WOOD & Company
Realitní OPF

June 2026

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 1.54 bil.
Assets Under Management

492,500 sqm
Gross Leasable Area

EUR 107.26 mil.
Net Operating Income (NOI)

18
Number of buildings

974
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 30 June 2026.

General Information

EUR 4.0
Minimum Investment

7–9% p.a.
Target Net Return

LTV 8.3%
Low levarage

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.

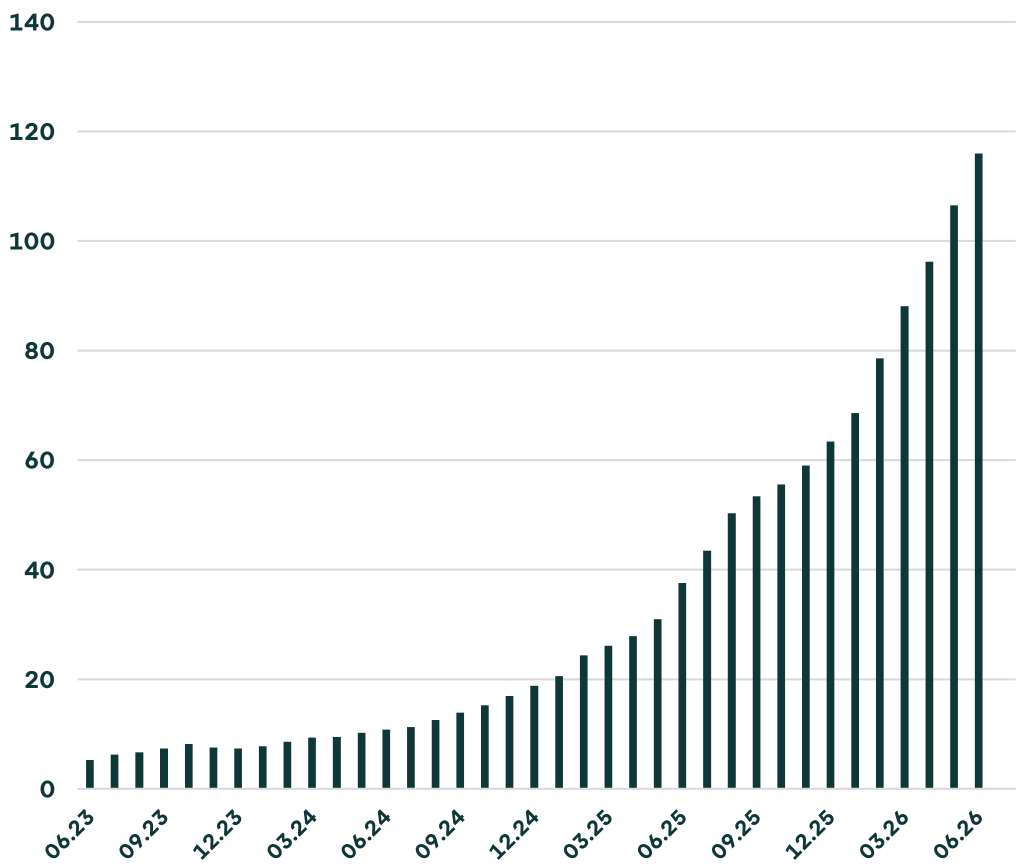
By leveraging **synergies across all phases of the investment cycle** (deal sourcing, financing, operations, etc.), we expect the fund to quickly rank among the **leading performers in its peer group. The OPF co invests** alongside the WOOD SICAV fund in individual real estate projects.

