

Key Information Document

WOOD & Company Residential podfond, CZK class

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

1. PURPOSE

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

2. PRODUCT

2.1 Product Name:

WOOD & Company Residential podfond, CZK Class, WOOD & Company investiční fond s proměnným základním kapitálem, a.s. (the "Product")

2.2 Product Manufacturer:

WOOD & Company investiční fond s proměnným základním kapitálem, a.s., with registered office at náměstí Republiky 1079/1a, Nové Město, 110 00 Prague 1, ID No. 05154537 (hereinafter referred to as the "Fund")

2.3 ISIN:

CZ0008053063

2.4 Website:

www.woodis.cz

2.5 For further information:

(+420) 222 096 111 or write to: fondy@wood.cz

2.6 The competent supervisory authority:

The Czech National Bank, with its registered office at Na Příkopě 28, 115 03 Praha 1, www.cnb.cz, is responsible for the supervision of WOOD & Company Residential podfond, WOOD & Company investiční fond s proměnným základním kapitálem, a.s. in relation to the disclosure of Key Information.

2.7 Date of this document / date of last modification:

23 September 2024

3. WHAT IS THIS PRODUCT?

3.1 Type

Crown class of a sub-fund of an investment fund of qualified investors in the legal form of a joint stock company with variable share capital.

3.2 Duration

The Fund is established for an indefinite period and there is no maturity date. An investment in the Fund cannot be automatically terminated under any circumstances.

The contract for the issue and redemption of investment shares may be terminated by agreement of the parties or by unilateral notice of one month by the investor or the Fund, with or without giving reasons. The investor's rights incorporated in the investment shares shall continue after the termination of the contractual relationship, in particular the right to redeem the investment shares.

3.3 Objectives

The objective is to value the investment shares of the Sub-Fund over the long term with an investment strategy concentrated on investments in residential real estate, primarily development projects of high quality residential developments, at various stages of the permitting or construction process. The objective of the Sub-Fund is to commence its activities by investing in the Vackov residential development project in the wider centre of the capital city of Prague with more than 1,100 apartments (the "Project") with the aim of capitalising on the invested funds through the financing of the Project and its planned subsequent purchase with a view to its sale upon completion, whether in whole, in individual phases or parts, to a strategic investor or individual investors. The sub-fund is cooperating on the project with the largest Slovak developer, Cresco Real Estate Group.

The proceeds of the CZK class will be reinvested primarily to increase the value of the investment shares, but may also be paid as dividends to the owners of the investment shares. The performance of the Sub-Fund's portfolio will not be compared against any benchmark market composite index. The product may use repurchase agreements, either to reduce cost risk or to achieving additional revenues for the Product. The investment shares of the Sub-Fund are not admitted to trading on a regulated market

The sub-fund is denominated in Czech crowns and the currency risk is not actively managed. The sub-fund will use a level of debt customary for similar residential and development projects. The recommended investment horizon for the investor is at least 7 years. Investment shares are issued and redeemed semi-annually at the current value determined in accordance with the fund's constitution. An investor may request redemption of investment shares

The Fund also issues a class of investment shares denominated in EUR (EUR class, ISIN: CZ0008053071). In this Key Information Document, the CZK class of the Fund has been selected as representative. The proceeds of the EUR Class will be paid primarily as dividends to the holders of the Investment Shares but may also be reinvested to increase the value of the Investment Shares.

3.4 Intended investor

The Fund and the Product are not intended for retail investors. The Product is intended exclusively for qualified investors within the meaning of Section 272 of Czech Act No. 240/2013 Coll., on Investment Companies and Investment Funds, who have experience in investing in various financial market instruments and have sufficient experience necessary to assess the risks of the investment. They are thus aware of all the risks that arise for them from this investment and know the differences in the regulation of qualified investor funds and the risks associated with this type of investment. An investment in the Product is not intended for qualified investors with an investment horizon of less than 7 years, for qualified investors who do not have sufficient experience of investing in similar financial instruments and for investors without sufficient capital to ensure that any failure of the investment will not significantly jeopardise the investor's standard of living and the impact on the investor's financial objectives will not be significant.

