

Real Estate Funds

Q1 2026



Established Real Estate Investment Platform with Strong Presence in the CEE

Retail Sub-Fund

Annualised Return: 13.21%
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: 10.03%
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: 8.11%

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 1.54 bn
Assets Under Management

 492,500 sqm
Gross Leasable Area

 EUR 107.26 m
Net Operating Income

 18
Properties

 974
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: 13.16%

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: 16.04%

12–14% p.a. net
Target Return

Multi Asset Sub-Fund
Investment Focus

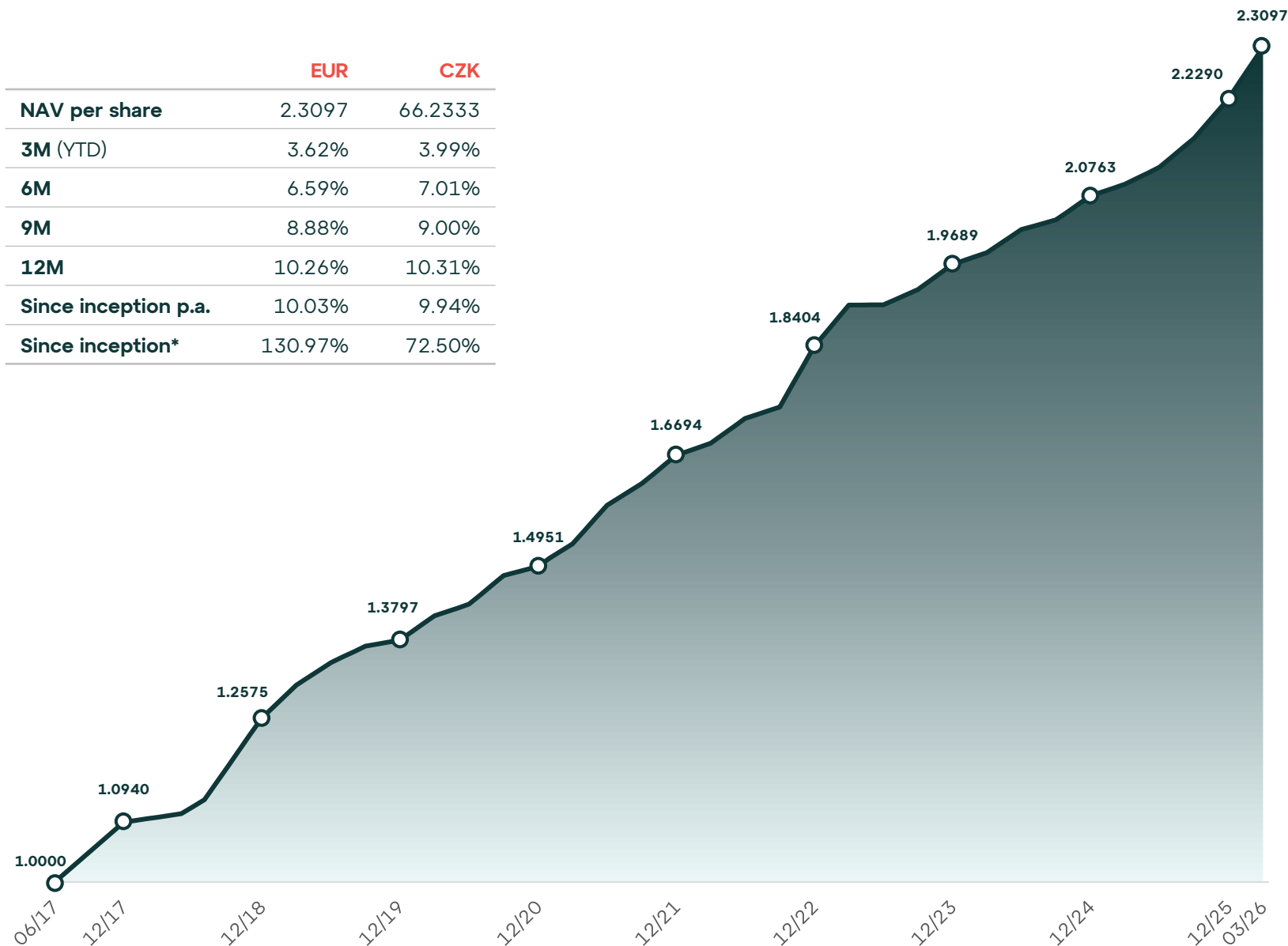
7+ years
Investment Horizon

March 2025
Establishment

Office Sub-Fund

31 March 2026

	EUR	CZK
NAV per share	2.3097	66.2333
3M (YTD)	3.62%	3.99%
6M	6.59%	7.01%
9M	8.88%	9.00%
12M	10.26%	10.31%
Since inception p.a.	10.03%	9.94%
Since inception*	130.97%	72.50%



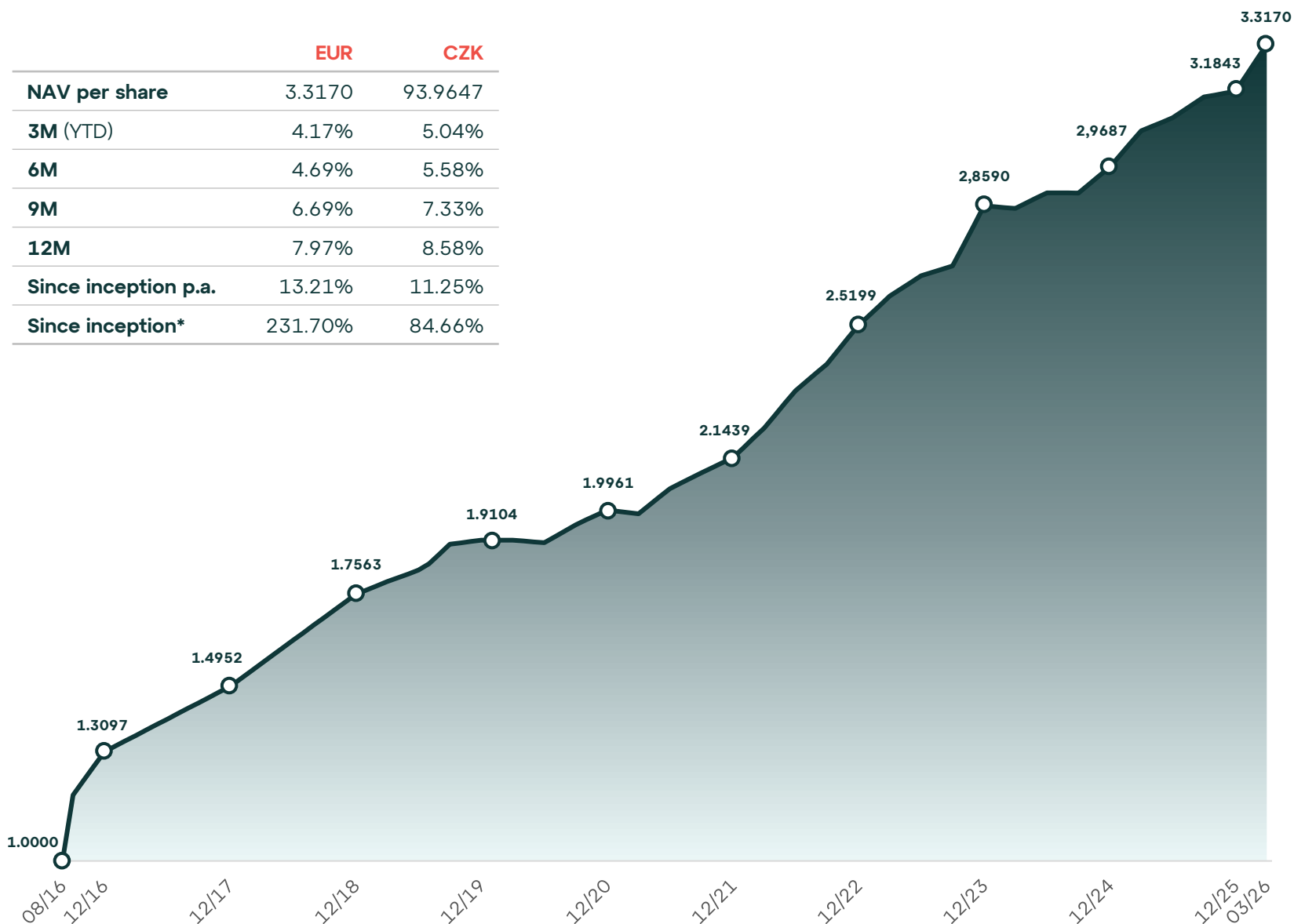
- EUR 565.39 m
Gross Asset Value (GAV)
- EUR 276.71 m
Net Asset Value (NAV)
- 223,600 sqm
Gross Leasable Area (GLA)
- EUR 43.78 m
Net Operating Income (NOI)
- 90.25%
Average Actual Occupancy
- 307
Number of Tenants
- 7.74%
Yield
- EUR 2,529
GAV per SQM
- 4.15 years
WAULT
- 49.08%
LTV (incl. issued bonds)

