

Investor Presentation 2025

Trigema Finance a.s. – Bonds
22 September 2025



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Trigema Group

Developing Independence

Trigema is an investment group with its own real estate development and construction companies, with activities extending into other sectors. We are a wholly Czech-owned company that makes independent decisions based on its own vision and the motivation of its team.



Trigema Group in Figures

31+

years of history

50+

companies in the group

55+

completed buildings in residential projects

810+

completed construction projects

2 900+

new homes delivered

255 000+

square metres for living

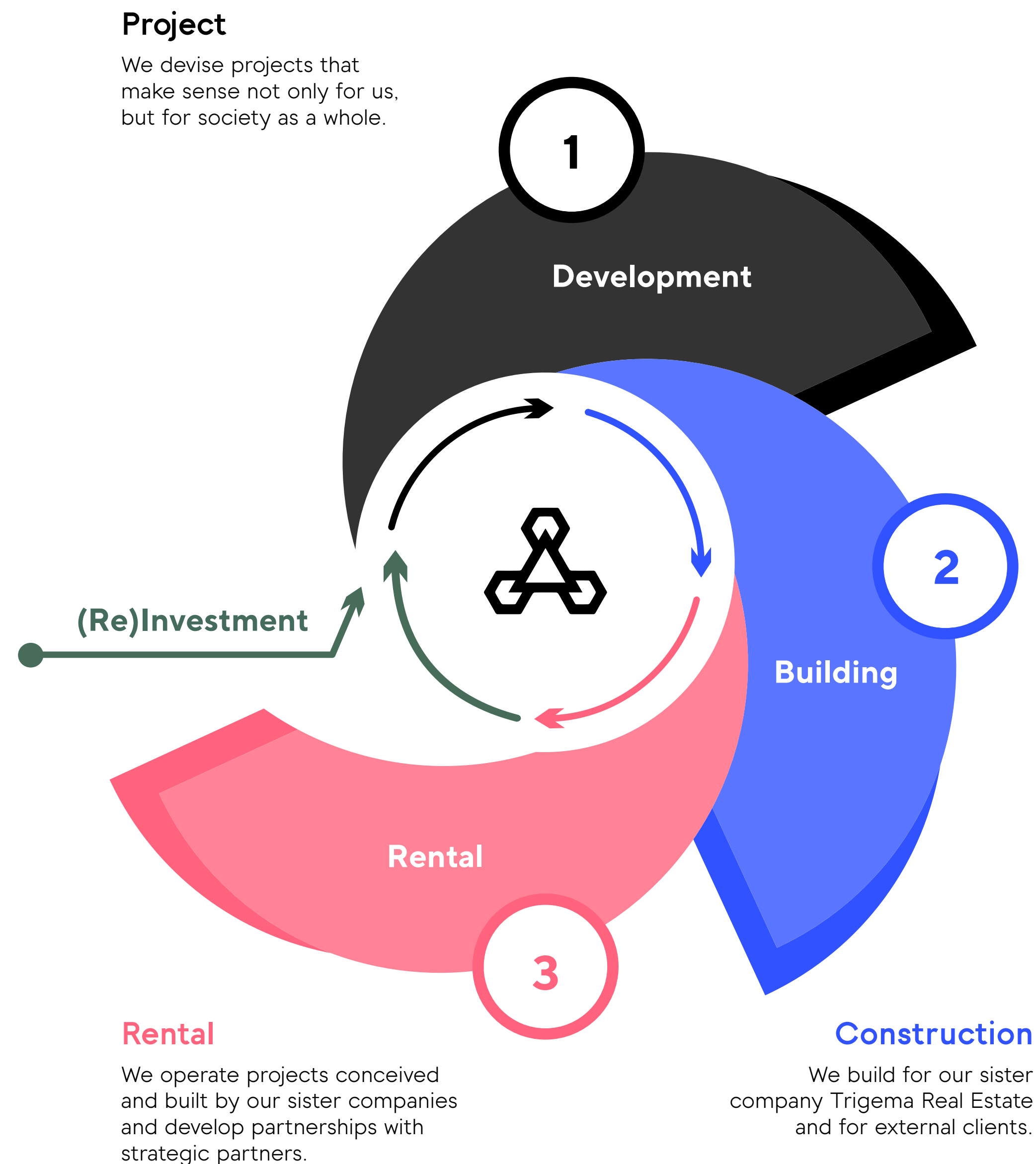


Integrated business model

The Trigema Group's synergistic model is based on cooperation among three core pillars: Real Estate Development, Trigema Building and Trigema Rental.

At the centre of the core divisions cyclical cooperation is the parent company Trigema, which supports all internal processes.

We reinvest most of the profit generated, together with all feedback, thereby multiplying our activities.



Vision

We act independently of our surroundings and aim to do things differently from what is customary or what most people would expect.