3.5 Further information

The Depositary of the Fund and the Product is UniCredit Bank Czech Republic and Slovakia, a.s., with its registered office at Želetavská 1525/1, Prague 4 - Michle, Postal Code 140 92, ID No. 649 48 242, registered in the Commercial Register maintained by the Municipal Court in Prague, File No. B, Insert 3608 (the "Depositary").

The current version of the Articles of Association and the latest published annual report of the Fund are available on the website www.woodis.cz and can be obtained free of charge by any subscriber of investment shares at the registered office of the Fund

or by sending them in electronic form upon request to fondy@wood.cz, in Czech and English. Other information about the Product can be obtained in the same way.

4. WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

4.1 Risk indicator



The risk indicator assumes that you keep the product for 7 years. The actual risk may vary significantly if you cash out the Product at the initial stage and you may recover less money.

The aggregate risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely you are to lose money as a result of the markets or because we are unable to pay you. We have ranked this product as Class 6 out of 7, which is the second highest risk class. This values the potential loss of future performance at a high level and it is very likely that our ability to pay you will be affected by adverse market conditions.

In practice, the risk associated with an investment varies considerably with different holding periods (lengths of investment), and if you do not stick to the investment horizon, the actual risk may be much higher and you may recover considerably less if you exit early.

See below for more information on early termination and recommended holding period. Please also note that the value of an investment may go down as well as up over time and the return on investment is not guaranteed. In extreme cases, the maximum loss may be the entire amount invested.

Beware of currency risk. You will receive payments in different currencies, so the final return you receive depends on the exchange rate between the two currencies in question. This risk is not considered in the above indicator. The Fund also includes material liquidity risk.

There is no material risk associated with an investment in investment shares denominated in Czech crowns (CZK class) compared to an investment in investment shares denominated in euros (EUR class).

Other risks that an investor takes when investing in this fund that are not reflected in the SRI are: operational, settlement, real estate valuation, concentration risk.

4.2 Performance scenarios

These figures include all costs of the product itself but may not include all costs you pay to your consultant or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you get from this product depends on the future performance of the market. Future market performance is uncertain and cannot be predicted with accuracy. The scenarios shown are examples based on past performance and certain assumptions. Markets may develop very differently in the future.

The stress scenario shows what you could recover under extreme market conditions. The stress scenario shows what you could recover under extreme market conditions.

Recommended holding time:		7 years	
Example of investment:		250 000 CZK	
Scenarios		If you exit the investment after one year	If you exit the investment after 7 years
Minimum	Minimum yield is not guaranteed. You could lose some or all of your investment.		
Stress	What you could get back after deducting costs	231 189 CZK	242 718 CZK
	Average annual return	-7,5 %	-0,4 %
Adverse	What you could get back after deducting costs	255 233 CZK	485 161 CZK
	Average annual return	2,1 %	9,9 %
Moderate	What you could get back after deducting costs	265 405 CZK	637 817 CZK
	Average annual yield	6,2 %	14,3 %
Favorable	What you could get back after deducting costs	275 809 CZK	834 807 CZK
	Average annual return	10,3 %	18,8 %

5. WHAT HAPPENS IF WOOD & COMPANY INVESTIČNÍ FOND S PROMĚNNÝM ZÁKLADNÍM KAPITÁLEM, A.S. IS UNABLE TO PAY OUT?

Cash and property accounts are established and maintained by the Depository on behalf of the Fund and are separate from the assets of the Fund and the Depository. Therefore, any insolvency of the Fund as the creator of the Product or the Depository will not affect the value of the investment. The return on the investment in the Fund, any part thereof or the yield on the investment is not guaranteed in any way. No guarantees are provided by third parties for the protection of investors.

6. WHAT ARE THE COSTS?

The person selling or advising you about the product may charge you different costs. If this is the case, this person will provide you with information about these costs and how they affect your investment.