Unless indicated otherwise, all figures are as of 31 March 2026. GAV and GAV per SQM is based on RICS valuation as of 31 March 2026. *Presented graph is based on the EUR class of investment shares. Establishment of EUR class of investment shares: 30 June 2017; CZK class of investment shares: 30 June 2020.

Retail Sub-Fund

31 March 2026

	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

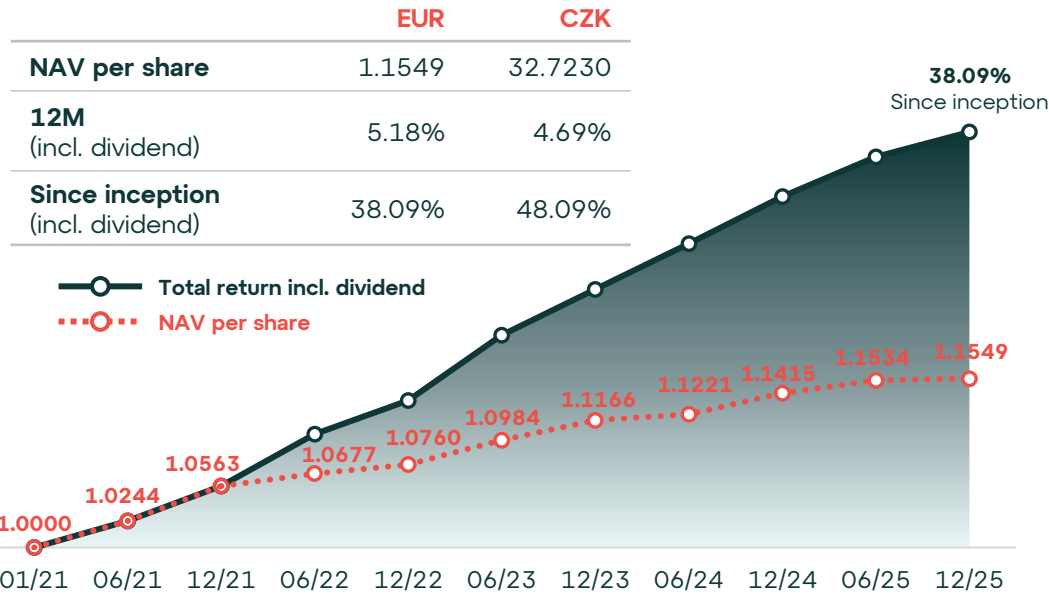
EUR 3,294
GAV per SQM

3.41 years
WAULT

48.26%
LTV (incl. issued bonds)

AUP Bratislava Sub-Fund

The latest available valuation is as of 31 December 2025, the next valuation date is 30 June 2026.