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.**

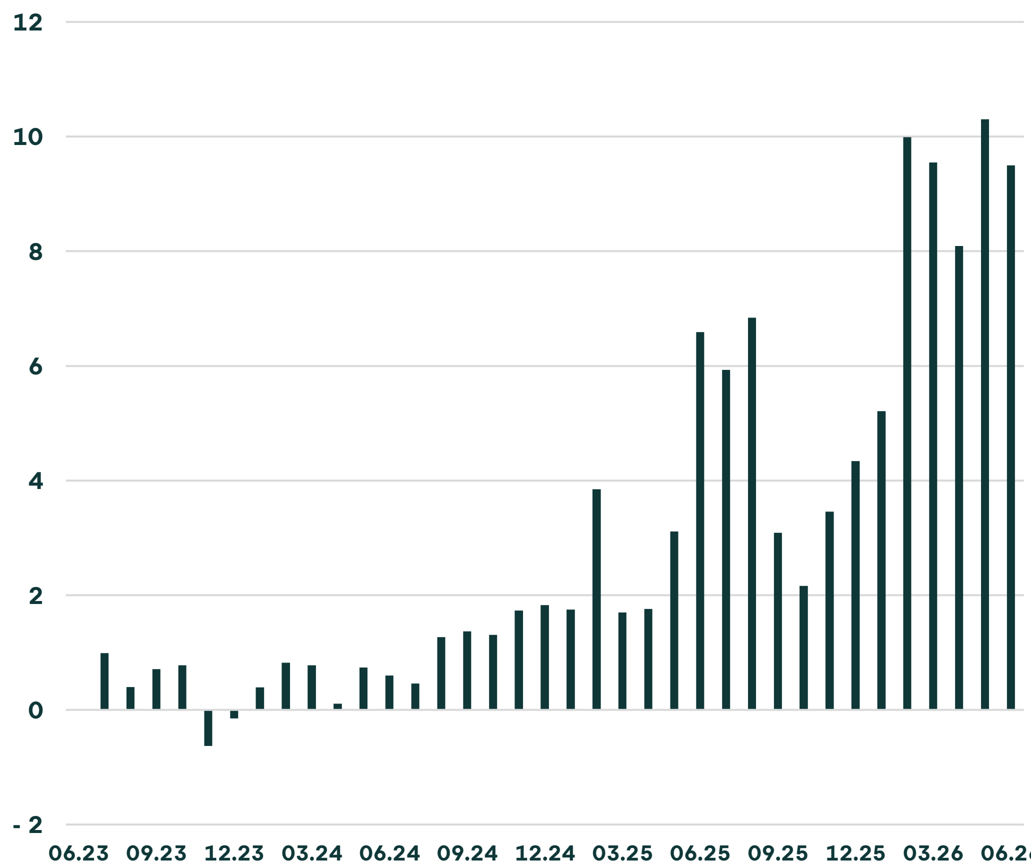
Development of Assets Under Management and Monthly Inflows

30 June 2026

WOOD Realitní OPF
NAV (EUR million)



WOOD Realitní OPF
Monthly increase (EUR million)

