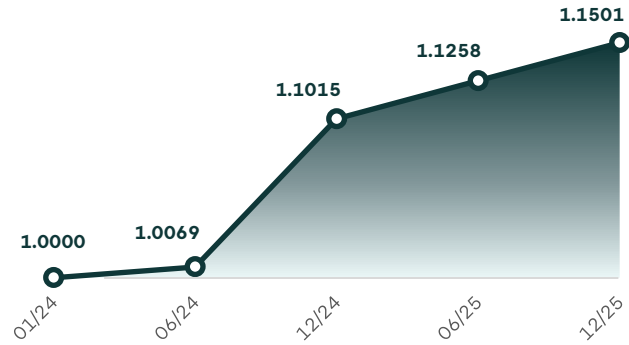


# Logistics Sub-Fund

The latest available valuation is as of 31 December 2025, the next valuation date is 30 June 2026.

EUR

NAV per share	1.1501
6M	2.16%
12M	4.41%
Since inception p.a.	7.56%
Since inception	15.01%



## General Information

Since the fourth quarter of 2023, the **WOOD & Company Logistics Sub-Fund** has been part of WOOD & Company, investičního fondu s proměnným základním kapitálem, a.s. and primarily focuses on investments in the development of logistics and industrial properties in the Czech Republic, Poland and Slovakia.

The sub-fund enables investors to participate in development-driven returns and aims for medium- to long-term capital appreciation in line with its risk profile.

It typically carries out projects in cooperation with established developers and seeks to create value through the acquisition of suitable land plots, the construction of modern logistics parks, and their subsequent sale to institutional investors.

Given its development-driven strategy, the sub-fund targets a higher return than most real-estate funds focused on stabilized, income-generating assets. However, this approach is also associated with greater variability of returns and higher sensitivity to developments in the property market and the broader macroeconomic cycle.

## Portfolio

	7R Park Tczew III	Garbe Park Gliwice	Panattoni Park Pilsen West III	7R Park Lavičky
Location	Pomerania, PL	Gliwice, PL	Pilsen, D5 highway	Jihlava, D1 highway
GLA*	45,800 sqm	N/A	N/A	N/A
Future GLA	13,500 sqm	75,000 sqm	41,400 sqm	25,500 sqm
Occupancy	100%	N/A	N/A	N/A
WAULT**	3.8	N/A	N/A	N/A
Acquisition	5/2024	6/2025	8/2024	1/2025



\*Gross Leasable Area = the total area available for lease, including all spaces designated for rental use.

\*\*Weighted Average Unexpired Lease Term = the weighted average remaining duration of lease agreements across individual tenants.

## Project Status

In the second half of 2025, two new lease agreements were signed in the **7R Park Tczew III** project, securing full occupancy of Building 1. Building 2 has received a **building permit**, and its construction will commence in line with tenant demand.

The **7R Park Lavičky** project is fully pre-leased following lease execution and has moved into the construction phase, with completion scheduled for **first quarter of 2027**.

**Garbe Park Gliwice** is a phased development project located in an attractive logistics hub in Upper Silesia. We are seeing **strong interest from potential tenants**, and the project continues to progress with the aim of commencing construction in the third quarter of 2026.

The realization of the **Panattoni Park Pilsen West III** project has been affected by a cooling of tenant demand in the region. However, since December we have been observing a gradual recovery in tenant interest, which creates favorable conditions for further project development.

## Terms for Investors and Fund Information

Currency	EUR
Target return	10–15 %
Minimum investment	EUR 125 000 or the EUR equivalent of CZK 1 million, if individually approved by the Fund's Administrator
Investment horizon	Recommended minimum 3 years
Management fee	1.5% p.a. of the Net Asset Value of the Sub-Fund
Subscription fee	Maximum 3% of the invested amount, or individually
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
Redemption fee	5% up to 3 years 0% thereafter
Frequency of valuation	2x per year
Auditor	Deloitte Audit s.r.o.
Regulator	Czech national bank
Valuator (RICS)	CBRE, C&W
Valuator (Equity)	TPA
Depository	UniCredit Bank Czech Republic and Slovakia, a.s.

### Contact

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

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