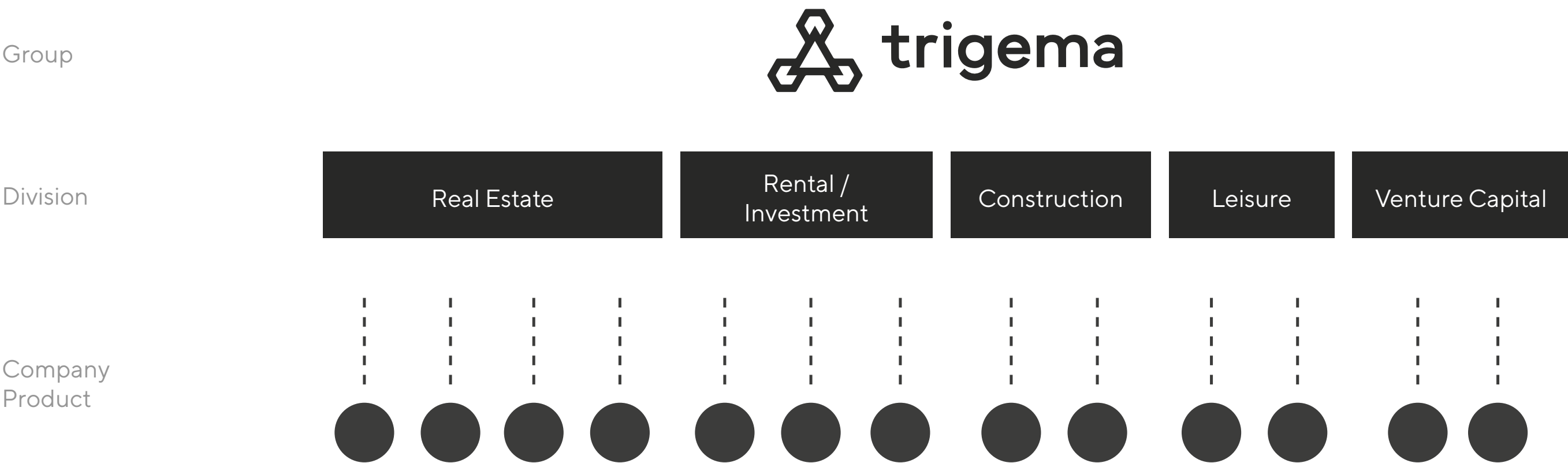
Over the next 5-10 years, we plan to build a portfolio of 1,000 rental apartments under our ownership, which we will manage and lease ourselves.

Through our Venture Capital vertical (our start-ups), we are moving towards fully digitising the property sales and financing process, not only in the Czech Republic. This will complement our real estate development know-how with a competitive advantage from a commercial perspective.

Within the Leisure division, we aim to build a network of interconnected tourism properties offering a distinctive, comprehensive leisure experience.



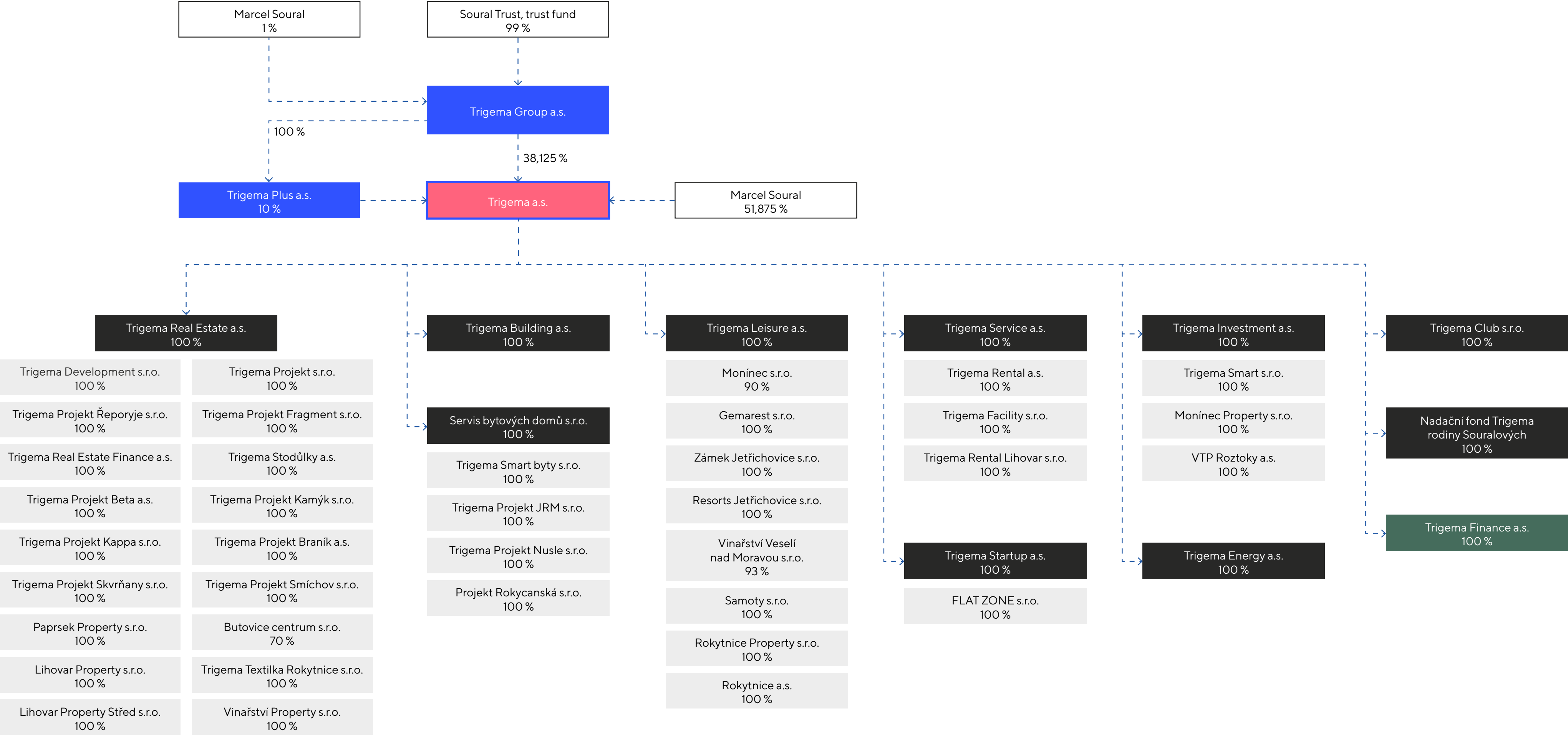
Divisional and Product Structure of the Trigema Group



Other brands belonging to the group by defined business sector:



Organisational Structure



Current as at 17 July 2025

Real Estate Development

Current projects:

