

WOOD SICAV

Renewables

Sub-Fund

WOOD & Company Renewables Sub-Fund

The latest investment product of the WOOD SICAV* with focus on **Renewable Energy Sources (RES)** is fully **ESG compliant** and in line with EU sustainability and **energy transition objectives**. We offer our private investors projects usually available only to institutional investors

Perfect for portfolio diversification

Targeted return expected at around **15% p.a.**, taking into account portfolio of different RES projects in the European Union. The risks are being mitigated by the involvement of experts, advisors, multinational banks and other energy specialists

Project Portfolio

Pilot projects are two unique **solar parks** (PV parks) in **Romania** with a total installed capacity of **205 MWp**. We are continuously looking for new opportunities and analyzing projects including other types of renewable energy and related services in other European countries

Strategic partnerships

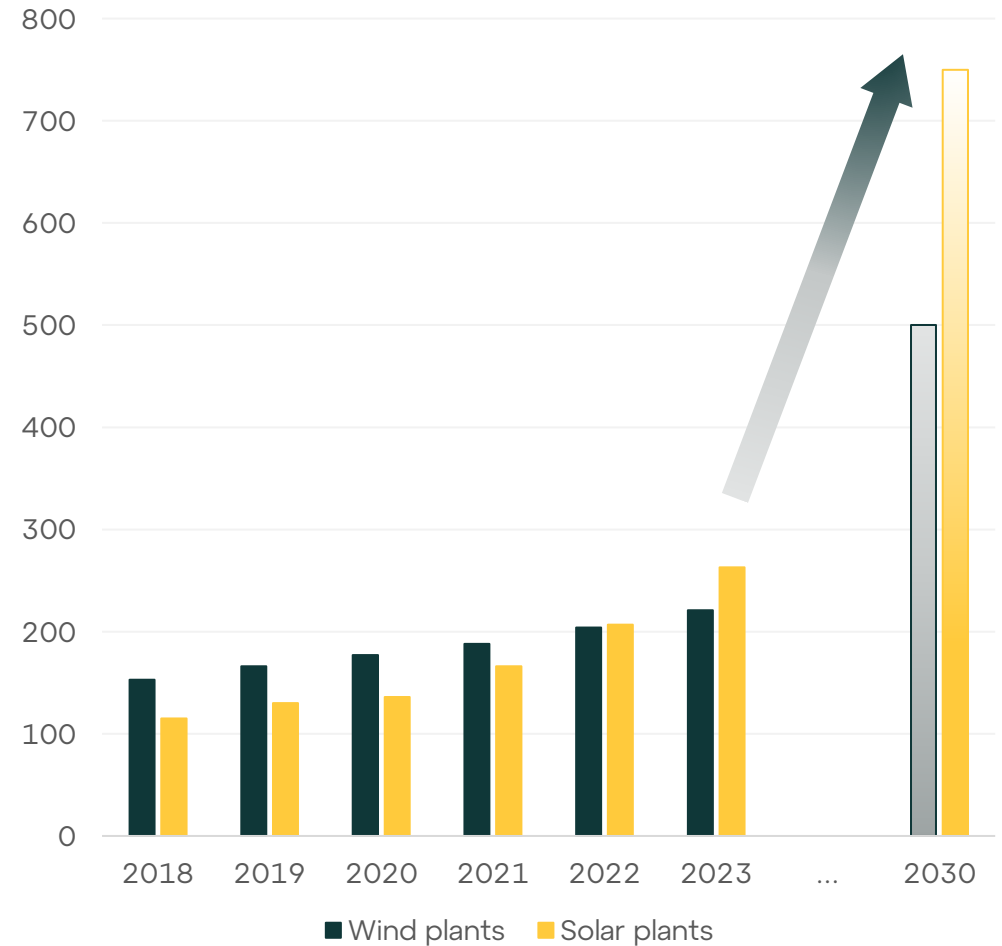
We work on individual projects in collaboration with strategic renowned and experienced renewable energy developers and operators with long track record around the world. The first projects will be developed in cooperation with **SOLEK Group**

Regulatory and Market Conditions in the EU

The European Green Deal

- To reduce greenhouse gas emissions by 55% by 2030 compared to 1990 levels and to achieve zero net emissions by 2050
- To triple the total installed capacity of photovoltaic and wind farms by 2030, to increase the share of RES in EU gross final energy consumption from the current 23% to 45% by 2030
- To create a suitable legislative environment to facilitate the process of making sustainable investments
- To mobilize at least EUR 1 trillion to support sustainable investment worldwide over the next decade