Key Figures

- 4–5%
Target Dividend Yield
- 5–7%
Target Return incl. Dividend
- 93%
Occupancy
- 3.5 years
WAULT
- 208
Tenants

Highlights

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 March 2026

The latest available valuation is as of 31 December 2025, the next valuation date is 30 June 2026.

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 per year	12M	4.41%
Established	Q4 2023	Since inception p.a.	7.56%

Projects

- 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.
- 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.
- Lavičky D1 Park**
This project, located on the D1 motorway near Jihlava and initiated in Q1 2025, is fully leased, with construction of the 25,500 sqm warehouse currently underway. Handover to the tenant is scheduled for Q1 2027.
- 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, selectively pursuing opportunities supported by clear occupier demand and gradually expanding its pipeline of new projects.



Residential Sub-Fund

31 March 2026

The latest available valuation is as of 31 January 2026, the next valuation date is 30 June 2026.

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 CZK	1.1291
Currency	CZK, EUR	Since inception p.a. (CZK)	10.37%
Valuation	2x per year	NAV per share EUR	1.1643
Inception	Q3 2024	Since inception p.a. (EUR)	13.16%

Projects

1 Yards Žižkov – Prague 3

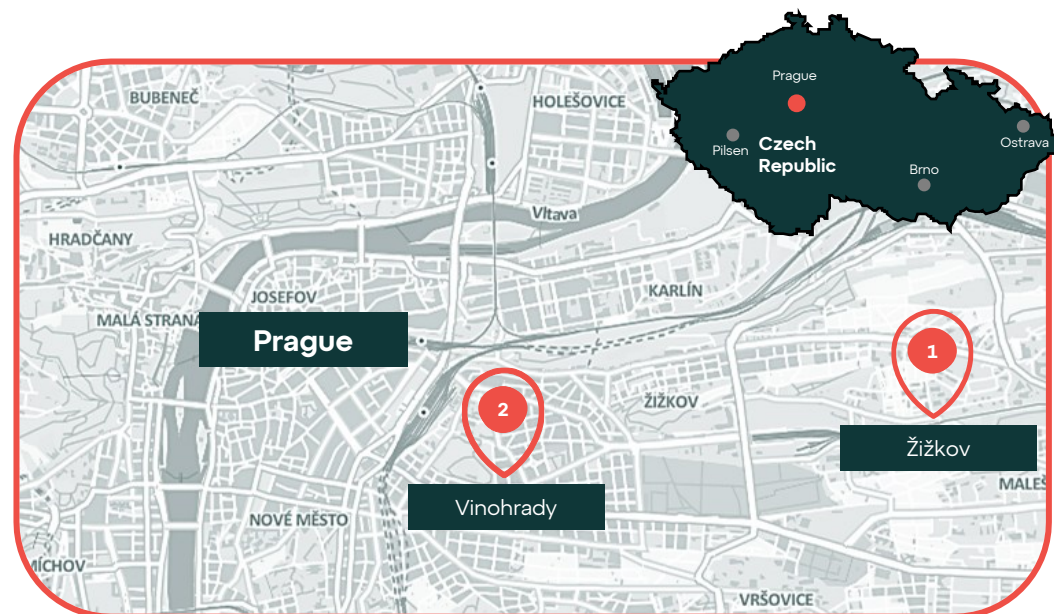
Residential development on the site of the former Žižkov Freight Station, in cooperation with Cresco Real Estate, the largest Slovak developer. An attractive location with strong growth potential, supported by significant public infrastructure investments, including a new tram line. A total of 1,100 apartments across seven phases, with the first three having received final building permits. Construction is scheduled to begin in 2026, with completion planned between 2028 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 had reached 68% as of the end of April 2026.

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.

