



ACCOLADE INDUSTRIAL FUND PRESENTATION

We invest in smart industrial
parks for a sustainable future

Invest with us

FEBRUARY 2025



WHO WE ARE AND WHAT WE DO?

The main objective of our industrial fund is the long-term appreciation of our investors' assets. It succeeds mainly thanks to a well-established conservative strategy and a very effectively diversified portfolio. At the same time, however, these investments create space for further industrial revolution and the opportunity to participate in the development of a sustainable future in Europe.

01

INVESTMENTS IN THE FUND

Both individuals and legal entities can invest in the Fund. The minimum investment is EUR 75,000 (or a CZK equivalent) with an investment horizon of five years.

04

PAYMENT OF INVESTMENT WITH PROFIT

On expiry of the investment horizon, you can decide whether you want your investment paid out including any appreciation, or reinvest your funds or a part thereof.



03

RENTAL PAYMENTS

The Fund collects the rents, generating the revenue for the investors.

The regular rent payment is always guaranteed by a bank guarantee, the parent company of the lessee, or a security deposit. The rent is indexed on an annual basis.

02

PURCHASE OF FULLY RENTED INDUSTRIAL BUILDINGS

The Fund only invests in fully rented buildings with solvent tenants. The tenant portfolio consists of stable international companies, primarily in the fields of manufacturing, logistics, and e-commerce.



INVESTING RESPONSIBLY

Since the Accolade Fund was established in 2014, we demonstrate a commitment to conduct our business responsibly and with an emphasis on clear rules of operation, management principles and values.

ACCOLADE GOVERNANCE STRUCTURE



► MILAN KRATINA

Co-Founder Of Accolade Fund
Chairman Of The Board, Accolade Fund SICAV Plc And Accolade Investment Company Ltd.
Member Of The Investment Committee, Accolade Investment Company Ltd.



► ZDENĚK ŠOUSTAL

Co-Founder Of Accolade Fund
Member Of The Board, Accolade Investment Company Ltd.
Member Of The Board, Accolade Fund SICAV Plc



► CHRIS CASAPINTA

Member Of The Board, Accolade Fund SICAV Plc

- Director of Alter Domus (Services) Malta Limited since 2010
- Over 10 years experience in audit and financial advisory



► STEVEN TEDESCO

Member Of The Investment Committee, Accolade Investment Company Ltd.

- More than 20 years experience in the Asset Management sector
- Managed portfolio exceeding EUR 1 billion
- Chartered Fellow of the Chartered Institute for Securities & Investment



► ALEXIA FARRUGIA

Member Of The Board Accolade Investment Company Ltd.

- Almost 20 years experience in the financial services industry
- Focused on investment services for non-banking financial institutions in Malta, private companies, and companies listed on the Malta Stock Exchange
- Authorized Risk Manager and MLRO to investment services firms and financial institutions
- Member of the Malta Association of Risk Managers, the Institute of Financial Services Practitioners and other organizations



► SANDRO BARTOLI

Member Of The Board, Accolade Investment Company Ltd.

- In the investment services business since 1997
- In 2000 set up Quest Investment Services Ltd. an independent financial advisory company
- Advisers (CeFA) and various other certificates in compliance and anti-money laundering

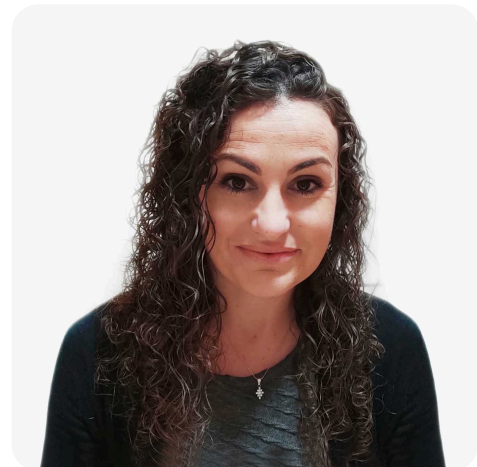
INVESTING RESPONSIBLY



▶ **PETR POSKER**

Member Of The Investment Committee, Accolade Investment Company Ltd.