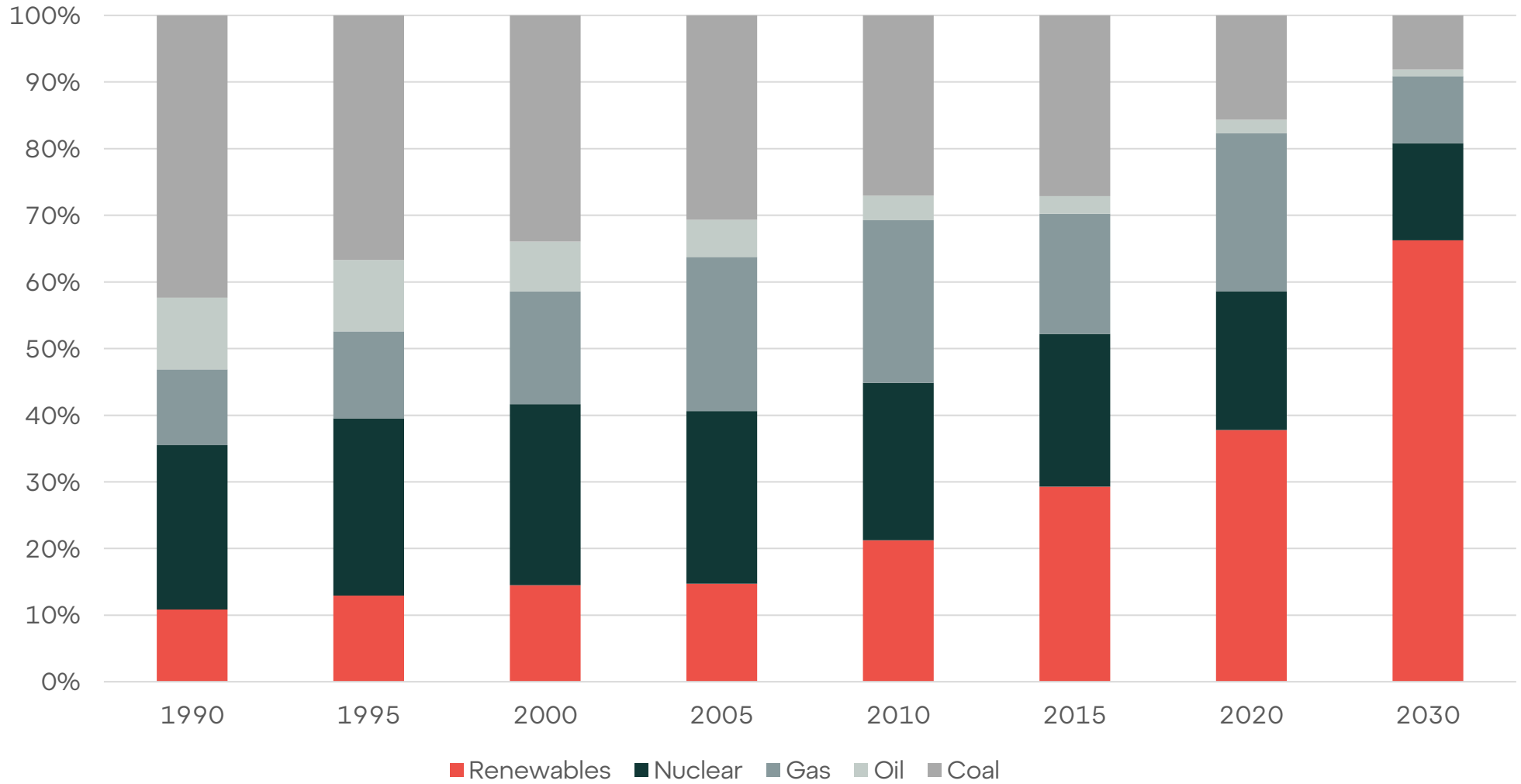
Total installed capacity of solar and wind power plants in the EU (GW)