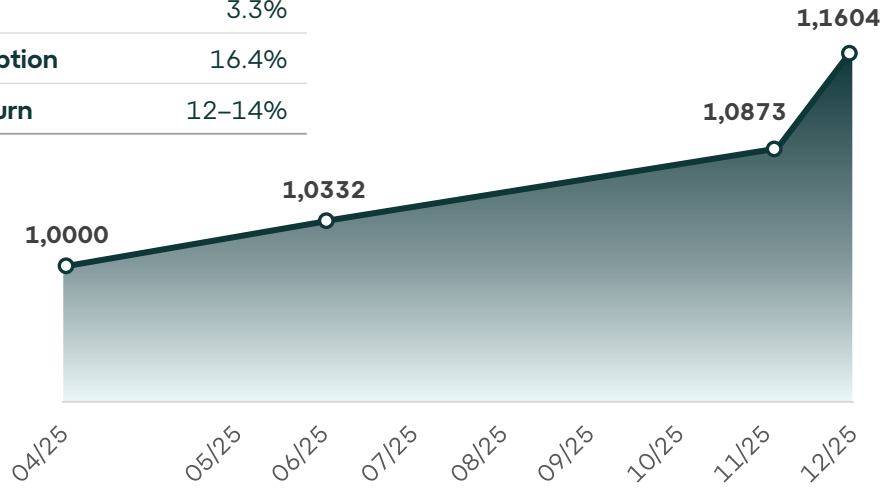


FENIX Real Estate Fund

31 March 2026

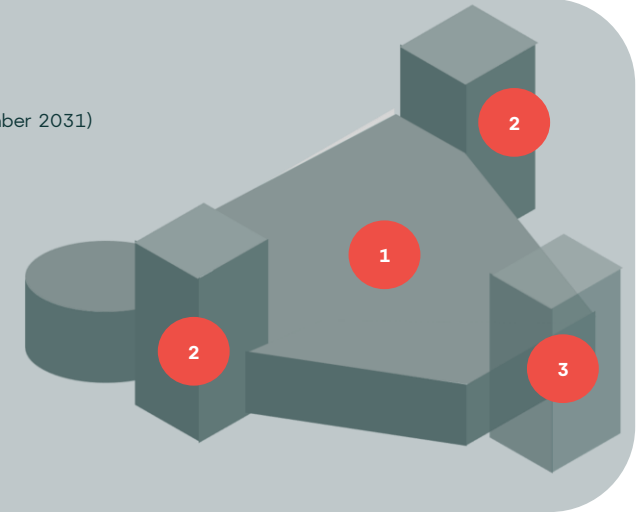
The latest available valuation is as of 31 December 2025, the next valuation date is 30 June 2026.

	EUR
NAV per share	1.1604
3M	3.3%
Since inception	16.4%
Target return	12–14%



Key Figures

- 7 years **Investment horizon**
(lock-in period until 31 December 2031)
- 72,500 sqm **Total GLA**
- 75% **Occupancy**
- 2.7 years **WAULT**
- ~200 **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.

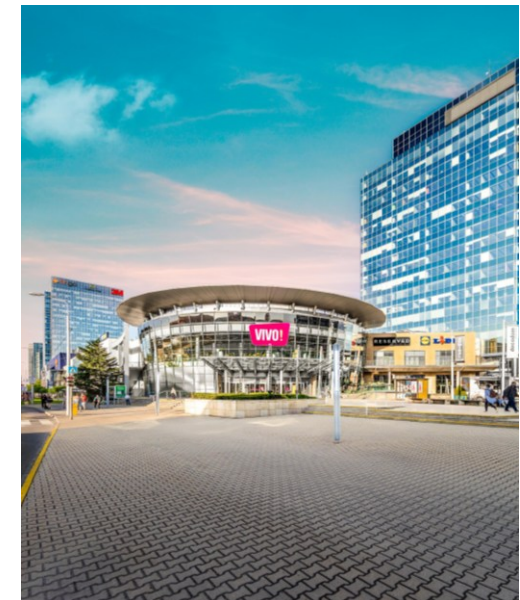
2 Well-maintained A- Office towers with excellent visibility

Offices focused on price-sensitive SMEs with direct access to shopping. Occupancy exceeding 85%, diversified tenant base.

