

Real Estate Funds

Q4 2024



Established Real Estate Investment Platform with Strong Presence in the CEE

WOOD & Company offers investors an opportunity to invest in commercial real estate since 2016. Our approach is characterized by thorough analysis of acquisitions, robust relationships with tenants and professional management. This strategy has resulted in stable and consistent returns achieved by our funds.


In 2023, we introduced **Real Estate OPF** and **Logistics Sub-Fund**, and in **September 2024 Residential Sub-Fund**. The former allows investors to gain exposure in commercial real estate market with entry investment of only 100 CZK, while the Logistics Sub-Fund and Residential Sub-fund enables qualified investors to participate in highly profitable warehouse development and residential development.

Key Portfolio Figures

Standing Assets

 EUR 1.27 B
Assets Under Management

 408 700 SQM
Gross Leasable Area

 EUR 84.42 M
Net Operating Income

 16
Properties

 758
Tenants

Office Sub-Fund

Annualised Return: 10.22%

8 – 10% p.a. net
Target Return

Office Buildings in CEE
Investment Focus

5 + years
Investment Horizon

June 2017
Establishment

Retail Sub-Fund

Annualised Return: 13.80%

8 – 10% p.a. net
Target Return

Shopping Centres in CEE
Investment Focus

5 + years
Investment Horizon

June 2016
Establishment