- Portfolio Manager with 20 years experience in various companies (e.g. Atlantik Asset Management or ABN AMRO Asset Management)
- Member of the CFA Institute since 1999



▶ **MARICA TEDESCO**

Member Of The Investment Committee, Accolade Investment Company Ltd.

- More than 20 years of experience in the financial services industry specialising mostly in the accountancy field
- Over 10 years of experience in the investment services business ranging from Fund Administration to UCITS Internal Auditing and Investment Analysis of Private Equity projects
- Fellow Member of Association of Chartered Certified Accountants since 2009



▶ **JOSEPH FALZON**

Member Of The Board, Accolade Investment Company Ltd.

- Professor with Ph.D. degree in economics from Northwestern University in Evanston, Illinois, U.S.A.
- Author of several local and foreign publications on the Maltese economy
- Served as a consultant to several Maltese organizations



▶ **MALCOLM ST JOHN**

Member Of The Board Accolade Fund Sicav Plc

- Certified Public Accountant with 18 years of experience in the financial services industry holding various senior roles
- Over 15 years work history in Fund administration including HSBC and Apex Fund Services
- ACCA completed in 2008

▶ Our goal is to create long-term value for investors. We adhere to strict investment principles, ensuring that our portfolio aligns with ethical and sustainability standards. Not all business activities are permitted—our investment restrictions exclude industries that violate environmental, social, or legal regulations, including illegal arms trade, radioactive materials, harmful chemicals, and activities contradicting human rights or cultural preservation.

▶ Every investment undergoes a comprehensive Due Diligence process conducted by an independent external company assessing the value of the project. This evaluation includes screening and risk assessments to mitigate potential risks.

UNIQUENESS OF OUR PARKS



STRATEGIC POSITION WITH QUALITY INFRASTRUCTURE



TENANTS OF WORLD BRANDS FROM E-COMMERCE, LOGISTICS AND PRODUCTION



THE REBUILDING OF TRADITION - REVITALIZATION OF THE BROWNFIELDS



SUPPORTING THE REGION'S ECONOMIC AND SOCIAL GROWTH



MODERN ENVIRONMENTALLY FRIENDLY BUILDINGS



THE HIGHEST TECHNICAL STANDARDS OF MODERN CONSTRUCTION



OUR ESG STRATEGY



- ▶ Accolade Fund invests in properties that meet the highest sustainability standards. The fund proudly owns seven industrial properties certified with the prestigious BREEAM Outstanding rating.
- ▶ These exemplary assets are located in Stříbro, Kojetín, Szczecin, Konin and Cheb. Notably, one of the buildings in Cheb received the highest score and is currently the most environmentally friendly industrial building in the world.
- ▶ Photo on the left presents a building Szczecin III – First Outstanding BREEAM International New Construction in Poland.



At Accolade, we comply with the principle of responsible investments with respect for the world around us. We plan our projects in a manner that ensures their compliance with the highest standards of the internationally accepted BREEAM sustainable approach certification.

BREEAM CERTIFICATION GUARANTEES

- ▶ High level of environmental friendliness
- ▶ Suitable working conditions for employees
- ▶ Energy self-sufficiency of buildings

Health, safety, and environmental risks are monitored prior to and throughout the development of our projects. As of 2020, all new Accolade projects have certification of “Excellent” or higher.