3 Residential Development Potential

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

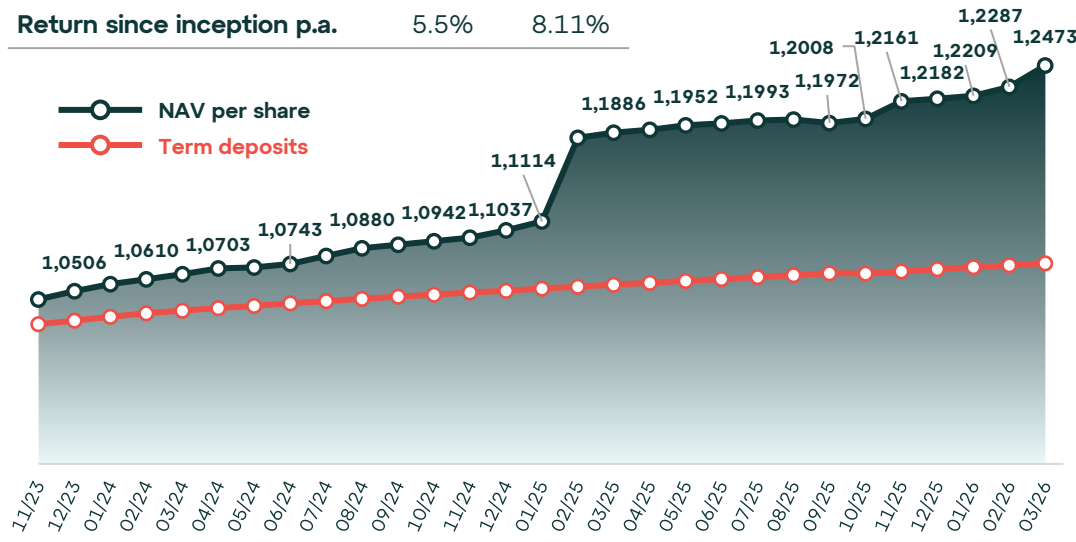
Joint venture partnership with experienced developer ITB Development.



Real Estate OPF

31 March 2026

	EUR	CZK
NAV per share	1.1636	1.2473
Return since inception	16.4%	24.73%
Return since inception p.a.	5.5%	8.11%



Key Figures

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

Highlights

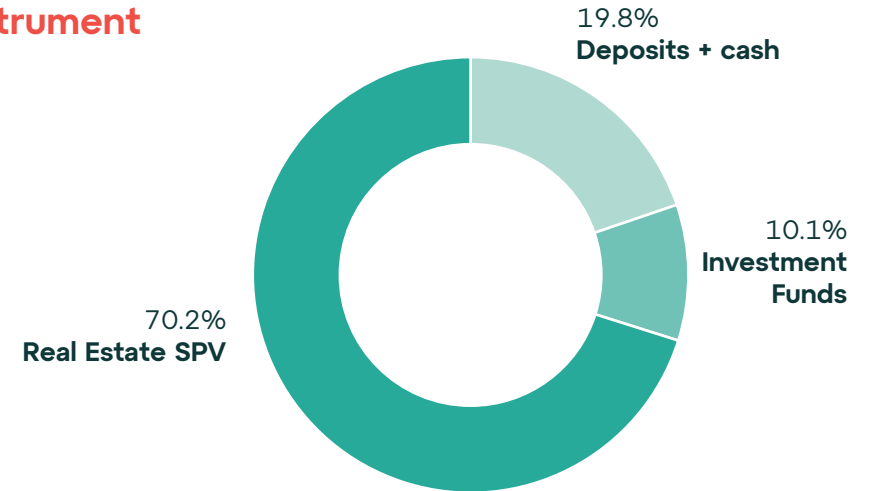
The investment strategy of Real Estate OPF combines projects with stable returns and development projects that offer higher appreciation.

