

Logistics Development

High-Yielding Investment Opportunity

WOOD & Co. Real Estate Funds at a Glance



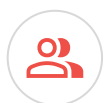
EUR 1.30B

Assets Under Management



408 700 SQM

Gross Leasable Area



>60 Employees

Real Estate Professionals



18

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 maximizing 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



EUR 49.1M

Assets Under Management



12.58%

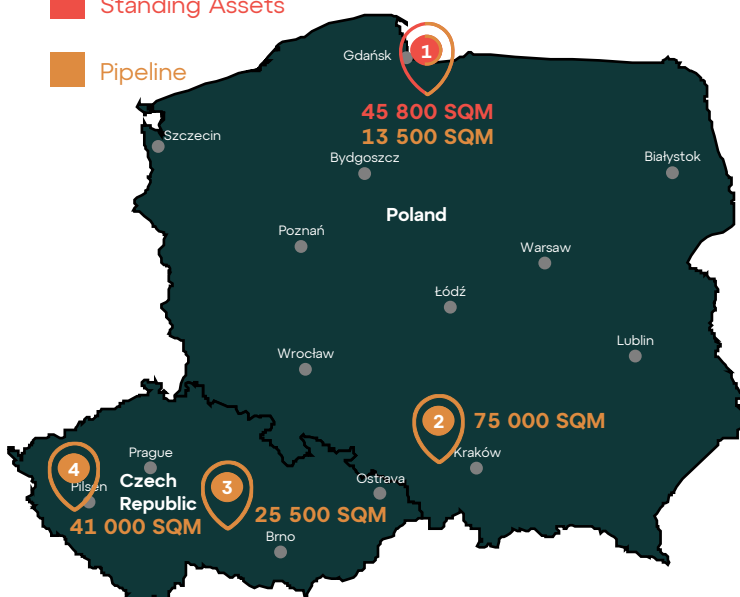
Return since Inception

(13.1.2024 – 30.6.2025)



Standing Assets

Pipeline

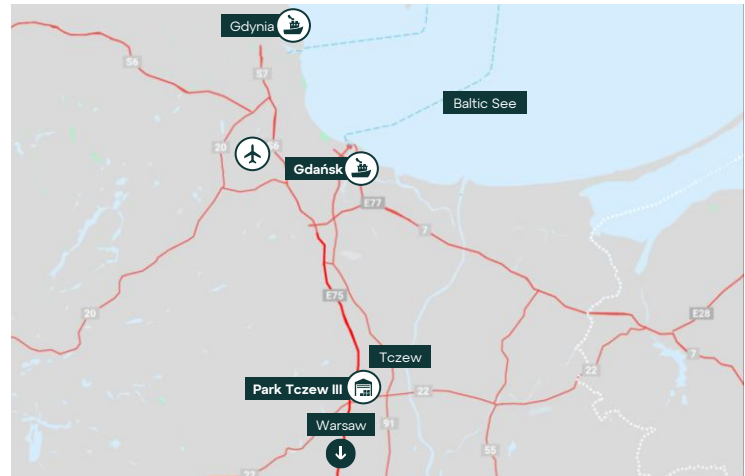


7R Park Tczew III: Continuation of a Success Story

WOOD & Company partnered with 7R, a leading Polish 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.

At 7R Park Tczew III, Building 1 with 45,800 sqm has already been delivered and is 90% occupied. Building 2, offering up to 13,500 sqm, is permitted and will be developed subject to tenant demand.



45,800 SQM
GLA



A1
Highway



50 KM
Baltic Sea Port



BREEAM
Excellent

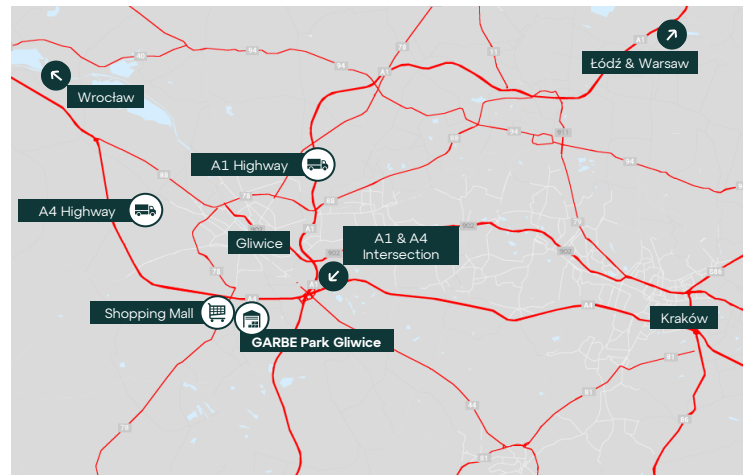
GARBE Park Gliwice: Strategic Location at Poland's Key Transport Corridors

In June 2025, WOOD & Company Logistics Sub-Fund, in joint venture with GARBE Industrial Real Estate Poland, announced the development of the new GARBE Park Gliwice.

