

FINAL TERMS

Fixed Rate Green Bonds

with an anticipated aggregate nominal value of up to CZK 800,000,000 with a possible increase to up to CZK 1,625,000,000 due in 2031

These final terms (the “**Final Terms**”) constitute the final terms within the meaning of Article 8(4) of Regulation (EU) 2017/1129 of the European Parliament and of the Council on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the “**Prospectus Regulation**”) and contain a bond programme supplement relating to the issue of the below specified bonds (the “**Bonds**”). The complete prospectus consists of (i) these Final Terms; and (ii) the base prospectus of Accolade Finco Czech 2, s.r.o., with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, ID No.: 225 67 062, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 418562, LEI: 3157005T8FZ0X95ZN793 (the “**Issuer**”), approved by the decision of the Czech National Bank (the “**CNB**”) ref. No. 2025/025253/CNB/650, file No. S-Sp-2025/00074/CNB/653 dated 4 March 2025, which became final and effective on 4 March 2025, as supplemented by the supplement no. 1 approved by the decision of the CNB ref. No. 2025/104831/CNB/650, file No. S-Sp-2025/00655/CNB/653 dated 28 August 2025, which became final and effective on 28 August 2025 and by the supplement no. 2 which was approved by the decision of the CNB ref. No. 2026/005374/CNB/650, file No. S-Sp-2026/00002/CNB/653 dated 13 January 2026, which became final and effective on 14 January 2026 (the “**Base Prospectus**”). Full information on the Issuer, the Guarantor, the Bonds and the offer of the Bonds described herein is only available on the basis of a combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published and is available in electronic form on the Issuer’s website accolade.eu in the section “About Us, Bonds” (the “**Issuer’s Website**”).

The Base Prospectus is valid until 4 March 2026.

The public offering of the Bonds may continue after the expiry of the Base Prospectus if a subsequent Base Prospectus is approved and published no later than on the last day of the validity of the Base Prospectus. The Issuer’s subsequent Base Prospectus will be published on the Issuer’s Website. In accordance with Article 8(11) of the Prospectus Regulation, a right of withdrawal pursuant to Article 23(2) shall also apply to investors who have agreed to purchase or subscribe for the securities during the validity period of the previous base prospectus, unless the securities have already been delivered to them.

These Final Terms have been prepared for the purposes of Article 8(4) of the Prospectus Regulation and must be read in conjunction with the Base Prospectus and any supplements thereto.

In accordance with Article 8(5) of the Prospectus Regulation, these Final Terms have been published on the Issuer’s Website and have been filed with the CNB in accordance with applicable law.

The Bonds are issued as the third issue under the bond programme of the Issuer with the maximum aggregate nominal value of the outstanding Bonds of CZK 6,000,000,000 (the “**Programme**”). The wording of the joint terms and conditions, which are the same for each Issue issued under the Programme commencing on 4 March 2025, is set out in the chapter “*Joint Terms and Conditions of the Bonds*” in the Base Prospectus approved by the CNB and published by the Issuer (the “**Joint Terms and Conditions**”).

Capitalised terms not defined in these Final Terms shall have the meanings ascribed to them in the Base Prospectus unless the context of their use in these Final Terms indicates otherwise.

Investors should consider the risk factors associated with an investment in the Bonds. These risk factors are set out in the section of the Base Prospectus entitled “*Risk Factors*”.

These Final Terms were drawn up on 15 January 2026 and the information contained herein is current only as of that date. The Issuer publishes information about itself and the results of its business activities on a regular basis in connection with the fulfilment of its information obligations under the applicable legislation. After the date of these Final Terms, prospective purchasers of the Bonds should base their investment decisions not only on these Final Terms and the Base Prospectus, but also on other information that may have been published by the Issuer after the date of these Final Terms or other publicly available information. This is without prejudice to the obligation of the Issuer to update the Base Prospectus by way of supplements within the meaning of Article 23(1) of the Prospectus Regulation.

The distribution of these Final Terms and the Base Prospectus and the offer, sale or purchase of the Bonds are restricted by law in certain countries. The Issuer has not applied and does not intend to apply for recognition of

the Base Prospectus and the Final Terms in any other jurisdiction and the Bonds will not be registered, authorised or approved by any administrative or other authority of any jurisdiction except for the approval of the Base Prospectus by the CNB.

The Bonds will be placed on the market by the Issuer through Česká spořitelna, a.s. and Raiffeisenbank a.s. as joint lead managers (the “**Joint Lead Managers**”).

MiFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS, ELIGIBLE COUNTERPARTIES AND RETAIL INVESTORS TARGET MARKET – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties, professional clients and retail clients, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); and (ii) all channels for distribution of the Bonds are appropriate, including investment advice, portfolio management, non-advised sales and pure execution services. Any person subsequently offering, selling or recommending the Bonds (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

ISSUE SPECIFIC SUMMARY

The summary below sets out the key information that investors need to understand the nature and the risks of the Issuer and the Bonds. The summary should be read in conjunction with the Base Prospectus. Capitalised terms used in the summary have the meanings ascribed to them in the Joint Terms and Conditions or any other part of the Base Prospectus.

1 INTRODUCTION AND WARNINGS

Warnings	<p>This summary should be read as an introduction to the Base Prospectus and the Final Terms. Any decision to invest in the Bonds should be based on consideration of the Base Prospectus as a whole including any documents incorporated therein and any supplements thereto.</p> <p>Investors could lose all or part of their capital invested in the Bonds in the event that the Issuer does not have sufficient funds to repay the nominal amount of the Bonds and/or to pay the yield of the Bonds corresponding to the Issue Price of the Bonds.</p> <p>The Issuer assumes responsibility for the information contained in this summary. The Issuer can be held liable but only where the summary is misleading, inaccurate or inconsistent, when read together with the Base Prospectus, or where it does not provide, when read together with the Base Prospectus, key information in order to aid investors when considering whether to invest in such securities. In the event that a claim relating to the information contained in the Base Prospectus is brought before a court, the claimant investor might, under national law, be required to bear the costs of translating the Base Prospectus before the legal proceedings are initiated.</p>
Name and international securities identification number (ISIN) of the Bonds	<p>Name of the Bonds Issue: ACCOL.FC2 6,75/31.</p> <p>ISIN of the Bonds: CZ0003580011.</p>
The identity and contact details of the Issuer	<p>The issuer of the Bonds is Accolade Finco Czech 2, s.r.o., with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, Postal Code 186 00, ID No.: 225 67 062, LEI: 3157005T8FZ0X95ZN793, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 418562.</p> <p>The Issuer may be contacted by telephone at +420 220 303 019 or via email at bonds@accolade.eu.</p>
The identity and contact details of persons offering the Bonds and person asking for admission to trading on a regulated market	<p>The placement of the Bonds will be made by the Issuer through the Joint Lead Managers, i.e.: Česká spořitelna, a.s., with its registered office at Olbrachtova 1929/62, 140 00 Prague 4, ID No.: 452 44 782, LEI: 9KOGW2C2FCIOJQ7FF485 (“ČS”). ČS may be contacted on telephone number +420 800 468 378 (800 INVEST) or via email at csas@csas.cz.</p> <p>Raiffeisenbank a.s., with its registered office at Hvězdova 1716/2b, 140 78 Prague 4, ID No.: 492 40 901, LEI: 31570010000000004460 (“RB”). RB may be contacted on telephone number +420 412 440 000 or via email at investment.banking@rb.cz.</p> <p>The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE The Listing Agent is ČS (the “Listing Agent”), which may be contacted as described above.</p>
The identity and contact details of the competent authority approving the Base Prospectus	<p>The Base Prospectus has been approved by the CNB as the financial market supervisory authority pursuant to Act No. 6/1993 Coll., on the Czech National Bank, as amended, and Article 31 of the Prospectus Regulation.</p> <p>The CNB may be contacted on telephone number +420 224 411 111 or +420 800 160 170.</p>
Date of approval of the Base Prospectus	<p>The Base Prospectus was approved by the CNB in its decision ref. No. 2025/025253/CNB/650, file No. S-Sp-2025/00074/CNB/653 dated 4 March 2025, which became final and effective on 4 March 2025, and was supplemented by the supplement no. 1</p>

	which was approved by the decision of the CNB ref. No. 2025/104831/CNB/650, file No. S-Sp-2025/00655/CNB/653 dated 28 August 2025, which became final and effective on 28 August 2025, and by the supplement no. 2 which was approved by the decision of the CNB ref. No. 2026/005374/CNB/650, file No. S-Sp-2026/00002/CNB/653 dated 13 January 2026, which became final and effective on 14 January 2026.
--	---