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

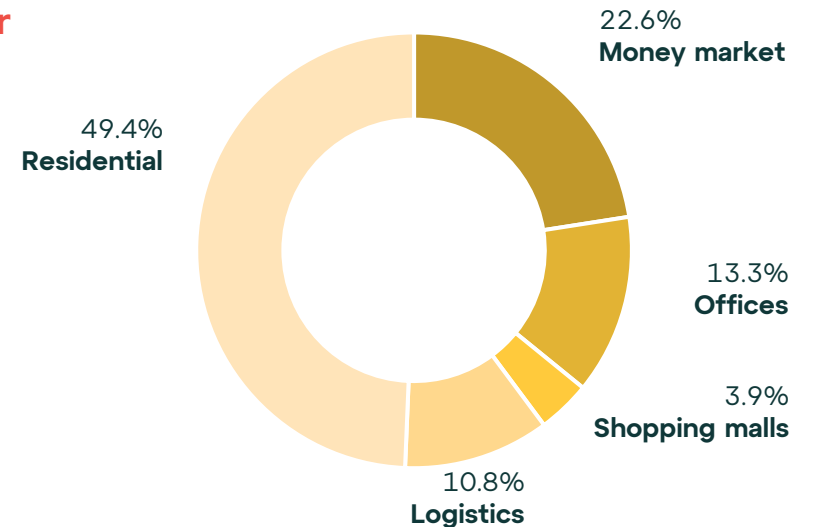
Currency risk is actively managed to maximize performance in CZK.

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

Portfolio by Instrument



Portfolio by Sector



Unless indicated otherwise, all figures are as of 31 March 2026. 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

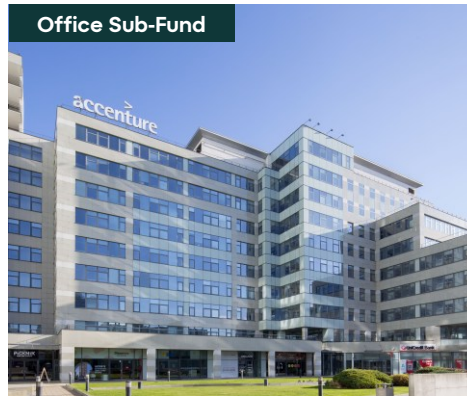


June 2018
Acquisition Date 24,900 sqm
Leasable Area

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

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

45,800 sqm
Leasable Area

Polus towers & Polus

Bratislava / Slovakia

FENIX Sub-Fund



February 2025
Acquisition Date

72,500 sqm
Leasable Area

Royal Wilanów

Varšava / Polsko

Office Sub-Fund / Retail Sub-Fund

New Acquisition



March 2026
Acquisition Date

36,800 sqm
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 yrs 0% after 3 yrs	5% in first 5 yrs 0% after 5 yrs	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
Frequency of Valuation	Quarterly	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

