



Sustainability Report

2025



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

WOOD & Company, investiční fond s proměnným základním kapitálem, a.s. (hereinafter the “Company”) is a self-managed fund for qualified investors (QIF), whose sub-funds are focused on alternative financial assets.



Greenometer is a platform and consulting company specializing in ESG and sustainability reporting. For WOOD & Company, it carried out environmental indicator calculations and assigned individual sections in accordance with the ESRS (European Sustainability Reporting Standards).



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FOREWORD

Dear Friends and Partners

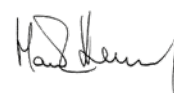
I would like to invite you to read the latest edition of our regular Sustainability Report, in which you will learn, among other things, that 2025 was another year of growth and development for our company. At the same time, we continued to advance our voluntary sustainability commitments and initiatives, which we consider an integral part of responsible business conduct and long-term value creation.

In April, we once again reported the results of our four “Light Green” sub-funds to the Czech National Bank. In addition, the key findings of our 2024 Sustainability Report were in 2025 presented to the wider public through a podcast created in cooperation with the consulting platform Greenometer, providing an opportunity to share and discuss our sustainability activities with a broader audience, for the first time.

The Residential Sub-Fund became fully operational during the year and launched its first two projects, while several other sub-funds expanded their portfolios with new investment opportunities.

These developments reinforce our conviction that strong economic performance, responsible business practices, and sustainable development principles are mutually supportive and together create a solid foundation for long-term value creation.

I hope you enjoy reading about our progress and ambitions.



Marek Herold
Chairman of the board



BUSINESS FOCUS

WOOD & Company Investment Fund with Variable Capital plc (the “Company”) is a self-managed qualified investor fund (QIF), whose sub-funds focus on alternative financial assets.

The Company is built on a solid foundation of proven and stable investments, offering investors a broad range of investment opportunities.

COMPANY ACTIVITIES

In 2025, the Company managed a total of seven Sub-Funds: Office, Retail, AUP Bratislava, Logistics, Residential, Renewables, and Blockchain+.

Four real estate Sub-Funds – Office, Retail, AUP Bratislava, and Renewables – are classified as “Light Green” products under Article 8 of the Sustainable Finance Disclosure Regulation (SFDR) and integrate sustainability considerations into their investment strategies. During 2025, the Office Sub-Fund completed the sale of two Business Centres in Bratislava and entered into a Future Purchase Agreement relating to an acquisition opportunity in Warsaw, Poland.

The investment shares of the WOOD & Company Retail Sub-Fund and Office Sub-Fund have been listed on the Prague Stock Exchange and are traded in CZK and EUR share classes.

In 2025, the Residential Sub-Fund introduced two development projects in Prague: the refurbishment of Residence Polská 7 in the Vinohrady district and the development of the Yards residential complex on a brownfield site in Žižkov.

As of year-end 2025, the Logistics Sub-Fund comprised one completed project, 7R Park Tczew III, and three projects in the preparation phase. Construction of these developments is expected to commence during 2026.

In addition to its real estate sub-funds, the Company manages the Renewables Sub-Fund. During 2025, the fund expanded its portfolio through an investment in a battery energy storage system (BESS) project in Ånge, Sweden.

The Company also manages the Blockchain+ Sub-Fund. The fund currently holds investments in 11 Czech and international funds, providing exposure to innovative technologies and the rapidly evolving digital asset ecosystem.

The Fund selects projects that do not cause significant harm to environmental objectives and satisfy the applicable sustainability screening criteria. Entrusted assets are managed responsibly and with the highest degree of transparency.



ESG VISION

The Fund’s ESG vision is built on a responsible investment approach that integrates environmental considerations alongside financial performance. Through its investment activities, the Fund seeks to promote sustainable development and create long-term value for investors while supporting positive environmental outcomes.



ESG strategy

ESG STRATEGY OF THE REAL ESTATE SUB-FUNDS

We are committed to generating positive environmental and social outcomes as part of our long-term investment philosophy.

Across our real estate sub-funds, ESG considerations are embedded throughout the investment lifecycle. Alongside financial performance, we assess environmental impacts when acquiring, developing, and managing properties.

This approach helps us create long-term value for investors while improving the sustainability and operational efficiency of our buildings.

Although the ESG-related legislative and regulatory environment became less predictable during 2025, these developments did not materially affect our strategic direction.

DECARBONISATION STRATEGY

Our original SBTi-aligned target of reducing CO₂ emissions by 33% by 2030 has evolved into monitoring the portfolio's carbon intensity (kgCO₂e/m² GBA) as a key decarbonisation metric.

To improve consistency, we adopted a location-based accounting approach. Since measurements began, the carbon intensity of the operational real estate portfolio (excluding development projects) has decreased by almost 26%.

Energy efficiency remains a key focus. In line with CRREM pathways, we aim to reduce energy intensity to 95 kWh/m² GBA for office buildings in the Czech Republic and Poland and 85 kWh/m² GBA in Slovakia by 2037 and 2035, respectively.

By pursuing these targets, we seek to reduce transition-related risks and strengthen the long-term resilience and value of our portfolio.

E	Energy, water and waste sustainability	Own renewable energy sources	Decarbonisation and Sustainable investments
S	Support for charity, social and sports events	Reliable partner – stakeholder relations	Promoting a healthy lifestyle of employees
G	EU Taxonomy compliant	Experienced senior and risk management	Ethics & Values, Integrity, Transparency

MATERIALITY MATRIX

MATERIALITY ANALYSIS

As part of its ESG strategy, the Fund conducts a materiality assessment to identify and prioritise the most relevant ESG topics based on stakeholder expectations and their impact on the Company's business.

In 2025, the assessment was reviewed and several overlapping topics were consolidated, resulting in seven core Environmental, Social and Governance (ESG) areas.

As ESG regulation, the EU Taxonomy and market practices continue to evolve, the prioritisation and consolidation of ESG topics may be further refined in the future.

Stakeholders

Owners	Investors	Banks
Board of Directors	Tenants	Insurance Companies
Supervisory Board	State Institutions and Admin	Municipalities and local communities
Management	Auditor	Certification Authorities
Employees	Valuator	Professional Associations
Property Management	Regulator	Professional Media
Retail Agents	Depository	Hobby Groups

ESG MATERIALITY MATRIX

Reduced from 15 original topics to 7 focus area



Nr.	Area
1	Energy and CO ₂ intensity of buildings
2	Resource Management (Water and Waste)
3	Ecosystem and Biodiversity impacts
4	Safety, health and mental well-being

5	Responsible Employment and Equal Opportunities
6	Long-Term Relationship with Clients, Investors, Tenants and Local communities
7	Ethical Governance, Compliance, Transparency and Risk Management

KEY SUSTAINABILITY OBJECTIVES

Environmental

- Decarbonisation strategy
- Improving building energy efficiency
- Certification (EPC, BREEAM, LEED)
- Expansion of Renewable Energy Sources
- Waste Sorting optimisation
- Water consumption optimisation
- Biodiversity support
- Promoting electric mobility

Governance

- Responsible investment selection
- Transparent stakeholder relations
- Compliance and Risk management
- EU Taxonomy eligibility
- Regular Reporting on the company's performance

Social

- Tenants and investors satisfaction
- Encouraging sustainable behaviour among tenants
- Employee health and well-being
- Shopping centre footfall monitoring
- Charity, culture, art and sport support





Portfolio Overview

PORTFOLIO OVERVIEW

In 2025, the Company managed a total of seven sub-funds.

The Office Sub-Fund is the largest of these, comprising nine office buildings across three Central European countries.

In 2025, the Renewables Sub-Fund expanded its portfolio with a battery storage project in Sweden, Blockchain+ managed 10 investment products, Logistics advanced three projects scheduled for 2026, and Residential introduced two new developments in Prague.

Office Sub-Fund

(Czech Republic, Slovakia, Poland)

Hadovka Office Park
The Greenline
Green Point
Aupark Tower
Lakeside Park 01
Lakeside Park 02
BBC5
Astrum Business Park
Concept Tower
Royal Wilanów*

Retail Sub-Fund

(Czech Republic)

Galerie Harfa & Harfa
Office Park
Centrum Krakov

Logistics Sub-Fund

(Czech Republic, Poland)

Park Tczew III
Park Pilsen West III*
Park Lavičky*
Park Gliwice*

AUP Bratislava Sub-Fund

(Slovakia)

Aupark Shopping

Renewables Sub-Fund

(Romania, Sweden, Finland)

Gogoşu
Ånge
Laukaa*
Äänekoski*

Residential Sub-Fund

(Czech Republic)

Rezidence Polská 7
Yards Žižkov

Blockchain+ Sub-Fund

10 investment funds

**projects in pipeline*

REAL ESTATE PORTFOLIO OVERVIEW OF ENERGY RATINGS AND BUILDING CERTIFICATIONS

Office Sub-Fund

Building	Country	Energy Reference Area - EPC (m²)	EPC	Green Certificate
Aupark Tower	SK	38 824	A	BREEAM – Excellent
Lakeside Park 01	SK	27 746	A	LEED Gold
Lakeside Park 02	SK	16 667	A	LEED Gold
BBC5	SK	43 314	A	BREEAM – Excellent
Hadovka Office Park	CZ	26 819	C	N/A
The Greenline	CZ	22 979	B	LEED Gold
Astrum Business Park	PL	24 895	Yes*	BREEAM – Very Good
Green Point	CZ	9 055	A	BREEAM – Excellent
Concept Tower	PL	10 214	Yes*	LEED Gold
Royal Wilanów**	PL	66 645	Yes*	BREEAM – Very Good

Retail Sub-Fund

Galerie Harfa & Office Park	CZ	92 182	B	BREEAM – Excellent & BREEAM – Excellent
Centrum Krakov	CZ	21 763	B	N/A

AUP Bratislava Sub-Fund

Aupark Shopping	SK	105 462	A	BREEAM – Outstanding & BREEAM – Excellent
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Logistics Sub-Fund

Park Tczew III	PL	45 800	Yes*	BREEAM – Excellent
Park Pilsen West III**	CZ	plan 41 400	Estimate 2026	BREEAM – Excellent
Park Lavičky**	CZ	plan 25 500	Estimate 2026	BREEAM – Excellent
Park Gliwice**	PL	plan 75 000	Estimate 2026	BREEAM – Excellent

Residential Sub-Fund

Rezidence Polská 7	CZ	Reconstruction of 33 apts.	C	N/A
Yards Žižkov	CZ	Reconstruction of 1 100+ apts.	A	N/A

**Poland does not specify EPC levels of commercial buildings yet.*

***projects in pipeline*

OVERVIEW OF INVESTMENT PROPERTIES

Office Buildings – Czech Republic, Prague



GREEN POINT



 **HARFA**
OFFICE PARK



THE GREENLINE




hadovka

Office Buildings – Slovakia, Bratislava



aupark tower



BBCS



LAKESIDE PARK 01+02

Office Buildings – Poland, Warsaw



ASTRUM
BUSINESS PARK



CONCEPT
TOWER

Shopping Centres

Czech Republic, Prague



CENTRUM
KRAKOV.