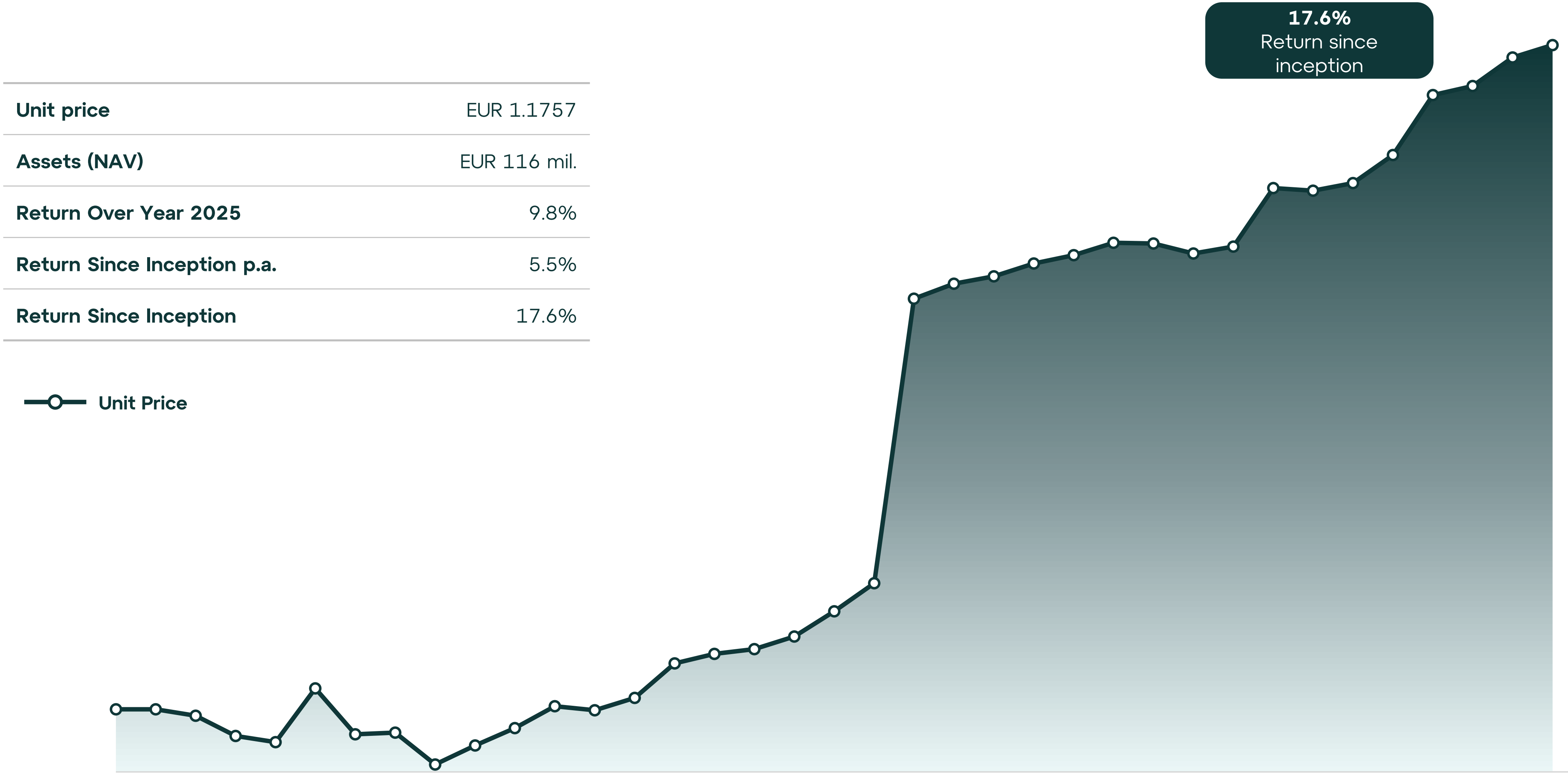


Price development of the Fund units

Fund Performance

30 June 2026

Unit price	EUR 1.1757
Assets (NAV)	EUR 116 mil.
Return Over Year 2025	9.8%
Return Since Inception p.a.	5.5%
Return Since Inception	17.6%



Date	06.23	07.23	08.23	09.23	10.23	11.23	12.23	01.24	02.24	03.24	04.24	05.24	06.24
Value Unit	1,0151	1,0151	1,0136	1,0087	1,0072	1,0202	1,0091	1,0095	1,0018	1,0064	1,0106	1,0159	1,0149

Date	07.24	08.24	09.24	10.24	11.24	12.24	01.25	02.25	03.25	04.25	05.25	06.25
Value Unit	1,0179	1,0262	1,0285	1,0297	1,0327	1,0388	1,0456	1,1144	1,118	1,1198	1,1229	1,1249

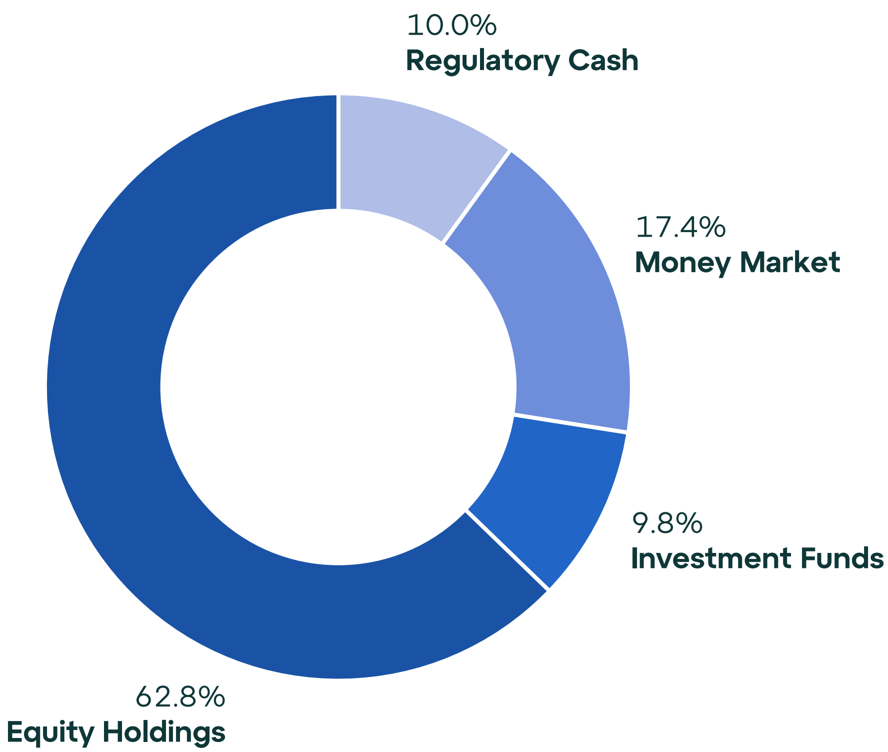
Date	07.25	08.25	09.25	10.25	11.25	12.25	01.26	02.26	03.26	04.26	05.26	06.26
Value Unit	1,1279	1,1277	1,1253	1,127	1,1411	1,1405	1,1423	1,1491	1,1636	1,1658	1,1727	1,1757