AUP Bratislava Sub-Fund

Annualised Return: 7.62%

> 8% p.a. net / 5 – 6% p.a.
Target Return Equity / Dividend

Single Asset Sub-Fund
Investment Focus

10 + years
Investment Horizon

January 2021
Establishment

Logistics Sub-Fund

Recently Established

15% p.a. net
Target Return

Logistics Development in CEE
Investment Focus

3 + years
Investment Horizon

November 2023
Establishment

Real Estate OPF

For Retail Clients

7 – 9% p.a. net
Target Return

Commercial Real Estate in CEE
Investment Focus

100 CZK
Minimum Investment

March 2023
Establishment

Residential Sub-Fund

Recently Established

15% p.a. net
Target Return

Residential Development in CEE
Investment Focus

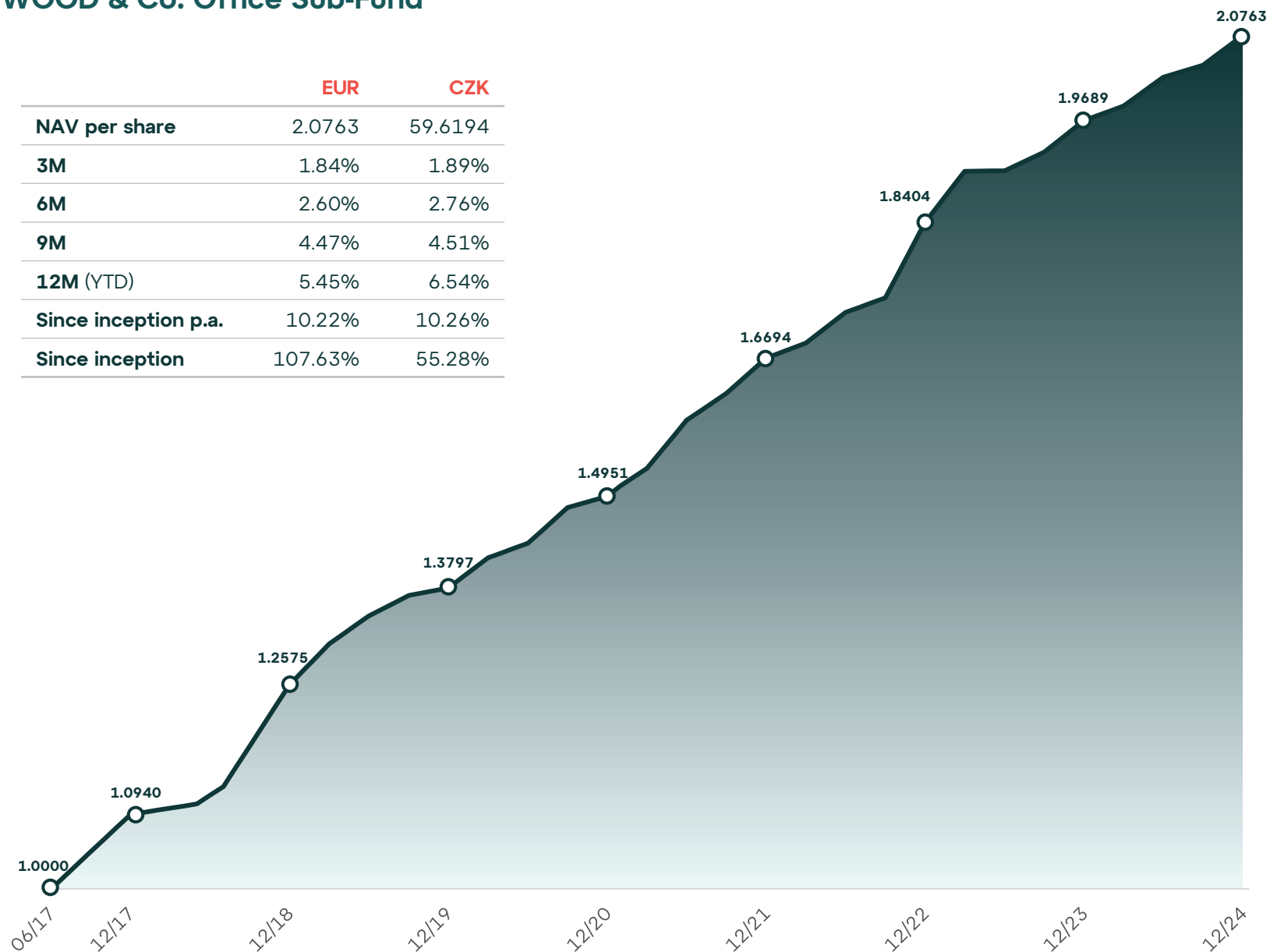
7 + years
Investment Horizon

September 2024
Establishment

WOOD & Co. Office Sub-Fund

31. 12. 2024

	EUR	CZK
NAV per share	2.0763	59.6194
3M	1.84%	1.89%
6M	2.60%	2.76%
9M	4.47%	4.51%
12M (YTD)	5.45%	6.54%
Since inception p.a.	10.22%	10.26%
Since inception	107.63%	55.28%



EUR 505.93 M
Gross Asset Value (GAV)

EUR 243.33 M
Net Asset Value (NAV)

218 800 SQM
Gross Leasable Area (GLA)

EUR 36.91 M
Net Operating Income (NOI)

87.53%*
Average Occupancy

331
Number of Tenants

7.29%
Yield

EUR 2 311
GAV per SQM

4.03 years
WAULT

50.95%
LTV (incl. issued bonds)

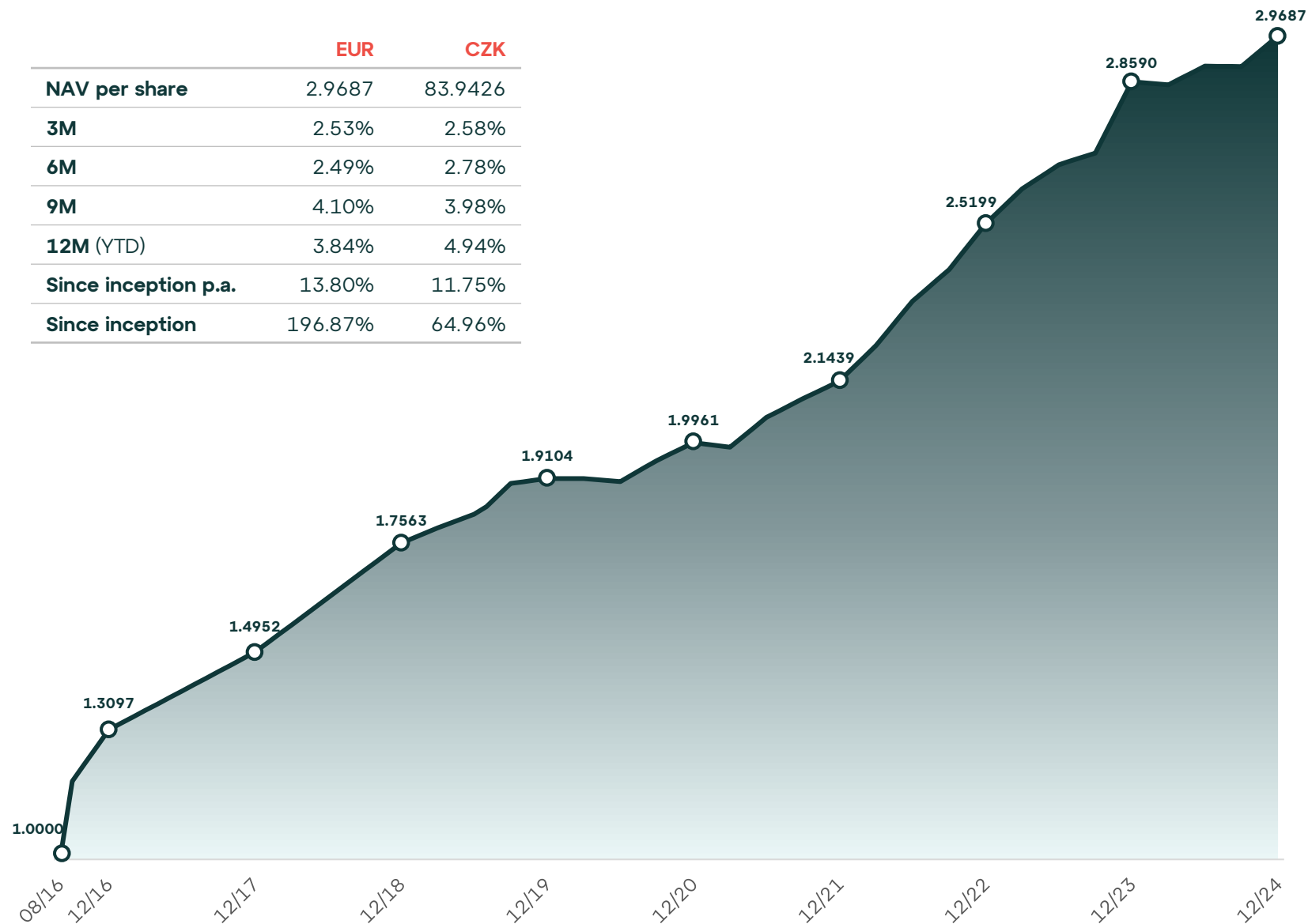
*Targeted occupancy by the end of 2025: >90%