GALERIE
HARFA

Slovakia, Bratislava



aupark
★★★★

INVESTMENT PROJECTS OVERVIEW

Residential Sub-Fund

Vision: Investment into housing with positive ESG impact

Strategy: The investment strategy focuses primarily on the development of modern residential projects in attractive Prague locations, spanning various stages of the permitting and construction processes. By incorporating ESG considerations into its investment decisions, the fund contributes to positive environmental and social outcomes for these developments.



Polská 7 Residence, Czech Republic

The project involved a complete renovation of a historic apartment building, including a loft conversion and the development of high-standard residential units. Polská Residence preserves the building's historical integrity while meeting contemporary housing requirements. Original architectural features, including brass details, stained-glass elements, hardware, staircases, and railings, were carefully restored, along with the original flooring. The apartments have been upgraded with modern technologies, underfloor heating, and high-quality windows. The shared courtyard has been landscaped with greenery.

The project received the People's Choice Award in the Real Estate Project of the Year 2024 competition for the Prague 2 region.



Yards Žižkov, Czech Republic

By revitalizing a brownfield site, part of the former Žižkov freight railway station, the project, led by leading developers, will contribute to the development of Prague's wider city centre, offering excellent public transport accessibility, including a new tram line, as well as a broad range of services, civic amenities, parks, and sports facilities.

The architectural and urban design emphasizes energy efficiency, long-term operational effectiveness, and a high-quality indoor and outdoor environment. These features will also contribute to improving the local microclimate in the surrounding area.

Logistics Sub-Fund

Vision: Investments into Logistics with positive ESG impact

Strategy: The fund applies ESG criteria throughout the entire investment lifecycle, from the selection of projects and partners, through the development phase, to the subsequent management of assets.

During project implementation, the Fund collaborates with carefully selected and proven partners and strives to incorporate modern technologies and standards that enhance the energy efficiency of buildings, reduce their environmental impact, and support their long-term competitiveness in both the leasing and investment markets for logistics real estate.

In 2025, the sub-fund's portfolio included projects in Poland and the Czech Republic at various stages of development and implementation.

7R Park Tczew III, Poland

The project is strategically located along the A1 motorway corridor connecting the Port of Gdańsk with Łódź. During the second half of 2025, two new lease agreements were signed, securing full occupancy of Building 1.

Garbe Park Gliwice, Poland

The development project, located in the attractive logistics hub of Upper Silesia, is being planned for phased implementation, with each stage contingent on securing pre-lease agreements. Construction of the first phase is scheduled to commence in the third quarter of 2026.

7R Park Lavičky, Czech Republic

The project is situated along the D1 motorway on a site covering approximately 6 hectares. The modern logistics facility, with a gross leasable area of approximately 25,500 m², will be developed in accordance with high energy-efficiency standards.

Panattoni Park Pilsen West III, Czech Republic

The park will offer approximately 40,000 m² of modern industrial space in a prime location adjacent to the D5 motorway. The project is being prepared for development, with implementation planned in line with the successful securing of tenant commitments.



GARBE Park Gliwice



7R Park Lavičky

Renewables Sub-Fund

Vision: Transformation of the Energy Sector Towards a Clean and Sustainable Future

Strategy: The Sub-Fund invests in all types of renewable energy sources, battery and other energy storage solutions, hydrogen-related infrastructure and technologies, as well as other related assets and services, with the objective of supporting the transition to a zero-emission energy sector.

The Sub-Fund is classified as a “Light Green” financial product under Article 8 of the Sustainable Finance Disclosure Regulation (SFDR) and supports European climate objectives.

Gogoşu, FVE, Romania

The Gogoşu solar power plant, located in south-western Romania, with a total installed capacity of 42 MWp, complemented by a 30 MW (60 MWh) battery energy storage system, was completed in 2025.

The site benefits from an annual solar irradiation yield of approximately 1,420 MWh/MWp. The project is strategically located near a key node of the electricity distribution network and leverages the high solar exposure characteristic of Southern Europe. The facility is currently undergoing commissioning and trial operations, with full commercial operation expected to commence in May 2026.

Ånge BESS, Sweden

In 2025, the Fund invested in a new project: a standalone battery energy storage system located in Ånge, Sweden.

With an installed power capacity of 70 MW and an energy storage capacity of 160 MWh, the project ranks among the largest energy storage facilities of its kind in Sweden. Grid connection will be provided through a substation located on an adjacent site. Construction was completed in December 2025, and commercial operations are expected to commence in the first quarter of 2026.

Laukaa and Äänekoski, Finland

New projects in Finland have been identified by the Company's Investment Committee as potential investment opportunities for 2026. The planned capacity of the Laukaa project is expected to reach 45 MW (90 MWh), while the Äänekoski project is expected to have a capacity of 30 MW (60 MWh). Full commercial operation of both projects is anticipated in the second half of 2027.



Gogoşu, FVE



Ånge BESS

Blockchain+ Sub-Fund

Vision: Investment in Blockchain Technologies

Strategy: The investment fund focused on blockchain technologies addresses the unique technological aspects and challenges associated with this rapidly evolving sector, while at the same time promoting sustainability, social responsibility, and strong fund governance.

The Fund's ESG strategy aims to ensure that investments in blockchain-focused funds are not only financially attractive but also directed towards projects and investment vehicles that contribute to environmental sustainability, social responsibility, and high standards of corporate governance. By integrating these principles across the investment process, the Fund seeks to generate long-term positive environmental, social, and economic outcomes, while creating sustainable value for investors.

Blockchain+ Sub-Fund represents a modern approach to responsible investing in blockchain technologies, with a strong emphasis on ESG principles. The Fund primarily focuses on investments in digital assets and blockchain-related technologies that are aligned with its broader ESG strategy and those adverse impacts on the environment and society are actively monitored.

In recent years, the Sub-Fund has gradually evolved its investment approach, placing increasing emphasis on direct investments in publicly traded companies operating in the financial technology sector. These companies

are expected to play a key role in driving the blockchain-based transformation of financial markets.

In 2025, the Sub-Fund invested in the following ten funds: Sigil.fund, Wincent, WinSol 1, WinSol 2, W3.fund, Zee Prime Capital, Re7 Capital, ID Theory, Nine Blocks, and RockawayX.

Funds invested in through the Blockchain+ Sub-Fund

 sigil.fund

 WINCENT

RockawayX

w3.fund



 Re7Capital

 ID THEORY


9blocks



Environmental Indicators

ENERGY INTENSITY OF REAL ESTATE PORTFOLIO

Share of Buildings with Sustainability Certifications

In 2025, more than 85% of the buildings held within the Company's real estate sub-funds (excluding the Residential Sub-Fund) were certified under internationally recognised sustainability certification schemes, namely LEED and BREEAM.

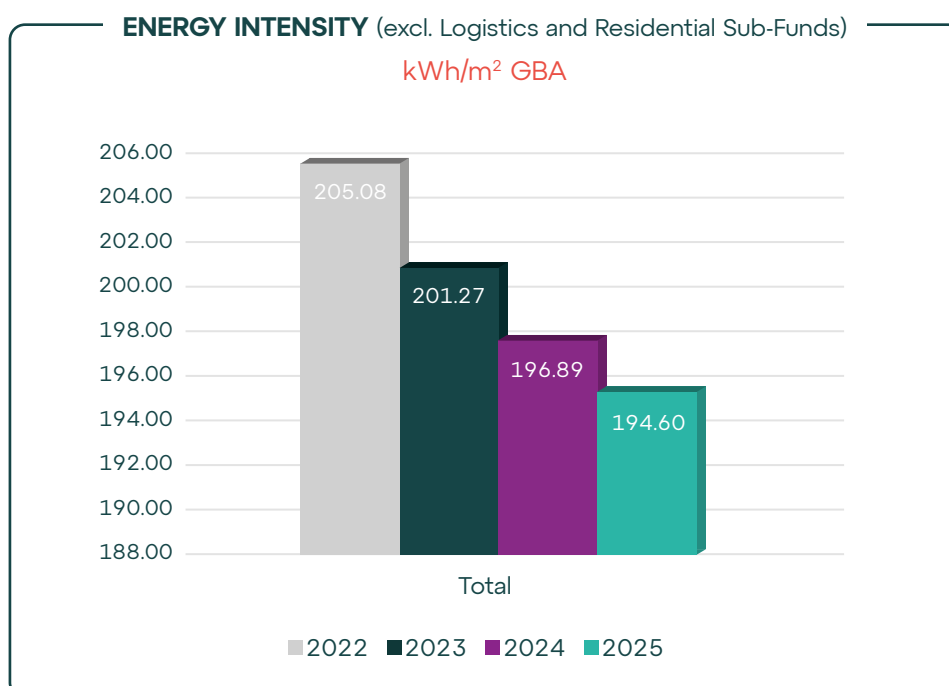
Monitoring of Building Energy Performance (see chart below)

Our objective is to continuously monitor energy consumption and invest in measures that enhance the operational efficiency of our buildings. Over time, these efforts are expected to contribute to a gradual reduction in energy intensity and carbon emissions, in line with CRREM Decarbonisation Pathway.

Energy Intensity

Across the real estate portfolio (excluding the Logistics and Residential Sub-Funds), energy intensity amounted to 194.60 kWh/m² of floor area in 2025, representing a year-on-year improvement of 2.29 kWh/m². This corresponds to a 1.16% reduction compared with the previous year.

Since the 2022 baseline year, the portfolio's energy intensity has improved by 5.11%, equivalent to a reduction of 10.48 kWh/m².



MONITORING EMISSIONS IN THE REAL ESTATE PORTFOLIO

CO₂ Emissions from Used Energy

In accordance with the decarbonization plan, we focused on monitoring CO₂ emissions from buildings, which are directly linked to the consumption of gas, electricity, supplied heat, or produced cold or steam.

Greenhouse Gas Emissions

The operational carbon footprint will continue to be monitored at the level of individual buildings in the Real Estate Sub-Funds portfolio (excluding Logistics and Residential). We have decided to monitor the indicator – carbon intensity CO₂/m² at the portfolio level, due to increased transactional activity, which is more suitable for this case.

