

Key Information Document

WOOD & Company Office podfond

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

1. PURPOSE OF THE DOCUMENT

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

2. ESSENTIAL INFORMATION ABOUT THE PRODUCT

2.1	Name of product:	WOOD & Company Office podfond, WOOD & Company, investiční fond s proměnným základním kapitálem, a.s.
2.2	Manufacturer of product:	WOOD & Company investiční fond s proměnným základním kapitálem, a.s., registered office: náměstí Republiky 1079/1a, 110 00 Prague 1 – Nové Město, identification no.: 05 15 45 37 (the "Fund")
2.3	Fund administrator:	WOOD & Company investiční společnost, a.s., registered office: náměstí Republiky 1079/1a, 110 00 Prague 1 – Nové Město, identification no.: 60 19 24 45
2.4	ISIN:	CZ0008042769
2.5	Website:	www.wood.cz
2.6	For more information:	call: (+420) 222 096 111 or email: fondy@wood.cz
2.7	Competent supervisory authority:	Czech National Bank, Na Příkopě 28, 115 03 Prague 1, www.cnb.cz
2.8	Date of preparation of this key information document / date of last update:	28 February 2020

3. WHAT IS THIS PRODUCT?

3.1 Type of product

Sub-fund of a qualified investor fund, in the legal form of a joint stock company with variable registered capital.

3.2 Investment objectives

The Fund's objective is the appreciation of the Fund's investment shares in the long-term horizon. The investment strategy is to invest – primarily in real estate companies focused on ownership of real property, management of leases and administration of real property in the segment including mainly office buildings and potentially other commercial assets at prime locations in capital cities, and later in larger regional towns, within the Czech Republic and Slovak Republic – up to 100% of the Fund's assets. The Fund may also additionally invest in other financial assets. The Fund is denominated in euros (EUR). The currency risk is not actively managed, the objective is to maximize yield in EUR.

The Fund does not follow or copy any specific index or indicator, and the Fund's performance is not compared to any comparative indicator. The Fund employs the strategy of absolute yield, and any yield from the Fund's results is re-invested. The Fund may use repo transactions to reduce risk or costs, and to gain additional yield for the Fund.

Return of the invested amount is not guaranteed and depends on prices of the underlying assets, which are primarily influenced by development of the real estate market and the macro-economic environment. In view of this risk profile, it is recommended to hold the investment for at least 5 years.

3.3 Intended investor

The Fund is intended exclusively for qualified investors – within the meaning of Section 272 of Act No. 240/2013 Coll., on Investment Companies and Investment Funds – which have experience in investments in various instruments of the financial market as well as sufficient experience required to assess the risks of the investment, and are therefore aware of all risks entailed in this investment, and know the differences in regulatory requirements applicable to qualified investor funds and the risks involved in this type of investment. The investment in the Fund is not intended for qualified investors with less than 5-year investment horizon, or for qualified investors which do not have sufficient experience in investments in similar financial instruments, or for investors which do not have sufficient capital endowment to ensure that a potential failure of the investment will not seriously jeopardize the investor's standard of living and that the impact on the fulfilment of the investor's financial objectives will not be material.

3.4 Term of product

The Fund is created for an indefinite period of time and there is no set maturity date. Investment in the Fund cannot be automatically terminated under any circumstances.

The agreement on issue and redemption of investment shares may be terminated by agreement between the parties, or by a unilateral termination notice with a one-month termination period by the investor or by the Fund, with or without a reason. The investor's rights attached to the investment shares shall survive the termination of the contractual relationship, particularly the right to redemption of investment shares.

4. WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

4.1 Summary Risk Indicator



The Summary Risk Indicator (SRI) shows the level of risk of this product in comparison to other products. It indicates how likely it is that you will lose money as a result of negative movement on the market or other factors. The Fund is categorized in a high-risk class, marked as 6 on a scale of 7, where even the lowest value does not mean that the investment is without risk. The risk indicator assumes that you will hold the product at least for the term of the recommended investment horizon, i.e. for 5 years. In practice, the risk entailed in the investment significantly varies with the different term for which the investment is held (the term of investment). If the investment horizon is not observed, the real risk might be significantly higher. In case of early termination of the investment, your return might be much lower.