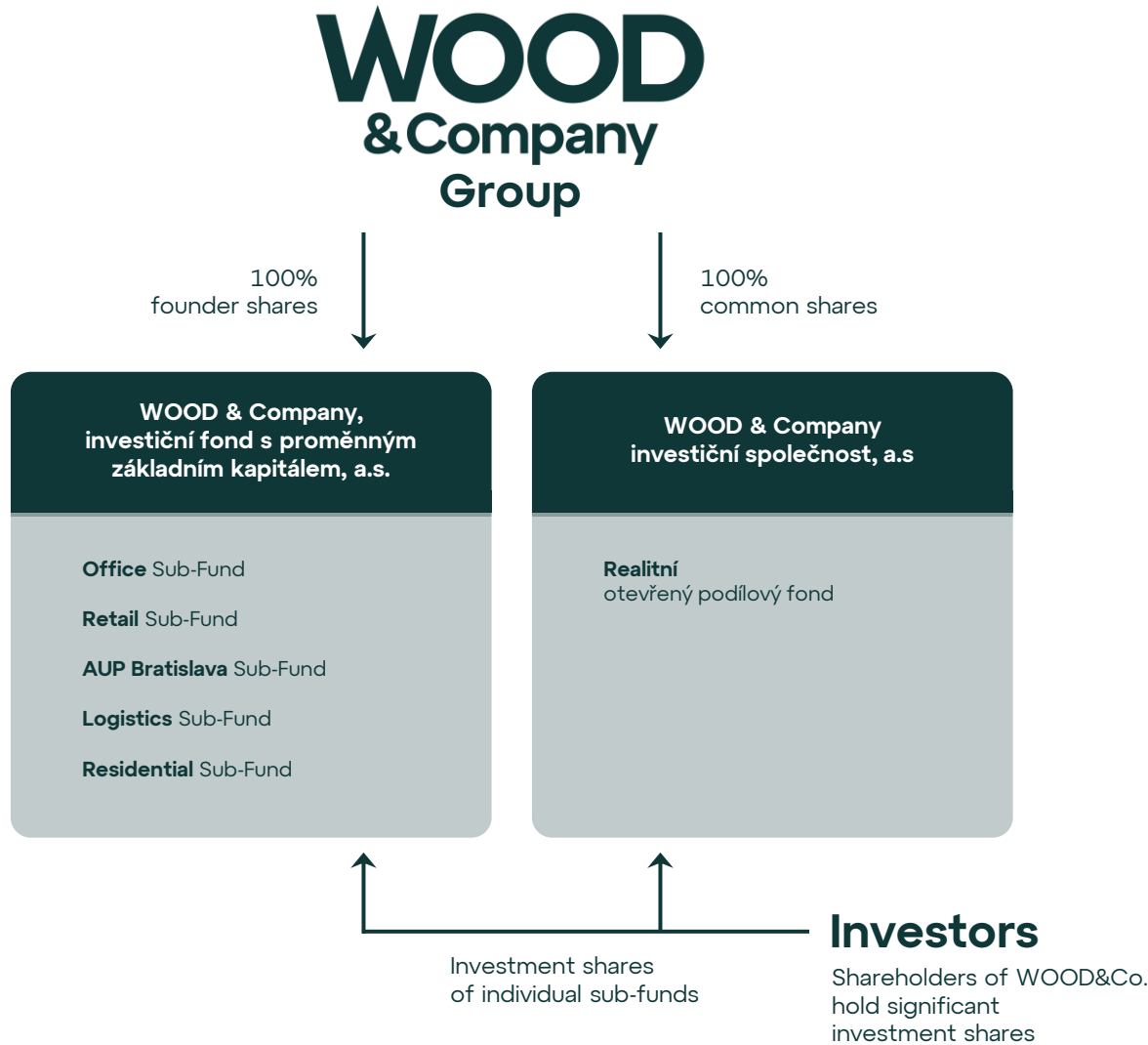


The EUR and CZK investment shares of **Office Sub-Fund** and **Retail Sub-Fund** are listed on the Prague Stock Exchange.



PRAGUE STOCK EXCHANGE
BURZA CENNÝCH PAPIRŮ PRAHA

Structure



Regulator



Depository



Valuator (RICS)



Valuator (ekvita)



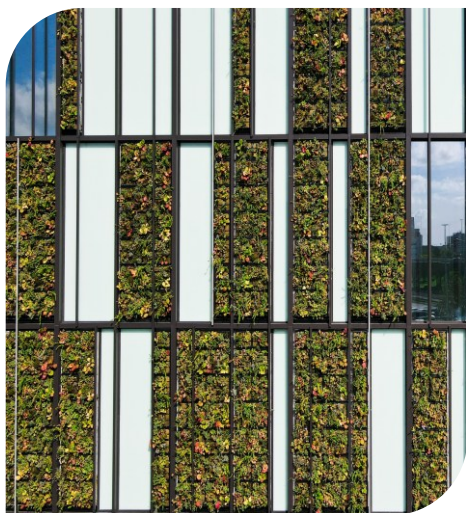
Auditor



ESG Consultat



Sustainability in Practice – Selected Figures



Year-on-year
decline in
energy intensity
of measured
buildings in the
portfolio
1,2%



**Office, Retail,
AUP**
Sub-funds
Classified since
2024
„Light Green“
according to
SFDR Art. 8

> 85%
of our properties
with sustainable
certification
BREEAM, LEED

> 42 %
Portfolio buildings
with
FVE
Installations

Support for
electromobility of
our tenants

Transparency
and
regulatory
oversight
guaranteed

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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