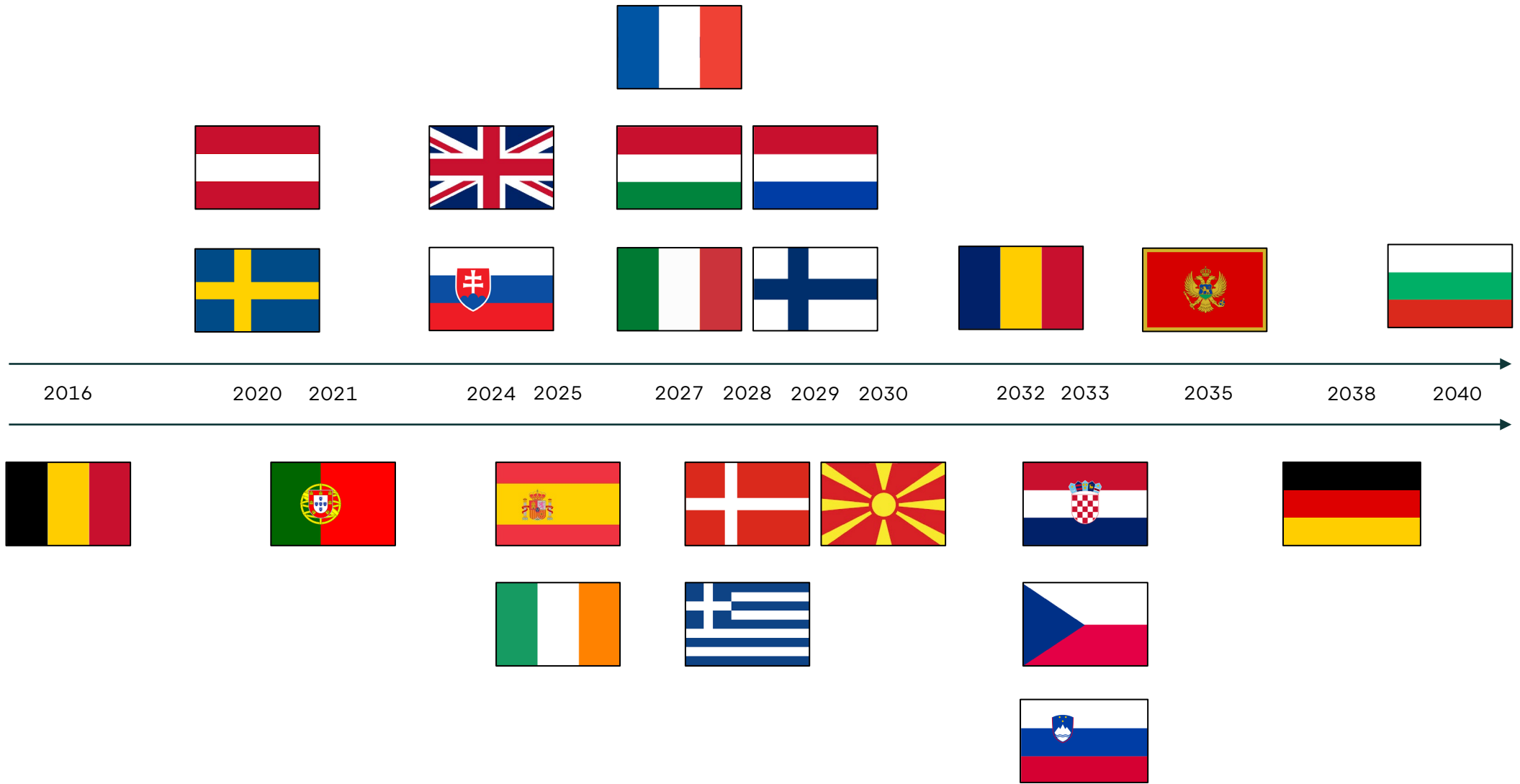
Data source: The European Commission, Wind Europe, EEA

Growing Importance of Renewables in Power Generation

Share of energy sources on total EU electricity production (%)

