

Key Information Document

WOOD & Company FENIX Real Estate Fund

WOOD & Company Funds SICAV p.l.c.

1. PURPOSE

In this communication you will find key information about this investment product. This 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 to other products.

2. PRODUCT

- 2.1 Product name:** **WOOD & Company FENIX Real Estate Fund, a subfund of WOOD & Company Funds SICAV p.l.c. (the „Fund“)**
- 2.2 Product designer:** **WOOD & Company Funds SICAV p.l.c.**, registration No.: SV 51, seat: 475, Triq IL-Kbira San Guzepp, Santa Verena, SVR 1011, Malta (the „Company“)
- 2.3 Investment Manager:** **WOOD & Company investiční společnost, a.s.**, identification No.: 60192445, seat: náměstí Republiky 1079/1a, Nové Město, 110 00 Prague 1, Czech Republic (the „Investment Manager“)
- 2.4 ISIN:** Accumulator Share Class: MT7000036505, Distributor Share Class: MT7000036513
- 2.5 Website:** www.woodis.cz
- 2.6 For further information:** +356 21 227 311 or via e-mail: infobovfs@bov.com
- 2.7 Competent supervisory authority:** **Malta Financial Services Authority (MFSA)**, registered office Triq I-Imdina, Zone 1, Central Business District, Birkirkara CBD 1010, website: MFSA, is responsible for the supervision of the Fund in relation to Key Information Document.
- 2.8 Date of preparation of the Key Information Document / date of last modification:** 31 March 2025

3. WHAT TYPE OF PRODUCT IS INVOLVED?

3.1 Type

The Fund of an alternative investment fund offering investments to Eligible Investors i.e. Professional or Qualifying Investors, as specified in the Offering Memorandum of the Company (the „Offering Memorandum“) and Offering Supplement of the Fund (the „Offering Supplement“).

3.2 Duration period

The Company is established for an indefinite period and there is no maturity date. Investment in the Fund is subject to a seven (7) years lock-in period from the date of subscription during which the investors will not be allowed to redeem part of or all their investment. After the expiry of the lock-in period, redemption of shares is allowed on the first business day following the valuation day (31st of December). Investors must follow the application procedure specified in the part “Redemption Procedure” of the section entitled “Buying and Selling” of the Offering Memorandum. Shares may be subject to mandatory redemption specified in the part “Mandatory Redemption” of the Offering Supplement.

3.3 Investment Objective

The Fund will seek to achieve its investment objective by investing in real estate companies, which own a shopping center, two office buildings (the “**New Polus**”) and a land plot intended for the development of a residential tower (the “**Resi Tower**”) in the capital city of Slovakia, Bratislava (together the “**FENIX Project**”), the active management of the New Polus and effective construction and development of the Resi Tower in cooperation with experienced developer, sale and / or rental of housing and commercial units. The recommended investment horizon is at least seven (7) years. The Fund will not target investors who are resident in Malta.

The investment of the Fund in the company which owns the New Polus assets will be realized in two stages. After the first investment stage, the Fund will be in a joint venture with the original owner, while having management control of the company. The Fund will appoint a manager of the New Polus assets. The second investment stage will be realized in 2026, and the original owner will exit from the FENIX Project entirely. The Fund will acquire the land plot intended for the development of the Resi Tower completely in the first investment stage. The land plot will be owned by a separate real estate company. There is a plan to construct approximately 250 residential units on the land plot.

The Fund may have a co-investor that will co-invest with the Fund in both real estate companies. The Fund may finance the FENIX Project through equity and loans. The lending activity is only used as an ancillary activity of the investment strategy. The Fund may also invest in debt instruments issued by the companies within the FENIX Project group as well as in receivables from loans and borrowers issued by the companies withing the FENIX Project group.

Although it is the Fund's intention to invest primarily and up to 100% of its assets in the FENIX Project, the Fund may seek to invest in other real estate companies with similar characteristics to the FENIX Project and located in Central and Eastern Europe. The preceding paragraphs of the investment policies shall apply to such investments in other real estate companies.

