WOOD & Company

# Real Estate Funds

## Q2 2026

## Established Real Estate Investment Platform with Strong Presence in the CEE

### Retail Sub-Fund
Annualised Return: 12.93%
**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: 9.82%
**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: 6.56%
**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: 7.87%

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 1.55 bn
**Assets Under Management**

492,500 sqm
**Gross Leasable Area**

EUR 108.80 m
**Net Operating Income**

18
**Properties**

951
**Tenants**

### Logistics Sub-Fund
Annualised Return: 7.34%

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: 14.36%

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: 18.06%

12–14% p.a. net
**Target Return**

Multi Asset Sub-Fund
**Investment Focus**

7+ years
**Investment Horizon**

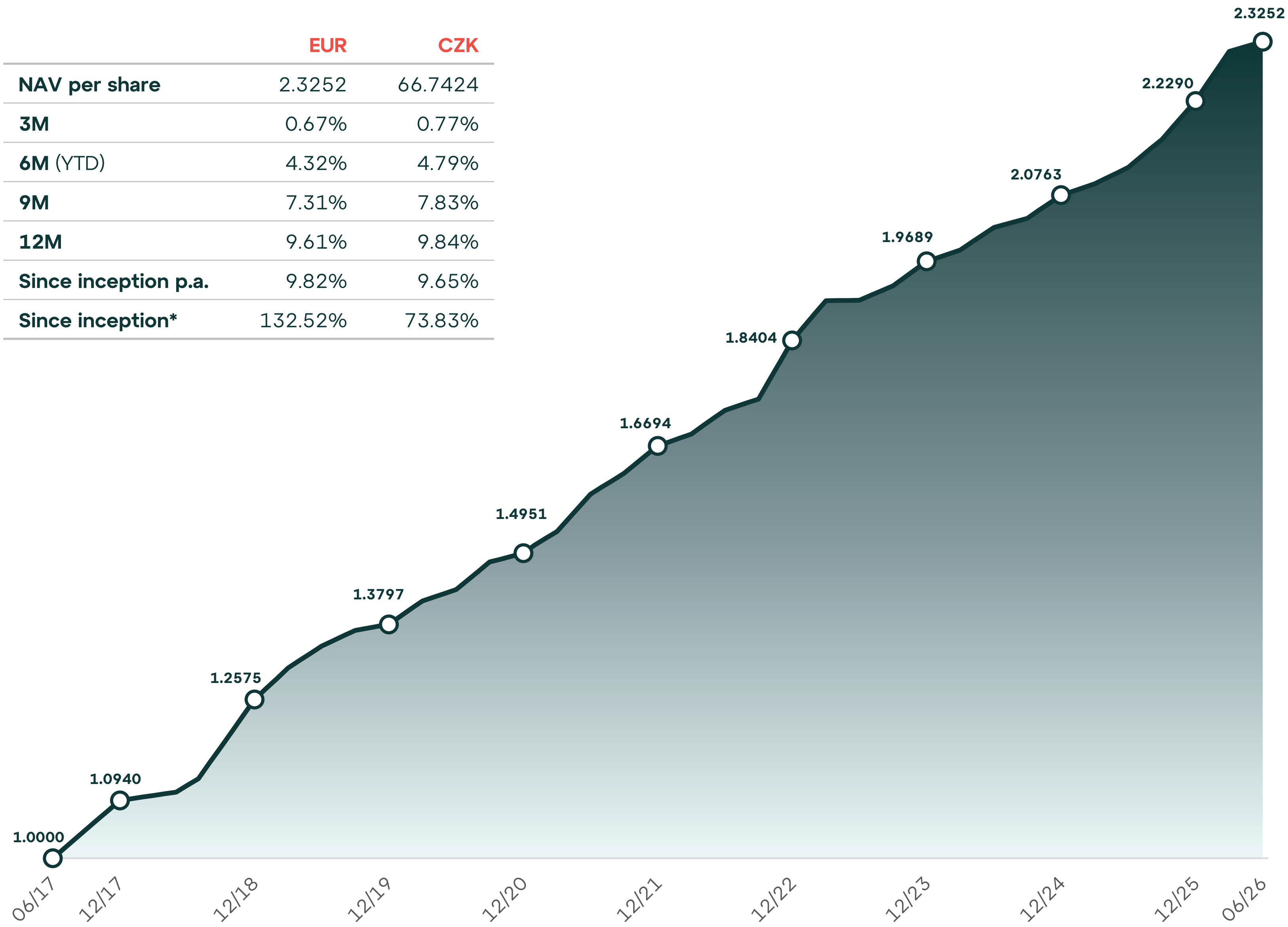
March 2025
**Establishment**

Unless indicated otherwise, all figures are as of 30 June 2026. RICS valuation (Assets Under Management) is as of 30 June 2026 for assets within the Office and Retail Sub-Funds, and as of 30 June 2026 for assets under the AUP Bratislava Sub-Fund, FENIX Sub-Fund and Logistics Sub-Fund. Presented annualised returns are since inception and based on the EUR class of investment shares.

