

Logistics Development

High-Yielding Investment Opportunity



WOOD & Co. Real Estate Funds at a Glance



EUR 1.2 B

Assets Under Management



411 300 SQM

Gross Leasable Area



>60 Employees

Real Estate Professionals



16

Number of Properties

Since 2016, our Office, Retail and AUP Bratislava sub-funds have consistently delivered impressive returns. Our portfolio boasts 16 properties strategically located across the capital cities of Czech Republic, Slovakia, and Poland. Building on the success of these sub-funds, we now present our newest real estate venture: WOOD & Co. Logistics Sub-Fund.

Recognising the vast potential and dynamic growth in the logistics sector, we have chosen to initiate our investments in Poland. Renowned as one of the most active regions in Europe for logistics, Poland is a hub of opportunities. With its strategic location and burgeoning market, it offers a perfect blend of growth potential and stability.

Logistics Sub-Fund's Investment Strategy

The strategy of **WOOD & Co. Logistics Sub-Fund** involves investing in the development of state-of-the-art warehouses in proven locations that comply with the strictest ESG requirements. By forming joint ventures with established developers, we ensure each development is executed with appropriate expertise. The Sub-Fund seeks to enter partnerships with committed developers who are willing to contribute 5 – 20% of the project's equity. This alignment ensures a shared risk and reward mindset and creates a unified goal of achieving optimal success. After the development phase, facilities are leased and subsequently disposed with the aim of maximising investor returns. The Sub-Fund provides its investors with the opportunity to benefit from the development profit of each investment. Development risks are balanced by the higher target return of 15% p.a. net.

Target Return	~ 15%
Currency	EUR
Valuation	Semi-annually
Sub-Fund Establishment	Q4 2023

The first investment within the Sub-Fund is the 7R Park Tczew III, strategically positioned near the Polish city of Tczew, by the A1 highway and just a short distance from the dynamic port city of Gdansk. The location signifies our intention to focus on regions that promise growth and substantial returns.

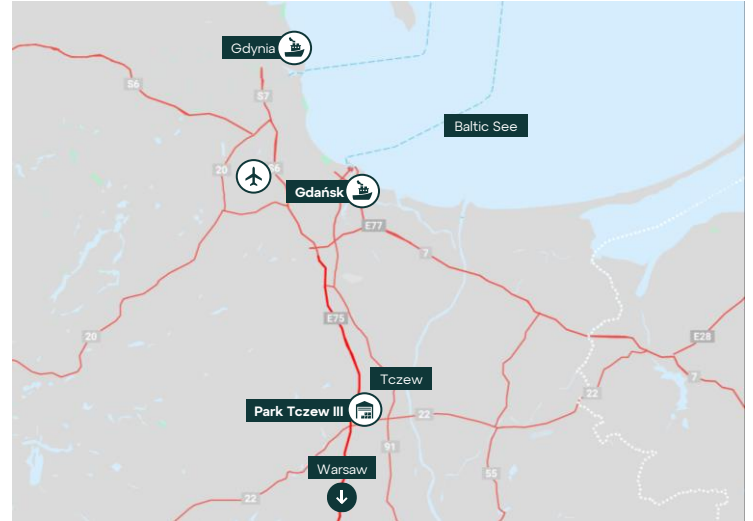
The Sub-Fund is launching its second project, this time in the Pilsen region next to the D5 motorway, and has signed an agreement for its third logistics project along the D1 highway.

7R Park Tczew III: Continuation of a Success Story


WOOD & Company partnered with 7R, a renowned warehouse developer, providing 15% of the equity and development expertise for 7R Park Tczew III. Strategically located in Tczew near Gdańsk, the project offers direct access to the A1 highway connecting Gdańsk with Łódź and the Czech border.

7R's regional footprint is significant, having developed, leased, and transitioned two phases of 97,000 sqm to new owners BentallGreenOak and Macquarie. Building on this success, 7R and WOOD & Co. are introducing the third phase of 7R Park Tczew.


Construction of 7R Park Tczew III began in 2023, comprising four modern industrial buildings focused on innovation, sustainability, and functionality. The first building was completed in early 2024, with the majority leased to Esa Logistika, a Czech logistics company with over 30 years of history and an annual turnover of approximately EUR 190 million.




Building I	46,108 sqm	Constructed & 90% Occupied
Building II	13,502 sqm	Marketing
Building III & IV	93,368 sqm	Expansion Potential




153,000 SQM
GLA



A1
Highway



50 KM
Baltic Sea Port



BREEAM
Excellent



Market Overview - Poland

Poland: one of Europe's most dynamic industrial markets

1st

Biggest economy in CEE ¹

3rd

Biggest logistics market in EU

2.9%

Projected GDP growth (2024) ¹

37.9 mil.

