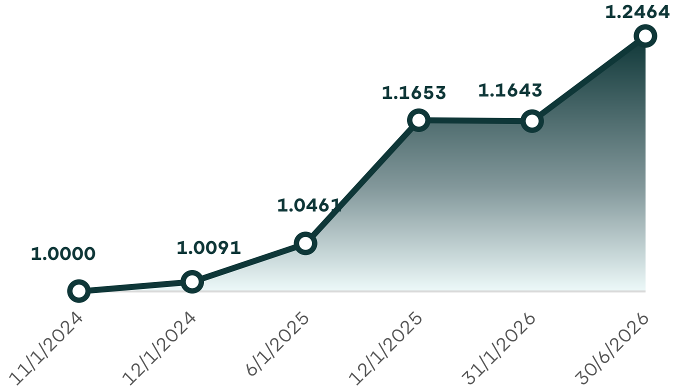
Residential Sub-Fund

	EUR	CZK
Share Value[1]	1.2464	1.2054
6M	6.96%	7.04%
12M	19.15%	17.09%
Since inception p.a.	14.36%	12.06%
Since inception	24.64%	20.54%



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 with the goal of long-term capital appreciation.

Portfolio

	Yards Žižkov	Polská 7	Šárka
Number of units	1 100+	33	240+
Location	Prague 3 – Žižkov	Prague 2 – Vinohrady	Prague 6 – Vokovice
State	In preparation	Construction	In preparation
Partner	Cresco Real Estate	SATPO	CRESTYL
Acqusition[2]	3Q 2024	4Q 2024	2Q 2026
Construction end	2028–2034	2026	2031



[1]Unless stated otherwise, the data is as of 30 June 2026. Valuation of assets are based on TPA valuation as of 30 June 2026. The presented chart reflects the EUR share class. Launch of the EUR share class and CZK share class: November 2024. [2]The acquisition date refers to the point at which the WOOD & Co. Residential Sub-Fund became the owner or secured the ownership of a share in the company or became the direct owner of the project. The entry date may differ, as the acquisition can be conditional upon earlier contractual arrangements.

Project Status

In 2026, the sub-fund invested in **Šárka**, a premium residential development in Prague 6, Vokovice, developed in partnership with Crestyl. The project comprises more than 240 high-quality apartments and has a valid building permit.

Driven in particular by this transaction, the sub-fund's **NAV** increased to nearly **EUR 81.5 million** by mid-2026.

Yards Žižkov (formerly VACKOV) is a residential development near Nákladové nádraží Žižkov, developed in partnership with Cresco Real Estate. The project comprises more than 1,100 apartments.

In **Q2 2026**, public pre-sales of Yards were launched, with app. 30% of the offered units already pre-sold. Demolition and earthworks are underway, with main construction expected to start around the turn of 2026 and 2027.

Polská 7 is a premium residential refurbishment in Vinohrady, developed by SATPO. The project comprises 33 residential and 3 commercial units. The refurbishment was completed and received final occupancy approval in June 2026. Unit hand-overs to future owners are currently underway, together with the repayment of the senior loan.

The Sub-Fund continues to actively seek new investment opportunities.

Terms for Investors and Fund Information

Currency	EUR, CZK
Target long-term return	12–15%
Minimum investment	▪ 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 fund capital
Subscription fee	Up to 3%
Performance fee	15% of profit
Redemption fee (based on holding period)	Less than 5 years: 5% More than 5 years: 0%
Frequency of valuation	2x per year
Auditor	Deloitte Audit s.r.o.
Regulator	Czech National Bank
Valuer (RICS)	CBRE, Savills
Valuer (Equity)	TPA
Depositary	UniCredit Bank

Contact

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

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