## Office Sub-Fund

**30 June 2026**

| | EUR | CZK |
|---|---|---|
| **NAV per share** | 2.3252 | 66.7424 |
| **3M** | 0.67% | 0.77% |
| **6M** (YTD) | 4.32% | 4.79% |
| **9M** | 7.31% | 7.83% |
| **12M** | 9.61% | 9.84% |
| **Since inception p.a.** | 9.82% | 9.65% |
| **Since inception*** | 132.52% | 73.83% |




EUR 566.68 m
**Gross Asset Value (GAV)**

EUR 277.00 m
**Net Asset Value (NAV)**

223,600 sqm
**Gross Leasable Area (GLA)**

EUR 43.56 m
**Net Operating Income (NOI)**

90.51%
**Average Actual Occupancy**

305
**Number of Tenants**

7.69%
**Yield**

EUR 2,534
**GAV per SQM**

4.52 years
**WAULT**

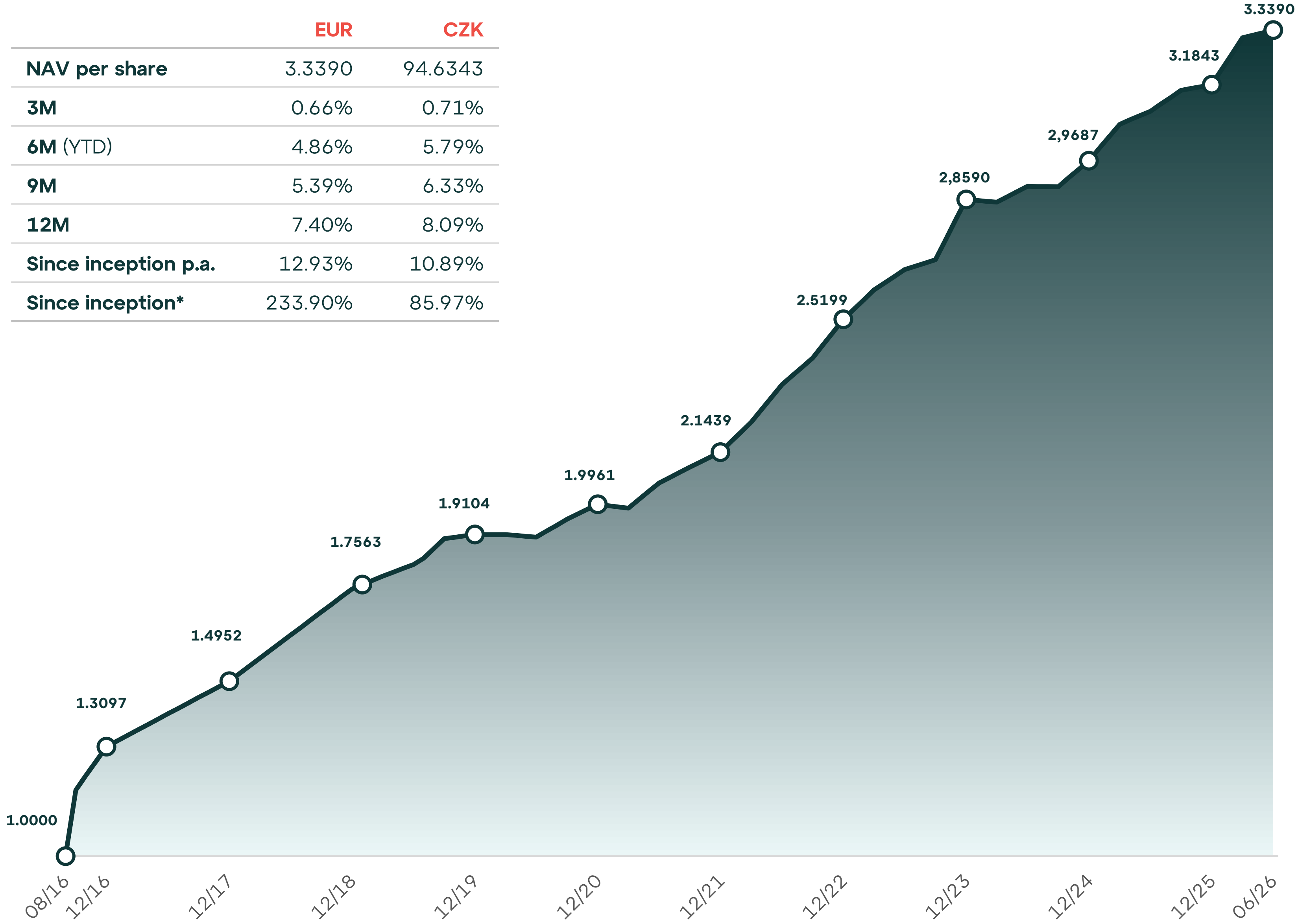
49.05%
**LTV (incl. issued bonds)**

Unless indicated otherwise, all figures are as of 30 June 2026. GAV and GAV per SQM is based on RICS valuation as of 30 June 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

