

Residential Sub-Fund

	EUR	CZK
Share Value	1.1653	1.1261
6M	11.39%	9.38%
12M (YTD)	15.48%	11.71%
Since inception p.a.	14.29%	10.93%
Since inception	16.53%	12.61%



General Information

The **WOOD & Company Residential Sub-Fund** is part of the WOOD & Company SICAV structure and focuses on investments in the development of residential projects at various stages of the permitting or construction process. The sub-fund focuses on projects in Prague and its broader area, supported by strong long-term residential demand and stable property value growth.

The sub-fund is backed by an experienced team of professionals who actively manage the projects and carefully select opportunities with an optimal risk–return profile.

The sub-fund invests through joint venture structures, gaining direct influence over project management and execution. Investments are carried out with renowned development partners who co-invest their own capital and ensure professional project delivery, resulting in an optimal balance of risk and return.

The strategy of the sub-fund is to build a diversified portfolio of residential projects with the goal of long-term capital appreciation for investors.

Portfolio

Yards Žižkov (formerly VACKOV)

Number of units	1 100+
Status	In preparation
Partner	Cresco Real Estate
Acquisition	3Q 2024
Completion	2028–2034



Polská 7

Number of units	30
Status	Construction
Partner	SATPO
Acquisition	4Q 2024
Completion	2026



Project Status

The **Yards Žižkov** project (formerly Vackov) is a large-scale residential development located in the attractive area of the former Žižkov freight railway station, one of the last major development zones near Prague's broader centre. Developed with Cresco Real Estate in a 50:50 joint venture structure, the project will deliver more than 1,100 residential units across 7 phases, with a gross floor area exceeding 85,000 sqm.

Construction is planned to start in **2Q 2026**, with completion expected in **2034**. A valid building permit has already been obtained for the first phase of the project, financing has been secured and preparatory works have commenced.

The **Polská 7** project is a premium reconstruction of a residential building in the prestigious Vinohrady district, implemented in cooperation with SATPO. The project includes 30 residential units and 3 commercial units.

A building permit has been obtained, reconstruction is proceeding according to plan and completion is scheduled for **2Q 2026**, with apartment sales expected to start in **4Q 2026**. As of early March 2026, approximately 63% of the units had been sold.

The sub-fund continues to actively seek additional investment opportunities and plans to further expand its portfolio.

Investor Terms and Fund Information

Currency	EUR, CZK
Target long-term return	12–15%
Minimum investment	<ul style="list-style-type: none"> ▪ CZK 100,000 / EUR 4,000 for existing investors within the fund ▪ CZK 1,000,000 / EUR 50,000 for new investors (aggregate across sub-funds)
Investment horizon	Recommended minimum 7 years; the sub-fund is closed for the first 5 years
Management fee	1.75% p.a. of the current NAV (Net Asset Value)
Entry fee	Up to 3%
Performance fee	15% of profit
Exit fee (based on holding period)	Less than 5 years: 5% More than 5 years: 0%
Auditor	Deloitte Audit s.r.o.
Regulator	Czech National Bank
Valuer (RICS)	CBRE
Valuer (Equity)	TPA
Depository	UniCredit Bank

Contact

In case of any questions, do not hesitate to contact us.

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