2 KEY INFORMATION ON THE ISSUER

2.1 Who is the issuer of the securities?

Registered office, legal form of the Issuer, its country of incorporation, ID number, LEI and law under which it operates	The Issuer is a limited liability company incorporated under the laws of the Czech Republic, with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, Postal Code 186 00, ID No.: 225 67 062, LEI: 3157005T8FZ0X95ZN793, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 418562. The Issuer is governed in its activities by Czech legislation, in particular Act No. 90/2012 Coll., on companies and cooperatives, as amended (the “ Act on Business Corporations ”), Act No. 89/2012 Coll., the civil code, as amended (the “ Civil Code ”).
Principal activities of the Issuer	The Issuer is a special purpose company that has not yet conducted any activity. The purpose of the Issuer is to issue the Bonds and provide financing to Accolade Holding, a.s., with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, ID No.: 286 45 065, LEI: 315700DJG0G8FUQIP845, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. B 19102 (the “ Guarantor ”) in the form of an intragroup loan as set out in the relevant Final Terms.
Shareholders of the Issuer	The Issuer’s sole shareholder is the Guarantor, which directly owns 100% of the Issuer’s registered capital. The Guarantor and its subsidiaries, together forming a consolidated group with the Guarantor (the “ Group ”).
Key managing directors of the Issuer	Key managing directors of the Issuer are Mr Milan Kratina and Mr Zdeněk Šoustal, members of the board of directors of the Issuer.
Statutory auditor	The Issuer’s auditor is BDO Audit s.r.o., an independent registered auditor with its registered office at V Parku 2316/12, Chodov, 148 00 Prague 4, Czech Republic, ID No.: 453 14 381 (“ BDO ”).

2.2 What is the key financial information regarding the Issuer?

Key financial information regarding the Issuer	The following table summarises the key financial data of the Issuer.		
	Income statement of the Issuer (in CZK thousands)	As of 6 February 2025	As of 30 June 2025
	Profit from operations	0	(178)
	Balance sheet of the Issuer (in CZK thousands)	As of 6 February 2025	As of 30 June 2025
	Net financial debt (long term debt plus short term debt minus cash)	0	1,930,823
	Statement of cash flows of the Issuer (in CZK thousands)	As of 6 February 2025	As of 30 June 2025
	Net Cash flows from operating activities	0	56,089
	Net Cash flows used in / from financing activities	0	(56,076)
	Net Cash flows used in / from investing activities	0	0
As the Issuer is a company incorporated for the purpose of issuing the Bonds and had not conducted any business activity, the Issuer had only prepared an opening balance sheet as of			

	6 February 2025 prior to the date of approval of the Base Prospectus. The Issuer has also prepared interim financial statements as of 30 June 2025. Both the opening balance sheet and the interim financial statements have been prepared in accordance with EU IFRS. The Issuer's opening balance sheet has been audited by BDO with an "unqualified" opinion.
--	--

2.3 What are the key risks that are specific to the Issuer?

Key risks specific to the Issuer	<p>1. Risks associated with a special purpose company - The Issuer is a special purpose vehicle that was established for the purpose of issuing bonds and subsequently providing intra-group financing. The Issuer does not carry out any other business activity and therefore cannot generate resources to repay the debts arising under the Bonds from other activities. The Issuer's cash flows and its ability to meet its debt obligations, including under the Bonds, will depend primarily on the operating results and financial situation of the Group and on whether the Issuer receives funds from the Group in the form of repayments of intra-group loans or borrowings and related interest, or otherwise. The Issuer's ability to finance any payments therefore depends on the continued activity and solvency of the Group.</p>
---	--

3 KEY INFORMATION ON THE SECURITIES

3.1 What are the main features of the securities?

Bonds	<p>Book-entered green bonds with a fixed interest rate in an aggregate anticipated nominal value of the Issue of CZK 800,000,000, with the possibility of increase up to CZK 1,625,000,000 due 2031, ISIN CZ0003580011. The Bonds will be registered with the Centrální depozitář cenných papírů, a.s., with registered office at Rybná 682/14, Staré Město, 110 00 Prague 1, Czech Republic, ID No.: 250 81 489, registered in the Commercial Register maintained by the Municipal Court in Prague, file number B 4308 (the "Central Depository").</p> <p>Each Bond is issued with a nominal value of CZK 10,000. The maximum number of Bonds that may be issued is 80,000 and up to 162,500 in case of increase of the total nominal amount of the Issue.</p> <p>The Issue Date is 11 February 2026 and the Final Maturity Date is 11 February 2031.</p> <p>The Bonds are issued pursuant to the Bonds Act.</p>
Currency of the Bonds	Czech Crowns (CZK)
Rights attached to the Bonds	<p>The rights and obligations of the Issuer and the Bondholders under the Bonds are governed by the Joint Terms and Conditions and the Final Terms.</p> <p>No pre-emption or exchange rights are attached to the Bonds. The Bonds carry, in particular, the right to payment of the nominal value on the Final Maturity Date and the right to receive the yield on the Bonds. If the Bonds are not redeemed early, the nominal value of the Bonds will be redeemed in a single payment on the Final Maturity Date.</p> <p>The Bonds also carry the right to attend and vote at meetings of the Bondholders convened in accordance with the Bonds Act and the Joint Terms and Conditions and the Final Terms.</p> <p>The Bonds further carry the right of the Bondholders to require the early redemption of the nominal value of the Bonds together with any accrued and unpaid interest on such Bonds if an Event of Default occurs and is continuing and in the event of non-participation in, or voting against a Material Change at a meeting of the Bondholders.</p> <p>On 11 August 2030, the Issuer shall have the right to redeem all (but not part) of the outstanding Bonds (the "Early Redemption Date") by giving notice to the Bondholders no later than 40 days prior to the Early Redemption Date.</p> <p>If the Issuer exercises its right to redeem the outstanding Bonds under the Issue early, it is obliged to pay the full outstanding nominal value of the Bonds and the corresponding interest income accruing on the amount of such early redeemed nominal value of the Bonds as of the Early Redemption Date. If a Change of Control occurs, a Bondholder may, at its own discretion, request the Issuer to purchase its Bonds before the Final Maturity Date of the Bonds, by a written notice addressed to the Issuer and delivered to the Fiscal and Paying Agent to the address of the Specified Office (the "Buyback Notice"), always for 101% of the outstanding nominal amount of its Bonds on the Buyback Date increased by interest accrued and due as of the Buyback Date and the Issuer must purchase the Bonds of the relevant</p>