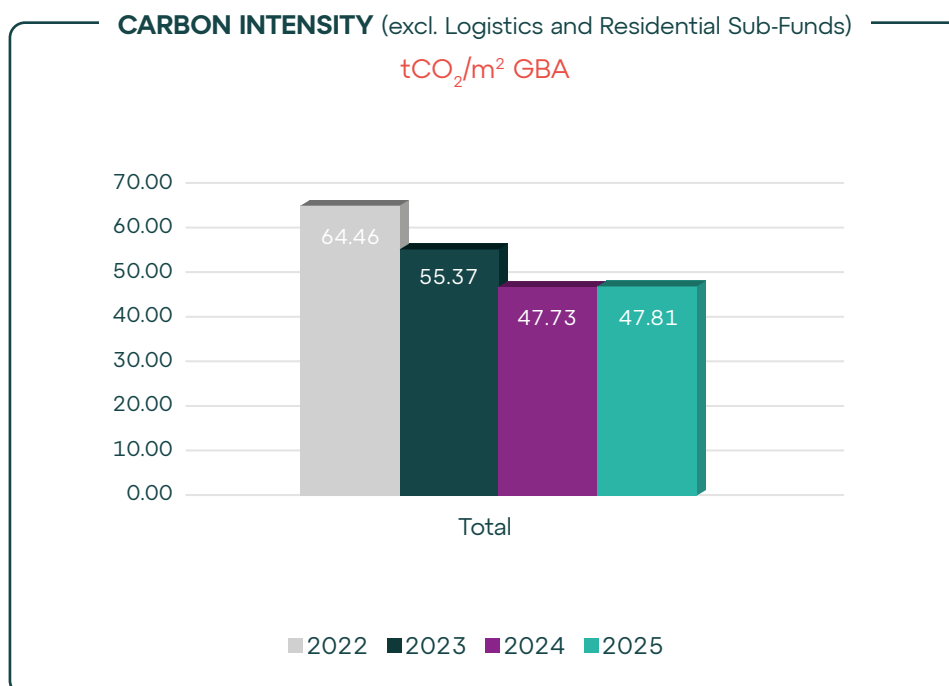
In Sub-Funds such as Logistics and also in future for Residential, where investments are made in development projects, we monitor the Life Cycle Assessment (LCA) of individual projects.

Methodology of Carbon Intensity Calculation

Since 2024, carbon intensity has been calculated using the location-based method. The main difference between the calculations of carbon intensity using the location-based and market-based methods lies in how the purchase of green energy and the specific mix of energy suppliers in individual locations are accounted for.

Despite a slight decrease in the portfolio's overall energy intensity in 2025, carbon intensity did not improve year-on-year. This was primarily due to changes in emission factors, annual adjustments to floor area data, higher waste generation and a longer heating season compared with 2024.

Since the baseline year, Carbon Intensity across the portfolio has decreased by 25.82%, demonstrating continued progress in reducing the environmental impact of our operations.



REAL ESTATE PORTFOLIO WATER MANAGEMENT

Water Intensity

Among the monitored environmental indicators is water intensity, measured as water consumption (m^3) per sqm (m^2) of total building area. The objective is to optimise the consumption and improve water-use efficiency across the portfolio.

Drinking Water

All buildings within the portfolio are supplied with potable water exclusively by licensed local utility distributors.

None of the buildings is equipped with an on-site wastewater treatment facility that would enable the recycling and reuse of wastewater within the property.

Rainwater

Aupark Shopping, Bratislava

The irrigation of landscaped green areas is supported by a small rainwater retention tank with a capacity of 7 m^3 , located within the adjacent parking structure.

Lakeside Park 02, Bratislava

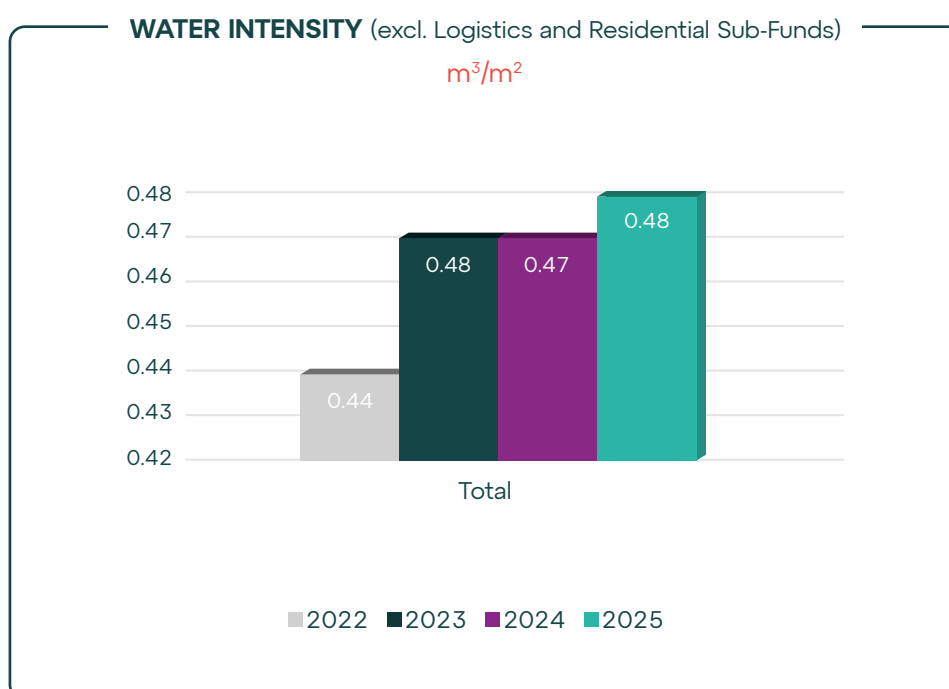
A system of infiltration ponds located on adjacent land captures and absorbs rainwater, enabling the natural irrigation of surrounding green areas.

Astrum Business Park, Warsaw

A rainwater retention tank with a capacity of 21 m^3 provides irrigation for approximately $1,000 \text{ m}^2$ of landscaped green areas.

Overall, water consumption across the buildings varies depending on office occupancy levels and the increasing number of visitors to the shopping centres.

In the future, it may be more appropriate to assess water consumption using a metric based on the number of occupants within buildings, enabling water intensity indicators to more accurately reflect actual usage patterns. However, water intensity under the EU Taxonomy framework continues to be reported as water consumption per square metre of building area (m^3/m^2).



WASTE MANAGEMENT IN OUR REAL ESTATE PORTFOLIO

Across the portfolio, we monitor waste generation and work with certified waste management partners who ensure the safe handling and disposal of waste in accordance with applicable legislation and industry standards in each country.

Our next step is to collect more detailed data on individual waste streams to improve the overall waste separation rate.

At Galerie Harfa and Harfa Office Park, where waste tracking and weighing had already been implemented, we conducted our first assessment of waste separation potential at the tenant level. Further engagement with tenants on this topic is planned for 2026.

The EU Taxonomy waste intensity indicator, measured in kg/m² of GBA, has been monitored across the real estate portfolio (excluding the Logistics and Residential Sub-Funds) since 2022.

The increase in the indicator was driven by higher occupancy rates in certain office buildings and, in particular, increased visitor numbers at shopping centres.

Through spot checks and the weighing of waste received from tenants, we seek to reduce the tonnage of mixed municipal waste and improve the segregation of individual waste streams.

We are implementing monitoring of waste separation rates by waste category across the Office and Retail Sub-Funds.

To support recycling, Aupark Shopping Center in Bratislava introduced the Botler project, a reverse-vending machine for plastic bottles available to all visitors. Refunds for returned bottles are transferred directly to visitors' bank accounts.



PHOTOVOLTAIC SYSTEMS ON OUR BUILDING ROOFS

On-site Renewable Energy Sources

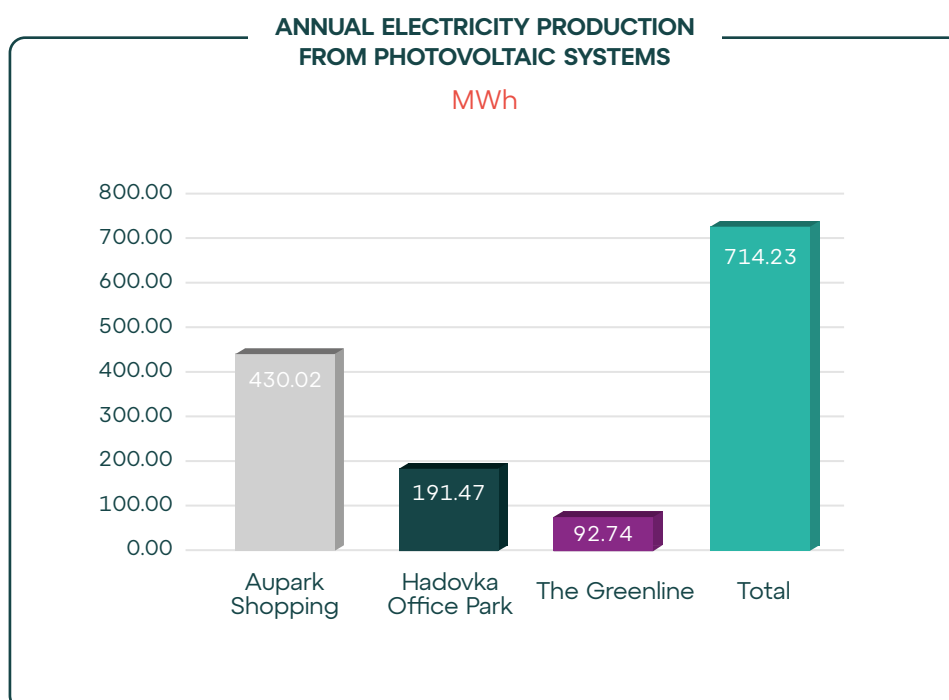
Taking into account the technical characteristics of individual buildings and the results of investment return analyses, our objective is the gradual deployment of photovoltaic (PV) systems, particularly on building rooftops where installation is technically and structurally feasible.

In 2024, we commissioned our first PV project with a total installed capacity of 98 kWp. In 2025, the portfolio was further expanded with additional photovoltaic installations, increasing the total installed capacity by 451 kWp.

In 2026, the expansion of PV capacity across the portfolio will continue. Projects at OC Krakov in Prague and at the Bratislava properties BBC 5, Aupark Shopping Center, Aupark Tower, and Lakeside Park 02 are currently in various stages of preparation and implementation. Additional PV projects are being assessed on an ongoing basis with regard to their technical and economic feasibility.



In 2026, the total installed capacity in our portfolio will reach 1,176 kWp.



ENVIRONMENTAL OPPORTUNITIES WITHIN THE LOGISTICS SUB-FUND PORTFOLIO

The Logistics Sub-Fund invests in the development of modern logistics and industrial facilities, seeking to generate long-term value while promoting sustainable construction, operational efficiency, and positive local economic impact.



During construction, an environmental impact analysis can be conducted, incorporating a Life-Cycle Assessment (LCA) of the building.



The projects aim to achieve an Energy Performance Certificate of A or B (*very or even exceptionally economical*).