There are two classes of shares issued by the Fund, Accumulator and Distributor. The Fund may distribute dividends to the Distributor Share Class while for the Accumulator hare class any profits will accumulate within the price of the Fund. The Fund is denominated in Euro.

3.4 Intended investor

The Fund is not suitable for retail investors. The Fund is intended solely for Eligible Investors, i.e. Professional or Qualifying Investors, who have experience of investing in various financial 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 know the differences in the regulation of alternative investment funds and the risks associated with this type of investment. An investment in the Fund is not intended for investors with an investment horizon of less than 7 years, for investors who do not have sufficient experience of investing in similar financial instruments and for investors without sufficient capital to ensure that any failure of the investment will not significantly jeopardize the investor's standard of living and the impact on the investor's financial objectives will not be significant. Further criteria for the Eligible Investors are specified in Appendix II of the Offering Supplement and in the Offering Memorandum.

3.5 Further information

The depositary of the Fund is Reyl & Cie (Malta) Ltd, seat: Swiss Urban Factory, Office 5, 5, Saint Frederick Street, Valletta VLT 1470, Malta (the “**Depositary**”). The Depositary is subject to the regulatory surveillance of the MFSA and holds a category 4a Investment Services license granted by the MFSA.

The administrator of the Fund is BOV Fund Services Limited, seat: 475, Triq il-Kbira San Guzepp, St Venera SVR (the “**Administrator**”). The Administrator is recognized to provide fund administration services and is authorized as a Class C Company Services Provider by the MFSA.

The current version of the Offering Memorandum and the Offering Supplement are available on the website [WOOD & Company investiční společnost a.s.](http://WOOD&Companyinvestičníspolečnost.a.s.) | [WOOD SICAV Malta](http://WOODSICAVMalta) and can be obtained in electronic form by an email by any investor upon request toinfofovfs@bov.com in English. Other information about the Fund can be obtained in the same way.

4. WHAT ARE THE POTENTIAL RISKS ENTAILED, AND WHAT LEVEL OF RETURN MAY BE ANTICIPATED?

4.1 Risk indicator



The risk indicator assumes that you will keep the product for 7 years. The actual risk may vary significantly if you cash out the product at the initial stage and you may recover less money.

The aggregate risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely you are to lose money as a result of the markets or because we are unable to pay you. We have ranked this product as Class 6 out of 7, which is the second highest risk class. This values 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 considerably with different holding periods (lengths of investment), and if you do not stick to the investment horizon, the actual risk may be much higher, and you may recover considerably less if you exit early.

See below for more information on early termination and recommended holding period. Please also note that the value of an investment may go down as well as up over time and the return on investment is not guaranteed. In extreme cases, the maximum loss may be the entire amount invested.

Beware of currency risk. Whilst the Fund may enter into hedging transactions to seek to reduce the currency, exchange rate and interest rate risks, unanticipated changes in currency, interest rates and equity markets may result in a poorer overall performance of the Fund.

Other risks that an investor takes when investing in the Fund that are not reflected in the SRI are: specific risk when investing in real estate property, valuation of immovable property, valuation and redemption risk, settlement risk, use of derivatives, market risk, illiquidity risk, risks of leverage and borrowings, business cycle risk, country risk, tax risk, etc.

4.2 Performance scenarios

These figures include all the costs of the product itself but may not include all the costs you pay to your consultant or distributor. The figures do not consider your personal tax situation, which may also affect how much you get back. What you get from this product depends on the future performance of the market. Future market performance is uncertain and cannot be predicted with accuracy. 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 recover under extreme market conditions.