More information about early termination and the recommended term of investment is available below. We also point out that the investment value may both fall and rise in time, and that the return of the investment is not guaranteed. In extreme cases, the maximum loss may equal the full amount of the investment.

The Fund is denominated in EUR. It therefore bears a currency risk which is not actively managed, and the return of the investment may vary depending on the fluctuation of the currency of the relevant member state. The Fund also includes a materially significant risk of liquidity.

4.2 The Summary Risk Indicator does not include the following other risks associated with the investment in the Fund:

Operational risk, resulting from potential imperfection or failure of internal processes, human factor or failure caused by external circumstances. Settlement risk, presented by the theoretical possibility that the transaction is not settled as expected, e.g. due to non-performance by the counterparty. Other specific risks entailed in investments in real estate, e.g. hidden construction defects or environmental burdens of the real estate. Risks involved in real estate valuations based on expert opinions. Risk of low liquidity of the investment in view of the specifics of the real estate market. Risk of concentration, arising from the Fund's exposure to a low number of real estate companies.

4.3 Performance scenarios

This table, made on the basis of the Fund's best estimate, shows how much money a client may lose/gain from a one-off investment of EUR 10,000 after the recommended term of investment, which is set to at least 5 years. The below scenarios illustrate how your investment may develop. You can compare these scenarios with scenarios of other products. These scenarios are the conservative best estimates of the future appreciation. They do not represent a precise indicator or a guarantee of the future yield. Your actual yield will vary depending on how the relevant market will develop and how long you will hold the investment. This product cannot be easily and quickly liquidated. It is therefore difficult to assess how much you would be able to recover if you wished to terminate the investment before the end of the recommended term of investment, and you might suffer significant loss if you decide to do so. The below data include the costs of the product itself. However, they may not include all the costs that you will pay to your advisor or distributor. We point out that the below data do not take into account your personal tax situation, which may also influence how much you will be able to recover.

ONE-OFF INVESTMENT OF EUR 10,000

Scenarios		1 year	3 years	5 years (recommended term of investment)
Stress scenario	How much you may recover after covering the costs	EUR 8,200	EUR 5,514	EUR 3,707
	Average yield per year	-18.00%	-18.00%	-18.00%
Unfavourable scenario	How much you may recover after covering the costs	EUR 9,081	EUR 7,489	EUR 6,175
	Average yield per year	-9.19%	-9.19%	-9.19%
Moderate scenario	How much you may recover after covering the costs	EUR 10,923	EUR 13,032	EUR 15,549
	Average yield per year	9.23%	9.23%	9.23%
Favourable scenario	How much you may recover after covering the costs	EUR 11,217	EUR 14,113	EUR 17,758
	Average yield per year	12.17%	12.17%	12.17%

5. WHAT HAPPENS IF THE FUND IS UNABLE TO PAY OUT?

The monetary and asset accounts are opened and kept, in the name of the Fund, by the depositary bank UniCredit Bank Czech Republic and Slovakia, a.s., registered office: Želetavská 1525/1, 140 92 Prague 4 - Michle, identification no.: 649 48 242, registered in the Commercial Register maintained by the Municipal Court in Prague under file no. B 3608 (the "depositary"), and they are separate from the assets of both the Fund and the depositary. Therefore, the potential insolvency of the depositary or the Fund as the product manufacturer has no impact on the value of the investment.

Return of the investment in the Fund or any part thereof, or the yield from the investment, are in no way secured. No third party provides any guarantees for the purpose of protection of the investors.

