

Key Information Document

WOOD & Company Renewables podfond

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 Renewables podfond, 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 (the "Fund")
- 2.3 ISIN:** CZ0008052008
- 2.4 Website:** www.wood.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 Renewables 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:** 10 May 2024

3. WHAT IS THIS PRODUCT?

3.1 Type

A sub-fund of a qualified investors' investment fund 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 agreement on the issue and redemption of investment shares may be terminated by agreement of the parties or by unilateral termination with one month's notice 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 investment objective is to value the Sub-Fund's holdings through an investment strategy concentrated on investments in renewable energy, particularly in Europe. The Sub-Fund will invest primarily, but not exclusively, in photovoltaic, wind, hydroelectric, geothermal and biogas plants and related assets and services. The sub-fund's strategy is to promote the construction, operation and use of renewable energy in Europe and to exploit the growth potential of this sector and its support from regulators and relevant government authorities. In doing so, the product also pursues environmental objectives, specifically climate change mitigation in the form of a transition to low-carbon energy sources. The objective of the sub-fund is to hold and operate, and eventually sell, the individual assets it acquires in order to maximise and return to investors. The sub-fund may also make additional investments in other financial assets related to the sub-fund's strategy.

The proceeds will be reinvested mainly 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 or market composite index. The Product may use repurchase agreements, either to reduce cost risk or to generate additional returns for the Product. The Sub-Fund's investment shares are not admitted to trading on a regulated market.

The sub-fund is denominated in euro and the currency risk is not actively managed. The sub-fund will use a conservative leverage ratio. The recommended investment horizon for the investor is a minimum of 5 years. Investment shares are issued and redeemed semi-annually at the current value determined in accordance with the fund's articles of association. An investor may request redemption of 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 5 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 sub-fund cooperates with SOLEK HOLDING SE, ID No.: 292 02 701, with registered office at Voctářova 2497/18, Libeň, 180 00 Prague 8, as a strategic partner for renewable energy (www.solek.com). SOLEK HOLDING SE is a leading energy company engaged in the design, construction and operation of solar power plants in Europe and Latin America and will assist the Sub-Fund in identifying and evaluating investment opportunities as well as in the construction and operation of photovoltaic resources.

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.wood.cz and may 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 product information 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 5 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.

The Fund also includes material liquidity risk.

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

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, the risk associated with debt financing, the risk of exiting/selling the project.

What you get out of this product depends on the future performance of the market. Future market developments are uncertain and cannot be predicted with accuracy.

These scenarios are examples based on the results to date and on certain assumptions. Markets may develop very differently in the future.

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

Recommended holding time:		5 years	
Example of investment		EUR 10 000	
Scenarios		If you exit the investment after 1 year	If you exit the investment after 5 years
Minimum	Minimum yield is not guaranteed. You could lose some or all of your investment.		
Stress scenario	How much you could get back after costs	EUR 5 832	EUR 969
	<i>Average yield each year</i>	-41,7 %	-37,3 %
Adverse scenario	How much you could get back after costs	EUR 9 069	EUR 8 807
	<i>Average yield each year</i>	-9,3 %	-2,5 %
Moderate scenario	How much you could get back after costs	EUR 10 248	EUR 16 228
	<i>Average yield each year</i>	2,5 %	10,2 %
Favourable scenario	How much you could get back after costs	EUR 10 711	EUR 20 234
	<i>Average yield each year</i>	7,1 %	15,1 %

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 Depositary on behalf of the Fund and are separate from the assets of the Company and the Depositary. Therefore, the possible insolvency of the Company as product creator or the Depositary does not affect the value of the investment.

The return on the investment in the Fund, its part or the return on 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,
- EUR 10 000 per year is invested.

Scenarios	If you exit the investment after 1 year	If you make a divestment after 5 years
Total costs	1 140 EUR	EUR 3 591
Reduction in yield ("RIY") per year	11,4 %	7,2 %

(*) 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 17.4% before expenses and 10.2% 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	When issuing investment shares, an entry fee (mark-up) of up to 3% of the net amount invested is applied.	291 EUR
Cost of output	5% of the cash consideration paid to the investor for the redemption of investment shares.	443 EUR
Ongoing costs paid annually from the Sub-Fund's assets		
Management fees and other administrative or operating costs	1.83% of the value of your investment per year.	178 EUR
Transaction costs	0.10% 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.	10 EUR
Incidental costs under certain conditions		
Performance fees and capital appreciation fees	2.25% of the value of your investment per year. The performance fee is collected by the Fund on the net appreciation of your investment if the product has performed positively. No capital appreciation fees are payable on this product.	218 EUR

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

Recommended holding period: 5 years

The length of the recommended 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.

The Investment Shares shall be redeemed from the Investor on normal terms and conditions within six (6) months of the first valuation of the Sub-Fund following the receipt of the request pursuant to the Agreement, but not later than two (2) years from the receipt of the request. Investment Shares shall not be redeemed for a period of five (5) years from the inception of the Sub-Fund. Please note that if the investment horizon is not met, the actual risk as expressed by the aggregate risk indicator may be higher. Failure to meet the investment horizon may therefore affect the return on investment as expressed by the RIY as well as the performance scenarios mentioned above (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 at +420 222 096 111;
- by post to the address of the Fund's registered office: the WOOD & Company investiční fond s proměnným základním kapitálem, a.s., Palladium, náměstí Republiky 1079/1a 110 00 Prague 1;
- by fax sent to +420 222 096 222;
- in person at the Fund's registered office.

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.wood.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.