Unless indicated otherwise, all figures are as of 31. 12. 2024. GAV and GAV per SQM is based on RICS valuation as of 30. 9. 2024. Presented graph is based on the EUR class of investment shares. Establishment of EUR class of investment shares: 30. 6. 2017; CZK class of investment shares: 30. 6. 2020.

WOOD & Co. Retail Sub-Fund

31. 12. 2024

	EUR	CZK
NAV per share	2.9687	83.9426
3M	2.53%	2.58%
6M	2.49%	2.78%
9M	4.10%	3.98%
12M (YTD)	3.84%	4.94%
Since inception p.a.	13.80%	11.75%
Since inception	196.87%	64.96%



EUR 228.24 M
Gross Asset Value (GAV)

EUR 125.85 M
Net Asset Value (NAV)

78 100 SQM
Gross Leasable Area (GLA)

EUR 16.79 M
Net Operating Income (NOI)

96.08%
Average Occupancy

230
Number of Tenants

7.36%
Yield

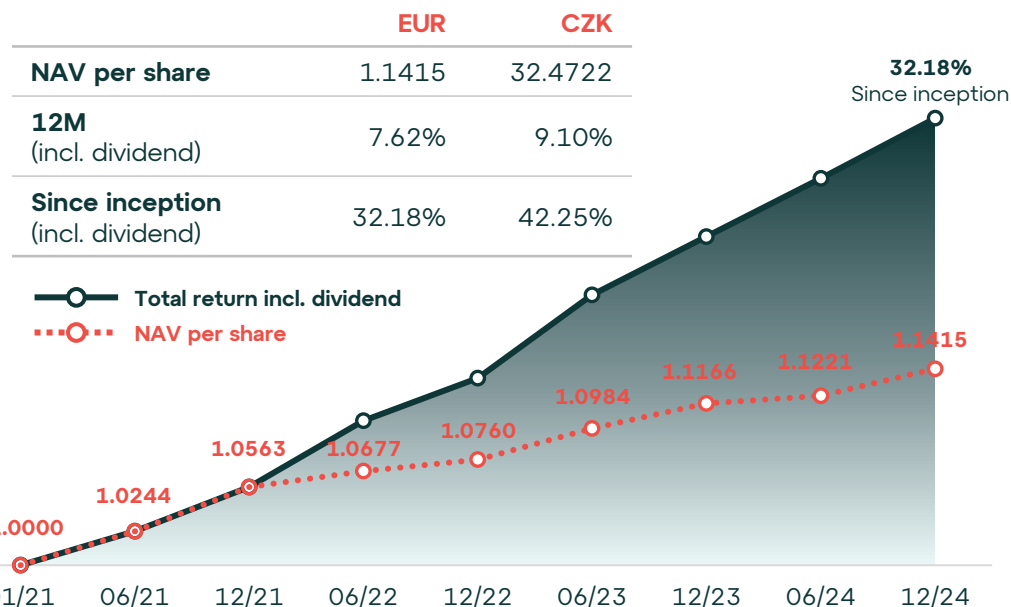
EUR 2 922
GAV per SQM

3.60 years
WAULT

49.75%
LTV (incl. issued bonds)

WOOD & Co. AUP Bratislava Sub-Fund

31. 12. 2024



Key Figures

Highlights

- 7 – 8%
Target Equity Return
- 5 – 6%
Target Dividend
- Approx. 98%
Occupancy
- 3.5 years
WAULT
- 230
Tenants

Uniqueness: Aupark's unique location with an excellent tenant mix and a vast number of loyal and wealthy customers, together generating outstanding financial results, makes it the best shopping centre in Slovakia.

Stability: The remarkable growth of the revenues of tenants, outpacing all benchmarks, has been proven over the years.

Resilience: Nearly full occupancy, with a substantial WAULT and a high portion of fixed rents (>95%), makes Aupark very well-positioned to tackle the competitive landscape.