LIHOVAR

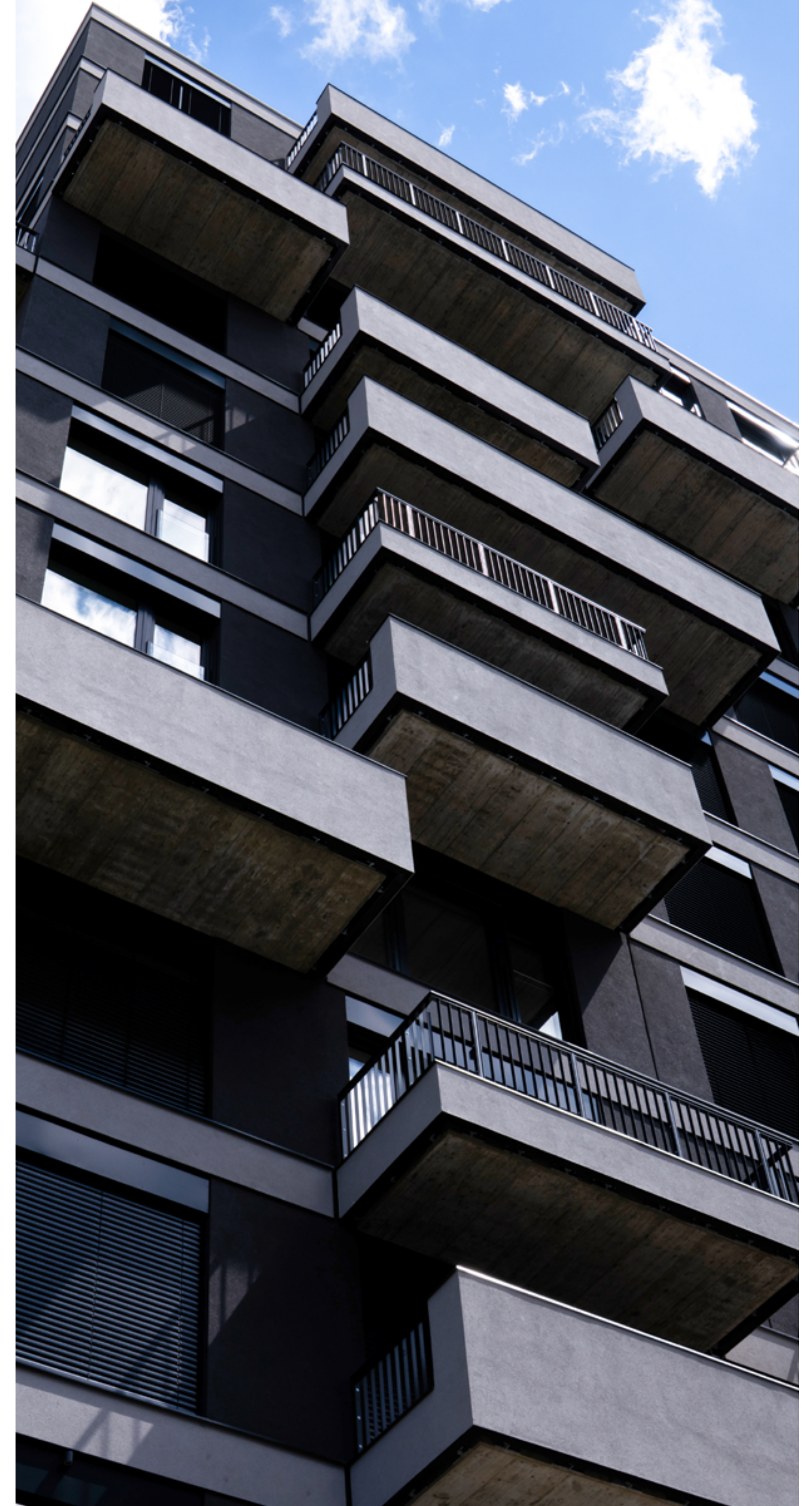
PAPRSEK

DUETA



Real Estate Development

Current projects:
LIHOVAR
PAPRSEK
DUETA



Real Estate Development

Current projects:
LIHOVAR
PAPRSEK
DUETA



Rental

Currently in
operation:
FRAGMENT
LIHOVAR



Construction

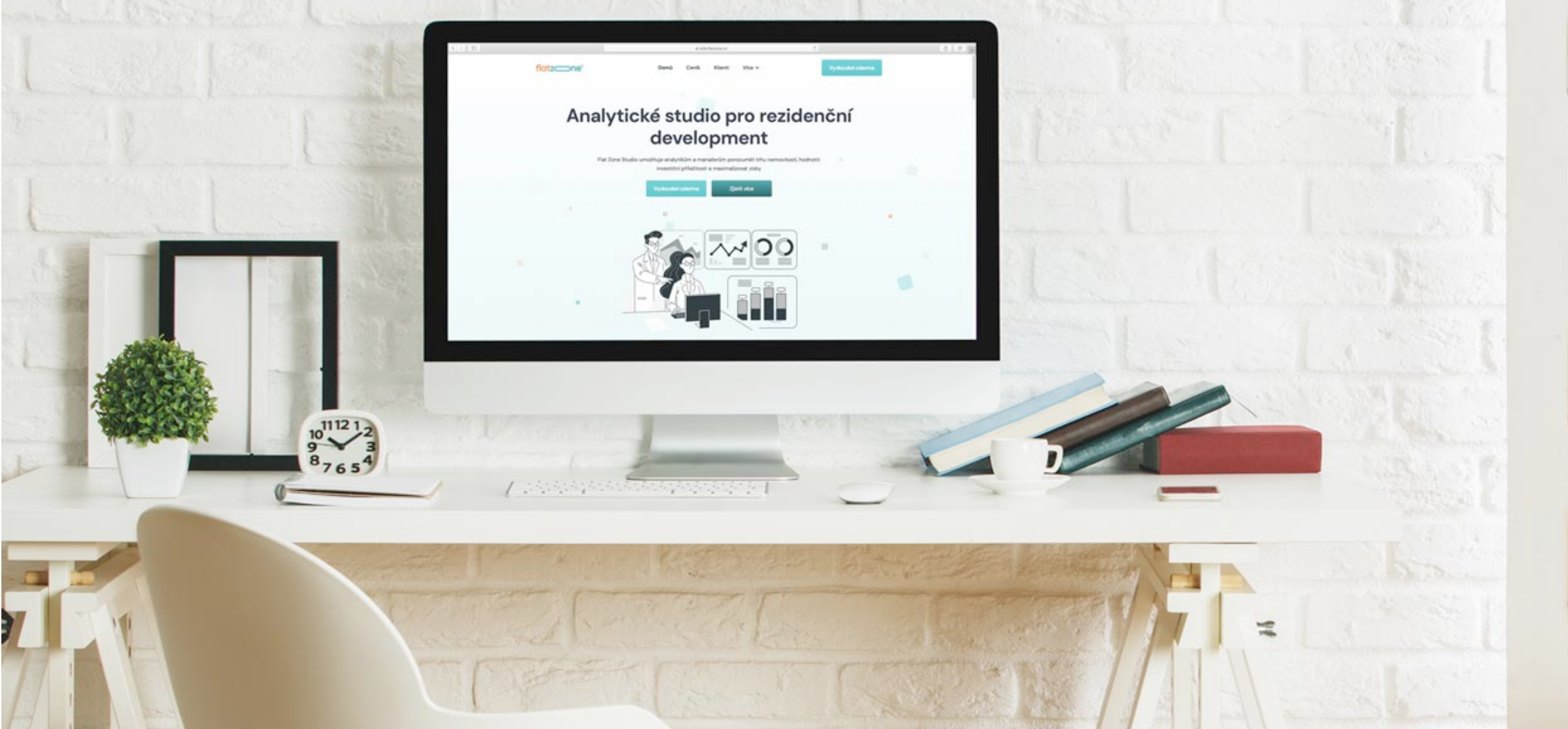
Reference project:
Mateřská škola
Čáslav



Leisure



Venture capital



Digital project: Flat Zone



History of the Trigema Group

1994
–
2000



→ Construction growth

2001
–
2006



→ Early development

2007
–
2012



→ Expansion into other sectors

2013
–
2018



→ Smart housing

2019
–
2025



→ Developer of Different

Management Trigema



Ing. Marcel Soural*

Chairman of the Board of Directors of Trigema a.s.; Group CEO; Chairman of the Board of Directors of Trigema Real Estate a.s.; sole shareholder and founder of the company; responsible for shaping the vision and group strategy.



Ing. Karel Branda

Vice-Chairman of the Board of Directors of Trigema a.s.; Chief Operating Officer of Trigema a.s.; Member of the Board of Directors of Trigema Real Estate a.s.; participates in the strategic management of the group and leads the real estate development segment.



Radim Šponar

Member of the Board of Directors of Trigema a.s.; Executive Director of Trigema Building a.s.; responsible for the strategic management and development of the construction division and the group's largest subsidiary, Trigema Building.



Rudolf Kraina

Member of the Board of Directors of Trigema a.s.; Executive Director of Trigema Rental a.s.; responsible for the leasing and operation of all properties in the group.



Ondřej Beneš

Member of the Board of Directors of Trigema a.s.; Group Strategic Commercial Director; responsible for developing and implementing the long-term commercial strategy.



Ing. Jakub Korf, FCAA*

Member of the Board of Directors of Trigema a.s.; Chief Financial Officer of Trigema a.s.; Member of the Supervisory Board of Trigema Real Estate a.s.; responsible for finance, accounting, project financing and ESG.

*** Presenters**



ESG

ESG

Trigema has prepared a Green Bond Framework under which it plans to issue green bonds to finance and/or refinance projects with clear environmental benefits.

Trigema's Green Bond Framework follows the 2021 ICMA Green Bond Principles, including the 2022 Appendix ("GBP").

Use of proceeds in the categories that best correspond to the findings of the analysis:

- green buildings;
- renewable energy and energy efficiency;
- environmentally efficient products, production technologies and processes, and the circular economy;
- sustainable water and wastewater management;
- waste management and efficient use of resources.

