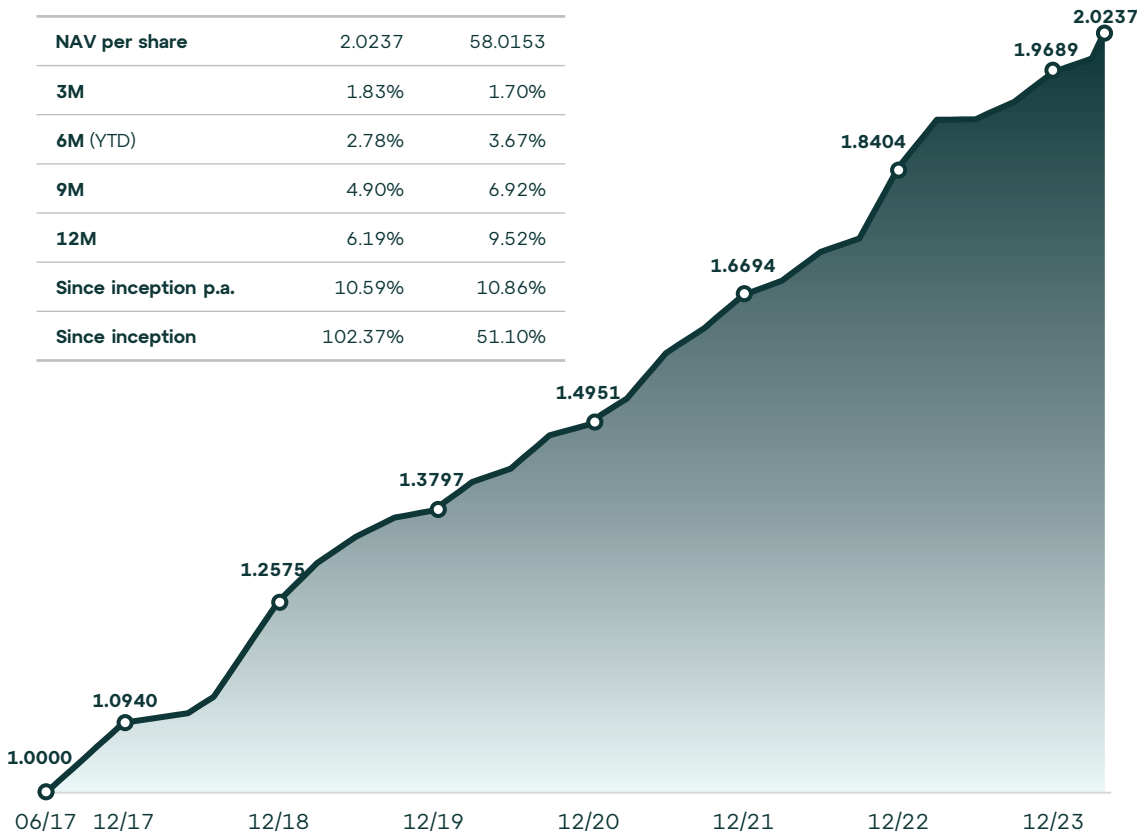


## WOOD & Co. Office Sub-Fund

	EUR	CZK
NAV per share	2.0237	58.0153
3M	1.83%	1.70%
6M (YTD)	2.78%	3.67%
9M	4.90%	6.92%
12M	6.19%	9.52%
Since inception p.a.	10.59%	10.86%
Since inception	102.37%	51.10%



EUR 514.37 M  
**Gross Asset Value (GAV)**

EUR 233.66 M  
**Net Asset Value (NAV)**

227 200 SQM  
**Gross Leasable Area (GLA)**

EUR 39.79 M  
**Net Operating Income (NOI)**

90.34%\*  
**Average Occupancy**

374  
**Number of Tenants**

7.74%  
**Yield**

EUR 2 263  
**GAV per SQM**

3.71 years  
**WAULT**

51.81%  
**LTV (incl. issued bonds)**

\*93.06% including all leases that were signed or are in negotiation and will start after 30.6.2024

### The Greenline

Prague / Czech Republic



### BBC 1, BBC 1+

Bratislava / Slovakia



### Astrum BP

Warsaw / Poland



### Green Point

Prague / Czech Republic



### Lakeside Park 1 & 2

Bratislava / Slovakia



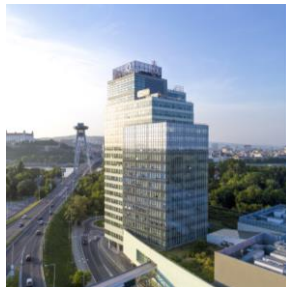
### Westend Tower

Bratislava / Slovakia



### Aupark Tower

Bratislava / Slovakia



### BBC 5

Bratislava / Slovakia



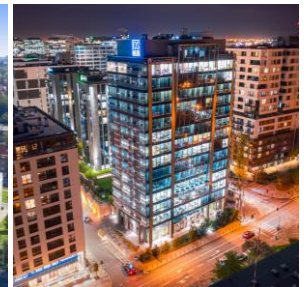
### Hadovka Office Park

Prague / Czech Republic



### Concept Tower

Warsaw / Poland



## General Terms for Investors

Currency	EUR, CZK
Target Long-Term Return	8-10% p.a.
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 5 years
Management Fee	1% 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%; and 15% out of performance above 10%; high-water mark principle
Redemption Fee	3% up to 3 years; 2% up to 4 years; 1% up to 5 years; 0% thereafter

## Fund Information

Auditor	Deloitte Audit s.r.o.
Regulator	Česká národní banka
Depository	UniCredit Bank Czech Republic and Slovakia, a.s.
Valuator (RICS)	CBRE, Cushman & Wakefield, Avison Young
Valuator (Equity)	TPA
Listing	Prague Stock Exchange
ESG Consultant	Green0meter

## Contact

In case of any questions do not hesitate to contact the following members of our staff

**WOOD & Company**  
 Nám. Republiky  
 1079/1a, 110 00  
 Nové Město  
 Praha

### Czech Republic

**Lukáš Brešťanský**  
 m: +420 604 400 444  
 e: lukas.brestansky@wood.cz

### Slovakia

**Michal Kasana**  
 m: +421 904 972 278  
 e: michal.kasana@wood.com

This document was prepared by WOOD & Company Group ("WOOD & Co."). This document does not constitute an offer to sell or solicitation of an offer to buy any shares. This document does not purport to contain all information which may be material to evaluate the undertakings and the recipient of this document should conduct its own independent evaluation of the undertakings described herein. Any decision of the recipient of this document made on the basis of the document shall be made on its own risk and WOOD & Co. in any case and any circumstances shall not be liable for any consequences of decisions made on the basis of the document. Past performance is not indicative of future results. The return may increase or decrease as a result of currency fluctuations. Detailed information on the investment opportunity is available per your request from the above-mentioned contact persons. © 2024 by WOOD & Co.