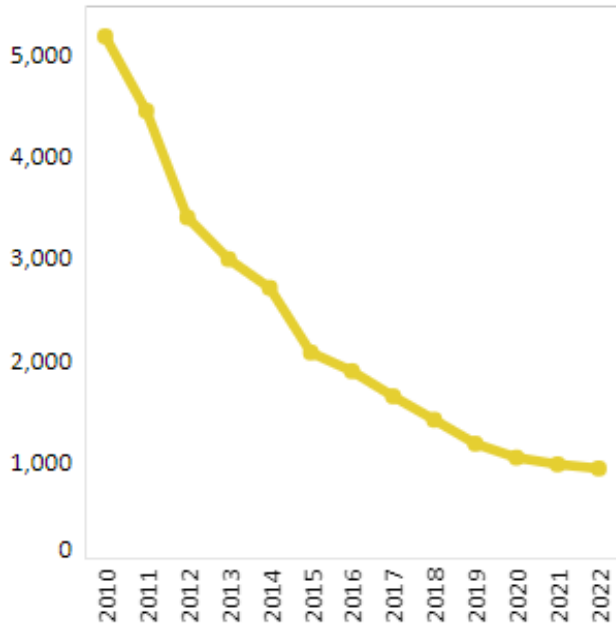


Data source: IEA, The European Commission



Average construction costs of solar power plants compared to other sources

Total cost per kW of solar installed capacity in USD



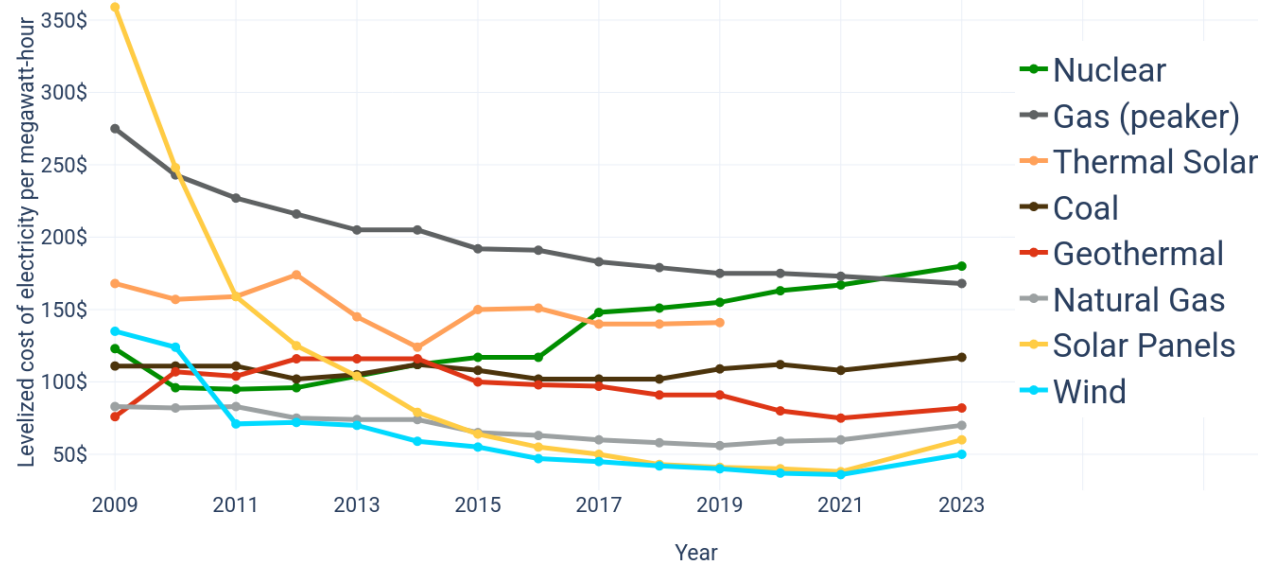
2012: 3 343 USD / kW



2022: 876 USD / kW

Data source: IRENA – International Renewable Energy Agency
<https://www.irena.org/Data/View-data-by-topic/Costs/Global-Trends>

Total cost of producing 1 MWh of electricity by energy source



Solar and wind power plants achieve the lowest cost of electricity generation

LCOE (Levelized Costs of Electricity) is a measure of the average present cost of generating electricity over the lifetime of a resource

$$LCOE = \frac{\text{Present value of costs over the lifetime of the project}}{\text{Present value of electricity produced during the life cycle}}$$

Data source: Lazard; <https://www.lazard.com/>



In line with EU objectives, individual **Member States have launched their own national transition programmes** to support the implementation of new renewable energy projects.

In the Czech Republic, **photovoltaics is the most attractive** renewable energy source in terms of government financial support.

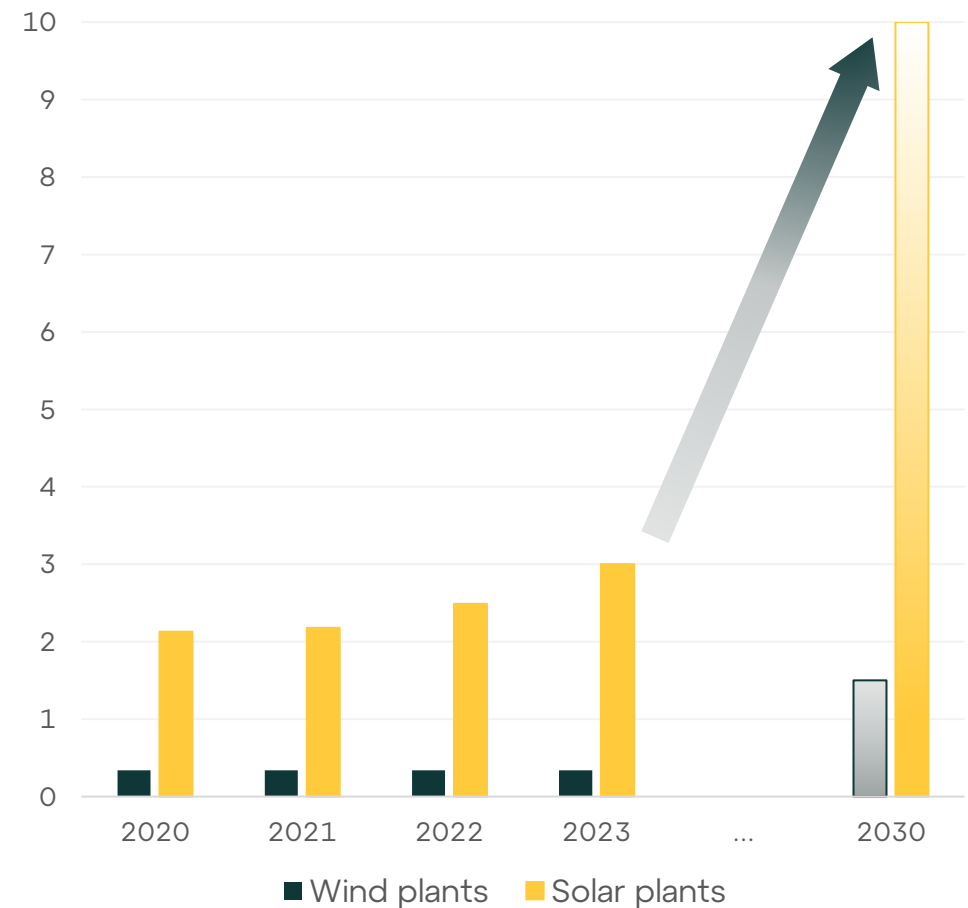
By 2030, the target has been set to have a total installed capacity of **10 GW of solar** power plants and **1.5 GW of wind** power plants.

The Modernisation Fund has set aside **CZK 500 billion** with the aim of achieving energy independence and meeting EU commitments. The most of funds come from the emission allowance market.

Tenders are called on a regular basis, such as:

- RES+ No.2 2/2024, which sets aside **CZK 4 billion** to support the construction of photovoltaic power plants with a capacity of over 1 MW, up to 50% of the investment costs.

