

# Key information document

## WOOD & Company Office podfond, EUR class

### WOOD & Company, investiční fond s proměnným základním kapitálem, a.s.

#### 1. PURPOSE

This communication contains key information about this investment product. It is not a promotional material. The provision of this information is required by law to help you understand the nature, risks, costs, potential returns and losses associated with this product and to compare it with other products.

#### 2. PRODUCT

- 2.1 Product name:** WOOD & Company Office podfond, EUR class, WOOD & Company, investiční fond s proměnným základním kapitálem, a.s. (hereinafter referred to as the "Product")
- 2.2 Product creator:** WOOD & Company investiční fond s proměnným základním kapitálem, a.s., with registered office at náměstí Republiky 1079/1a, Nové Město, 110 00 Prague 1, Company ID 05154537 (hereinafter referred to as the "Fund")
- 2.3 ISIN:** CZ0008042769
- 2.4 Websites:** [www.wood.cz](http://www.wood.cz)
- 2.5 For further information:** (+420) 222 096 111 or write to e-mail: [fondy@wood.cz](mailto:fondy@wood.cz)
- 2.6 Competent supervisory authority:** The Czech National Bank, with its registered office at Na Příkopě 28, 115 03 Prague 1, [www.cnb.cz](http://www.cnb.cz), is responsible for the supervision of Product in relation to the disclosure of key information document.
- 2.7 Key information date/date of last modification:** April 13, 2026

**Warning: The product you are considering purchasing is complex and may be difficult to understand.**

#### 3. WHAT PRODUCT IS THIS?

##### 3.1 Type

Euro class of the subfund WOOD & Company, investiční fond s proměnným základním kapitálem, a.s., an investment fund for qualified investors in the legal form of a joint-stock company with variable registered capital.

##### 3.2 Duration

The Product is established for an indefinite period and there is no maturity date set. Investment in the Product cannot be automatically terminated under any circumstances.

The contract for the issue and redemption of investment shares may be terminated by agreement of the contracting parties or by unilateral termination with one month's notice by the investor or the Fund, with or without giving a reason. The investor's rights incorporated in the investment shares shall continue even after the termination of the contractual relationship, in particular the right to redeem the investment shares.

##### 3.3 Goals

The objective of the Product is to achieve long-term capital appreciation in investment shares. The investment strategy is to invest primarily in real estate companies focused on building ownership, lease management and building administration in a segment primarily including office buildings and potentially other commercial assets with prime locations in the capital cities, and in later stages also larger regional cities, of the Czech Republic, the Slovak Republic and the Republic of Poland, up to 100% of the sub-fund's assets. The Product may also invest in other financial assets as an additional investment.

The Product does not track or replicate a specific index or indicator and the performance of the Product is not compared against any benchmark. The Product applies an absolute return strategy and the income from the Product's management is reinvested. The Product may use repo transactions in order to reduce risk, reduce costs or to generate additional income for the Product. The investment shares of the sub-fund are admitted to trading on a regulated market organised by the Prague Stock Exchange, as

The product also pursues environmental goals of pollution prevention and reduction, in the form of reducing energy consumption in buildings, responsible water management and minimizing waste, minimizing waste through active recycling, and reducing greenhouse gas emissions through optimizing the technological side of buildings.

The return on invested funds is not guaranteed and depends on the prices of the underlying assets, which are influenced mainly by developments in the real estate market and the macroeconomic environment. In view of this risk profile, the recommended holding period for the investment is at least 5 years. Investment shares are issued and redeemed quarterly at the current value determined in accordance with the fund statute. The investor may request the redemption of investment shares.

The product does not have a specific target in relation to any industry, geographical or other market sector or specific asset classes. The product allows for discretionary choices in relation to certain intended investments.

The Fund issues an investment share class denominated in euros (EUR class) and an investment share class denominated in Czech korunas (CZK class). Currency risk is actively managed, with the aim of maximising return in euros. In this key information document, the EUR class of the Fund has been chosen as representative of the CZK class ISIN: CZ0008045200.

##### 3.4 Intended investor

The Product and the Fund are not intended for retail investors. The Product is intended exclusively for qualified investors within the meaning of Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds, who have experience in investing in various financial market instruments and have sufficient experience necessary to assess the risks of the investment. They are thus aware of all the risks that arise for them from this investment and are familiar with the differences in the regulation of qualified investor funds and the risks associated with this type of investment. Investment in the Product is not intended for qualified investors with an investment horizon of less than 5 years, for qualified investors who do not have sufficient experience in investing in similar financial instruments and for investors without sufficient capital resources to ensure that any failure of the investment will not significantly threaten the investor's standard of living and the impact on the fulfillment of his financial goals will not be fundamental.