The roof area has the potential to accommodate a photovoltaic system. Installing photovoltaics can reduce the carbon footprint of the facility's operations.



The developer is constructing the complex in accordance with the internationally recognized BREEAM "Excellent" certification standard.



The sites do not occupy high-quality agricultural land or areas of high natural value and biodiversity.



Infrastructure for electric vehicle charging stations is being planned to support sustainable mobility.



Retention tanks are being prepared to collect rainwater for irrigating green areas.

Social impacts of logistics projects

Negotiations with developers, investors, banks, and other stakeholders are conducted with complete transparency.

All negotiations are carried out with the utmost respect for the needs of the municipalities and communities at the construction site.

ENVIRONMENTAL OPPORTUNITIES OF RENEWABLES SUB-FUND

The Renewables Sub-Fund offers opportunities arising from the energy sector transformation and falls into the category of so-called "Light Green" products (under SFDR, Article 8).

The Sub-Fund supports European climate goals and allocates its capital towards the gradual achievement of EU energy independence.

Environmental parameters of projects

The parameters described below are based on the European regulation on the disclosure of sustainability-related information for financial products.



The project is not located in areas sensitive in terms of biodiversity



Greenhouse gas emission intensity of investee countries – expressed in tCO₂e per million EUR of GDP (Romania: 141.74 tCO₂e/million EUR, Sweden: 85.48 tCO₂e/million EUR) / Life Cycle Assessment and/or CO₂ assessment of construction.



PV generation – the expected annual output of the Gogoşu PV plant (61.1 GWh) can cover the electricity consumption of more than 20,000 households.

BESS – The Impact of Battery Integration

The hybrid battery storage facility in Gogosu, Romania (shovel-ready), the battery storage facility in Ånge, Sweden (under construction), and planned battery projects in Finland will enable the storage of surplus renewable energy, enhance grid stability, and reduce reliance on fossil-fuel backup sources.

Social and governance parameters of projects

Investor Outreach and Education – regular investor conferences

Transparency in all legal and financial operations and reporting

Compliance – adherence to legal standards in investment jurisdictions and alignment with the EU Taxonomy

Economics and Responsible Management – projects designed with a focus on cost-efficiency and the use of modern, proven technical solutions

Impact on Local Economy and Employment – engagement of local suppliers and experts

ENVIRONMENTAL OPPORTUNITIES WITHIN THE BLOCKCHAIN+ SUB-FUND

The Blockchain+ Sub-Fund focuses primarily on investments in digital assets and blockchain technologies that are consistent with the broader ESG strategy and the adverse impacts on the environment and society are actively monitored.

Recently, the sub-fund has been experiencing a slight shift in trend, increasingly focusing on direct investments through the purchase of shares.



Energy-Efficient Consensus Mechanisms

Blockchains using Proof of Stake (PoS), or other alternatives, are less energy-intensive than blockchains with a Proof of Work (PoW) mechanism.



Renewable Source of Energy

Using electricity from renewable sources for cryptocurrency mining will significantly reduce the contribution to climate change. Locating mining centers near renewable energy sources can enable the efficient consumption of surplus energy.



Internet of Things, AI

A smart grid enables a higher level of electricity consumption optimization. Artificial intelligence has the potential to analyze and predict consumption patterns.



Optimization of algorithms, hardware development

The development of more efficient hardware (e.g., ASICs) or the improvement of computational algorithms can increase the efficiency of computational processes and reduce electricity consumption.

Blockchain+

AUM ————— 20 mil. EUR

Share of PoS — 95% of funds in the portfolio

Effectiveness* ————— PoS more effective
of blockchain models than fiat*
vs. fiat money

Share of renewable energy sources — 70%

Blockchain technologies represent a rapidly evolving field where advanced environmental impact analysis could be applied in the future.

However, relevant data for regular collection and evaluation remain limited.

**Cryptocurrencies vs. fiat money in circulation*

An analysis of the costs and resources required to process cryptocurrency transactions compared to traditional monetary transactions, and a measurement of the efficiency of these respective payment systems.

BIODIVERSITY

Enhancing Biodiversity in Urban Areas

Although biodiversity is not a primary focus of this report, it remains an important component of the broader ESG agenda.

In our projects, we actively support the creation and revitalization of park areas and relaxation spaces, including water features. We also maintain low-irrigation greenery on the roofs and terraces of our buildings.

The extension to the Aupark Shopping center has been clad in a green façade. This helps mitigate the urban heat island effect – a desirable outcome given the rising number of tropical summer days.

We believe that, in doing so, we are contributing to a pleasant environment where not only visitors to our office and retail centers but also local residents feel at ease.

In total, we keep 18 bee colonies on the roofs of our buildings.

For instance, around the Aupark Shopping Center, approximately 300,000 of our bees pollinate the orchard and greenery within a 3 km radius. The hives are digitally monitored.

In addition, we are refurbishing countless bird nesting boxes and creating shelters for bats and small insects.

In 2025, a total of 501 kg of honey was harvested from beehives installed on our buildings.





Social Responsibility

BEING A RESPONSIBLE EMPLOYER

Protecting mental health is a key pillar of our employment policy.

We believe that our employees are the company's most valuable asset; therefore, we provide professional workshops and training, ensure a safe and healthy work environment,

foster a pleasant workplace atmosphere, enable flexible working arrangements, and offer transparent compensation and benefits.

We also strive to create internship opportunities for students and promote financial literacy through lectures and workshops.

Equal opportunities

In 2025, we recruited 40% men and 60% women; of these, 20% were under the age of 30, 60% were aged 30–50, and 20% were over 50. We prioritize diversity and inclusion when recruiting new employees.

We also focused on the age composition of our statutory and supervisory bodies. In 2025, these bodies comprised 20% individuals aged 30–50 and 80% individuals over the age of 50.

We also strive to create the most favorable conditions possible for parents returning early from parental leave and to provide opportunities for interns.

In 2025, eight people worked for the Company on a reduced-hours or part-time basis, representing nearly 40% of the total workforce.

Our Company has long supported efforts to uphold human rights and prevent discrimination. We are very pleased to note that neither in 2025 nor in previous years were there any recorded instances of discrimination or human rights violations within the organization.

Transparent Remuneration Practices within the Company

The remuneration policy is an integral part of the Company's general human resources strategy and overall business strategy.

The remuneration system is designed to avoid incentivizing excessive risk-taking and to align with the Company's long-term interests, including the prevention of conflicts of interest.

Employee Training and Development

Employee education is an integral part of our company's HR strategy. It encompasses not only workshops and training sessions but also self-study and the active involvement of managers acting as mentors. This comprehensive approach fosters employee satisfaction while contributing to the company's long-term development.

Employee benefits

In line with labor market trends and its HR strategy, the Company aims to remain an attractive employer.

- Online benefits system
- Long-term Investment Product (DIP) and supplementary pension insurance
- Support for employee sports and interest groups
- Health and prevention days, healthy breakfasts
- Support for employee mental health

In 2025, we focused on burnout prevention and access to therapeutic support. More than half of our employees attended expert-led online sessions.

Portu.cz – OpPORTUnity

We view OpPORTUnity not merely as another employee benefit, but primarily as a product designed to strengthen the financial literacy of employees and their family members.

LONG-TERM RELATIONSHIPS WITH STAKEHOLDERS

Assessing Tenant and Client Satisfaction

Systematic and regular tenant satisfaction surveys help us better understand tenants' needs and expectations while continuously improving the quality of our services. During the past year, we organized a number of tenant engagement meetings across several buildings, where we shared the portfolio's environmental performance and sustainability achievements. These workshops will continue across our properties in the coming years. With the support of GRINITY, we continued a series of building assessments and energy audits, which have fostered closer collaboration with Facility Management teams in the area of efficient building operations and energy management.

The objective of both initiatives is to raise awareness and support the gradual implementation of the Company's environmental strategy.

Communication with investors and investor education regarding our investment products are conducted through large-scale informational

conferences followed by dedicated workshops. In 2025, investor conferences and client events were held at the Municipal House in Prague, the „Civic Swimming Pool“ Event Place (Občanská plovárna), and WOOD & Company's headquarters. Through these events, we engaged with more than 2,000 clients and investors.

At the same time, we recorded strong investor interest in these activities, which subsequently contributed to an increase in assets under management across the Sub-Funds.

The growing confidence in our investment products is both highly rewarding and a responsibility that we take seriously.

We should also highlight the wide range of engagement activities organized for our stakeholders, including cultural and sporting events for clients, conferences for financial advisors, educational lectures for students of the Prague Banking Club, and press conferences for journalists.



LOCAL COMMUNITY SUPPORT AND PHILANTHROPY

Community Groups, Associations and Examples of Stakeholder Engagement

A wide range of events takes place at our buildings throughout the year – from regular yoga sessions, blood drives, and healthy breakfasts to support for charitable projects during Advent and Easter, plant, clothing, book, and toy swaps, and fundraising for those in need, as well as support for theater, the arts, and numerous sports activities.

Galerie Harfa, Prague

Harfa Cup 2025 – The final of the children's ice hockey tournament at the Galerie Harfa ice rink.

Centrum Krakov, Prague

Children's Day with the Integrated Rescue System (IZS) – a safety awareness event featuring IZS agencies. Visitors could try their hand at first aid (Red Cross) and learn important information from the Prague 8 Volunteer Firefighters and representatives of the Czech Police. The event was organized in cooperation with the Prague 8 Municipal District.

These activities continue to attract growing interest among our employees, as well as employees of our tenants and members of the local community.

The examples below illustrate only a small selection of the diverse initiatives carried out throughout the year.

Aupark Shopping, Bratislava

Support for Runchallenge – an inclusive "movement for all" initiative. Movement-focused training sessions for people with health impairments.

Lakeside Park, Bratislava

Yoga for tenants is available year-round and is free of charge during the summer months.

The management of Lakeside Park, in cooperation with the Bratislava-Nové Město district, regularly supports the popular Summer Cinema at Kuchajda. Screenings take place twice a week during the summer holidays.

Astrum Business Park, Warsaw

Ice cream for tenants – even a small workday treat is appreciated.

Every year, the company organizes or partners in a wide range of events designed not only for building tenants but also for visitors to our shopping centers and the general public.

These initiatives encompass a diverse program as well as support for projects that would otherwise be difficult to realize.





Sustainable Governance

COMPANY BOARD

The Board of Directors currently consists of five members, who are responsible for the management of the Company and for ensuring compliance with all statutory obligations. The Board of Directors adopts and issues documents in accordance with the Act on Investment Companies and Investment Funds. The funds operate in accordance with their

statutes and investment strategies, while the Board is required to comply with applicable legal regulations and exercise due care in the management of the funds' assets.

The Company is represented in all matters jointly by any two members of the Board of Directors acting together.