Recommended holding time:		7 years	
Example of investment		10.000 EUR	
Scenarios		If you exit the investment after 1 year	If you exit the investment after 7 years
Minimum	Minimal yield is not guaranteed. You could lose some or all of your investment.		
Stress	What you could get back after deducting costs	9,398 EUR	7,732 EUR
	Average annual return	-6.02 %	-3.61 %
Adverse	What you could get back after deducting costs	10,811 EUR	20,614 EUR
	Average annual return	8.11 %	10.89 %
Moderate	What you could get back after deducting costs	11,287 EUR	27,866 EUR
	Average annual return	12.87 %	15.77 %
Favorable	What you could get back after deducting costs	11,637 EUR	34,497 EUR
	Average annual return	16.37 %	19.35 %

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

Cash and property accounts are established and maintained by the Depositary on behalf of the Fund and are separate from the assets of the Company and the Depositary. Therefore, any insolvency of the Company as the creator of the Fund or the Depositary will not affect the value of the investment. The return on the investment in the Fund, any part thereof or the yield on the investment, is not guaranteed in any way. No guarantees are provided by third parties for the protection of investors.

6. WHAT ARE THE COSTS RELATED TO THE INVESTMENT?

The person selling or advising you about the product may charge you different costs. If this is the case, this person will provide you with information about these costs and how they affect your investment.

6.1 Costs in time

The scenarios show the amounts that cover different types of costs from your investment. 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 amount shown 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 have assumed the performance of the product under a moderate scenario
- The amount invested would be 10.000 EUR

Scenarios	If you exit the investment after 1 year	If you exit the investment after 7 years
Total costs	598 EUR	6,038 EUR
Impact on the yield (RIY) annually	5.98 %	8.63 %
(*) This figure shows how the costs reduce your return each year over the holding period. For example, it shows that if you exit within the recommended holding period, your expected average annual return will be 24,4 % before expenses and 15,8 % after expenses. These figures include the maximum distribution fee that the person selling the product to you can charge, which is 5 % of the amount invested. The actual amount of the distribution fee will be communicated to you by that person.		

6.2 Composition of costs

One-off costs of entry or exit		If you terminate your investment after 1 year
Entry fee	An initial charge of up to 3 % of the amount invested	291 EUR
Exit fee	0 % of the amount paid out to investor upon redemption of his shares	0 EUR
Ongoing costs paid annually		
Management fee and other administrative or operating costs	1,6 % of the value of your investment	155 EUR
Transaction costs	0,1 % of the value of your investment. This is an estimate of the costs incurred when the Fund is buying or selling underlying investments. The actual amount may vary depending on the investment volume which is being bought or sold.	10 EUR
Costs paid under certain condition		
Performance fees and capital appreciation fees	1,5 % of the value of your investment per year. Performance fee is being collected from the net appreciation of your investment, in case the product performed positively. This product does not have an appreciation fee.	185 EUR

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

RECOMMENDED HOLDING PERIOD: 7 YEARS

The length of the recommended investment horizon is related to the risk profile of the Fund, where riskier assets are subject to higher market fluctuations in the short term and thus the value of the investment may be negatively affected. Adherence to the horizon significantly increases the likelihood that the appreciation of the investment will be positive.

For a period of 7 years from the date of subscription, the Investment Shares shall not be redeemed and any redemption requests received within this period shall not be considered by the Administrator of the Fund. Please note that if the recommended investment horizon is not followed, the actual risk as expressed by the aggregate risk indicator may be higher. Failure to adhere to the investment horizon may therefore have an impact on the return on investment as expressed by the RIY as well as on the performance estimation scenarios presented (see information above).

8. HOW CAN I COMPLAIN?

The investor has the possibility to file a complaint in the following ways:

- a) by email to infobovfs@bov.com
- b) by phone on +356 21 227 311
- c) by post or in person in the seat of the Administrator

The investor is entitled to file a complaint against the Fund's procedures with the supervisory authority, i.e. the MFSA.

9. OTHER RELEVANT INFORMATION

This Key Information Document has been prepared pursuant to 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 latest version of the Key Information Document can be found on the Investment Manager's website.