BREEAM	
OUTSTANDING	314,962 sq m
EXCELLENT	456,888 sq m
VERY GOOD	1,064,147 sq m
GOOD	199,671 sq m
TOTAL	2,035,668 sq m

CLEAN ENERGY

- ▶ Accolade acknowledges that prioritizing fossil-free energy sources aligns with global climate goals and is also a key element of being a competitive company. This approach not only benefits the environment, but also positively impacts other sectors for which we provide infrastructure, all in alignment with the EU's climate agenda.
- ▶ Photo on the right presents a building Kojetín - Outstanding BREEAM International New Construction fitted out with one of the biggest photovoltaic roof installations in Czech Republic



ACCOLADE FUNDS PARK KOJETÍN



CLEAN MOBILITY

- ▶ Our industrial parks are equipped with smart infrastructure that empowers tenants and employees to actively contribute to reducing their carbon footprint. By integrating sustainable mobility solutions, we support cleaner and more efficient transportation options. Charging stations for electric vehicles eliminate dependence on fossil fuels and support a more sustainable and efficient future.
- ▶ To further encourage environmentally friendly commuting, our parks are also equipped with dedicated bicycle racks, providing employees with a convenient and secure way to opt for emission-free transport. This not only reduces traffic congestion but also promotes a healthier lifestyle, reinforcing our commitment to sustainability at every level of operation.



BIODIVERSITY AND ECOSYSTEMS



ACCOLADE FUNDS PARK TEPLICE SOUTH

▶ Accolade’s portfolio prominently features repurposed brownfields, reflecting a strategic decision to rejuvenate these spaces. This approach serves two key purposes: it preserves fertile land and helps tackle long-standing environmental issues in the areas we work in. We believe in the transformative impact of creating eco-friendly parks that revitalize neglected and abandoned areas.

BROWNFIELD PORTFOLIO OVERVIEW

COUNTRY	GLA	LAND SIZE
POLAND	347,990.53 sq m	824,292 sq m
CZECH REPUBLIC	319,390.68 sq m	1,011,994 sq m
GERMANY	19,891.86 sq m	33,681 sq m
TOTAL	687,273.07 sq m	1,869,967 sq m

WATER RESOURCES

- ▶ At Accolade, we're acutely aware of the limited nature of water resources, which drives us to manage them with great care. Our commitment to responsible water use is reflected in our strategic approach.
- ▶ Our buildings utilize the best available technologies for water conservation, setting an example that goes beyond the usual industry norms for industrial buildings.



GOOD NEIGHBOUR AND PARTNER

- ▶ We are committed to being a responsible and considerate neighbor in every community where we operate.
- ▶ Our industrial parks are designed not only to meet the highest sustainability standards but also to create a positive impact on their surroundings.
- ▶ As part of this commitment, we incorporate features such as outdoor workout areas for employees, promoting a healthier and more engaging work environment.



OUTDOOR WORKOUT

ECONOMIC VALUE FOR SOCIETY

- ▶ Accolade wields a substantial influence on the generation of economic value across its entire value chain, catalyzing positive outcomes for society.
- ▶ The market value we contribute through our portfolio plays a pivotal role in sustaining economic stability within the regions we operate. Our expansive network, comprising customers, contractors, tenants, suppliers, and business partners, enriches our business and positively impacts various communities.

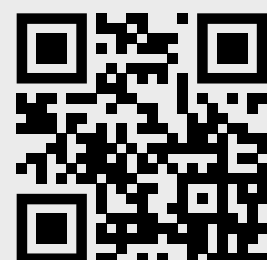


ACCOLADE FUND SICAV P.L.C.

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This presentation provides an overview of the Accolade Industrial Fund (the "Sub-Fund"), the sole sub-fund of Accolade Fund SICAV plc (the "Scheme" or "Company"). Accolade Investment Company Limited (C 94600) is authorised and regulated by the Malta Financial Services Authority ("MFSA") to act as an Alternative Investment Fund Manager in terms of Directive 2011/61/EU on Alternative Investment Fund Managers ("AIFMD"), and has been engaged by the Company to actively manage the Company and the Sub-Fund's AIFM (the "Manager").