Marek Herold

Marek joined WOOD & Co. in 2013 as an investment director with extensive experience in managing private equity projects. He was involved in capital or equity acquisitions of most assets into the extensive portfolio of Office and Retail Sub-Funds. He also possesses deep knowledge in the management and operations of individual SPVs. Since December 2018, he has been the chairman of the board of the Company and also a member of the supervisory board of WOOD & Company Financial Services, a.s.



Jiří Hrbáček

Jiří has nearly 35 years of experience in corporate and investment banking from major banking institutions, financial management, and strategic consulting in the fields of private equity and commercial real estate. Within the company's real estate funds, Jiří is responsible for strategic management, preparation and implementation of long-term investment strategies, seeking new opportunities, and developing existing assets in the fund's portfolio. He has been the Vice Chairman of the Board since December 2018.

Board members



Petr Beneš

Petr has been working in the finance and investment management sector for more than 25 years. At WOOD & Co., he is primarily responsible for managing relationships with clients and business partners, distributing investment products, and also participates in the preparation of business and marketing strategies. Petr has been a member of the board since December 2018.



Miroslav Nosál

Miroslav joined the WOOD & Company Group in 2022 and currently serves as Chairman of the Board of Directors and Chief Executive Officer of the investment company. Prior to joining WOOD & Company, he held senior management positions in the banking, finance, and energy sectors.



Martin Peška

Martin is an experienced investment manager with a wide range of skills in business development, venture capital investments, project financing, private equity investments, commercial banking, mergers and acquisitions, export financing, risk management, corporate finance, and financial analysis. Martin has been with the Company since 2017 and has been a member of the Management Board since June 2023. Specializes in venture capital investments, including start-ups and blockchain-related technologies, venture capital funds, and renewable energy investments.

SUPERVISORY BOARD



The Supervisory Board at WOOD & Company, investičním fondu s proměnným základním kapitálem, a.s. is tasked with overseeing the activities of the Board of Directors and the management of the company. Due to the variable share capital, it also focuses on specific aspects such as monitoring changes

in the capital structure and their impact on the company, compliance with limits and rules associated with variable capital, assessing financial stability and risks related to variable capital, or protecting the interests of shareholders.



Peter Turner

Peter joined WOOD & Company in 2006 and has extensive experience in investment banking and financial services. He has participated in acquisition transactions involving Prague shopping centres, several office buildings and residential projects. He is currently responsible for the acquisition and divestment of Czech assets within WOOD & Company's real estate sub-funds. He also oversees the identification and evaluation of new investment opportunities, as well as the development of existing assets. Peter has served as Chairman of the Supervisory Board since December 2018.



Radovan Sukup

Radovan is a member of WOOD & Company's Slovak real estate team. He coordinates due diligence processes and is responsible for the valuation and assessment of new acquisition opportunities. He has more than 15 years of experience in the financial sector, including advisory services in mergers and acquisitions across a range of industries such as energy, utilities, road infrastructure, healthcare, and real estate. Radovan has served as Vice Chairman of the Supervisory Board since December 2018.



Martin Šmigura

Martin serves as Local Partner for Slovakia at WOOD & Company and as Investment Director for the Group's real estate and waste management activities within KOSIT Group. His responsibilities include the strategic management of the portfolio, leadership of the Bratislava real estate team, and coordination of the development of Slovak portfolio assets held within WOOD & Company's funds. Martin has been a member of the Supervisory Board since December 2018.

RESPONSIBLE AND ETHICAL BUSINESS CONDUCT

Fund Governance and Management

The Board of Directors and the Supervisory Board have adopted the Rules of Conduct for Members of the Corporate Bodies.

Since 2023, the Company has established the role of an ESG Manager, who is responsible for initiating the collection of relevant data and monitoring the non-financial performance of projects. The ESG Manager also reports the results and significance of these initiatives to the Board of Directors and approves the manner in which this information is disclosed.

Responsible and Ethical Business Conduct

Responsible and ethical business conduct forms the foundation of our business activities. In providing services to all categories of clients, we adhere to a Code of Conduct based on established best practices and ethical principles.

Through our experienced employees, we place a strong emphasis on delivering qualified and professional services.

All newly hired employees undergo an onboarding process during which they receive training on internal policies, including conflict of interest regulations, whistleblowing procedures, GDPR compliance, anti-bribery measures, and the protection of confidential information, among others. In addition, all employees participate in annual Anti-Money Laundering (AML) training.

Upon taking office, members of the governing bodies undergo induction training and receive an overview document setting out their duties and responsibilities, including detailed guidance on the identification, prevention and management of conflicts of interest.

We also actively promote client awareness and financial literacy, helping clients develop the knowledge and experience required to qualify as professional investors.

Transparency and Disclosure

The Company is committed to ensuring transparency and fairness in the provision of information to all its clients.

- Regular quarterly investment performance reports provided to investors
- Property valuations carried out in accordance with RICS standards twice a year, at the end of the first and third quarters
- Annual reports prepared and published regularly and in a timely manner and subject to external audit
- SFDR Article 8 disclosures included as annexes to the Annual Report
- Provision of accurate and transparent information regarding investment risks, investor protection and applicable fees
- Charging only those fees that have been contractually agreed with clients
- Timely and professional handling of any client complaints
- Clients' funds or financial instruments may not be used without their prior consent

The Company cannot provide investment services to clients unless it has obtained

the necessary information regarding their knowledge and experience, financial situation and investment objectives.

Measures to Prevent Conflicts of Interest

All services and financial instruments are subject to measures designed to identify, prevent and manage conflicts of interest. Where a conflict of interest cannot be effectively prevented or managed, clients are informed before the relevant service is provided.

Employees are required to comply with strict rules governing personal transactions to avoid conflicts of interest with clients or the Company.

Any gifts offered by clients to employees are subject to prior approval and must be recorded by the Compliance Department.

Clients are informed that responding to the questions is voluntary and that all information provided will be treated as confidential.

RISK MANAGEMENT

Identifying and managing risks is a key part of any company's operations, particularly in the financial services sector.

A comprehensive system has been implemented in this area, encompassing principles, strategies, and procedures for identifying, measuring, monitoring, and mitigating risks.

Risk Management strategies cover, in particular:

market risk, credit risk, operational risk, liquidity risk, strategic risk, concentration risk, outsourcing risk, currency risk, financial risk, and others.

The risks described are addressed by numerous internal policies and rules, which undergo regular revisions and amendments and are stored in a shared SharePoint repository.

The risk management process takes into account both quantitative and qualitative aspects of risk. To ensure the timely availability of reliable information, we utilize robust information systems. The Risk Management Department (RMD) is also responsible for establishing valuation methodologies for financial instruments and maintaining a framework of risk limits, including procedures for addressing any limit breaches.

To effectively manage risks, a range of control mechanisms has been implemented, including internal controls, market and price monitoring, liquidity management, portfolio diversification, credit risk analysis, and proactive customer relationship management.

The RMD operates independently, with the Risk Manager reporting directly to the Company's management. The Risk Manager conducts an annual assessment of the materiality of individual risks and provides regular monthly updates to the Board of Directors and the Supervisory Board on the current risk profile and key developments.

CYBERSECURITY

As a regulated financial institution supervised by the Czech National Bank (CNB), cybersecurity is a top priority. The Company complies with applicable regulations, including DORA, and utilizes secure industry-standard services such as SWIFT.

We continuously adapt the development and operation of our systems to the latest IT trends. We regularly conduct infrastructure and application penetration tests using independent testers to assess potential vulnerabilities.

Data Protection

In the area of data protection, we utilize a modern hybrid cloud infrastructure. The integrity, availability, and confidentiality of data are safeguarded through advanced security technologies, including Intrusion Detection

Systems (IDS), Intrusion Prevention Systems (IPS), and Endpoint Detection and Response (EDR) solutions. For critical data, we employ multiple layers of backup protection at the hypervisor, application server, and file system levels. Data is securely stored on dedicated backup media, including backup tapes and disk arrays designed to meet WORM (Write Once, Read Many) requirements, ensuring resilience against unauthorized modification and data loss.

During 2025, the Company continued to expand the use of artificial intelligence (AI) across its operations. The implementation of AI-driven solutions has contributed to increased productivity, more effective utilization of knowledge and data, and the promotion of innovation in the services we provide.

COMPLIANCE

In all its activities, the Company complies with the applicable laws and regulations of the Czech Republic, Slovakia, Poland, and the European Union, as well as relevant codes, standards, and best market practices.

The Board of Directors receives annual updates of the Company's internal policies and regulations and is responsible for their review and approval.

The Compliance Department is responsible for ensuring compliance with applicable laws and regulations, particularly, but not exclusively, in the areas of investment services, anti-money laundering (AML), and counter-terrorist financing (CFT). Acting under the authority of the Board of Directors, the department maintains lists of monitored and restricted persons, as well as records of personal transactions and orders reviewed for potential market manipulation concerns.

The Compliance function oversees the Company's adherence to regulatory requirements, including the Act on Investment Companies and Investment Funds (ZISIF), MiFID II, and related AML & CFT regulations, including sanctions-related measures introduced in response to the conflict in Ukraine. Its responsibilities also cover compliance with the Rules of Organisation, GDPR, the CTO Manual, and the implementation of new obligations arising from the admission of Sub-Fund investment shares to trading on regulated markets.



ANTI-BRIBERY & CORRUPTION

The Company maintains a zero-tolerance approach to bribery and corruption by any of its employees or business partners. It implements preventive measures to mitigate corruption risks and promote ethical business conduct.

Any suspicion of bribery or corruption is promptly investigated in accordance with the Company's Anti-Bribery and Corruption Policy, ensuring transparency, accountability, and compliance with the highest standards of professional integrity.

In addition, the Compliance function covers ESG-related reporting standards, developed in cooperation with the wider WOOD & Company Group and external advisers.

Another key area is the monitoring of conflicts of interest, where Compliance works closely with the Risk Management and business

teams. The department oversees the confidential handling of sensitive information and the application of principles such as need-to-know and information barriers (ring-fencing).

Compliance staff receive regular training, coordinate with regulatory authorities, and support employee training in cooperation with the HR department. The department also maintains complaint-handling procedures, records conflict-of-interest reports and operates an ethics hotline.

The company did not record any violations of these rules in 2025 or in previous years.



WHISTLEBLOWING

The Board of Directors has appointed a dedicated Whistleblowing Officer, who is part of the Compliance team and is responsible for managing the Company's ethics hotline. This channel enables employees and other stakeholders to report suspected misconduct, illegal activities, or breaches of laws and regulations in the Czech Republic, Slovakia, Poland, or the European Union.

The whistleblowing framework covers matters protected under EU legislation, including the financial sector, corporate taxation, anti-money laundering, consumer protection, transport safety, environmental protection, radiation safety, public procurement, personal data protection, and EU competition and state aid rules.