Total installed capacity by source in the Czech Republic (GW)



Data source: Ministry of Industry and Trade, Ministry of the Environment

Renewables

Sub-Fund

Investment focus

The strategy of WOOD SICAV Renewables Sub-Fund involves investing in solar and wind farms, hydro power plants, and other sources of green energy, as well as related technologies such as battery storage systems, ensuring compliance with the strictest Environmental, Social, and Governance (ESG) requirements.

We are analysing various projects in Europe. Initial pilot projects are situated in CEE region which strive for transition from emission-intensive sources to lighter green alternatives. We specifically seek projects in locations with high irradiation or abundant wind resources.

Our focus lies on projects at the Ready-to-Build (RtB) stage, encompassing all necessary permits, secured land (owned or under long-term lease), connection to the grid with sufficient reserved capacity, and project documentation aligned with local regulations. The selection criteria include a meticulous evaluation of projects to ensure they provide the expected returns.

Risk mitigation

We ensure the professional execution of each development project by forming joint ventures with established developers who possess extensive expertise in renewable project development. These developers have a wealth of experience, covering the entire spectrum from acquiring RtB projects to construction, securing construction financing, and overseeing project completion.

To manage associated risks effectively, we diversify our portfolio by seeking projects of varying sizes and locations, primarily focusing on the development of solar parks. Our internal team of experts actively engages in comprehensive project management. Both investment decisions and project management activities are closely coordinated with our strategic partners.

Each project's construction is co-financed by an international bank syndicate, with the requirement to secure a power purchase agreement at a fixed minimum price for several years. Moreover, each project operates within a predetermined budget, guaranteed by the general contractor, effectively limiting construction costs.

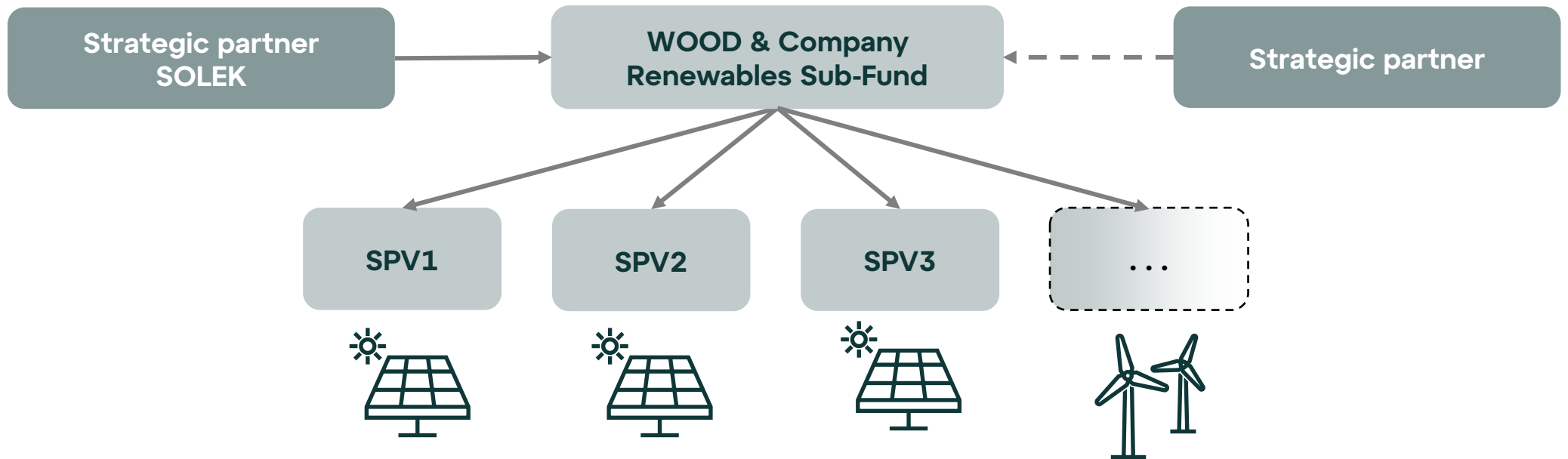
Exit strategy

Our objective is not to operate these power plants. We realize attractive returns primarily during the development and construction phases; hence, our aim is to sell the power plants within 1-2 years from the commencement of operations.

The Sub-Fund offers investors the chance to capitalize on the development profit of each investment. The high long-term target return of over 15% per annum helps balance market risks.

- For individual investment opportunities and projects WOOD & Company Renewables Sub-Fund establishes joint ventures with renowned strategic partners
- The partnership for the first two projects was established with **SOLEK HOLDING SE**, a developer and operator of solar power plants with many years of experience in Europe and Latin America

WOOD SICAV



Investment Strategy	<i>Construction, operation, and sale of renewable energy projects in Europe</i>
Currency	<i>EUR</i>
Initial Fundraising	<i>EUR 40 million</i>
Minimum Investment	<i>EUR 125,000*</i>
Expected Performance	<i>15% p.a.</i>
Expected launch of buyback	<i>2027/2028</i>
Entry Fee	<i>max. 3%</i>
Exit Fee	<i>< 5 years = 5%</i>
	<i>> 5 years = 0%</i>
Subscription/Redemption Period	<i>6 month</i>
Management fee	<i>1.75% p.a.</i>
Performance fee	<i>15% (high-water mark)</i>
Recommended Investment Horizon	<i>min. 5 years</i>

* The investment is intended exclusively for qualified investors with adequate investment knowledge and experience. The minimum investment resulting from the regulation (based on individual approval by the Sub-Fund Administrator of an exemption from the minimum investment of 125 thousand CZK) is equivalent to CZK 1 million for Czech qualified investors and EUR 50 thousand for Slovak qualified investors. When investing in other sub-funds within the WOOD SICAV reaching the minimum limit for qualified investors, an investment of as little as EUR 5 thousand is possible.