WOOD & Co. Logistics Sub-Fund

31. 12. 2024

1 Opportunity for investors to benefit from **development profit**.

2 State-of-the-art ESG compliant warehouses in **proven locations**.

3 JVs with established **developers who contribute their own equity**.

Target Return	15 %	*Performance since inception	10.15%
Currency	EUR	31. 1. 2024 – 31. 12. 2024	
Valuation	2x p.a.	NAV per share (EUR)	1.1015
Inception	4Q 2023	31. 12. 2024	

Projects

1 7R Park Tczew III

- Located on the A1 motorway, 50km from the port of Gdańsk.
- The first building (45,800 sqm) has been completed, with 90% already leased.
- The first building is being occupied, and tenants are being sought for Building 2.
- Options for purchasing land allow for the construction of an additional 93,100 sqm.

2 Pilsen

- An agreement has been reached with developer Panattoni for the construction of a modern industrial hall with an area exceeding 40,000 sqm on the D5 motorway, west of Pilsen.
- Building permits have been issued. Negotiations with tenants are ongoing.

3 D1 Park

- At the beginning of this year, the Logistics Sub-Fund entered a project to build a modern logistics hall on the D1 motorway near Jihlava.
- The project has a valid building permit allowing the construction of 25,500 sqm of warehouses.

Pipeline

- We continue to evaluate numerous new opportunities across the Central European region.



WOOD & Company Residential Sub-fund

31. 12. 2024

1 Opportunity for investors to participate in the **development profit of residential projects**

2 Modern residential construction focused on growing demand for housing in **attractive locations**

3 Joint ventures with experienced developers **who contribute their own equity**

Target Return*	15 %	NAV per share CZK	1.0081
Currency	CZK, EUR	31. 12. 2024	
Valuation	min. 1x per year	NAV per share EUR	1.0091
Inception	3Q 2024	31. 12. 2024	

Projects

1 VACKOV

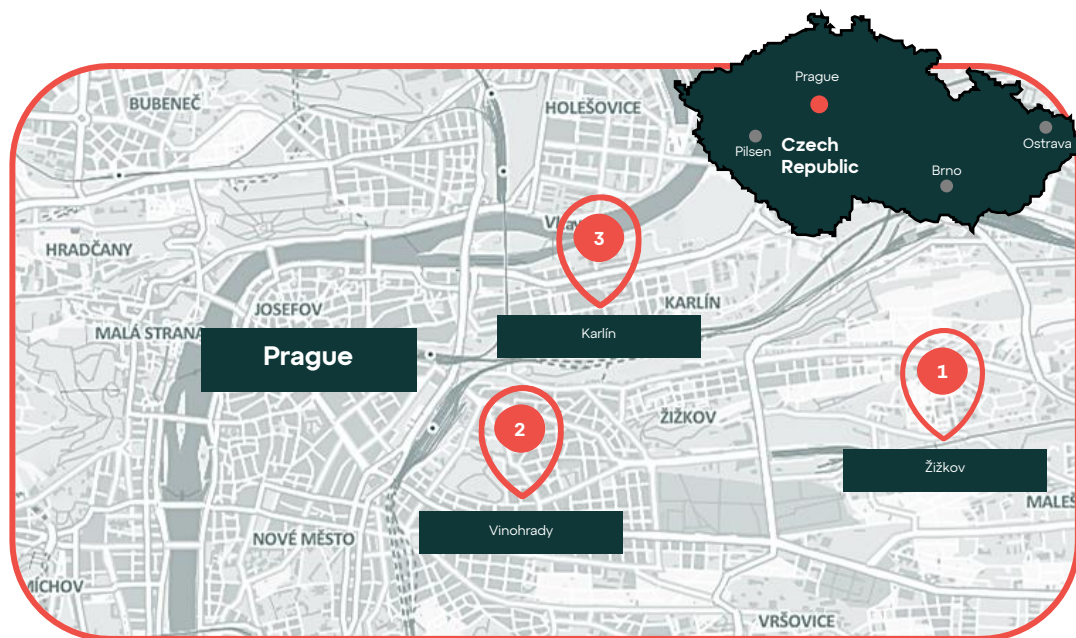
- Residential project in the area of Nákladové nádraží Žižkov (Prague 3) in cooperation with the largest Slovak developer Cresco Real Estate, including around 1,100 apartments, underground parking, and commercial spaces. The project is divided into 7 phases in two zones.
- Attractive location with a planned tram line (expected to be operational in 2027) and investment potential due to rising property prices in the area.
- The first of the two zones has already received a building permit, which is expected to be legally valid by Q1/Q2 2025. For the second zone, an application for a building permit is planned to be submitted in 2026.

2 Residence Polská 7

- Luxury renovation of a residential building in the premium district of Vinohrady (Prague 2) in cooperation with the renowned developer SATPO, including 33 apartments and 3 commercial units.
- Prime location near Riegrovy sady and Náměstí Jiřího z Poděbrad, characterized by strong demand for luxury housing.
- Sales began in 2024, with 7 of 33 apartments and all commercial units already sold.