All reports are handled confidentially, including anonymous submissions, and whistleblowers are protected against any form of retaliation. Reports may be submitted by e-mail, post, or directly to the Whistleblowing Officer, who is responsible for assessing their validity and informing the reporting person of the outcome within 30 days (or 60 days in more complex cases). Where a report is substantiated, appropriate corrective actions are proposed and implemented.

No instances of whistleblowing were recorded within the Company in 2025 or in preceding years.





Economic Performance

OFFICE SUBFUND

Since 2016, we have been offering qualified investors the opportunity to invest in commercial real estate through our dedicated real estate Sub-Funds.

Rigorous analysis and thorough due diligence of new acquisitions, combined with professional asset management and long-term lease agreements with tenants, contribute to the stable performance and resilient income generation not only of the Office Sub-Fund, but across our real estate portfolio.

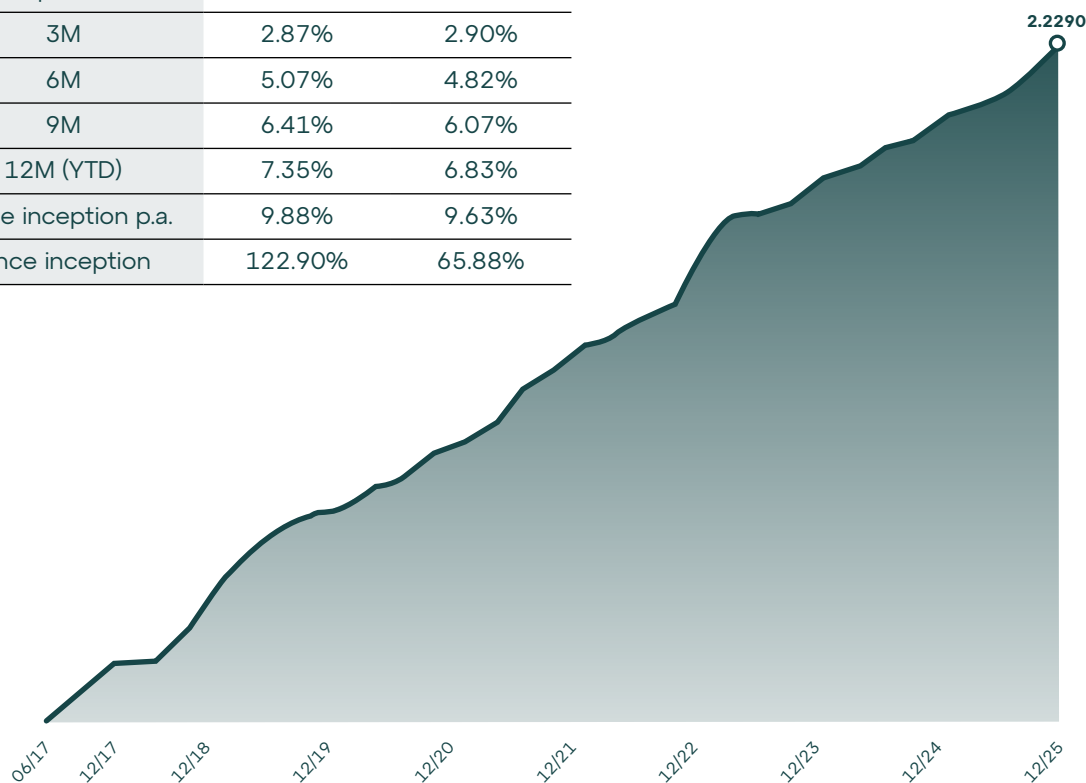
The Office Sub-Fund recorded growth of 7.35% in the EUR share class and 6.83% in the CZK share class.

Investment share value of our real estate sub-funds continued to grow in 2025.

OFFICE SUB-FUND

NAV per share as of 31 December 2025

	EUR	CZK
NAV per share	2.2290	63.6916
3M	2.87%	2.90%
6M	5.07%	4.82%
9M	6.41%	6.07%
12M (YTD)	7.35%	6.83%
Since inception p.a.	9.88%	9.63%
Since inception	122.90%	65.88%



Rental Indexation as an Effective Hedge Against Inflation

One of the most effective ways to mitigate inflation risk is through rental indexation. This is also one of the key principles underpinning our sustainable investment approach. More than 95% of lease agreements across our portfolio are subject to annual inflation-linked rent reviews based on the Consumer Price Index (CPI).

This ensures that rental income keeps pace with prevailing price levels in the respective markets in which we operate, supporting the long-term resilience and value preservation of our investments.

Diversified Rental Income

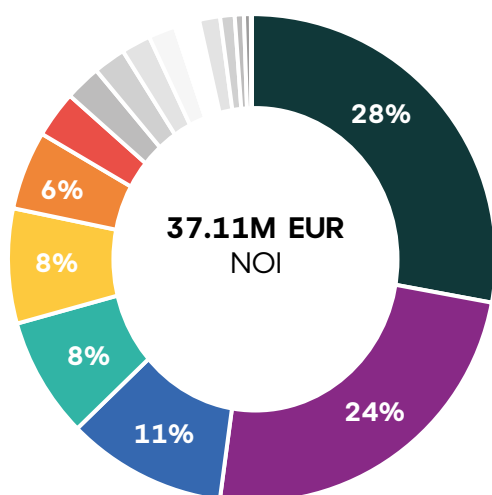
As managers of real estate funds, we seek to invest in a diversified portfolio of properties with the objective of stabilising income streams and mitigating potential risks.

Our lease agreements currently provide a stable source of income that can be compared to a dividend-generating investment. These agreements are established with a broad range of tenants operating across diverse sectors, enabling us to spread risk effectively throughout the portfolio.

This combination of diversification and stability supports sustainable returns while contributing to the long-term appreciation of our investors' capital.

KEY TENANT INDUSTRIES

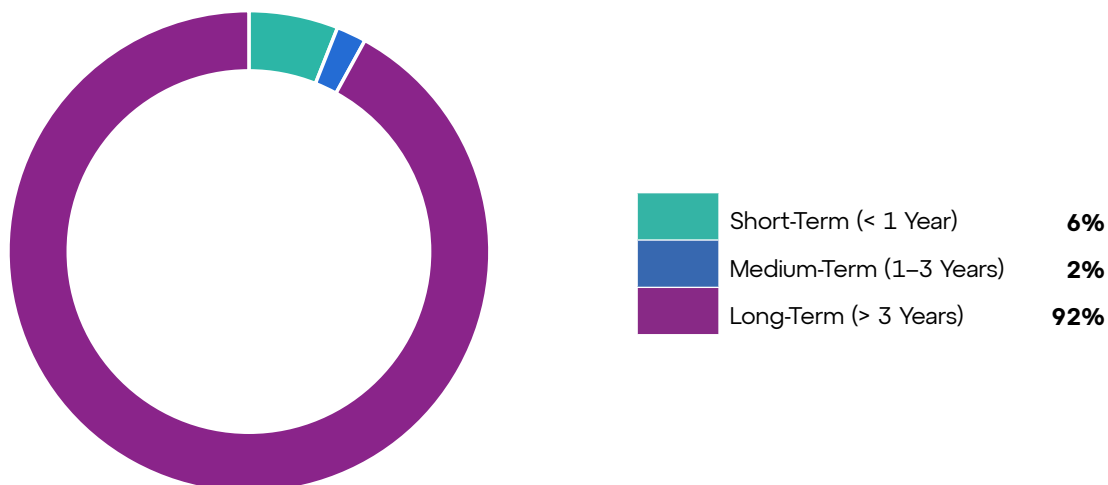
By Net Operating Income (NOI)



1	IT	28%
2	Industrial Sector	24%
3	Banking & Financial Services	11%
4	Public Sector	8%
5	Healthcare	8%
6	Other	5%
7	Retail	3%

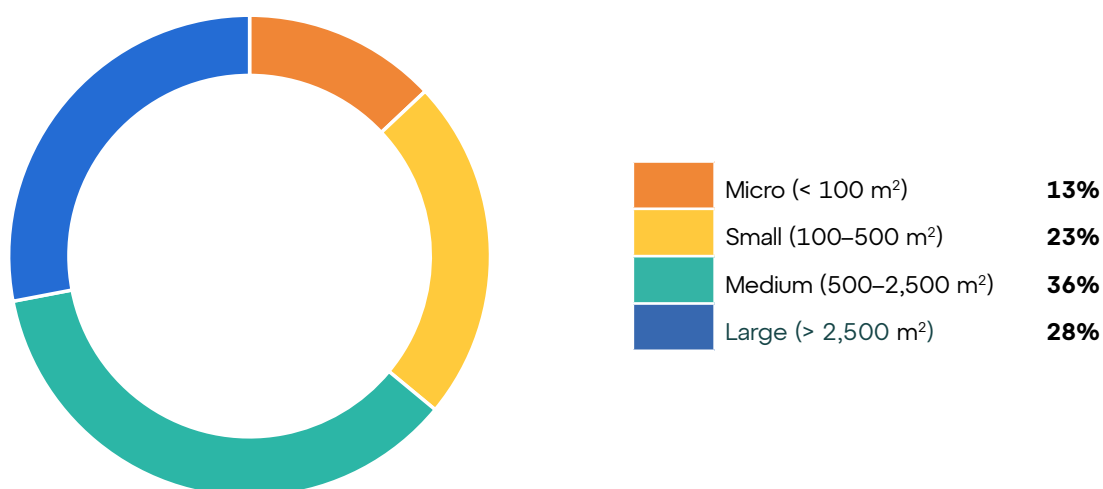
LEASE TERM PROFILE ACROSS THE REAL ESTATE PORTFOLIO
(excluding the Logistics and Residential Sub-Funds)

By Net Operating Income (NOI)



TENANT UNIT SIZE PROFILE ACROSS THE REAL ESTATE PORTFOLIO
(excluding the Logistics and Residential Sub-Funds)

By Net Operating Income (NOI)





RETAIL SUB-FUND

The WOOD & Company Retail Sub-Fund offers investors the opportunity to participate in investments in high-quality retail properties.

The Sub-Fund owns one of Prague's largest retail and office complexes, comprising Galerie Harfa and Harfa Office Park in Vysočany, as well as the modernised Krakov shopping centre in Bohnice.