Solar Parks

205 MWp

Romania



Romania's Recovery and Resilience Plan

Carbon footprint reduction





















Romania aims to significantly reduce carbon emissions as it still burns large volumes of coal for power and heat generation. The aim is to completely phase out coal-fired electricity generation by 2032, leaving only nuclear power plants, low-carbon sources and RES in the long-term energy mix.

Greenhouse gas emissions

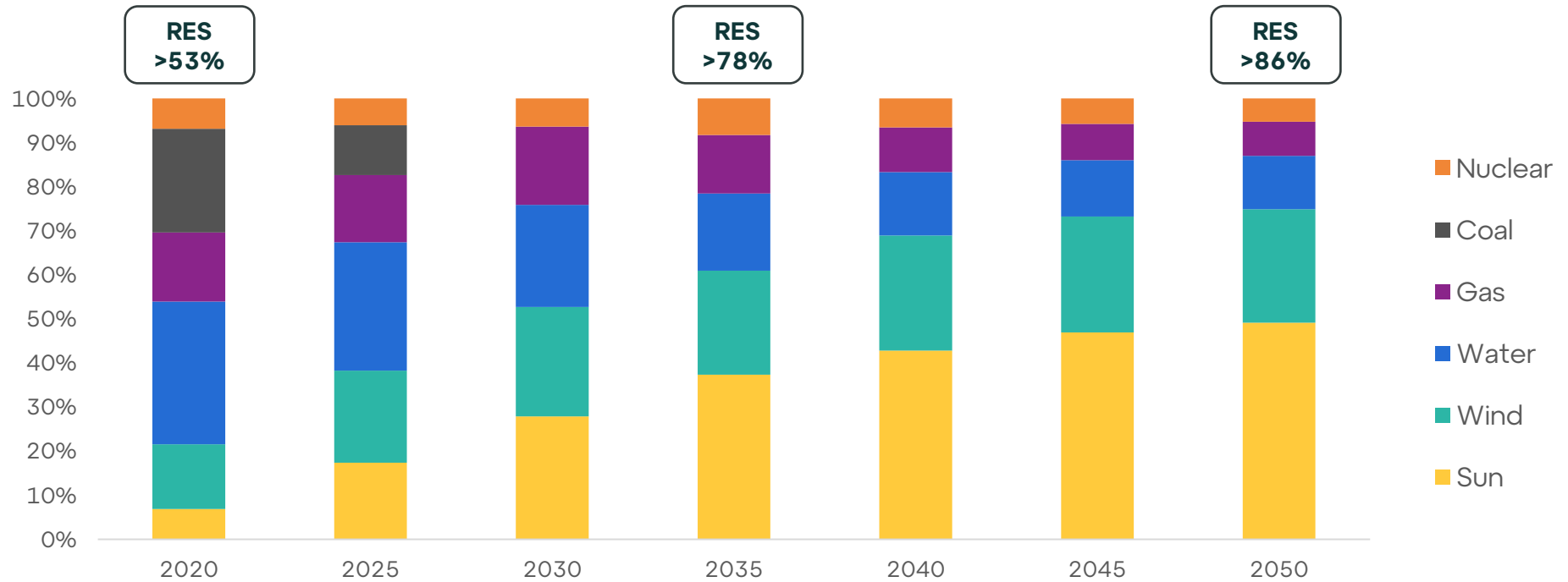
Romania has been very efficient in the area of sustainability. Domestic greenhouse gas emissions fell by 71% between 1990 and 2021, mainly due to a major decline in oil, gas, and coal consumption, as well as a reduction in the country's energy intensity.

Share of renewable sources on power production

While in 1990 RES accounted for only 17% of electricity generation, by 2021 it will reach 45%. The target for 2030 is to surpass 50%.

Regulator	Power producers	Network operators	Distributors	Merchants
	    	  	    	     

Total installed capacity of Romania by energy source (GW)



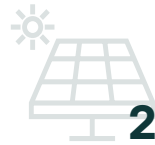
Romanian support for the construction of RES

- Tender for 950 MW of new solar and wind power plants with subsidy of EUR 458 million
- At least 3 GW of new solar and wind power plants commissioned between June 2023 and June 2026
- Plan to decommission over 3.7 GW of coal-fired power plants by the end of 2025
- Total of EUR 28.5 billion provided for the Romanian Recovery and Resilience Plan by the EU