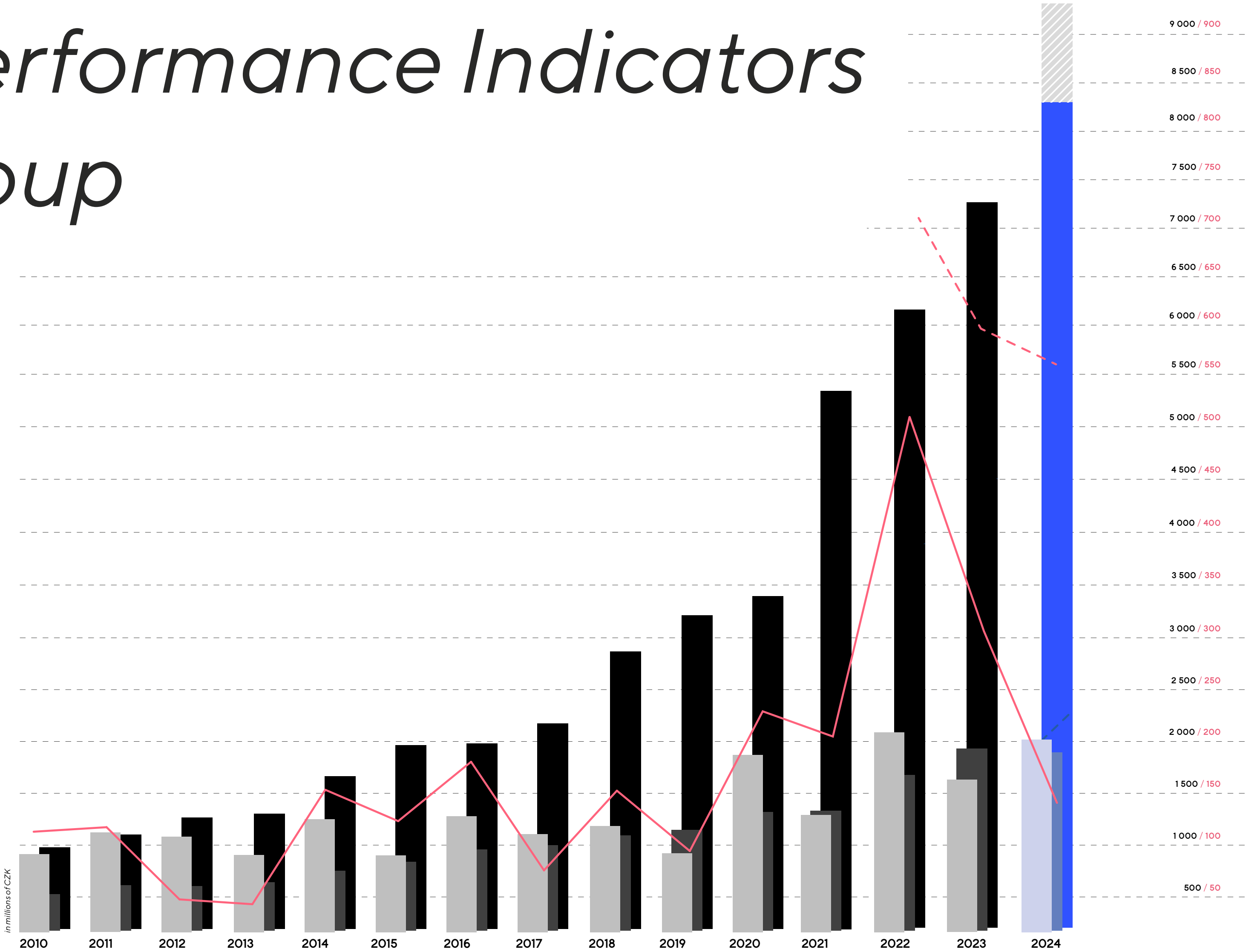
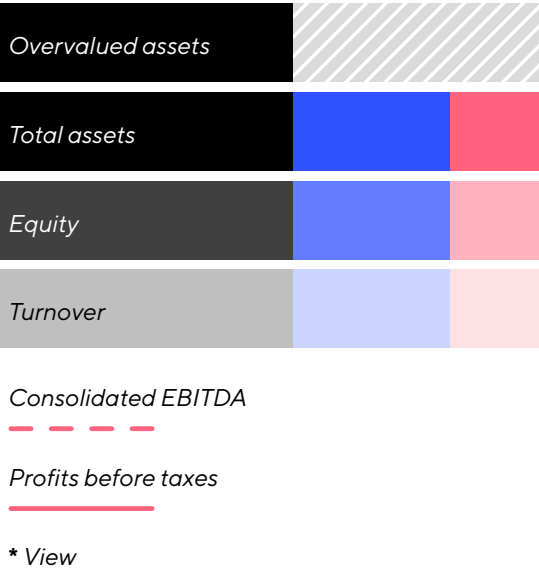
To confirm the transparency and robustness of Trigema's Green Bond Framework, an independent third-party assessment was carried out. The Framework was reviewed and approved by GreenOmeter, an external second-party opinion provider, which confirmed its alignment with the ICMA Green Bond Principles (2021). The independent expert opinion will be published on Trigema's website.



Financial Indicators

Financial Performance Indicators

Trigema Group



Source: Trigema a.s. Annual Report 2024, consolidated and audited in accordance with CAS

Financial Performance Indicators

Trigema Group

	2017	2018	2019	2020	2021	2022	2023	2024
Total assets	2 104 259	2 842 965	3 213 178	3 407 632	5 485 302	6 126 522	7 224 503	8 303 858
Turnover	1 004 239	1 089 255	808 721	1 816 565	1 314 888	2 184 908	1 646 596	2 009 309
Profit before tax	78 448	155 021	97 035	231 296	205 393	533 160	312 605	144 569
Equity	876 300	973 790	1 030 450	1 215 740	1 364 850	1 668 554	1 864 700	1 919 529
Net financial debt ratio*	41,03%	53,90%	52,73%	35,73%	40,03%	46,58%	53,11%	56,65%

in thousands of CZK

Source: Trigema a.s. Annual Report 2024, consolidated and audited in accordance with CAS