3 Karlínské náměstí 5

- Residential sub-fund provided a short-term senior secured loan for the acquisition and renovation of a residential building in an attractive location at Karlínské náměstí.

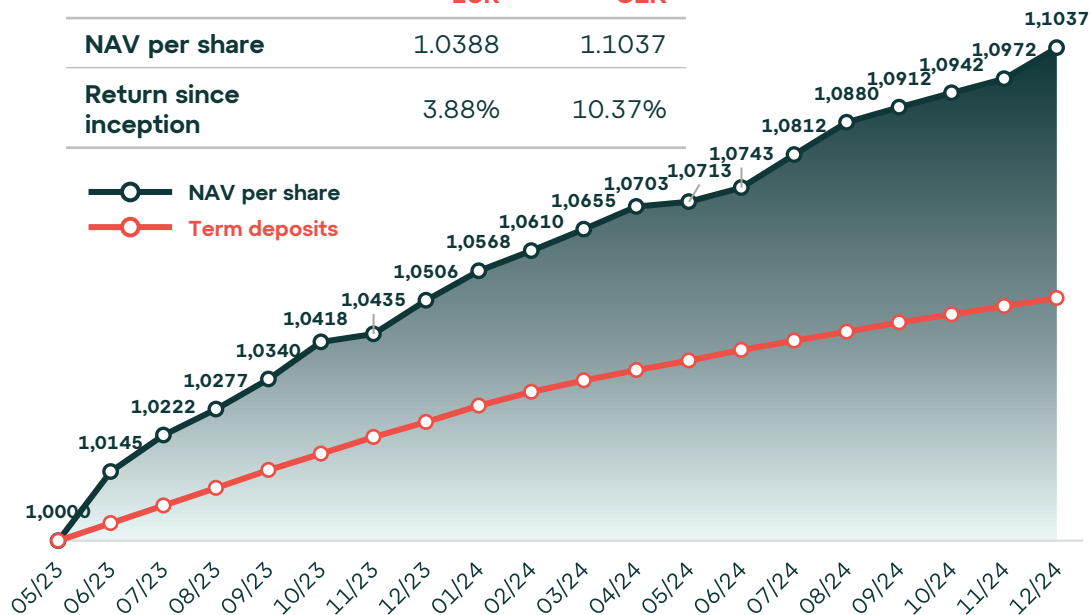


*Note: The fund was recently established and primarily realizes its returns upon exit from each investment. The fund's return is primarily driven by value appreciation in the later stages of each project.

WOOD & Co. Realitní OPF

31. 12. 2024

	EUR	CZK
NAV per share	1.0388	1.1037
Return since inception	3.88%	10.37%



Key Figures

- 7 – 9% p.a.
Target Net Return
- 100 CZK
Minimum Investment
- Monthly
Valuation

Highlights

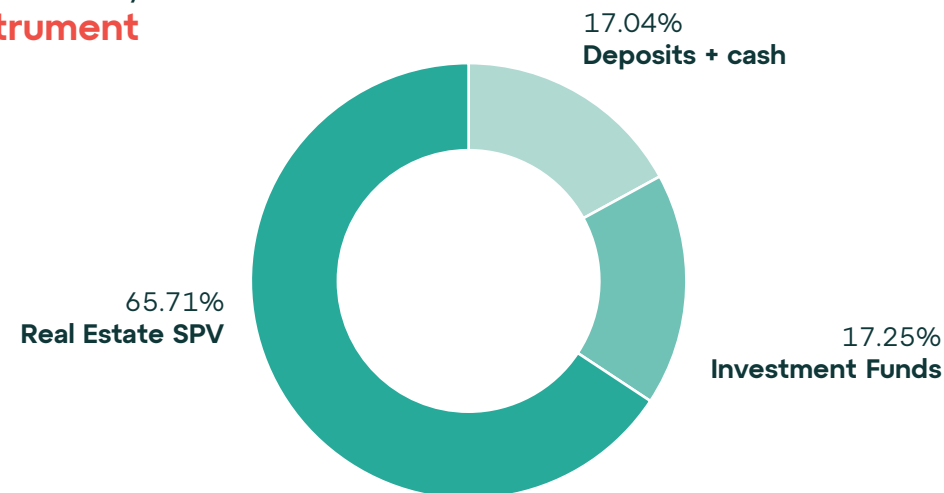
Realitní OPF co-invests with WOOD & Co.'s funds for qualified investors and is actively engaged in the ownership and management of real estate assets.

The fund's portfolio is diversified through the inclusion of related financial assets.