The project is located in the Silesian Voivodeship, a region distinguished by its long industrial tradition, highly skilled workforce, and excellent connectivity within Central Europe. The scheme foresees the construction of two modern halls with a total leasable area of 75,000 sqm. Situated directly by the A4 motorway, the site offers great visibility and seamless access to both the A1 corridor, connecting Gdańsk with Łódź and southern Poland, and the A4 corridor, linking Germany with Kraków and further east. This strategic positioning, together with proximity to Gliwice and Katowice, makes the project highly attractive for occupiers seeking access to labor, infrastructure, and cross-border transport networks.

In addition, the location is adjacent to a retail zone including Auchan, Leroy Merlin, restaurants, and services, enhancing its commercial environment.

The project benefits from a valid building permit and will be delivered in line with BREEAM Excellent certification standards. The total investment in the park is expected to exceed EUR 50 million.



75,000 SQM
Lettable area



A1-A4
Intersection
nearby



4.5 KM
Gliwice

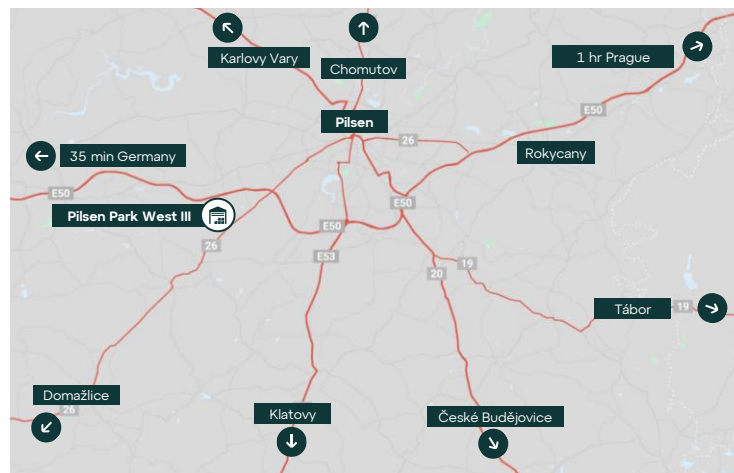


BREEAM
Excellent

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

WOOD & Company's Logistics Fund, in collaboration with Panattoni, is preparing 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 41,000 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 is designed to meet high sustainability standards, with BREEAM Excellent certification targeted and energy-efficient solutions planned to reduce emissions.



40,000 SQM	D5	14 KM / 10 min	BREEAM
Lettable area	Highway	Pilsen	Excellent

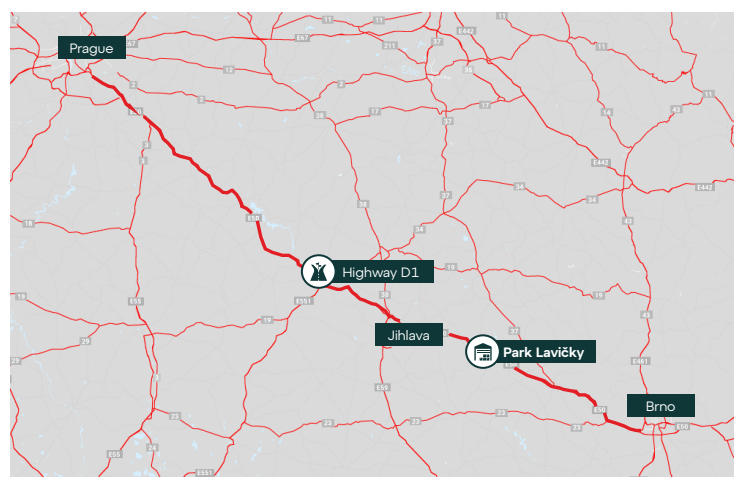
Panattoni is one of the largest privately held development companies in the world. Since commencing operations in Central Europe in 2005, the company has completed nearly 22 million square meters of modern industrial space in the European Union countries and the United Kingdom.

7R Park Lavičky: A premium project directly on the D1

In January of this year, WOOD & Company entered a project for the development of a logistics-industrial hall in a strategic location directly along the D1 highway, near Jihlava.

On a 6-hectare site with a valid building permit, the project will deliver 25,500 sqm of modern warehouse space meeting the highest industry standards.

Currently, site preparation is underway, and discussions with potential tenants are in progress.



25,500 SQM	D1	50 KM / 130 KM	BREEAM
GLA	Highway	Brno / Prague	Excellent

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)



Valuator (Equity)



Administrator

WOOD & Company
investiční společnost, a.s.

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