13+ years

of experience in the field of renewable energy



274+ MWp

of commissioned solar power plants



258+ MWp

of solar power plants under construction



USD 360 m

an estimated market value of connected PV plants



3.9 GWp

a goal to connect until end of 2028



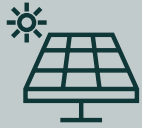
300 experts

in 17 countries around the world

- **SOLEK Group** is a major player in the field of photovoltaic power plants
- **Dozens of references** in the development, construction, and operation of solar power plants in Europe and Latin America
- **Expert team** consists of 300 people in 17 countries, including 15 experts in Romania
- **R&D** in other areas of the energy sector, such as: development of floating PV parks, agrovoltatics, battery storage, etc.
- **Partnerships** with global institutions:

BlackRock





Unique Projects

- Two solar parks in Romania with a total installed capacity of 190 MWp
- All necessary permits arranged
- Acquisition of Ready-to-Build projects and their subsequent construction offers an attractive risk/reward ratio
- The construction price will be capped, the minimum sale price of electricity will be set by a power purchase agreement



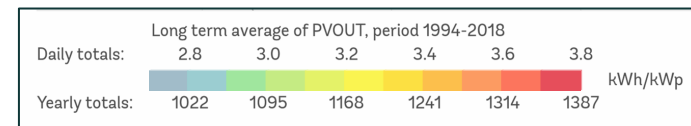
Favourable Location

- High irradiation zones and yield >1,300 kWh/kWp
- Near major cities and grid connection points
- Easy operation and maintenance due to site availability



Reputable Developer

- SOLEK Group has a considerable track record as a developer and operator of solar power plants



Source: Global Solar Atlas

Parameter	Unit	Alba Iulia	Gogosu
Installed Capacity DC	MWp	164.7	41.8
Installed Capacity AC	MW	137.3	29.4
Annual Production	MWh	215,456	57,013
Land Size	ha	190.7	36.0
Land Lease Terms	years	25 + 8*	25 + 25*
Subsidy		Yes**	No
Expected Commission		4Q 2025	2Q 2025
Power Purchase Agreement		Advanced negotiations	Advanced negotiations
Bank Financing		Advanced negotiations Up to 70% of total costs	Advanced negotiations Up to 70% of total costs
EPC Contract		Advanced negotiations	Advanced negotiations

* Land lease period is 25 years with an option of extension (by 8 years Alba Iulia, by 25 years Gogosu)

** Solar park Alba Iulia received a subsidy from National Recovery and Resilience Plan

Schedule for Construction, Operation, and Sale of Power Plants

#	Project Item	2024	2024	2024	2024	2025	2025	2025	2025	2027
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
1	Due-diligence									
2	Project Aquisition									
3	EPC Contract Closing									
4	Start of Construction – Gogosu									
5	Construction – Gogosu									
6	Mechanical Completion – Gogosu									
7	Commissioning – Gogosu									
8	Start of Construction – Alba Iulia									
9	Construction – Alba Iulia									
10	Mechanical Completion – Alba Iulia									
11	Commissioning – Alba Iulia									
12	Expected Sale of Projects									

* Approximately two years of operation is expected before the sale (to prove the functionality and real profitability of the park). The period of sale is therefore estimated.

Partnership with an experienced developer

SOLEK commissioned PV plants with a total capacity of over 260 MWp (of which 8.6 MWp in Romania). The expert team of the Solek Group consists of 300 people in 17 countries, including 15 experts in Romania

Due-diligence

Verification of all legal, financial and tax aspects, but especially all technical parameters of the project and therefore the ability to implement the construction. We cooperate with renowned consulting firms

Validation of site conditions

We target projects with good irradiation and high production coefficient, secured access to land for smooth installation, operation and maintenance of the park with local and national support

Oversight on budget, total costs, and construction deadlines

The total cost of construction is limited by the EPC contract with guarantees by the contractor to meet the deadline and quality of the delivered technologies. In addition to the EPC, contracts are in place for the operation and maintenance of the project

Setting the minimum sale price of electricity

Electricity price fluctuations are avoided by offtake contracts secured under the power purchase agreements (PPA) with reputable players. These PPA contracts are in place already in initial phase of construction as these contracts are required by banks providing construction financing