6. WHAT ARE THE COSTS ASSOCIATED WITH THE INVESTMENT?

The Reduction in Yield (RIY) indicator shows the impact of the expended costs on the investment yield which you might gain. The total costs take into account the one-off, continuous and ancillary costs.

The amounts given below are the cumulative costs of the product itself for three different terms of investment. They include possible fees for early termination. The data assume that you are investing the one-off amount of EUR 10,000 and apply the maximum entry fee according to the statute (i.e. 2% of the invested amount). The actual amount of the entry fee is determined by the Fund's distributor and it might be lower. The data represent an estimate and may change in the future.

6.1 Costs in time

The person selling this product, or advising on this product, may charge you further costs. If that is the case, the person shall inform you of such costs and explain the impact of the total costs on your investment in time.

ONE-OFF INVESTMENT OF EUR 10,000

Scenarios	If you sell after 1 year	If you sell after 3 years	If you sell after 5 years (recommended term of investment)
Total costs	EUR 456	EUR 957	EUR 1,431
Annual impact on yield (RIY)	4.56%	3.30%	3.04%

6.2 Structure of costs

The table below shows:

- the impact of various types of costs on the investment yield that you might gain after the recommended term of investment
- the significance of various categories of costs.

This table shows the annual impact on yield

One-off costs	Entry costs	0.42%	Impact of costs that you pay upon entry in the investment. The data are based on the maximum amount of the entry fee; the actual amount is determined by the distributor of the product.
	Exit costs	0.00%	Impact of costs of the termination of your investment after the end of the recommended term of investment.
Continuous costs	Portfolio transaction costs	0.00%	Impact of costs of our purchases and sales of underlying assets on the product.
	Other continuous costs	1.43%	Impact of costs that we annually expend on the management of your investments.
Ancillary costs	Performance fees	1.19%	Impact of performance fees that we collect from the net appreciation of your investment if the product has positive performance.
	Capital appreciation fees	0.00%	Impact of capital appreciation fees.

7. HOW LONG SHOULD I HOLD THE INVESTMENT? CAN I TAKE THE MONEY OUT EARLY?

The recommended term of investment is at least 5 years.

The recommended horizon depends on the Fund's risk profile. Higher-risk assets are subject to greater market fluctuations in the short term, and that might negatively affect the value of the investment. Observing the recommended horizon makes it much more likely that the appreciation of the investment will be positive.

Investment shares are redeemed from the investor no later than within two (2) years of delivery of the request for redemption. Investment shares are not redeemed within three (3) years of the creation of the Fund. Please take into account that if you do not observe the investment horizon, the real risk expressed by the summary risk indicator might be higher. A failure to observe the investment horizon may therefore impact both the investment yield expressed by the RIY indicator and the provided performance scenarios (see the information above).

8. HOW CAN I COMPLAIN?

The investor may submit a complaint or claim as follows:

- a) by email at: fondy@wood.cz
- b) by telephone at: +420 222 096 111;
- c) by mail to 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) by fax at: +420 222 096 222;
- e) in person in the Fund's registered office.

The procedure for submitting complaints or claims by customers, and the procedure for their handling, is governed by the Claims and Complaints Policy available at the Fund's website: www.wood.cz and at request at: fondy@wood.cz or in the Fund's registered office.

The investor may submit a complaint against the Fund's actions with the supervisory authority, i.e. the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, or refer to the financial arbiter or the court of competent jurisdiction.

9. OTHER RELEVANT INFORMATION

Documents provided to the investor (client) by law: contractual materials, the Fund's statute, the Key Information Document.

Documents/information made available to the investor beyond the legal requirements – which may be obtained at request: any other information regarding your contract.

Additional information may be obtained in person in the Fund's registered office, by telephone or in writing, using the contact details provided above in section *Essential information about the product*.

This Key Information Document was prepared in compliance with Regulation (EU) No 1286/2014 of the European Parliament and of the Council, and shall be updated and reviewed at least once every 12 months. The up-to-date wording of the Key Information Document is available at the Fund's website.