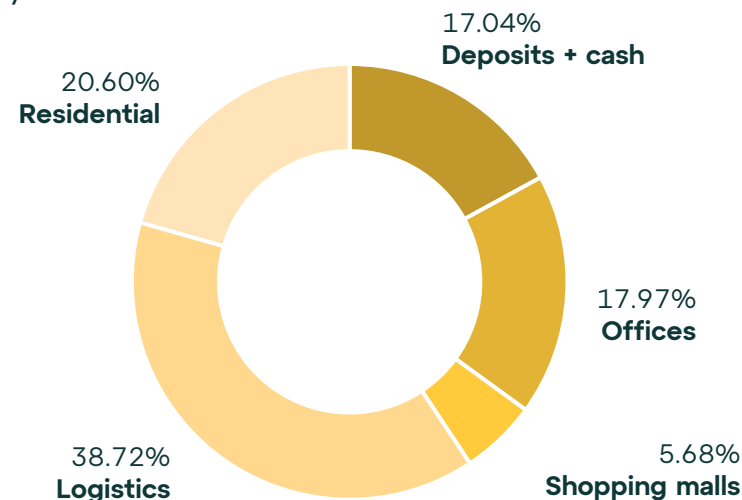
Currency risk is actively managed to maximise performance in CZK.

The fund is targeting a long-term return of 7 – 9% per annum, post-fees.