## 30 June 2026

| | EUR | CZK |
|---|---|---|
| **NAV per share** | 3.3390 | 94.6343 |
| **3M** | 0.66% | 0.71% |
| **6M** (YTD) | 4.86% | 5.79% |
| **9M** | 5.39% | 6.33% |
| **12M** | 7.40% | 8.09% |
| **Since inception p.a.** | 12.93% | 10.89% |
| **Since inception*** | 233.90% | 85.97% |




EUR 280.29 m
**Gross Asset Value (GAV)**

EUR 164.33 m
**Net Asset Value (NAV)**

84,600 sqm
**Gross Leasable Area (GLA)**

EUR 19.98 m
**Net Operating Income (NOI)**

95.39%
**Average Occupancy**

261
**Number of Tenants**

7.13%
**Yield**

EUR 3,313
**GAV per SQM**

3.89 years
**WAULT**

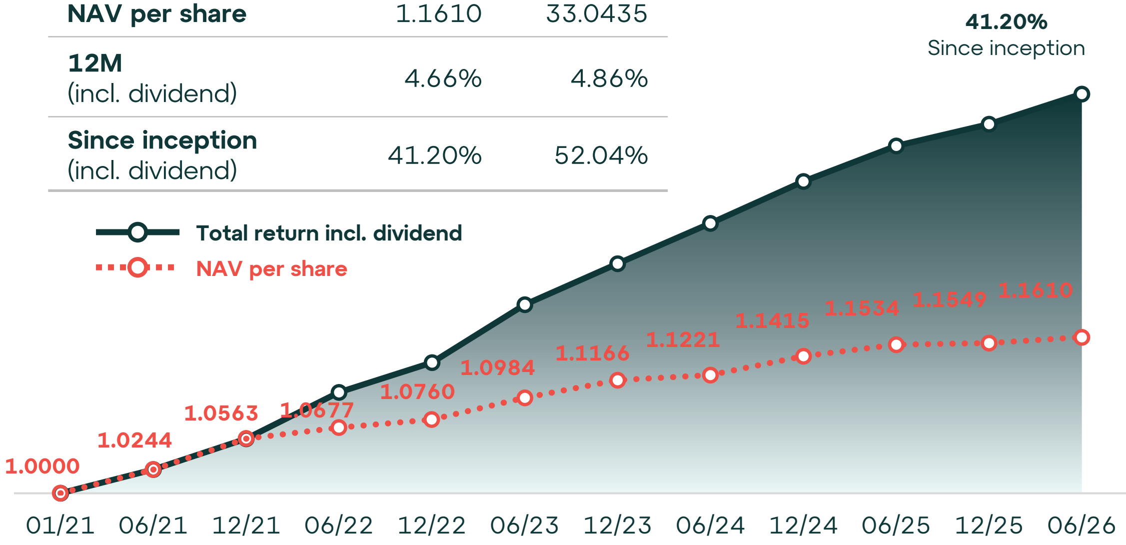
48.07%
**LTV (incl. issued bonds)**

Unless indicated otherwise, all figures are as of 30 June 2026. GAV and GAV per sqm is based on RICS valuation as of 30 June 2026. 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

**30 June 2026**

| | EUR | CZK |
|---|---|---|
| **NAV per share** | 1.1610 | 33.0435 |
| **12M** (incl. dividend) | 4.66% | 4.86% |
| **Since inception** (incl. dividend) | 41.20% | 52.04% |




### Key Figures

4–5%
**Target Dividend Yield**

5–7%
**Target Return incl. Dividend**

94%
**Occupancy**

3.5 years
**WAULT**

202
**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.