6.1 Cost in time

The tables show the amounts that cover different types of costs from your investment. These amounts depend on the amount of your investment, the length of time you hold the product [and (where applicable) the performance of the product]. The amounts shown in this table are examples based on a sample investment amount and different possible investment periods

We assumed that:

- in the first year, you would get back the amount you invested (0% annual return); for the other holding periods, we have assumed the performance of the product under a moderate scenario,
- 250 000 CZK is invested once.

Scenarios	If you exit the investment after 1 year	If you divest after 7 years
Total costs	28 895 CZK	196 952 CZK
Reduction in yield ("RIY") per year	11,6 %	11,3 %
(*) This figure shows how the costs reduce your return each year over the holding period. For example, it shows that if you exit the investment within the recommended holding period, your expected average annual return will be 25.6% before expenses and 14.3% after expenses. These figures include the maximum distribution fee that the person selling the product to you can charge, which is 3% of the amount invested. The actual amount of the distribution fee will be communicated to you by that person.		

6.2 Composition of costs

One-off costs on entry or exit		If you terminate your investment after one year
Cost of entry	3% of the amount you pay when you enter the investment. The figure is based on the maximum entry fee, the actual amount is determined by the product distributor.	7 282 CZK
Cost of output	5% of the amount you pay when you exit the investment.	11 055 CZK
Ongoing costs charged each		
Management fees and other administrative or operating costs	1.90% of the value of your investment per year. This is an estimate based on actual costs for the previous year	4 612 CZK
Transaction costs	0.20% of the value of your investment per year. This is an estimate of the costs incurred in buying and selling the underlying investments for the product. The actual amount will vary depending on the volume bought and sold.	485 CZK
Incidental costs under certain conditions		
Performance fees and capital appreciation fees	2.25% of the value of your investment per year. The impact of the performance fee we collect on the net appreciation of your investment if the product has performed positively.	5 461 CZK

7. HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

Recommended holding period: 7 years

The length of the recommended investment horizon is related to the risk profile of the Product, where riskier assets are subject to higher market fluctuations in the short term and thus the value of the investment may be negatively affected. Adherence to the horizon significantly increases the likelihood that the appreciation of the investment will be positive.

Investment Shares shall be redeemed from the Investor on normal terms within 6 months from the first valuation of the Sub-Fund following the receipt of the request under the Agreement, but no later than 2 years from the receipt of the request. For a period of five 5 years from the inception of the Sub-Fund, the Investment Shares shall not be redeemed and any redemption requests received within this period shall not be considered by the Fund. Please note that if the recommended investment horizon is not followed, the actual risk as expressed by the aggregate risk indicator may be higher. Failure to adhere to the investment horizon may therefore have an impact on the return on investment as expressed by the RIY as well as on the performance estimation scenarios presented (see information above).

8. HOW CAN I COMPLAIN?

The investor has the possibility to file a complaint or claim in the following ways:

- by e-mail to fondy@wood.cz
- by phone on +420 222 096 111;
- by post to the address of the Fund's registered office: WOOD & Company investiční fond s proměnným základním kapitálem, a.s., Palladium, náměstí Republiky 1079/1a 110 00 Prague 1;
- in person at the headquarters of the Fund.

The procedure for submitting customer complaints and claims, as well as the procedure for handling them, is regulated in the Complaints Procedure, available on the Fund's website www.woodis.cz and on request at fondy@wood.cz or at the Fund's headquarters.

The investor is entitled to file a complaint against the Fund's procedure with the supervisory authority, i.e. the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, or to apply to the Financial Arbitrator or the competent court.

9. OTHER RELEVANT INFORMATION

Documents to which the investor (client) is entitled by law: contractual materials, the Fund's Articles of Association, the Key Information Document.

Documents/information available beyond the law that is available to the investor - can be obtained on request: any other information that relates to your contract.

Additional information can be obtained in person at the Fund's headquarters, by telephone or in writing using the contact details provided in the Basic Product Information section.

This Key Information Document has been prepared pursuant to Regulation (EU) No 1286/2014/EU of the European Parliament and of the Council and will be updated and reviewed at least every 12 months. The latest version of the Key Information Document can be found on the Fund's website.