Portfolio by Instrument



Portfolio by Sector



Galerie Harfa

Prague / Czech Republic

Retail Sub-Fund



July 2016
Acquisition Date

40 800 SQM
Leasable Area

Harfa Office Park

Prague / Czech Republic

Retail Sub-Fund



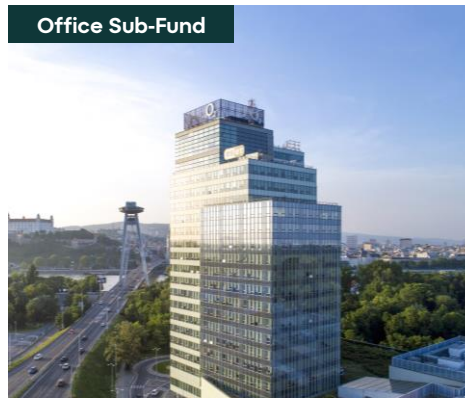
July 2016
Acquisition Date

21 400 SQM
Leasable Area

Aupark Tower

Bratislava / Slovakia

Office Sub-Fund



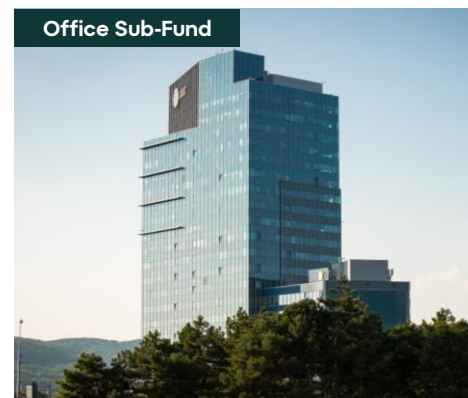
June 2018
Acquisition Date

32 600 SQM
Leasable Area

Lakeside Park 01

Bratislava / Slovakia

Office Sub-Fund



June 2018
Acquisition Date

26 000 SQM
Leasable Area

Hadovka Office Park

Prague / Czech Republic

Office Sub-Fund



June 2018
Acquisition Date

24 900 SQM
Leasable Area

BBC 5

Bratislava / Slovakia

Office Sub-Fund



December 2018
Acquisition Date

37 200 SQM
Leasable Area

Centrum Krakov

Prague / Czech Republic

Retail Sub-Fund



July 2019
Acquisition Date

15 900 SQM
Leasable Area

The Greenline

Prague / Czech Republic

Office Sub-Fund



November 2019
Acquisition Date

17 500 SQM
Leasable Area

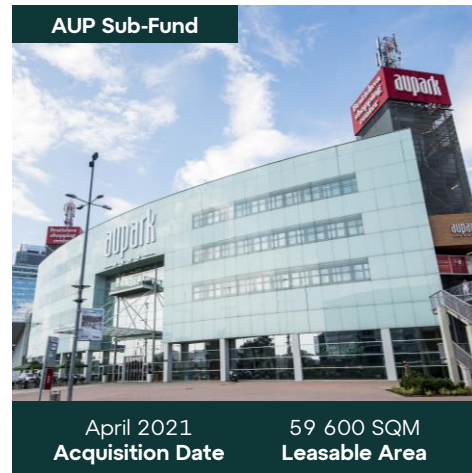
BBC 1 and BBC 1 Plus

Bratislava / Slovakia



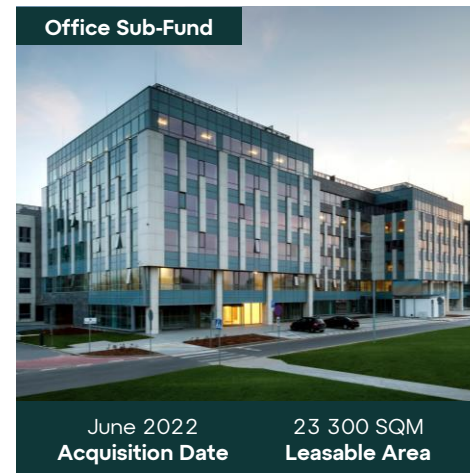
Aupark Shopping Centre

Bratislava / Slovakia



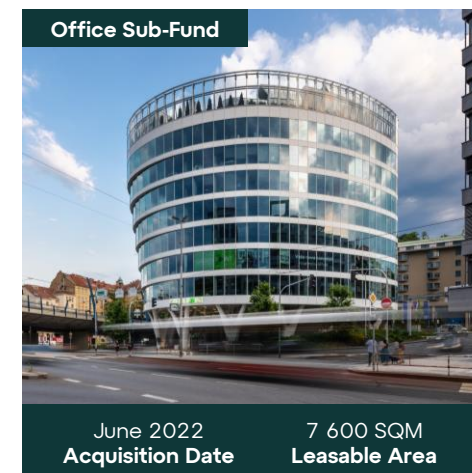
Astrum Business Park

Warsaw / Poland



Green Point

Prague / Czech Republic



Lakeside Park 02

Bratislava / Slovakia



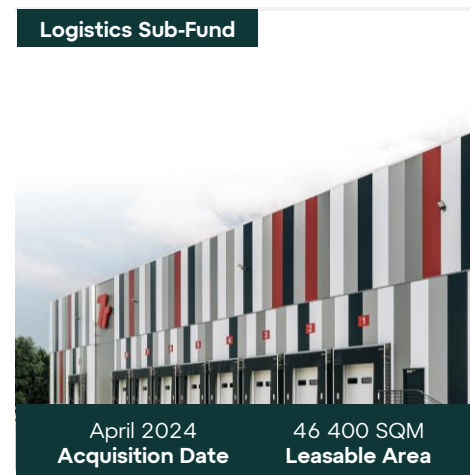
Concept Tower

Warsaw / Poland



7R Park Tczew III

Tczew / Poland



ThePrime Awards

Best RE funds

Winner of the ThePrime Awards

Best RE Investment fund for
qualified investors
Office Sub-fund
2024

Terms and Fee Structure

	Office & Retail Sub-Funds	AUP Bratislava Sub-Fund	Logistics Sub-Fund	Realitní OPF
Subscription Fee	• Up to 3% of invested amount			
Redemption Fee	• 3% in first 3 years • 2% in 4 th year • 1% in 5 th year • 0% after 5 years	• 3% until 31. 12. 25 • 2% until 1. 12. 26 • 1% after 1. 1. 27	• 5% in first 3 years • 0% after 3 years	• 10% in first year • 5% in 2 nd – 3 rd year • 2% in 3 rd – 5 th year • 0% after 5 years *
Management Fee	• 1% p.a.	• 1.5% p.a.		• 1.9% p.a.
Performance Fee	• 10% of performance up to 10% • 15% of performance above 10%		• 10% of 10% • 20% of 10 – 20% • 30% of above 20%	• 10%
Investment Horizon	• 5+ years	• 10+ years	• 3+ years	• 5+ years
Currency	• EUR • CZK	• EUR • CZK	• EUR	• EUR • CZK
Minimum Investment	• EUR 125 000 • or CZK 1 million if individually approved by Fund's administrator			• CZK 100
Valuation Dates	• Quarterly	• Semi-annually		• Monthly
Liquidity	• Redemptions up to 6 – 12 months depending on amount. • Shares traded on Prague Stock Exchange.	• Closed for redemptions in first 5 years	• 6 – 12 months	• 30 days

*Subscription and redemption fees are 0.0% when investing through the PORTU investment platform

Taxation Advantages



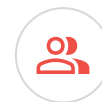
Asset Level (SPV)

- Standard corporate income tax



Fund Level

- Dividends from SPVs / Sale of SPVs: 0% after 12 months
- Other income: 5% corporate income tax



Investor Level (individual)

Czech

- Capital gains tax: 0% after 3 years
- Dividends: subject to withholding tax (15%)

Slovak

Unlisted Fund

- Capital gains tax: 19% or 25% plus health insurance levy (14%)
- Dividends: subject to withholding tax (15%)