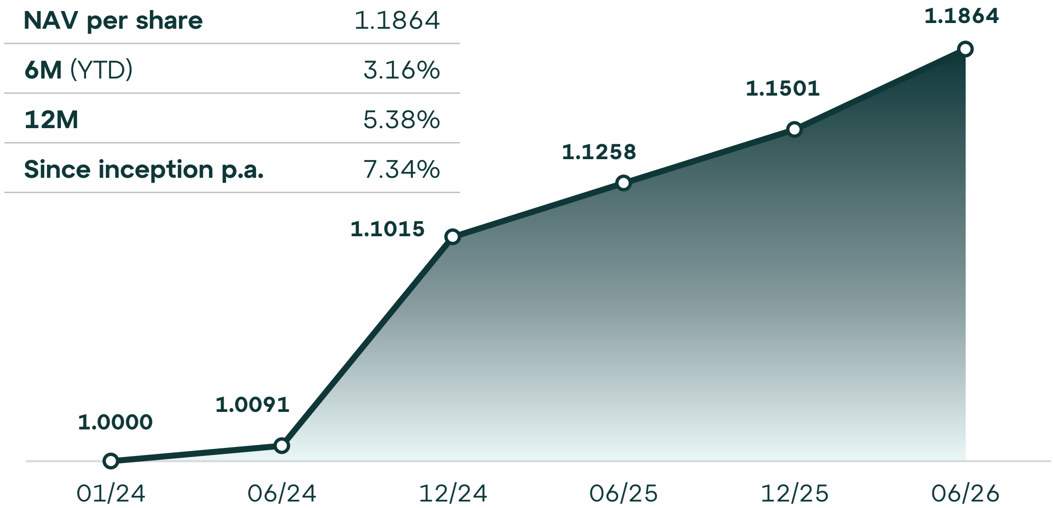
**Resilience:** Nearly full occupancy, with a substantial WAULT and a high portion of fixed rents (>95%), makes Aupark very well-positioned to tackle the competitive landscape.

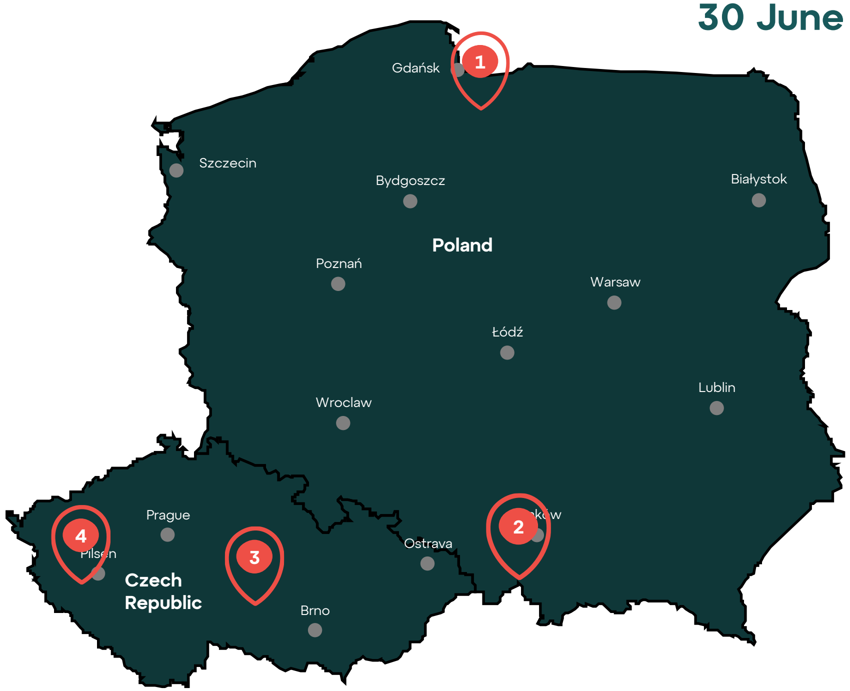
Unless indicated otherwise, all figures are as of 30 June 2026. Presented graph is based on the EUR class of investment shares. Total return includes dividend payments.

## Logistics Sub-Fund

**30 June 2026**

| | EUR |
|---|---|
| **NAV per share** | 1.1864 |
| **6M** (YTD) | 3.16% |
| **12M** | 5.38% |
| **Since inception p.a.** | 7.34% |




**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% |
| **Currency** | EUR |
| **Valuation** | 2x per year |
| **Established** | Q4 2023 |

**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 7R Park Lavičky**
Located on the D1 motorway near Jihlava and initiated in Q1 2025, is fully leased, with construction of the 25,500 sqm warehouse underway and on track. Handover to the tenant is scheduled for Q1 2027.

**4 Panattoni Park Pilsen West III**
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.

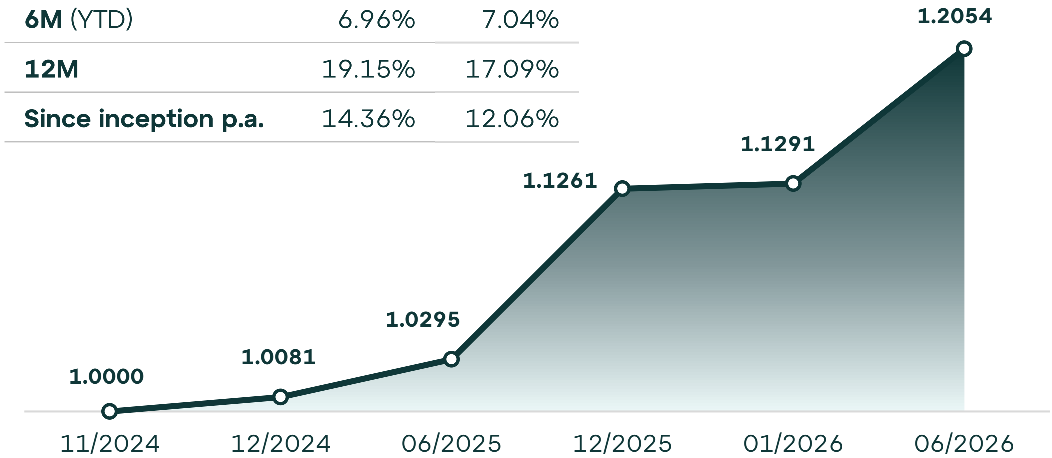
**Pipeline**
In the current market environment, the Sub-Fund continues to take a disciplined approach to new investments, selectively pursuing opportunities supported by clear occupier demand and gradually expanding its pipeline of new projects.