Population ¹

4.9%

Inflation rate ²

8.3%

Vacancy rate ³

6.40%

Prime yield ³

6.50 EUR/m²

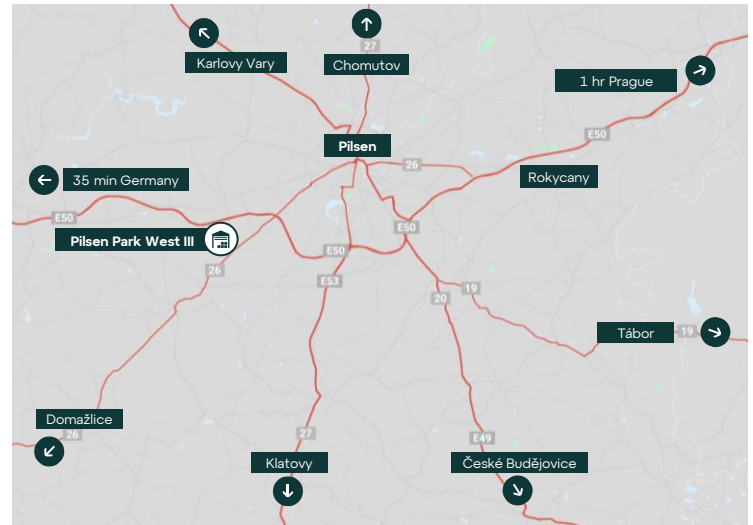
Prime rent ³

Panattoni Park Pilsen West III: Modern Logistics in a Prime Location

WOOD & Company's Logistics Fund, in collaboration with Panattoni, is pleased to announce the development of the new Panattoni Park Pilsen West III, situated in Úherce, just 14 kilometers west of Pilsen. This modern industrial park will provide 40,000 square meters of leasable space in a well-established, high-demand area, with a total project investment exceeding one billion CZK.

The park's strategic location near the D5 highway (Exit 93) provides excellent transport links between the Czech Republic and Germany, making it an ideal hub for logistics and distribution in Central Europe. The facility has been designed to meet high sustainability standards and is aiming to achieve the BREEAM New Construction certification at an Excellent rating. It will feature advanced energy-efficient technologies, including heat pumps and solar panels, to minimize greenhouse gas emissions and enhance energy independence.

Panattoni is one of the largest privately held development companies in the world. Since commencing operations in Central Europe in 2005, the company has completed nearly 22 million square meters of modern industrial space in the European Union countries and the United Kingdom.



40,000 SQM
Lettable area



D5
Highway



14 KM / 10 min
Pilsen



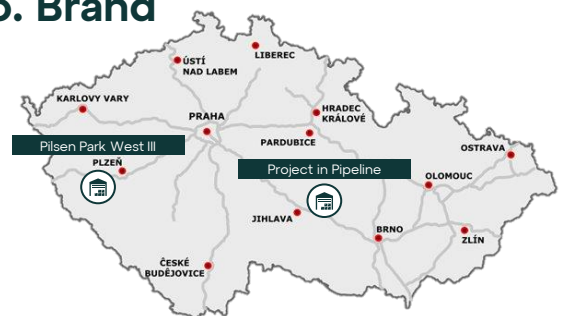
BREEAM
Excellent



Project Pipeline: Leveraging the Wood & Co. Brand

Leveraging Wood & Co.'s strong market position, we carefully evaluate a wide range of investment opportunities available to us.

The fund has recently secured a development project along the D1 Highway, which will deliver 25,000 square meters of modern warehouse space suitable for tenants across various sectors.



Market Overview - Czech Republic

Thanks to strong domestic investor base and occupier demand, Czech Republic has proven itself as one of the most stable real estate markets in Europe.

2.1%

Inflation rate ¹

3.1%

Vacancy rate ¹

5.15%

Prime yield ¹

7.50 EUR/m²

Prime rent ¹

¹ Cushman & Wakefield MarketBeat Czech Republic

Terms for Investors



Logistics

Investment Focus



15% p.a. net

Target Long-Term Return



>3 years

Recommended Investment
Horizon

Subscription Fee	Maximum 3% of the invested amount, or individually
Redemption Fee	5% up to 3 years 0% thereafter
Management Fee	1.5% p. a. of the Net Asset Value of the Sub-Fund
Performance Fee	10% out of performance of up to 10%; 20% out of performance of 10% to 20%; and 30% out of performance above 20%; high-water mark principle
Investment Horizon	Recommended minimum 3 years
Currency	Investment shares are denominated in EUR
Minimum Investment	EUR 125 000 or the EUR equivalent of CZK 1 million, if individually approved by the Fund's Administrator

Auditor

Deloitte.

Regulator



Depository

UniCredit Bank

Valuator (RICS)

CBRE

Valuator (Equity)



Administrator

WOOD & Company
investiční společnost, a.s

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