
- City centre – 25 min
- Prague ring road – 2 min



Odolena Voda

- Development of approx. 50 family houses
- Expected completion in 2029
- Building permit process underway

Location:

- Prague-East
- City centre – 35 min
- Letňany – 20 min



Other Fund Investments

WOOD & Co. Office Sub-Fund

- Investment shares of the WOOD & Co. Office Sub-Fund



WOOD & Co. Retail Sub-Fund

- Investment shares of the WOOD & Co. Retail Sub-Fund



Shopping Centre VIVO! & Office Premises, Bratislava

- Investment shares of the WOOD & Co. FENIX Real Estate Fund
- Fund focused on the revitalisation of the VIVO! shopping centre in Bratislava



Terms and Fees

Fund Manager	WOOD & Company investiční společnost. a.s.
Fund Denomination	CZK
Fund Category	Reinvestment
Target Return	7–9% p.a. net after fees
Entry Fee	Up to 3% of invested amount
Exit Fee	0%
Management Fee	1.9% p.a. 0.6% p.a. for institutional class
Performance Fee	10% of return
Total Expense Ratio (TER)	2.4% p.a.
Investment Horizon	Recommended 5+ years
Currency Share Classes	CZK and EUR
Minimum Investment	CZK 100, EUR 4 CZK 25 million / EUR 1 million for institutional class
Valuation Frequency	Daily
Liquidity	Daily

Structure**Regulator:****Depository:****Valuer:****Auditor:****ESG Consultant:**

This document has been prepared by WOOD & Company (“WOOD & Co.”). It does not constitute an offer to buy or sell investment instruments. It does not provide a complete analysis of all relevant facts. Recipients should conduct their own independent assessment and should not rely solely on the information herein. Any decision made based on this document is at the recipient’s own risk. WOOD & Co. accepts no liability for any consequences arising from such decisions. Past performance is not a guarantee of future returns. Investor returns may increase or decrease due to currency fluctuations. More detailed information is available upon request from the contacts listed above.

© 2026 WOOD & Co.

Portfolio management

Miroslav Nosál

M: +420 731 748 996

E: miroslav.nosal@wood.cz

Jan Kolb

M: +420 733 625 238

E: jan.kolb@wood.cz

Czech Republic

Petr Beneš

M: +420 602 239 001

E: petr.benes@wood.cz

David Matoušek

M: +420 605 794 048

E: david.matousek@wood.cz

Offices

Czech Republic

Palladium

nám. Republiky 1079/1a

110 00 Praha 1

T: +420 222 096 111

Slovakia

Gorkého 4

811 01 Bratislava

T: +421 232 409 000

Slovakia

Maroš Ďurik

M: +421 903 205 444

E: maros.durik@wood.com

Michal Kasana

M: +421 904 972 278

E: michal.kasana@wood.com

Hungary

Péter Varga-Szilágyi

M: +36 1 701 0708

M: +36 30 389 8850

E: peter.varga-szilagy@wood.com

Poland

Centrum Marszałkowska

ul. Marszałkowska 126/134

00-008 Warsaw

T: +48 22 222 1530

Hungary

Alkotás u. 53. A Building. 6th floor

1123 Budapest