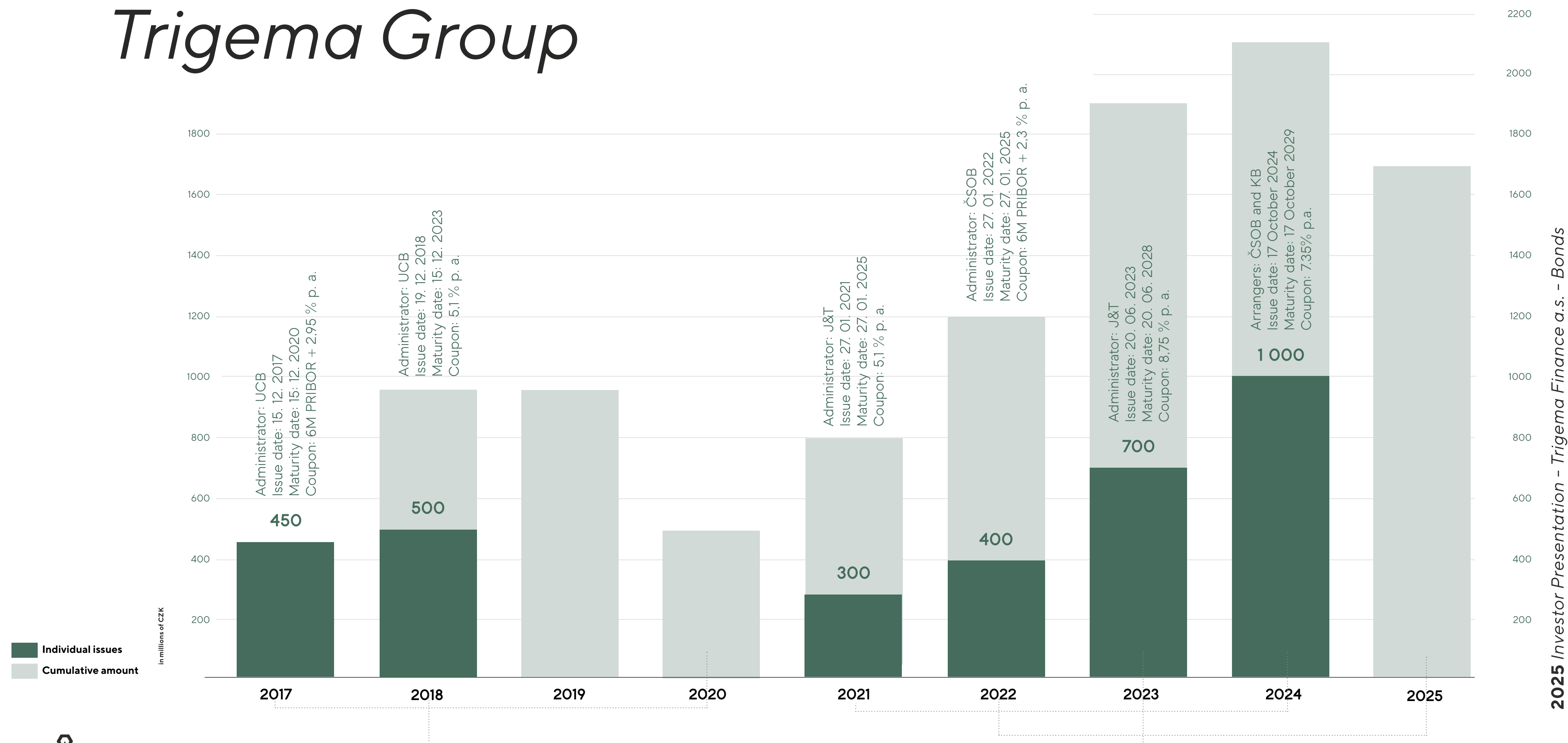
*The net financial debt ratio means the ratio of Financial Debt to the Group’s total assets, reduced by the amount of advances received from clients, as determined from the Guarantor’s consolidated financial statements prepared in accordance with CAS. Financial Debt means the amount corresponding to long-term and short-term bonds issued and liabilities to banking institutions, including leases, as set out in the notes to the Guarantor’s consolidated financial statements.

*Fluctuations in the Group’s financial performance in terms of turnover and profit before tax in individual years are a natural feature of the residential construction sector, where the implementation of a larger project extends beyond a single accounting period. In accordance with accounting regulations, the Group recognises turnover and profit in the period in which the purchase agreements are registered with the Land Registry.