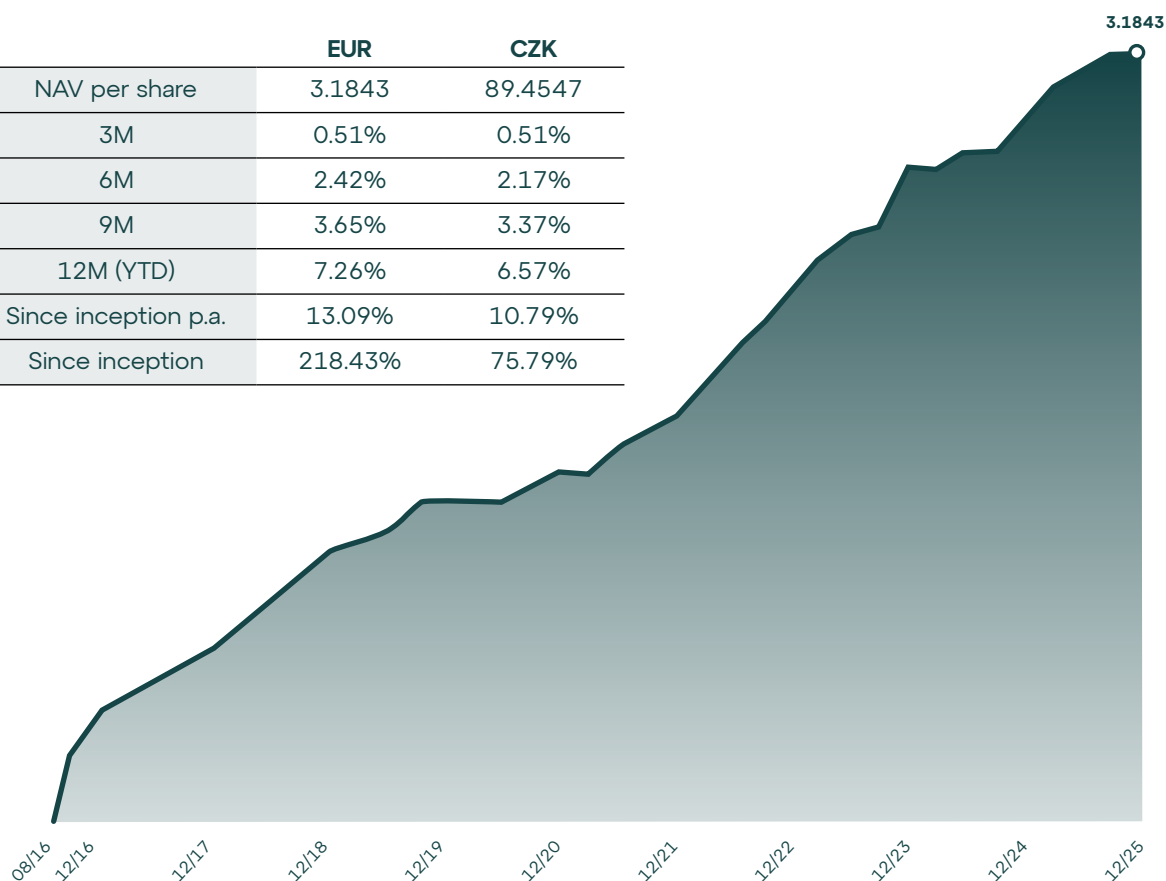
The Retail Sub-Fund targets a long-term net return of 6%-8% per annum. However, since the Sub-Fund's inception, the value of its investment shares has increased by an average of 13.09% p.a. in the EUR share class and 10.79% p.a. in the CZK share class (since the launch of the CZK share class).

In 2025, the value of the WOOD & Company Retail Sub-Fund's investment shares increased by 7.26% in the EUR share class and by 6.57% in the CZK share class.

RETAIL SUB-FUND

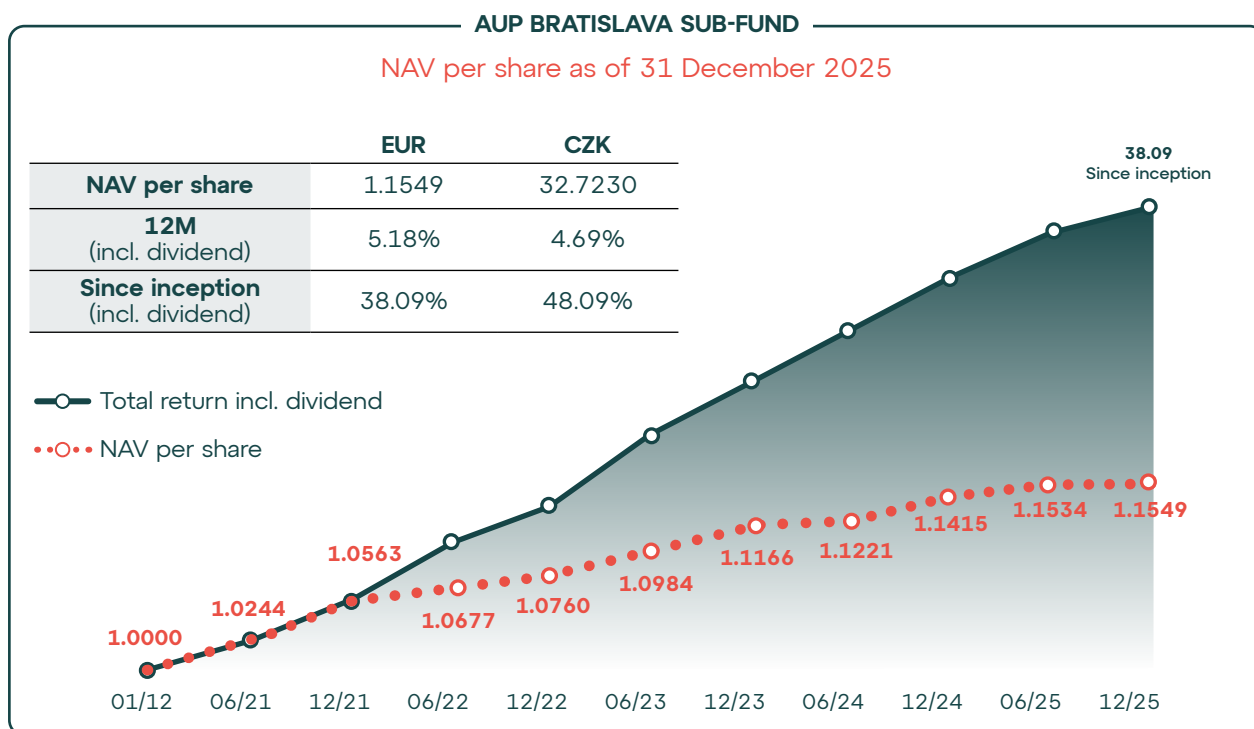
NAV per share as of 31 December 2025

	EUR	CZK
NAV per share	3.1843	89.4547
3M	0.51%	0.51%
6M	2.42%	2.17%
9M	3.65%	3.37%
12M (YTD)	7.26%	6.57%
Since inception p.a.	13.09%	10.79%
Since inception	218.43%	75.79%



AUP BRATISLAVA SUB-FUND

Since its inception in 2021, the AUP Bratislava Sub-Fund has generated a total return of 38.09% in the EUR share class, including distributed dividends.



Overview

Office Sub-Fund

Leasable Area
218 800 m²

Occupancy
89%

Number of Tenants
344

Targeted Return
6–8%

Retail Sub-Fund

Leasable Area
78 100 m²

Occupancy
94%

Number of Tenants
226

Targeted Return
6–8%

AUP Bratislava Sub-Fund

Leasable Area
66 000 m²

Occupancy
~93%

Number of Tenants
208

Target Dividend Yields
4–5%

Targeted Return
5–7%

LOGISTICS SUB-FUND

The WOOD & Company Logistics Sub-Fund strategy focuses on investments in commercial real estate, primarily logistics and industrial assets in the Czech Republic and Poland, that meet stringent ESG requirements.

Investments are typically made at the early stages of development or through the acquisition of property holding companies, generally in partnership with established developers who retain an equity interest of between 5% and 20% in the respective projects. This approach provides an optimal balance between risk and return. The Sub-Fund's strategy envisages that the projects will be leased during the development and completion phase and subsequently disposed of, with the objective of maximising returns for investors.

The development-related market risks associated with the Sub-Fund's investment strategy are balanced by a long-term target net return of 10%–15% per annum, which is expected to outperform the broader market.



EUR 60.76M

Assets Under Management
(As of 31 December 2025)



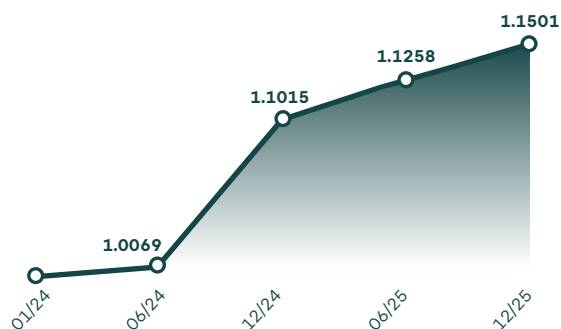
15.01%

Return Since Inception
(13 January 2024-31 December 2025)

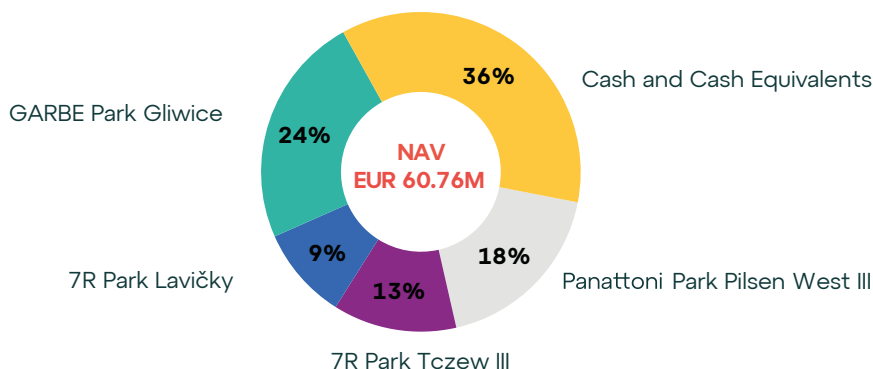
LOGISTICS SUB-FUND

NAV per share as of 31 December 2025

	EUR
NAV per share	1.1501
6M	2.16%
12M	4.41%
Since inception p.a.	7.56%
Since inception	15.01%



PORTFOLIO ALLOCATION AS AT 31 DECEMBER 2025



RENEWABLES SUB-FUND

The WOOD & Company Renewables Sub-Fund focuses on the development and management of renewable energy assets – including solar power plants, wind farms, and battery energy storage systems – across Europe. Driven by the growing demand for clean energy, the fund targets stable, long-term returns by investing in and subsequently executing "ready-to-build" projects.

The fund's portfolio is diversified both geographically and technologically, thereby mitigating risk while capturing opportunities arising from the transition to a zero-emission economy. Its investment strategy relies on

strong partnerships and the identification of the right opportunities.

