

WOOD & Co. Real Estate

– Open-End Mutual Fund

30 April 2025

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.

In 2023, we introduced **Realitní – otevřený podílový fond (Realitní OPF)**, which allows a broader range of investors to access the real estate market with entry investment of only 100 CZK.

The investment strategy of the Realitní OPF combines stabilised, income-generating properties with development projects, which offer higher returns. This combination enables the fund to achieve attractive returns while maintaining a reasonable level of risk.

Office Sub-Fund Qualified Investor Fund

8 – 10% p.a. net
Target Return

Office Buildings in CEE
Investment Focus

5 + years
Investment Horizon

June 2017
Establishment

Retail Sub-Fund Qualified Investor Fund

8 – 10% p.a. net
Target Return

Shopping Centres in CEE
Investment Focus

5 + years
Investment Horizon

June 2016
Establishment

AUP Bratislava Sub-Fund Qualified Investor Fund

7 – 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

Key Portfolio Figures

Standing Assets



EUR 1.28 B
Assets Under Management



408 700 SQM
Gross Leasable Area



EUR 85.92 M
Net Operating Income



16
Properties



760
Tenants

Logistics Sub-Fund Qualified Investor Fund

15% p.a. net
Target Return

Logistics Development in CEE
Investment Focus

3 + years
Investment Horizon

November 2023
Establishment

Residential Sub-Fund Qualified Investor Fund

15% p.a. net
Target Return

Residential Development in CEE
Investment Focus

7 + years
Investment Horizon

September 2024
Establishment

Real Estate OPF Retail Fund

7 – 9% p.a. net
Target Return

Commercial Real Estate in CEE
Investment Focus

100 CZK
Minimum Investment

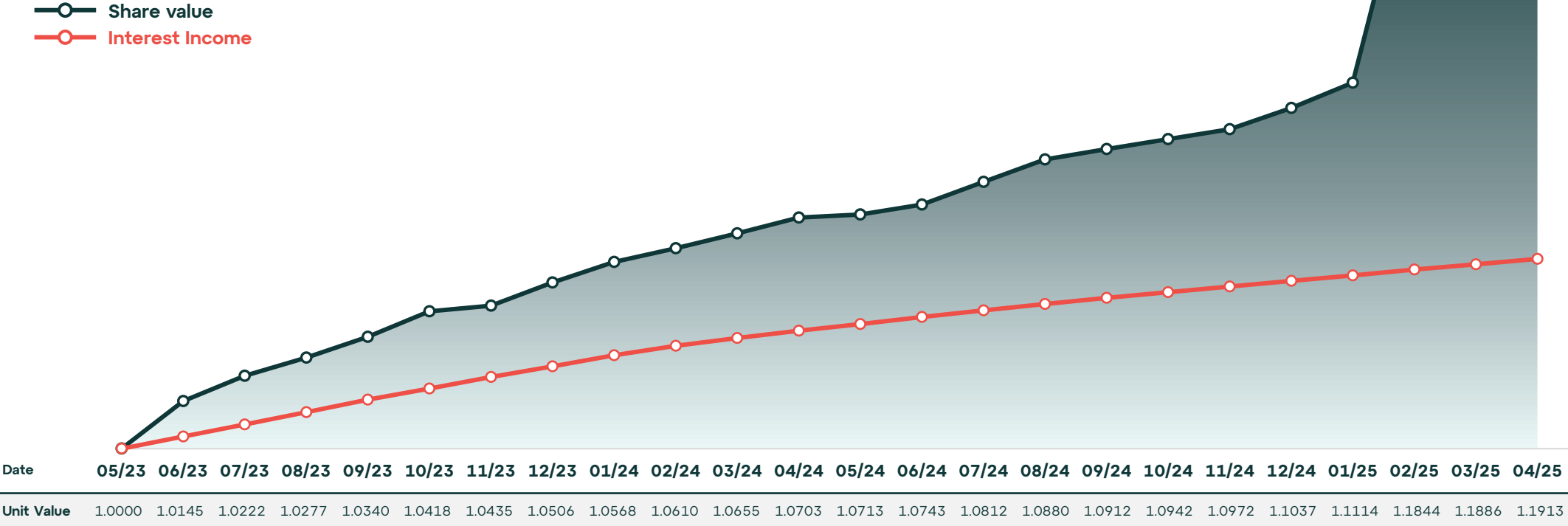
March 2023
Establishment

Realitní OPF: Fund Performance

30. 4. 2025

Share value (NAV per share)	1.1913 CZK
Fund value (NAV)	694.1 mil. CZK
Return in the past 12 months	11.3 %
Total return since inception	19.1 %

19.1 %
Return since inception



Realitní OPF: Projects in portfolio

30. 4. 2025



33 %
Logistics (Development)

Logistics park 7R Park Tczew III (Poland)

- Co-investment with WOOD & Co. Logistics Sub-Fund, located on the A1 highway near Gdańsk. First building (45,800 sqm) is 90% leased. Land option allows future development of an additional 93,100 m².