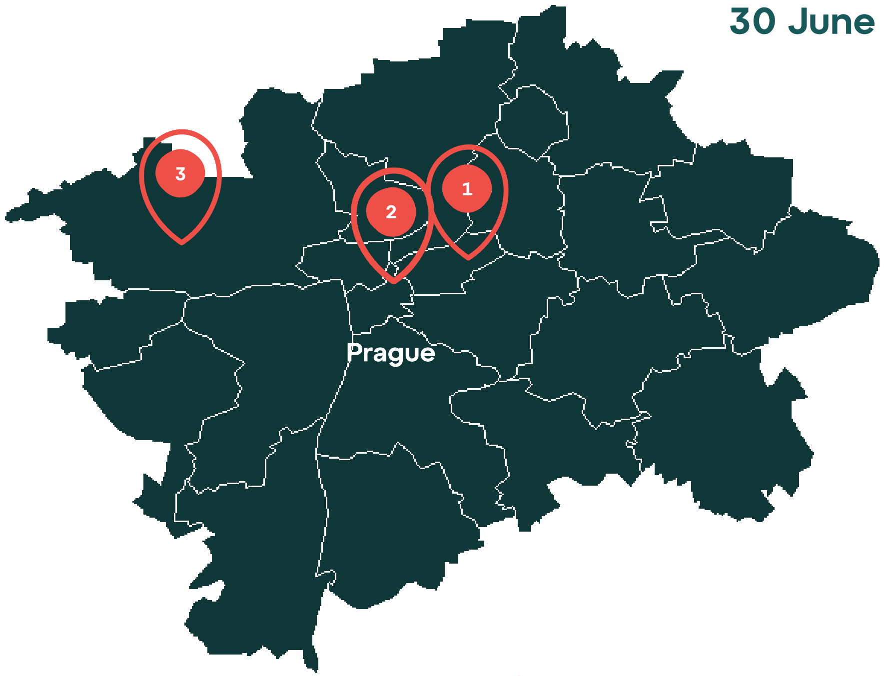
* Note: Target long-term average return. Actual returns achieved in individual periods may differ materially from the target return due to the nature of the fund and prevailing market conditions.
Project information is stated as at 30 June 2026. Return indicators as of 30.6.2026 (latest valuation date).

## Residential Sub-Fund

## 30 June 2026

| | EUR | CZK |
|---|---|---|
| **NAV per share** | 1.2464 | 1.2054 |
| **6M** (YTD) | 6.96% | 7.04% |
| **12M** | 19.15% | 17.09% |
| **Since inception p.a.** | 14.36% | 12.06% |




**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% |
| **Currency** | CZK, EUR |
| **Valuation** | 2x per year |
| **Inception** | 3Q 2024 |

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

1 **Yards Žižkov – Prague 3**
Residential development in the area of the former Žižkov Freight Station, in cooperation with the largest Slovak developer, Cresco Real Estate.
An attractive location with growth potential and significant investments in public amenities, including a new tram line. A total of 1 100 apartments in 7 phases, of which the first 3 have obtained final building permits.
Construction starts in 2026, with completion scheduled for 2028–2034.

2 **Rezidence Polská 7 – Prague 2**
A reconstruction carried out in cooperation with the renowned developer SATPO, comprising 33 apartments and 3 commercial units.
A unique location near Riegrovy sady and Náměstí Jiřího z Poděbrad with high demand for premium housing.
The occupancy permit issued in June 2026. By the end of July, around 70% of the units had been sold.