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

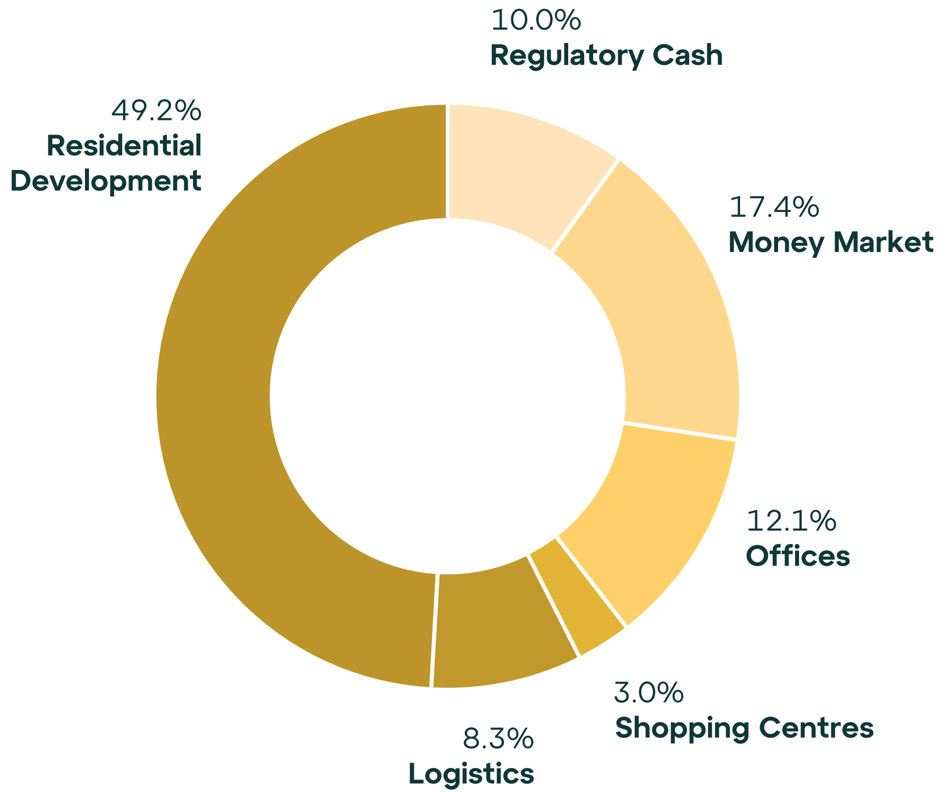
Diversified Structure of the Real Estate Portfolio

30 June 2026

Portfolio Breakdown by instrument



Portfolio Breakdown by sector



Diversified Portfolio Structure

30 June 2026

Project	Location	Segment	Strategy	Allocation
SATPO Escape	Prague	Residential	Development	10.0%
WOOD Green Point	Prague	Office	Yielding	8.5%
7R Park Tczew III	Poland	Logistics	Yielding	8.4%
MS Slatinská – Rezidence Floriánka	Brno	Residential	Development	8.1%
MS Dusíková – Hamornie Lesná	Brno	Residential	Development	8.0%
MS Moskevská – Rezidence Moskevská	Prague	Residential	Development	7.9%
SATPO U Kolejí	Prague	Residential	Development	5.8%
WOOD Office podfond	N/A	Office	Yielding	3.7%
WOOD Odolena Voda	Prague	Residential	Development	3.3%
SATPO U Nikolajky	Prague	Residential	Development	2.9%
WOOD FENIX	Bratislava	Office/Retail	Yielding	2.0%
WOOD City OPF	Praha	Residential	Development	1.9%
WOOD Retail podfond	N/A	Retail	Yielding	1.0%

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 is **100% leased. Building 2**, with an expected **area of up to 13,500 sqm**, 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

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
(30. 6. 2026)

2019
Completed

BREEAM
Excellent

Development — Residential Projects

Rezidence Escape, Prague 6

- 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

U Nikolajky, Prague 5

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

Location:

- Prague 5 - Smíchov

Nová Merina, Trenčín

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

Location:

- Trenčín
- CITY PARK retail zone

Rezidence Floriánka, Brno

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

Location:

- Brno

Development — Residential Projects

U Kolejí, Prague 6

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

Location:

- Prague 6 - Veleslavín

Odolena Voda, Prague-East

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

Location:

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

Harmonie Lesná, Brno

- Construction of 135 apartments and 221 garages
- Valid builing permit

Location:

- Brno – Lesná (Dusíkova st.)
- City centre – 15 min

Rezidence Moskevská, Prague 10

- Construction of 8,900 sqm of net floor area (approx. 180 apartments)
- Expected completion in 2030

Location:

- Prague 10 – Vršovice

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

Polus Shopping & Office Premises – Pokus Towers, Bratislava

- Investment shares of the WOOD & Co. FENIX Real Estate Fund
- Fund focused on the revitalisation of the Polus 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. for retail class 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: ČNB Česká národní banka

Depositary: UniCredit Bank

Valuer: CBRE, Avison Young, Cushman & Wakefield, BDO, tpa

Auditor: Deloitte.

ESG Consultant: Greenometer

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