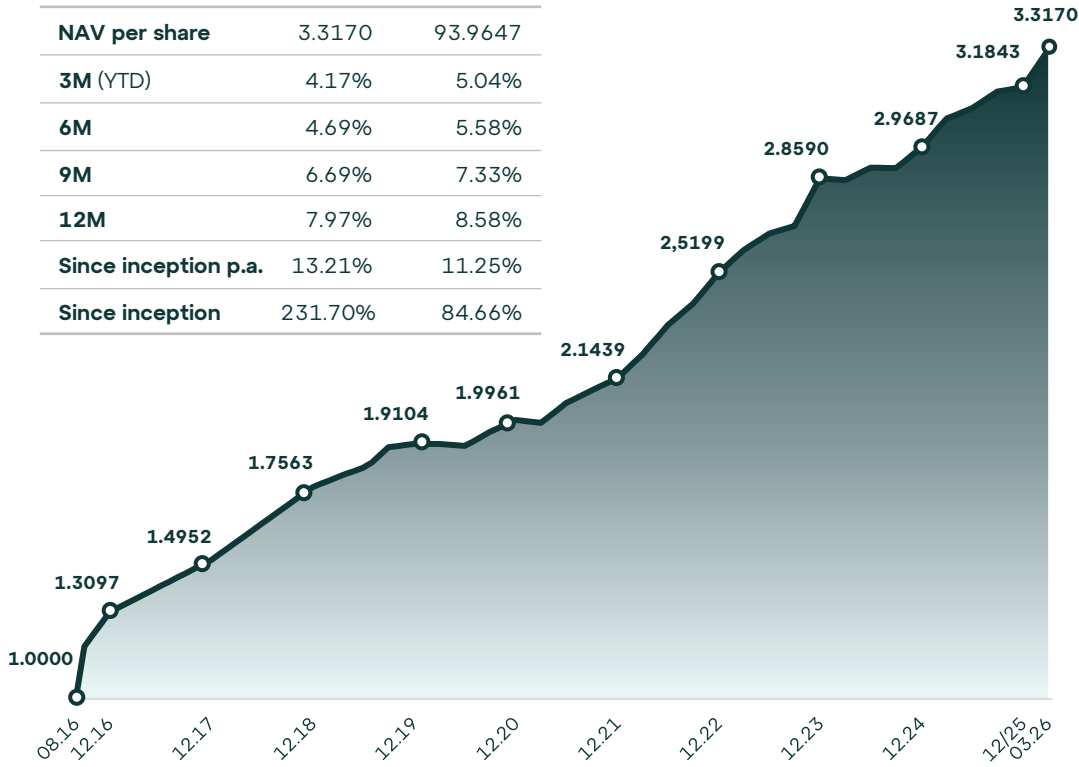


Retail Sub-Fund

	EUR	CZK
NAV per share	3.3170	93.9647
3M (YTD)	4.17%	5.04%
6M	4.69%	5.58%
9M	6.69%	7.33%
12M	7.97%	8.58%
Since inception p.a.	13.21%	11.25%
Since inception	231.70%	84.66%



EUR 278.70 m
Gross Asset Value (GAV)

EUR 161.57 m
Net Asset Value (NAV)

84,600 sqm
Gross Leasable Area (GLA)

EUR 19.54 m
Net Operating Income (NOI)

93.76%
Average Occupancy

257
Number of Tenants

7.01%
Yield

EUR 3,294
GAV per SQM

3.41 years
WAULT

48.26%
LTV (incl. issued bonds)

Portfolio

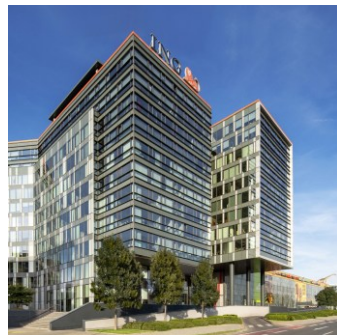
Galerie Harfa

Prague / Czech Republic



Harfa Office Park

Prague / Czech Republic



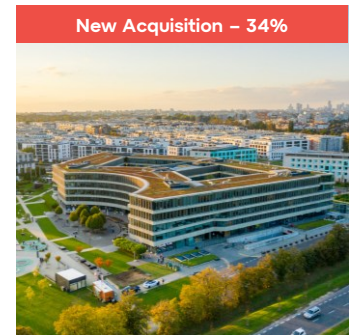
Centrum Krakov

Prague / Czech Republic



Royal Wilanów

Varšava / Polsko



General Terms for Investors

Currency	EUR, CZK
Target long-term return	6–8% p.a.
Minimum investment	EUR 125 000 or the EUR equivalent of CZK 1 million, if individually approved by the Fund's Administrator
Investment horizon	Recommended minimum 5 years
Management fee	1% p. a. of the Net Asset Value of the Sub-Fund
Subscription fee	Maximum 3% of the invested amount, or individually
Performance fee	10% out of performance of up to 10%; and 15% out of performance above 10%; high-water mark principle
Redemption fee	3% up to 3 years; 2% up to 4 years; 1% up to 5 years; 0% thereafter
Frequency of valuation	4x per year

Fund Information

Auditor	Deloitte Audit s.r.o.
Regulator	Česká národní banka
Depositary	UniCredit Bank Czech Republic and Slovakia, a.s.
Valuator (RICS)	CBRE, Avison Young
Valuator (Equity)	TPA
Listing	Prague Stock Exchange
ESG Consultant	Green0meter

Contact

In case of any questions,
do not hesitate to contact us.

WOOD & Company
 nám. Republiky 1079/1a,
 110 00, Praha

Czech Republic

Lukáš Brešťanský
 M: +420 604 400 444
 E: lukas.brestansky@wood.cz

Slovakia

Michal Kasana
 M: +421 904 972 278
 E: michal.kasana@wood.com

This document was prepared by WOOD & Company Group ("WOOD & Co."). This document does not constitute an offer to sell or solicitation of an offer to buy any shares. This document does not purport to contain all information which may be material to evaluate the undertakings and the recipient of this document should conduct its own independent evaluation of the undertakings described herein. Any decision of the recipient of this document made on the basis of the document shall be made on its own risk and WOOD & Co. in any case and any circumstances shall not be liable for any consequences of decisions made on the basis of the document. Past performance is not indicative of future results. The return may increase or decrease as a result of currency fluctuations. Detailed information on the investment opportunity is available per your request from the above-mentioned contact persons. © 2026 by WOOD & Co.