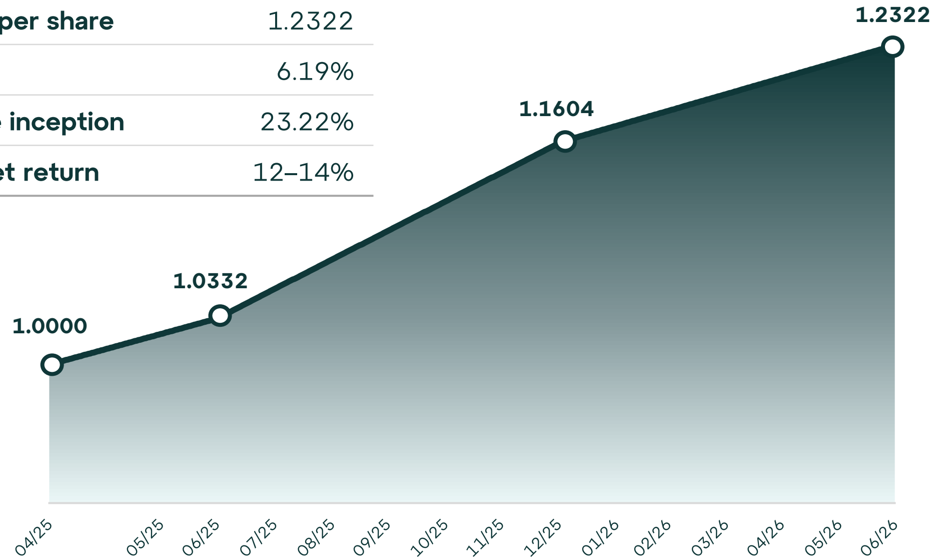
3 **Rezidence Šárka – Prague 6**
A premium residential project carried out in cooperation with the renowned developer CRESTYL, comprising 18 residential buildings. The exceptional location on the border of the Divoká Šárka offers a unique combination of privacy, tranquility, and nature with excellent accessibility to the center of Prague. The project has a valid building permit, demolition of the original area has been completed, sales preparations are underway, and the launch of the first phase is planned for the turn of 2026/27.

*Targeted long-term average return. Due to the nature of the fund, the return for sub-periods may differ from the targeted return. Project status is current as of June 30, 2026.
NAV value and performance for the past 12 months are stated as of June 30, 2026.

# FENIX Real Estate Fund

**30 June 2026**

| | EUR |
|---|---|
| **NAV per share** | 1.2322 |
| **6M** | 6.19% |
| **Since inception** | 23.22% |
| **Target return** | 12–14% |




## Key Figures

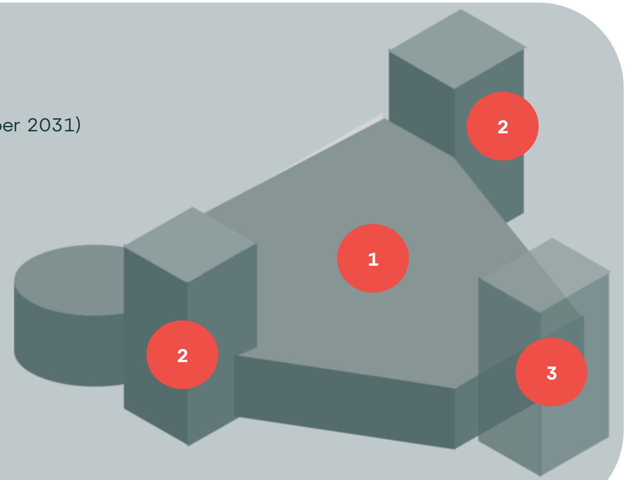
7 years
**Investment horizon**
(lock-in period until 31 December 2031)

72,500 sqm
**Total GLA**

76%
**Occupancy**

2.9 years
**WAULT**

~180
**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 around 90%, diversified tenant base.

### 3 Residential Development Potential

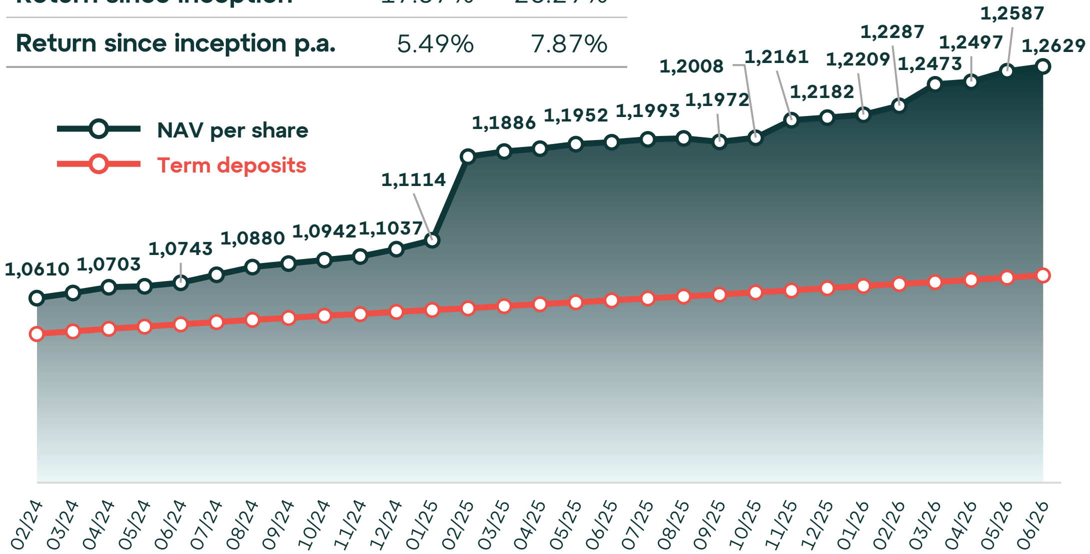
Project of 3rd tower is expected to deliver over 250 apartments with more than EUR 77 m gross development value.

