

WOOD & Company SICAV Residential Sub-Fund

General information

The WOOD & Company Residential Sub-Fund is a part of the WOOD & Company SICAV structure, focusing on investments in residential development projects at various stages of permitting or construction. The Residential Sub-Fund aims to provide investors with access to attractive development opportunities that offer high return potential and are diversified across multiple locations within the Prague agglomeration through partnerships with renowned developers. The Sub-Fund enters projects in the form of joint ventures, thus gaining direct influence over the management and implementation of projects. Individual developers invest their own capital alongside the Sub-Fund's resources. This approach ensures an optimal balance of expertise, risk, and return on invested funds

Why to invest?



Diversified Portfolio

The Sub-Fund invests simultaneously in multiple projects in different locations and stages of realization. This spreads investment risk and ensures stable return potential.



Professional Team

The Sub-Fund is backed by an experienced team of professionals who actively manage projects and carefully select opportunities with an optimal risk-return ratio.



Access to Unique Projects

Investors gain the opportunity to participate in premium residential projects that are not commonly available for direct investment.



Experienced and Strong Partners

The Sub-Fund cooperates with renowned developers such as Cresco Real Estate, SATPO, and Crestyl, ensuring high-quality execution and project credibility.



Attractive Returns

The Sub-Fund aims to achieve double-digit annual returns, supported by strong demand for residential housing in Prague and effective management of invested capital.



Positive Market Trend

The Prague residential market has consistently experienced price growth and a shortage of apartments, creating favorable conditions for investment in residential development.

Current Portfolio

VACKOV

Number of Apartments	1 100+
Status	In Preparation
Partner	Cresco Real Estate
Acquisition	Q3 2024
Completion	2028-2034



Polská 7

Number of Apartments	30
Status	Construction
Partner	SATPO
Acquisition	Q4 2024
Completion	2026



Current status of projects

Project **Vackov** is a large-scale residential development in the area of the former Nákladové nádraží Žižkov, one of the last major development zones in the wider center of Prague. The project is being developed in cooperation with Cresco Real Estate as a 50:50 joint venture. More than 1,100 residential units are planned in seven phases, with a gross floor area exceeding 85,000 m². Construction is scheduled to begin in **Q2 2026**, with completion expected in **2034**. The project has a valid building permit for the first part, which is currently being redesigned. Financing is secured, and preparatory work has already started. The start of **pre-sales is planned for January 2026**.

Project **Polská 7** is a premium renovation of an apartment building in the prestigious Vinohrady district, carried out in cooperation with SATPO. The project includes 28 residential units, 2 accommodation units, and 3 commercial spaces. The building permit has been obtained, the renovation is proceeding according to plan, final approval is scheduled for **Q2 2026**, and the sale of residential units is planned for **Q4 2026**. As of October 2025, approximately 47% of the units have been sold, with the average price of sold apartments reaching CZK 249,000 per m² including VAT.

The Sub-Fund is actively seeking further investment opportunities and aims to expand its portfolio by 2–3 new projects in the next 12 months.

Parameters of the Sub-Fund

Strategy	The Sub-Fund invests in residential real estate and focuses on quality residential development projects in various stages of the permitting or construction process.
Expected average return	12–15% p.a.
Investment horizon	Recommended minimum investment of 7 years, the Sub-Fund is closed for the first 5 years
Currency	CZK and EUR
Minimum investment	<ul style="list-style-type: none"> ▪ CZK 100 000 / EUR 4 000 for existing investors who have already invested in any of the following sub-funds: Retail, Office, AUP Bratislava, Blockchain+, Logistics, Renewables ▪ CZK 1 000 000 / EUR 50 000 for new investors (total across sub-funds)
Valuation frequency	Fund and investment shares are valued at least twice a year
Redemption options	Earliest redemption is 5 years after the Sub-Fund's establishment (September 2029)
Entry Fee	Maximum 3%
Exit fee (depending on holding period)	Less than 5 years: 5% More than 5 years: 0%
Management fee	1.75% p.a. of the current value of the Sub-Fund
Performance fee	15% of profit

Contacts

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