We focus on a stable regulatory environment and assets with predictable cash flows, while leveraging opportunities to optimize operational economics. Through rigorous due diligence and by applying our expertise in the energy sector and markets, we aim to maximize value for our investors through carefully selected investment opportunities.



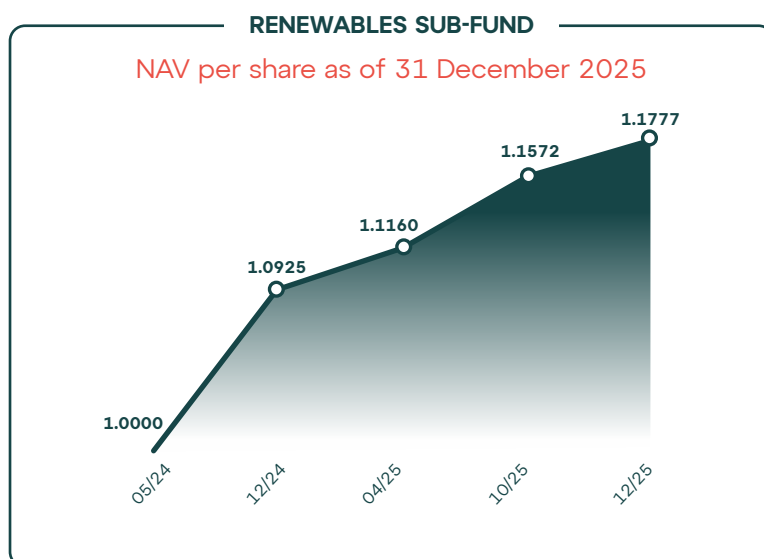
EUR 76,0M

Assets Under Management
(As of 31 December 2025)



17,77%

Return Since Inception
(1 June 2024-31 December 2025)



Portfolio

	Gogoşu*	Gogoşu*	Ånge	Laukaa**	Äänekoski**
Location	Romania	Romania	Sweden	Finland	Finland
Typ	FVE	Hybrid BESS	BESS	BESS	BESS
Capacity	42 MWp	30 MW / 60 MWh	70 MW / 160 MWh	45 MW / 90 MWh	30 MW / 60 MWh
Acquisition	6/2024	6/2024	12/2024	N/A	N/A
Start of operations	Q2/2026	N/A	N/A Q2/2026	N/A	N/A

*Photovoltaic and hybrid battery storage project at the same site near the town of Gogoşu.

**Projects slated for acquisition in 2026.

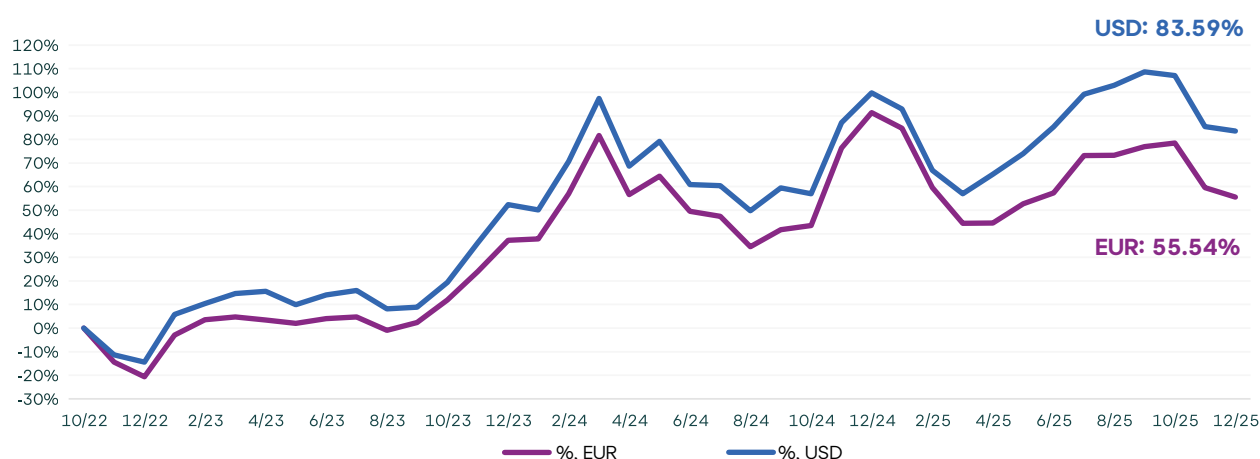
BLOCKCHAIN+ SUB-FUND

The sub-fund's strategy responds to the cyclical nature of the underlying assets (publicly traded equities and blockchain funds), optimizing returns and minimizing risks across all market phases. In doing so, it offers opportunities to minimize

environmental impacts, even within an energy-intensive sector such as digital technology.

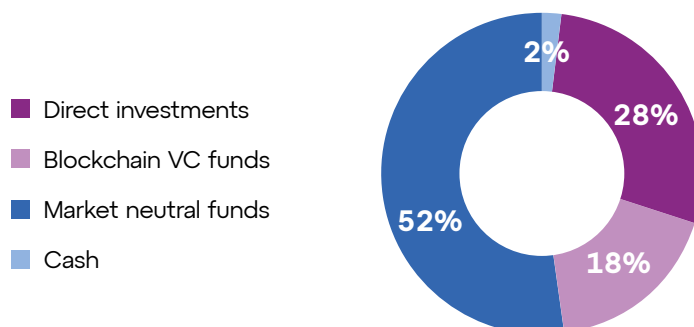
Investments can yield above-average returns, particularly when invested in projects with real-world market application.

PERFORMANCE SINCE INCEPTION*



*Until 31 December 2023, reported performance is based on the price performance of WOOD Blockchain+ investment certificates, which existed prior to the establishment of the Sub-Fund.

ALLOCATION OF PORTFOLIO 31 DECEMBER 2025





Supplement

Methodological Overview

METHODOLOGICAL DESCRIPTION OF INDICATORS AND CALCULATIONS

The data presented in this Report represent WOOD & Company, investiční fond s proměnným základním kapitálem, a.s.

The Report has been prepared in accordance with the ESRS (European Sustainability Reporting Standards) methodology.

ESRS is a set of mandatory European Union reporting standards that specify how companies must disclose non-financial and sustainability-related information under the Corporate Sustainability Reporting Directive (CSRD).

WOOD Real Estate

As building management is carried out by the subsidiary WOOD & Company Real Estate s.r.o., the social section of this Report also describes standards and practices that apply to the employees of this company.

Rounding

Numerical data have been rounded to two decimal places. As a result, minor discrepancies may occur in subtotals and totals due to rounding.

Methodology for Calculating Carbon Intensity

In our first Sustainability Report, we applied the market-based method. Due to challenges in data collection and inconsistencies in tenants' purchases of renewable energy certificates, we have standardised our approach and now use the location-based method.

The key difference between the two methodologies is how they account for renewable electricity purchases and the energy mix of electricity suppliers in different locations. Location-base method takes into accounts an average emission factor of the given location.





Overview of abbreviations used in ESRS 2 standards – General Disclosures

Abbreviation	Full name of the standard	Short description
SBM	Strategy and Business Model	The SBM-1 to SBM-3 requirements document describes how the company creates value and how stakeholders are involved in the process.
IRO	Impact, Risk and Opportunity management	The requirements IRO-1 and IRO-2 focus on the process of significance assessment and the results of this analysis.
GOV	Governance	The categories GOV-1 to GOV-7 define how sustainability issues are integrated into the oversight, structures, and incentives of governing bodies.
GOV-5	Risk management and internal controls over sustainability reporting	Specific requirements for the description of the risk management system and internal controls related to sustainability reporting.
MDR-M	Minimum Disclosure Requirement Metrics	The minimum requirement for the publication of metrics for each significant sustainability topic (how the company measures its performance).
MDR-T	Minimum Disclosure Requirement – Targets	The minimum requirement for publishing objectives (monitoring the effectiveness of policies and measures through measurable objectives). The official abbreviation in ESRS 2 is MDR-T.

LIST OF ACRONYMS AND TERMS

AML	Anti-Money Laundering (Anti-money Laundering legislation)
BMS	Building Management System (metering, control and monitoring systems)
OHS	Occupational health and safety
CFT	Counter Financing of Terrorism (Anti-terrorist financing legislation)
CSRD	Corporate Sustainability Reporting Directive
CZ, CR	Czech Republic
CRREM	Carbon Risk Real Estate Monitoring
ESG	Environmental, Social, Governance
PV	Photovoltaic power plant
GDPR	General Data Protection Regulation
GLA	Gross Leasable Area
GBA	Gross Building Area
KPIs	Key performance indicators
LTIFR	Lost Time Injury Frequency Rate
MiFID II	Markets in Financial Instruments Directive (Directive 2014/65/EU of the European Parliament and of the Council of 15 May 2014 on markets in financial instruments)
NOI	Net Operating Income
UN	United Nations
PL	Poland
RICS	Royal Institution of Chartered Surveyors
SDGs	Sustainable Development Goals
SFDR	Sustainable Finance Disclosure Regulation
SK, SR	Slovakia
WAULT	Weighted Average Unexpired Lease Term
WOOD & Co.	Group consisting of WOOD & Company Financial Services, a.s., WOOD & Company investiční společnost, a.s. and WOOD & Company, investiční fond s proměnným základním kapitálem, a.s.
WOOD-AS	WOOD & Company, a.s.
WRE	WOOD & Company Real Estate s.r.o.
ZISIF	Act No. 240/2013 Collection of Laws, on Management Companies and Investment Funds, as amended

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AFTERWORD

Last year, I mentioned in this foreword that the journey towards sustainability is neither straightforward nor simple. However, the building energy audits conducted by GRINITY continue to help us stay on course. Through incremental steps, we move forward, learn, assess our progress, and draw new conclusions, the outcomes of which we put into practice.

I still believe that a well-designed building equipped with appropriate technologies and managed efficiently is key to reducing the carbon footprint of the CEE real estate sector. At the same time, our Renewables Sub-Fund, as a provider of renewable energy sources, contributes to strengthening energy independence on a pan-European scale.

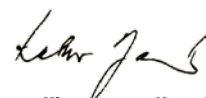
Continuous and proportionate awareness-raising also plays an important role in this process, whether within our organisation or among service providers, tenants, developers and investors. We encounter less misunderstanding and fewer questions of

“WHY” and increasingly focus on questions of “HOW”. That is what I find most rewarding about ESG – bringing a new perspective and helping to transform traditionally conservative approaches.

We continue to face new challenges, whether in the area of Green Bonds or the implementation of ISO standards, and I am pleased that we can rely on the expertise and guidance of the Greenometer team throughout this process.

We greatly appreciate the understanding and trust of all our partners, investors and colleagues, whose support helps us move forward on this journey.

Thanks to all of you, we can continue striving for a balance between strong economic performance and a responsible approach to the environment.



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