Joint venture partnership with experienced developer ITB Development.


## Real Estate OPF

**30 June 2026**

| | EUR | CZK |
|---|---|---|
| **NAV per share** | 1.1757 | 1.2629 |
| **Return since inception** | 17.57% | 26.29% |
| **Return since inception p.a.** | 5.49% | 7.87% |




## Key Figures

7–9% p.a.
**Target Net Return**

4 EUR
**Minimum Investment**

Daily
**Valuation**

## Highlights

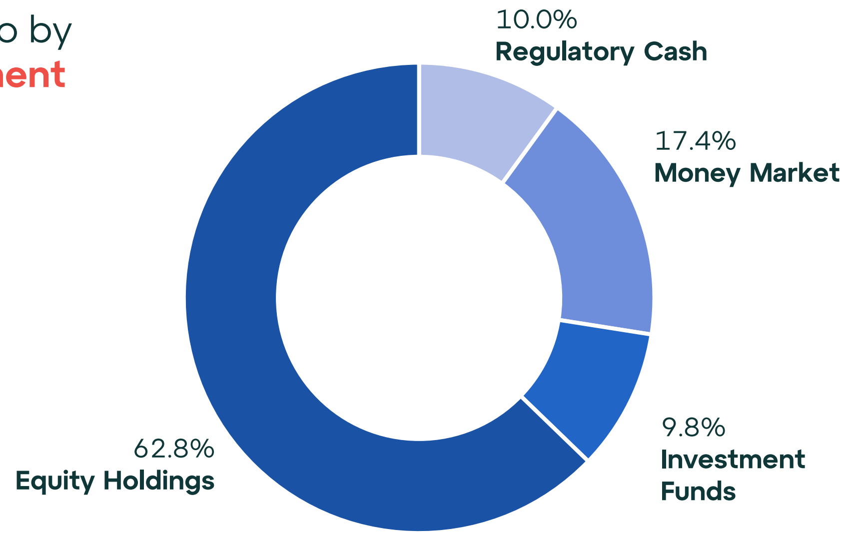
The investment strategy of Real Estate OPF combines projects with stable returns and development projects that offer higher appreciation.

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

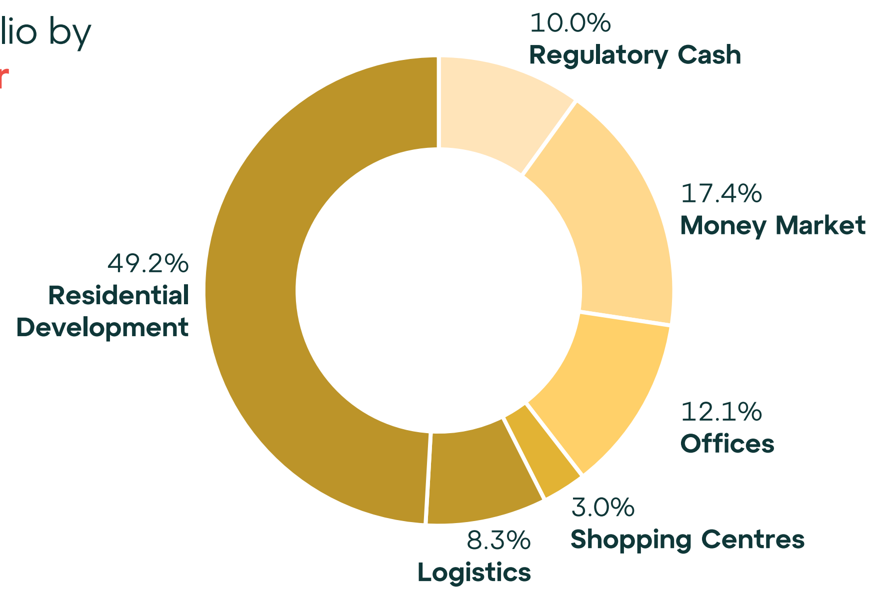
Currency risk is actively managed to maximize performance in CZK.