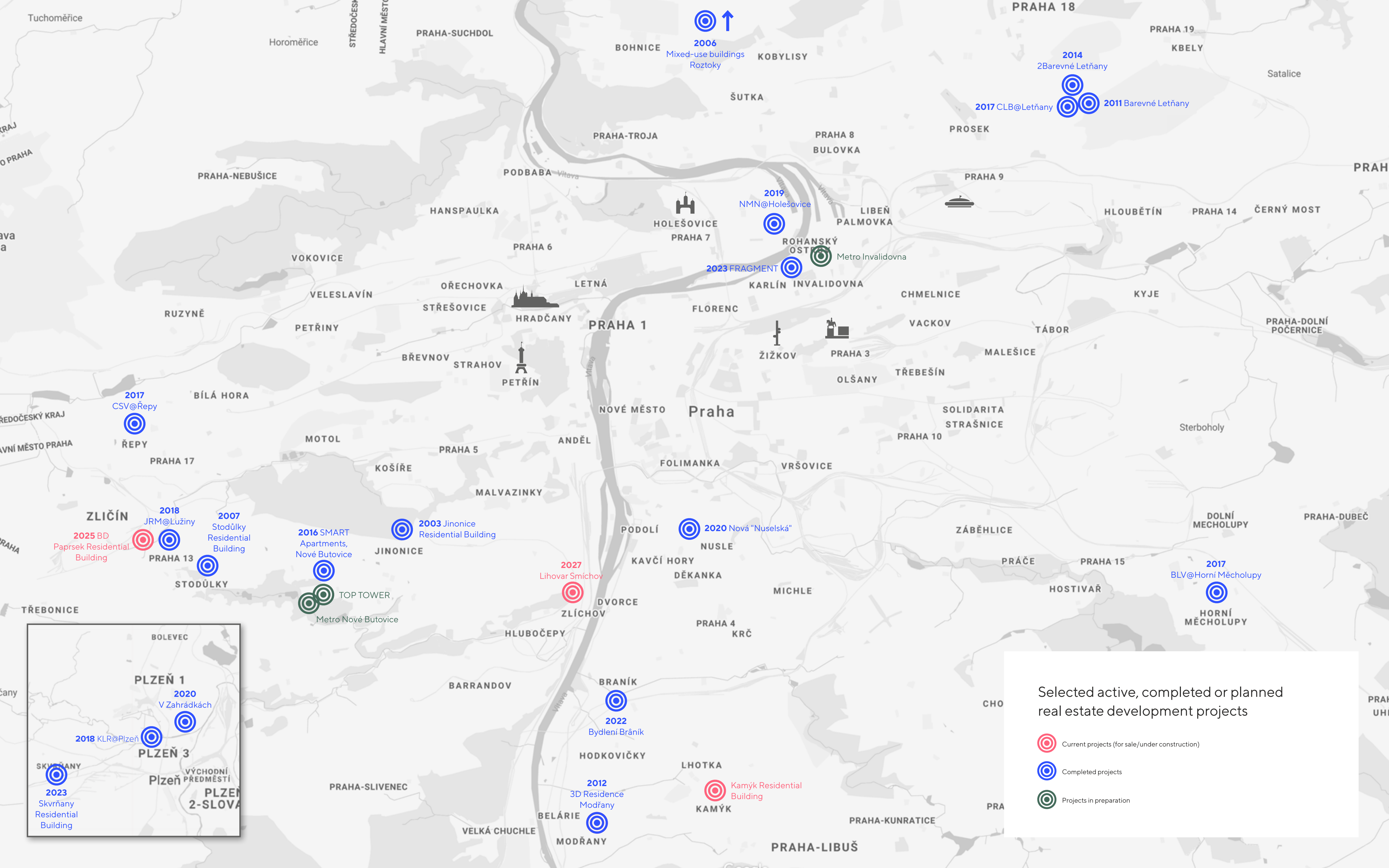


Bond Issuance History

Trigema Group



Completed Projects





**Barevné Letňany
Apartment Buildings**

Location	Prague 18
Number of apartments	255
Commercial space (m²)	-
Sold at completion	95 %
Completed	2011



CHYTRÉ BYDLENÍ CSV@Řepy

Location	Prague 17
Number of apartments	24
Commercial space (m²)	-
Sales launched after completion	
Completed	2017



Bydlení Bráník

Location	Prague 4
Number of apartments + family houses	137 + 15
Commercial space (m²)	660
Sold at completion	95 %
Completed	2022



2Barevené Letňany

Location	Prague 18
Number of apartments	211
Commercial space (m²)	-
Sold at completion	90 %
Completed	2013



CHYTRÉ BYDLENÍ KLR@Plzeň

Location	Pilsen 3
Number of apartments	82
Commercial space (m²)	-
Sold at completion	85 %
Completed	2018



BD Skvrňany, Plzeň

Location	Pilsen 3
Number of apartments	203
Commercial space (m²)	-
Sold at completion	75 %
Completed	2023



SMART Byty, Nové Butovice

Location	Prague 13
Number of apartments	279
Commercial space (m²)	2 500
Sold at completion	90 %
Completed	2016



V Zahrádkách, Plzeň

Location	Pilsen 4
Number of apartments	108
Commercial space (m²)	-
Sold at completion	95 %
Completed	2020



FRAGMENT Karlín

Location	Prague 8
Number of apartments	140
Commercial space (m²)	2400
Sold at completion	70 %
Completed	2023



CHYTRÉ BYDLENÍ CLB@Letňany

Lokalita	Prague 18
Number of apartments	75
Commercial space (m²)	-
Sold at completion	95 %
Completed	2017



CHYTRÉ BYDLENÍ NMN@Holešovice

Location	Prague 7
Number of apartments	32
Commercial space (m²)	203
Currently sold	85 %
Completed	2019



LIHOVAR Smíchov I. etapa

Location	Prague 5
Number of apartments	245
Commercial space (m²)	1800
Sold at completion	80 %
Completed	2024



CHYTRÉ BYDLENÍ BLV@Horní Měcholupy

Location	Prague 15
Number of apartments	67
Commercial space (m²)	-
Sold at completion	90 %
Completed	2017



Nová "Nuselská"

Location	Prague 4
Number of apartments	146
Commercial space (m²)	700
Sold at completion	88 %
Completed	2020



PAPRSEK Stodůlky

Location	Prague 13
Number of apartments	291
Commercial space (m²)	2380
Sold at completion	90 %
Completed	2025

Major Projects Completed over the Past 5 Years

Lihovar Smíchov - Phase I

Location	Prague 5, Smíchov
Number of apartments	246
Commercial space (m²)	1800
Costs (CZK million)	2 010
Construction start	1Q / 2021
Construction completion	1Q / 2024
Currently sold	98 % (Phase I)

www.lihovar.cz



FRAGMENT Karlín

Location	Prague 8, Karlín
Number of apartments	140
Commercial space (m²)	2 2417
Costs (CZK million)	1 490
Construction start	4Q / 2020
Construction completion	2Q / 2023
Currently leased	98 %

www.frgmnt.cz



PAPRSEK Stodůlky

Location	Prague 13, Stodůlky
Number of apartments	291
Commercial space (m²)	2 404
Costs (CZK million)	2 060
Construction start	1Q / 2022
Construction completion	1Q / 2025
Currently sold	92 %

paprsek.trigema.cz



Bydlení Brâník

Location	Prague 4,Braník
Number of apartments	137 + 15 family houses
Commercial space (m²)	660
Costs (CZK million)	1200
Construction start	1Q / 2020
Construction completion	1Q / 2022
Sold at completion	95 %

www.bydleni-branik.cz



Nová „Nuselská“

Location	Prague 4, Nusle
Number of apartments	146
Commercial space (m ²)	700
Costs (CZK million)	910
Construction start	1Q / 2019
Construction completion	4Q / 2020
Sold at completion	88 %

www.byty-nusle.cz



Current Projects Under Construction



Lihovar Smíchov (for sale)

Location	Prague 5, Smíchov
Number of apartments	134
Commercial space (m²)	1782
Costs (CZK million)	1 510
Construction start	4Q 2024
Construction completion	2Q 2027
Currently sold	30 %

www.lihovar.cz



Lihovar Smíchov (rental)