Fund Listed on PSE

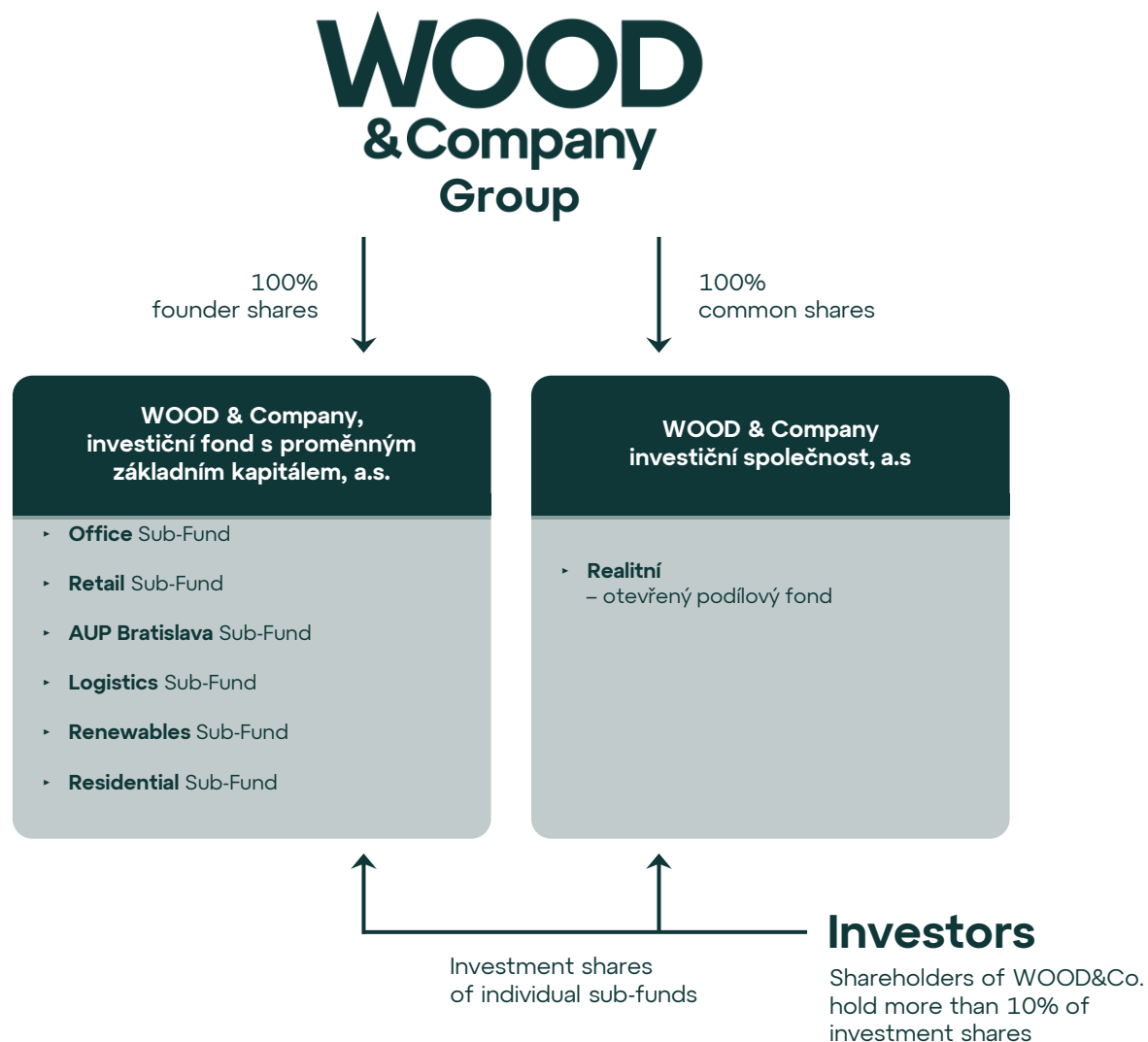
- Capital gains tax: 0% after 1 year
- Dividends: subject to withholding tax (15%)



The EUR and CZK investment shares of **Office Sub-Fund** and **Retail Sub-Fund** are listed on the Prague Stock Exchange.



Structure



Regulator



Depository



Valuator (RICS)



Valuator (Equity)



Auditor



ESG Consultant



Over 60 Professionals with Wealth of Experience in Finance and Real Estate

Prague



Jiří Hrbáček
Portfolio Manager



Marek Herold
Portfolio Manager



Jan Kubíček
Portfolio Advisor



Peter Turner
Investment Director



Jan Mechl
Head of Leasing CEE



Štěpán Šatoplet
Asset Manager

Bratislava



Martin Šmigura
Investment Director



Matěj Hodek
Senior Investment Manager



Ema Kluková
Investment Analyst



Miroslav Hilčík
Senior Investment Manager



Richard Lelák
Investment Manager



Martin Rozhoň
Asset Manager



Radovan Sukup
Senior Investment Manager



Branislav Planka
Investment Associate



Martina Zacharová
Asset Manager

Warsaw



Jan Kolb
Investment Manager

+ 50 Real Estate Professionals

Including Asset Managers, Property Managers and Leasing Managers who provide daily support to our tenants and maintain high standards of our buildings.

Sustainability in Practice – Selected Figures



Over 82%
of our properties have
green certification



15
bee colonies



Almost 30%
of our portfolio has
installed photovoltaic
panels



Over 56%
of our buildings have
green roofs and
terraces

Explore our approach to sustainability in our latest ESG Report available on our website.

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