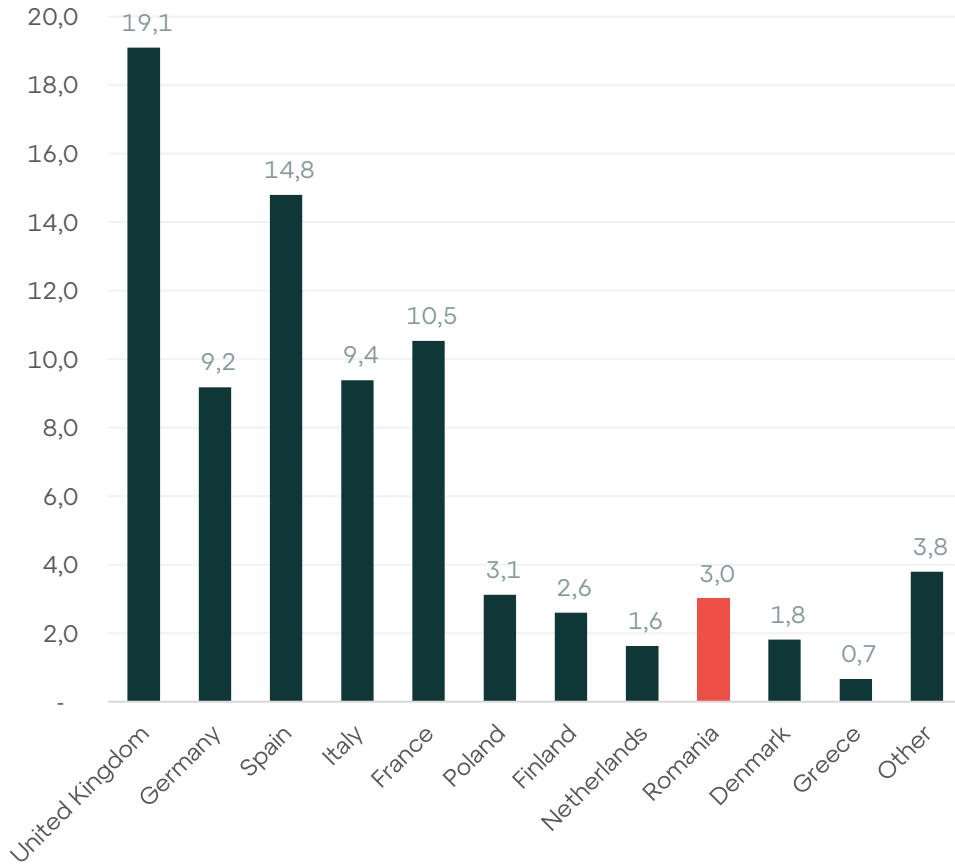
The size and quality of the projects facilitates the exit

Romania is a very attractive destination for a number of foreign strategic investors and large infrastructure funds. The size of the projects ensures increased interest as well as probability of successful exit in the future

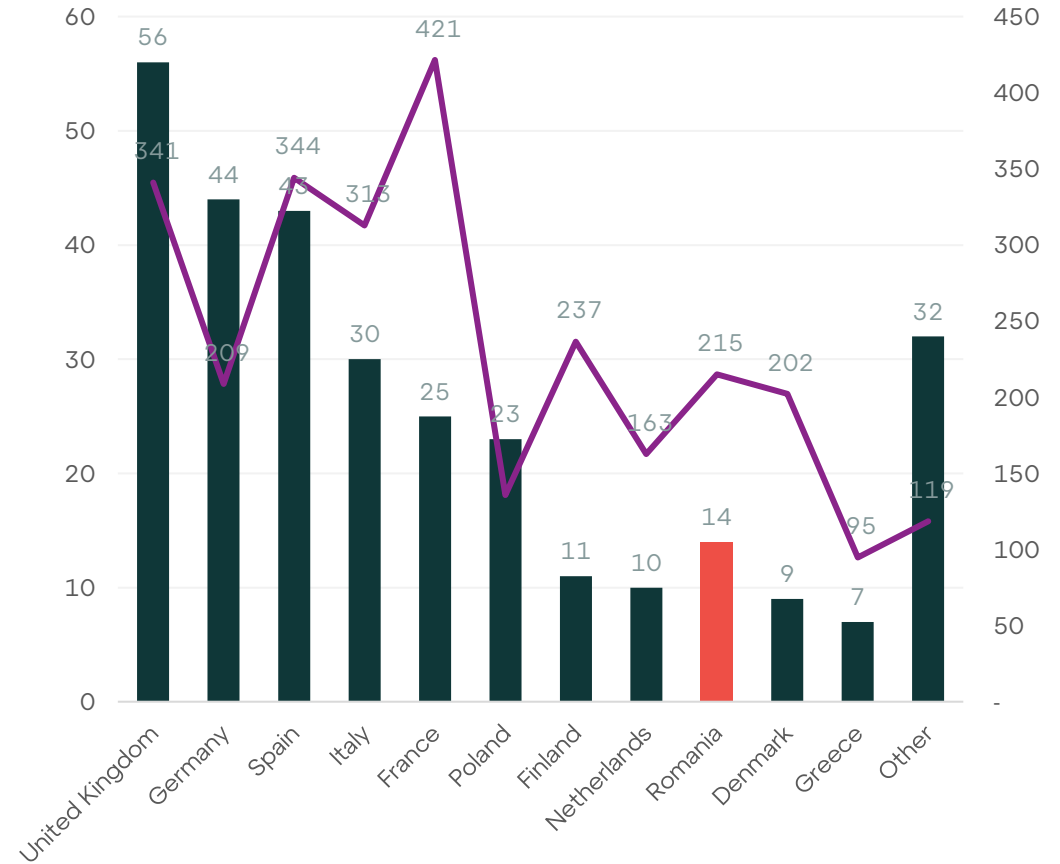
Market Dynamics in the Solar Energy Sector in Romania

Renewables in Romania represent a very liquid and dynamic market, which will increase in activity as installed capacity and the number of completed projects increases

H2 2023 M&A Deals - Capacity (GW)



H2 2023 M&A Deals - # Deals & Avg. Size (MW)



Market prices for premium quality photovoltaic power plants range between 0.9 - 1.1 m EUR / MW

- Investors in photovoltaic power plants are energy companies that benefit from the synergies created between the generation and distribution of energy and its delivery to end customers, but also large infrastructure funds that are building diversified portfolios of renewable energy projects

Energy companies:



Infrastructure funds:



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