Location	Prague 5, Smíchov
Number of apartments	161
Commercial space (m²)	2 716
Costs (CZK million)	2 038
Construction start	2Q 2024
Construction completion	1Q 2027
Currently sold	leasing not yet launched

www.lihovar.cz



Kamýk Residential Building

Location	Prague 12, Kamýk
Number of apartments	160
Commercial space (m²)	2 600
Costs (CZK million)	1145
Construction start	1Q/2025
Construction completion	3Q/2027
Currently sold	41 %

dueta.trigema.cz



Projects in Preparation



TOP TOWER

Location	Prague 13, Stodůlky
Number of apartments	approximately 250
Office and retail space (m²)	approximately 10 000
Costs (CZK million)	4 440
Construction start	n/a
Construction completion	n/a

www.trigema.cz/pripravujeme



Metro Invalidovna

Location	Prague 8, Karlín
Number of apartments	approximately 480
Office and retail space (m²)	approximately 3 400
Costs (CZK million)	2 900
Construction start	2026
Construction completion	2029

www.trigema.cz/pripravujeme



Metro Nové Butovice

Location	Prague 13, Stodůlky
Number of apartments	in preparation
Office and retail space (m²)	in preparation
Costs (CZK million)	3 060
Construction start	n/a
Construction completion	n/a

www.trigema.cz/pripravujeme



Aparthotel Rochlitz

Location	Rokytnice nad Jizerou
Number of apartments	162
Wellness (m²)	3471
Costs (CZK million)	1791
Construction start	4Q 2026
Construction completion	2Q 2029

www.trigema.cz/pripravujeme



Branded Residences

Location	Rokytnice nad Jizerou
Number of apartments	101
Retail (m²)	464
Costs (CZK million)	655
Construction start	4Q 2026
Construction completion	2Q 2029

www.trigema.cz/pripravujeme



Krkonoše Village

Location	Rokytnice nad Jizerou
Number of apartments	228
Retail (m²)	135
Costs (CZK million)	1162
Construction start	1Q 2028
Construction completion	4Q 2030

www.trigema.cz/pripravujeme



Term Sheet



Issuer	Trigema Finance, a.s.
Guarantor	Trigema a.s.
Type and form of the Bonds	Senior standalone issue of green bonds, in book-entry form with the Central Securities Depository Prague
Status of the Bonds	Unconditional and unsubordinated obligations of the Issuer, secured by a financial guarantee provided by the Guarantor in an amount equal to twice the maximum aggregate nominal amount of the Bonds issued and outstanding, until 10 years after the regular maturity of the Bonds
Issue size	Expected issue size of CZK 1,200,000,000, with an option to increase it up to CZK 1,500,000,000
ESG parameters and purpose of the issue	Green bond issued to finance „green” sustainable projects in accordance with the Green Bond Framework published on the Issuer’s website, https://www.trigema.cz , under „For Investors” – „Bond Programmes”, and the second-party opinion (SPO) issued by GreenOmeter.
Issue date	23 October 2025
Maturity	23 October 2030 (5 years)
Offer period	First phase of the public offering: 22 September – 10 October 2025 (until 12:00 CET)
Issue price	100% of the nominal value of the Bonds
Coupon	Fixed at 7.30% p.a., payable semi-annually on 23 October and 23 April
Day-count convention	BCK Standard 30E/360
Denomination	CZK 10,000
Redemption price	100% of the nominal value
ISIN	CZ0003576720
Name	TRIGEMA F. 7.30/30 Bond
Early redemption:	At the Issuer’s option: • on the fourth anniversary of the Issue Date: 101% • 6M par call At the Investors’ option: • in the event of a Change of Control of the Issuer or the Guarantor: 101% + accrued interest • if an Event of Default occurs and is continuing.
Financial covenants (consolidated at Guarantor level) – maintenance basis	On a maintenance basis (obligation to maintain): • Financial indebtedness ratio LTV < 0.625 (as at 30 June (unaudited consolidated financial data) and 31 December (audited consolidated financial data) of each year) • Guarantor’s equity > CZK 2,400 million with a cure right in the event of a breach of the financial covenants. The financial covenants are tested semi-annually and, where relevant, on a pro forma basis.



Other restrictions	• Pari passu • The Issuer, the Guarantor and the Subsidiary must refrain from creating Security • ransactions with related parties on an arm’s-length basis • Prohibition on the Issuer making loans outside the Group • Restrictions on corporate transformations of the Issuer and, in selected cases, the Guarantor • Issuer information undertakings • Guarantor information undertakings The following restrictions are subject to compliance with the Financial Covenants defined above, tested on a pro forma basis: • Restrictions on distributions (including servicing subordinated debt) if LTV > 0.5 • Restrictions on disposals of assets if LTV > 0.625 • Restrictions on financial indebtedness if LTV > 0.625
Change of Control	A Change of Control occurs if the Permitted Persons cease to own, directly or indirectly (and, in the case of a trust fund, to hold through such trust fund the assets settled into it), a direct or indirect interest in the registered capital or voting rights of the Issuer or the Guarantor of at least 50%. The Permitted Persons are (i) Marcel Soral (or his heirs or descendants), (ii) a person or persons directly or indirectly controlled by him, or (iii) any trust fund, foundation fund, foundation or trust controlled or established by Marcel Soral (or his heirs or descendants), whether alone or jointly with Veronika Souralová, of which Marcel Soral and Veronika Souralová (or their heirs or descendants, individually or jointly) are the exclusive beneficiaries or founders.
Events of Default	Standard provisions for the Issuer, the Guarantor and the Subsidiary, including: Non-payment, breach of other obligations, cross-default of the Issuer, cross-default of the Guarantor, cross-default of the Group, termination of the financial guarantee, unlawfulness, delisting of the Bonds, court and other judgments, enforcement proceedings, liquidation, cessation of business and insolvency.
Governing law	Czech law and the Czech language
Admission to trading:	Prague Stock Exchange (Regulated Market)
Settlement:	Central Securities Depository
Placement method	Public offering in the Czech Republic
Distribution restrictions:	Regulation S
Arrangers	ČSOB, KB and ČS
Administrator	ČSOB
Target market:	Public offering in the Czech Republic, eligible counterparties, professional clients and retail clients, in accordance with MiFID II (all distribution channels under MiFID II). The Bond is not classified as a packaged retail and insurance-based investment product under the PRIIPs Regulation; therefore, no key information document (KID) has been prepared.

Questions

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For the avoidance of doubt, such target market assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, purchase or take any other action in relation to the Bonds.



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