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 30 June 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

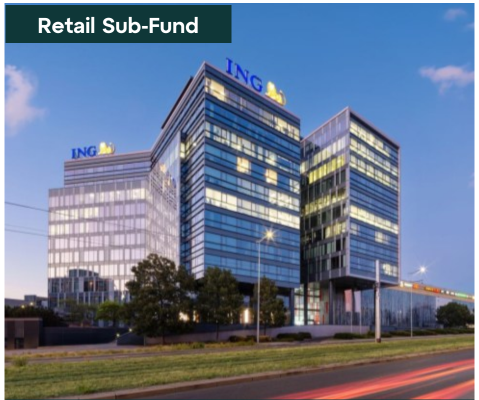
Retail Sub-Fund


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

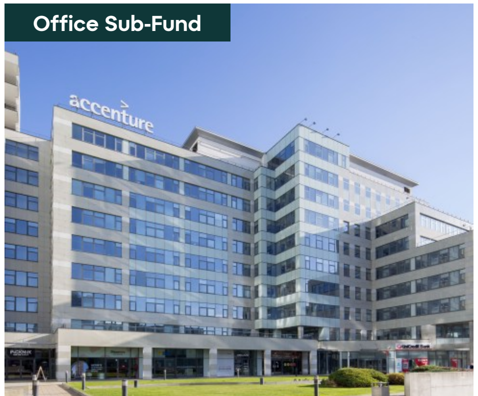
Office Sub-Fund

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**

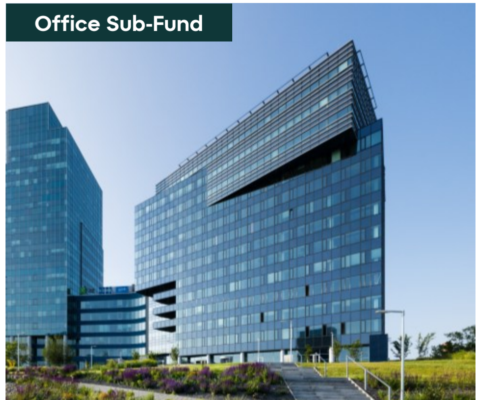
### Green Point
Prague / Czech Republic

**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 Shopping & Polus Towers
Bratislava / Slovakia

**FENIX Sub-Fund**


February 2025 **Acquisition Date**
72,500 sqm **Leasable Area**

### Royal Wilanów
Varšava / Polsko

**Office Sub-Fund / Retail Sub-Fund**

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<br>2% in 4th year<br>1% in 5th year<br>0% after 5 years | 3% until 31 Dec. 25<br>2% until 1 Dec. 26<br>1% after 1 Jan. 27 | 5% in first 3 yrs<br>0% after 3 yrs | 5% in first 5 yrs<br>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%<br>15% of performance above 10% | | 10% of 10%<br>20% of 10–20%<br>30% of above 20% | 15% from profit | 10% up to 10%<br>15% above 10% | 10% |
| **Investment Horizon** | 5+ years | 10+ years | 3+ years | 7+ years | 7 years | 5+ years |
| **Currency** | EUR<br>CZK | EUR<br>CZK | EUR | EUR<br>CZK | EUR | EUR<br>CZK |
| **Minimum Investment** | EUR 125 000<br>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.<br>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 PAPÍRŮ PRAHA

## Structure

WOOD & Company Group

100% founder shares

100% common shares

**WOOD & Company, investiční fond s proměnným základním kapitálem, a.s.**

- **Office** Sub-Fund
- **Retail** Sub-Fund
- **AUP Bratislava** Sub-Fund
- **Logistics** Sub-Fund
- **Residential** Sub-Fund

**WOOD & Company investiční společnost, a.s**

- **Realitní** otevřený podílový fond
- **City** otevřený podílový fond

Investment shares of individual sub-funds

## Investors

Shareholders of WOOD&Co. hold significant investment shares

### Regulator

ČNB ČESKÁ NÁRODNÍ BANKA

### Depository

UniCredit Bank

### Valuator (RICS)

CBRE

CUSHMAN & WAKEFIELD

AVISON YOUNG

savills

### Valuator (ekvita)

tpa

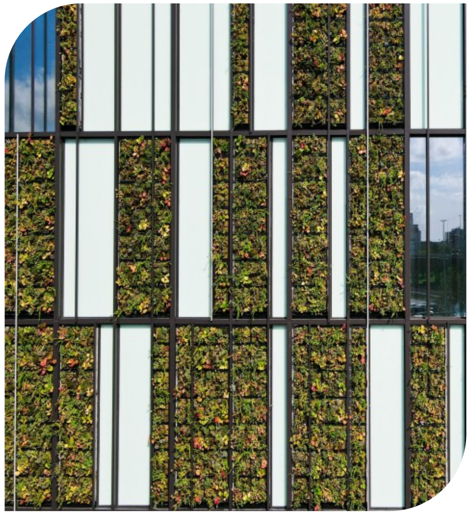
### Auditor

Deloitte.

### ESG Consultat

GREENOMETER

## 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 Installatios

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

WOOD & Company



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