25 %
Residential (Development)

Family Houses, Odolena Voda (Czechia)

- Residential development project for over 50 houses. Permitting in progress (expected in 2026), with delivery and disposals anticipated by 2029.

Family Houses, Praha Ruzyně (Czechia)

- 19 houses (5+kk to 8+kk). Fully equipped surroundings. The fund provided financing to the developer.

Max Development fund investment shares

- Fund focused on residential development in the Czech Republic.



12 %
Office

GreenPoint office building (Czechia)

- Co-investment with WOOD & Co. Office Sub-Fund. 7,626 m² of BREEAM Excellent-certified office space. 88% occupancy, providing stable rental income.

WOOD&Co. Office Sub-Fund

- Manages 11 modern office buildings in CEE capitals with a total of 218,800 sqm of leasable space and EUR 505.93 million in assets.



18 %
Retail

WOOD&Co. Retail Sub-Fund

- Fund which owns two high-footfall shopping centres in Prague: Centrum Krakov and Galerie Harfa and the neighbouring office building Harfa Office Park.

WOOD&Co. FENIX Real Estate Fund (Slovakia)

- Focused on revitalizing the VIVO shopping center in Bratislava.



11 %
Cash

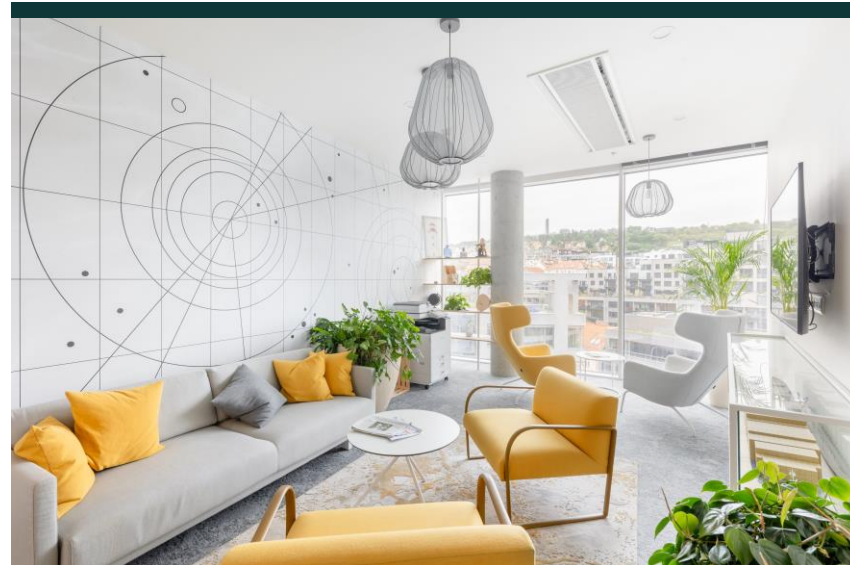
- The fund is actively looking for new investment opportunities in commercial and residential real estate, including both standing assets and development projects.

Realitní OPF: Featured Investments

7R Park Tczew III



GreenPoint Office Building



Fund Terms and Fees

Fund Manager	WOOD & Company investiční společnost, a.s.
Fund Denomination	CZK
Fund Category	Accumulating
Target Return	7 – 9 % p. a. net
Subscription Fee	Up to 3 % from the invested amount No entry fee when investing through PORTU
Redemption Fee	0 %
Management Fee	1.9 % p. a.
Performance Fee	10 % of the yield
Total Expense Ratio	2.4 % p.a.
Recommended Investment Horizon	5+ years
Currency classes of fund's units	CZK and EUR
Minimum Investment	100 CZK
Valuation date	Monthly
Liquidity	30 days

Structure

Regulator



Custodian



Valuator (RICS)



Valuator (Equity)



Auditor



ESG Consultant



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