##### 3.5 Further information

The depositary of the Fund and the Product is UniCredit Bank Czech Republic and Slovakia, as, with its registered office at Želetavská 1525/1, Prague 4 - Michle, ZIP code 140 92, Company ID 649 48 242, entered in the Commercial Register kept by the Municipal Court in Prague, file number B, insert 3608 (hereinafter referred to as the “Depositary”).

The current wording of the statute, the current prices of investment shares and the latest published annual report of the Fund are available on the website [www.woodis.cz](http://www.woodis.cz) and each subscriber of investment shares can also obtain them free of charge at the registered office of the Fund or by sending them in electronic form based on a request sent to the e-mail [fondy@wood.cz](mailto:fondy@wood.cz), in Czech and English. Other information about the Product can be obtained in the same way.

#### 4. WHAT RISKS AM I TAKING AND WHAT RETURN COULD I ACHIEVE?

##### 4.1 Risk indicator



The risk indicator assumes that you will hold the Product for 5 years. The actual risk may differ significantly if you cash in the Product at an early stage and you may get less money back.

The summary risk indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that you will lose money as a result of market conditions or because we are unable to pay you. We have classified this Product in class 6 out of 7, the second highest risk class. This rates the potential loss of future performance at a high level and it is very likely that our ability to pay you will be affected by adverse market conditions.

In practice, the risk associated with an investment varies significantly with different holding periods (investment length); if the investment horizon is not adhered to, the actual risk may be significantly higher and you may receive significantly less back if you terminate the investment early.

More information on early termination and the recommended holding period of the investment can be found below. Please note that the value of the investment may fall as well as rise over time and the return on the investment is not guaranteed. In extreme cases, the maximum loss may be the entire amount invested.

**Beware of currency risk. You will receive payments in different currencies, so the final return you receive depends on the exchange rate between the two currencies in question. This risk is not considered in the above indicator.** The fund also involves material liquidity risk.

There is no significant risk associated with investing in investment shares denominated in Czech crowns (CZK class) compared to investing in investment shares denominated in euros (EUR class).

Other risks that the investor incurs when investing in this Product and which are not reflected in the SRI indicator are: construction defects or environmental burdens of real estate, shortfalls in planned income from real estate rentals, legal, related to debt financing, valuation of non-financial assets, related to sustainability, credit, related to derivatives, leverage, operational, settlement, risks associated with real estate valuation, concentration risk and risk associated with the possibility of default of the company in which the Product has a stake.

##### 4.2 Performance scenarios

The figures shown include all costs of the Product itself, but may not include all costs you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you get back from this Product depends on future market performance. Future market developments are uncertain and cannot be predicted with precision. The scenarios shown are examples based on past performance and certain assumptions. Markets may develop very differently in the future. The stress scenario shows what you could get back under extreme market conditions.

Recommended holding time:		5 years	
Investment example:		10,000 euros	
Scenarios		If you exit the investment after one year	If you terminate the investment after 5 years
Minimum	The minimum return is not guaranteed. You could lose some or all of your investment.		
Stressful	What you could get back after deducting costs	8,660 EUR	6,270 EUR
	Average annual return	-13.40%	-8.91%
Adverse	What you could get back after deducting costs	9,520 EUR	10,120 EUR
	Average annual return	-4.80%	0.24%
Moderate	What you could get back after deducting costs	10,140 EUR	13,820 EUR
	Average annual yield	1.40%	6.68%
Favorable	What you could get back after deducting costs	10,510 EUR	16,590 EUR
	Average annual return	5.10%	10.65%

#### 5. WHAT HAPPENS IF WOOD & COMPANY INVESTIČNÍ FOND S PROMĚNNÝM ZÁKLADNÍM KAPITÁLEM, A.S. IS UNABLE TO MAKE A PAYOUT?

Cash and property accounts are established and maintained on behalf of the Fund by the Depositary and are separated from the assets of the Fund and the Depositary. Any insolvency of the Fund as the creator of the Product or the Depositary therefore has no effect on the value of the investment. The return on investment in the Fund, its parts or the income from the investment are not secured in any way. No guarantees are provided by third parties for the protection of investors.

#### 6. WHAT COSTS ARE ASSOCIATED WITH THE INVESTMENT?

The person selling or advising you on this product may charge you other costs. If so, that person will provide you with information about these costs and how they affect your investment.