The Sub-Fund is a real estate fund and primarily holds a diversified portfolio of industrial commercial properties in Czech Republic, Slovakia, Hungary, Poland, Germany, Russia, Ukraine, Estonia, Latvia, Lithuania and in the Commonwealth of Independent States. Such industrial commercial properties are mainly "A-class" warehouses as defined by CBRE (www.cbre.cz), which can include warehouses or manufacturing properties, or other commercial property within this definition. The Sub-Fund may also invest to a lesser extent in other European countries.

The Sub-Fund is intended only for investors classifying as qualifying investors in terms of the Offering Documents.

The information and services provided in this presentation are for informational purposes only and are not and should not be construed as a recommendation to purchase or redeem units in the Sub-Fund or as investment advice. They should not be relied upon as a basis for entering into any contract or creating any obligations. Furthermore, this document should not be cited or referenced as part of any contract or obligation of any kind. None of the information presented here should be interpreted as investment, legal, tax, or any other form of advice. The Company strongly encourages prospective investors to seek independent legal, financial and/or tax advice prior to investing. Furthermore, the Company cannot guarantee the accuracy of the information contained herein and shall not be held liable for any losses incurred from the use of this information. It shall be the responsibility of every user of this document to take complete accountability for their investment decisions.

Prior to undertaking any subscription for units in the Fund, prospective investors should diligently assess the investment objectives, eligibility requirements, fees, and risk factors associated with each of the Sub-Funds which are all set out in the latest offering memorandum of the Company and the Offering Supplement of the Sub-Fund (the "Offering Documents"). It is advised that prospective investors thoroughly read through the contents of the Offering Documents before reaching a decision to invest in the Fund.

In addition, whilst actively managed, the Sub-Fund is not managed in reference to any benchmark index. In addition, there will be no secondary market for the investor shares in the Sub-Fund, and consequently, an investment in any Sub-Fund may be illiquid given that investors would only be able to dispose of their holding by means of redemption. There is no assurance that, in order to meet redemptions, the Sub-Fund will be able to liquidate their portfolio without losses. These losses might have an adverse effect on the NAV of the Sub-Fund and thus on the redemption proceeds that will be received by the redeeming investor. The portfolio of the Sub-Fund, under the sole trading authority of the Manager, may utilise leverage, which can result in volatile investment performance. Investors should only proceed with an investment if they are prepared to potentially lose all or a significant portion of their investment. Fees attached to the investment may be higher than in other alternative investments, therefore the investors may lose part of their profits. Furthermore, current or prospective investors ought to be aware that investors in AIFs (such as the Sub-Fund) are not protected by any statutory compensation arrangements in the event of the Company's failure.

Any person who receives or obtains a copy of the Offering Documents in any territory should not consider it as an invitation to purchase or subscribe to units in the Fund in any jurisdiction, unless such an invitation is legally permissible without violating any authorisation or legal obligation in that particular territory. It shall be the responsibility of the person accessing this presentation to adhere to the applicable laws and regulations in their jurisdiction.

AN INVESTMENT IN THE FUND IS SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK. THERE IS NO GUARANTEE THAT THE INVESTMENT OBJECTIVE OF THE SUB-FUND WILL BE ACHIEVED. MOREOVER, AN INVESTMENT INTO THE SUB-FUND COMES WITH INHERENT RISKS INCLUDING THE POTENTIAL LOSS OF PRINCIPAL, AND PAST PERFORMANCE MAY NOT BE INDICATIVE OF FUTURE RESULTS.

Current, or prospective investors should be aware that there may be limitations on the withdrawal of capital from the Sub-Funds, potentially leading to restricted access to capital during times of urgency. In addition, investors only acquire units in the Sub-Fund, and not in the underlying assets of the Sub-Fund as these are only the underlying assets owned by the respective Sub-Fund.

THE FEES AND EXPENSES CHARGED IN CONNECTION WITH THIS INVESTMENT MAY BE HIGHER THAN THE FEES AND EXPENSES OF OTHER INVESTMENT ALTERNATIVES AND MAY OFFSET PROFITS.

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