## 6.1 Cost over time

The tables show the amounts that are paid out of your investment to cover various types of costs. These amounts depend on the amount of your investment, the length of time you hold the product [and (where applicable) the performance of the product]. The amounts shown in this table are examples based on a sample investment amount and different possible investment periods. We assumed that:

- in the first year you would get back the amount you invested (0% annual return); for the other holding periods we assumed the product performance according to a moderate scenario,
- EUR 10,000 is invested annually.

Scenarios	If you exit the investment after 1 year	If you sell after 5 years
<b>Total costs</b>	<b>759 EUR</b>	<b>1,755 EUR</b>
Impact on yield (RIY) per year	7.60%	3.51%

(\*) This figure shows how costs reduce your return each year over the holding period. For example, it shows that if you exit the investment within the recommended holding period, your expected average annual return will be 10.2% before costs and 6.7% after costs.

This information includes the maximum distribution fee that the person selling you the product may charge, which is 3% of the amount invested. The actual amount of the distribution fee will be communicated to you by that person.

## 6.2 Cost structure

One-time costs upon entry or exit	If you terminate the investment after one year	
<b>Entry costs</b>	3% of the amount you pay when entering the investment. The figure is based on the maximum entry fee, the actual amount is determined by the product distributor.	291 EUR
<b>Output costs</b>	The impact of costs on exiting your investment after the recommended holding period.	277 EUR
<b>Ongoing costs charged each year</b>		
<b>Management fees and other administrative or operating costs</b>	1.08% of your investment value per year. This is an estimate based on actual costs for the past year.	104 EUR
<b>Transaction costs</b>	0.10% of the value of your investment per year. This is an estimate of the costs incurred when buying and selling the underlying investments for the product. The actual amount will vary depending on the volume bought and sold.	9 EUR
<b>Additional costs under certain conditions</b>		
<b>Performance fees and capital appreciation fees</b>	0.79% of the value of your investment per year. The impact of the performance fee we collect from the net appreciation of your investment if the product has had a positive performance.	76 EUR

## 7. HOW LONG SHOULD I HOLD THE INVESTMENT? CAN I WITHDRAW MY MONEY EARLY?

### Recommended holding period: 5 years

The length of the recommended horizon is related to the risk profile of the Product, where riskier assets are subject to higher market fluctuations in the short term and this may negatively affect the value of the investment. Adhering to the horizon significantly increases the likelihood that the investment will appreciate positively.

Investment Shares are redeemed from the investor no later than six (6) months from the end of the calendar quarter in which the redemption request was received in the case where the redemption of Investment Shares in the value of which does not exceed CZK 30,000,000 is requested, or no later than twelve (12) months from the end of the calendar quarter in which the redemption request was received in the case where the redemption of Investment Shares in the value of which exceeds CZK 30,000,000 is requested. Please note that if the investment horizon is not observed, the actual risk expressed by the summary risk indicator may be higher. Failure to observe the investment horizon may therefore affect the investment return expressed by the RIY indicator and the performance scenarios indicated (see information above).

## 8. HOW CAN I FILE A COMPLAINT?

The investor has the option to file a complaint or claim in the following ways:

- a) by e-mail to [fondy@wood.cz](mailto:fondy@wood.cz)
- b) by phone at +420 222 096 111;
- c) by post to the address of the Fund's registered office: WOOD & Company investiční fond s proměnným základním kapitálem, a.s., Palladium, náměstí Republiky 1079/1a 110 00 Prague 1;
- d) in person at the Fund's registered office.

The procedure for submitting customer complaints and claims, as well as the procedure for handling them, is regulated in the Complaints Procedure available on the Fund's website [www.wood.cz](http://www.wood.cz) and upon request at the e-mail address [fondy@wood.cz](mailto:fondy@wood.cz) or at the Fund's registered office.

The investor is entitled to file a complaint about the Fund's actions with the supervisory authority, i.e. the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, or alternatively, to contact the Financial Arbitrator or the competent court.

## 9. OTHER RELEVANT INFORMATION

**Documents to which the investor (client) is entitled by law:** contractual materials, Fund statute, key information statement.

**Documents/information available beyond the scope of the law that are available to the investor – can be obtained upon request:** any other information that relates to your contract.

Additional information can be obtained in person at the Fund's registered office, by telephone or in writing using the contact details provided in the Basic Product Information chapter.

This key information document has been prepared in accordance with Regulation (EU) No 1286/2014/EU of the European Parliament and of the Council and will be updated and reviewed at least every 12 months. The current version of the key information document can be found on the Fund's website.