	<p>Bondholder within (and including) 30 days after the end of the calendar month during which the Bondholder delivered the Buyback Notice to the Fiscal and Paying Agent.</p> <p>The Buyback Notice must be delivered to the Fiscal and Paying Agent no later than 30 days after the publication of the Change of Control Notice.</p> <p>The Issuer, or any of the Issuer's affiliates, is authorised to purchase the Bonds in the market or otherwise at any price.</p>
The relative seniority of the Bonds in the event of Issuer's insolvency	The Bonds constitute direct, general, unconditional and unsubordinated liabilities of the Issuer secured by the Security (as defined in the Joint Terms and Conditions) which rank and will rank <i>pari passu</i> among themselves and at least <i>pari passu</i> with any present and future unsubordinated and in the same or similar manner secured liabilities of the Issuer, with the exception of liabilities treated preferentially under applicable mandatory laws. Under the same conditions, the Issuer must treat all Bondholders equally.
Transferability of the Bonds	The transferability of the Bonds is not restricted.
Yield of the Bonds	The Bonds bear a fixed interest rate of 6.75% per annum.

3.2 Where will the securities be traded?

Admission of the Bonds to a regulated or other market	The Issuer, through the Listing Agent, will apply for admission of the Bonds to trading on the Regulated Market of the PSE.
--	---

3.3 Is there a guarantee attached to the securities?

Description of the nature and scope of the guarantee	The Bonds are secured by a financial guarantee within the meaning of Section 2029 et seq. of the Civil Code issued by the Guarantor on 3 March 2025, as amended on 27 August 2025 and 13 January 2026, with the liability of the Guarantor limited to CZK 9,000,000,000.			
Description of the guarantor, including its LEI	The Guarantor is a joint-stock company incorporated in the Czech Republic with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, ID No.: 286 45 065, LEI: 315700DJG0G8FUQIP845, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. B 19102			
Relevant key financial information for the purpose of assessing the Guarantor's ability to fulfil its commitments under the guarantee	The following table summarises the key financial data of the Guarantor:			
	Consolidated income statement of the Guarantor <i>(in CZK thousands)</i>	For the year ending 31 December		For the six months ending 30 June
		2024	2023	2025 2024
	Profit from operations	1,999,875	1,096,381	1,728,817 903,590
	Consolidated balance sheet of the Guarantor <i>(in CZK thousands)</i>	For the year ending 31 December		For the six months ending 30 June
		2024	2023	2025
	Net financial debt (long term debt plus short term debt minus cash)	26,923,149	21,839,388	29,149,262
	Consolidated statement of cash flows of the Guarantor <i>(in CZK thousands)</i>	For the year ending 31 December		For the six months ending 30 June
		2024	2023	2025 2024

	Net Cash flows from operating activities	964,408	(295,325)	(1,966,354)	8,891
	Net Cash flows used in / from financing activities	5,677,051	4,465,155	1,969,952	4,359,545
	Net Cash flows used in / from investing activities	(6,333,979)	(4,085,574)	(1,624,418)	(3,410,247)
Key risks specific to the Guarantor and the Group	<p>Risk factors specific to the Guarantor and the Group include in particular the following legal and other facts:</p> <ol style="list-style-type: none"> Risk of secondary dependency of the Guarantor –The Guarantor is a holding company that owns shares in Group subsidiaries engaged mainly in commercial real estate for light manufacturing, logistics, and e-commerce, with limited interests in other sectors. It does not conduct its own business activities and relies on the financial performance of its subsidiaries to meet its obligations. The Guarantor cannot generate resources independently, except through the sale of its assets, particularly subsidiary shares. If subsidiaries are unable to provide funds—due to poor results, legal, tax, or contractual restrictions—the Guarantor’s ability to repay obligations under the Financial Guarantee and to support the Issuer is significantly affected. Consequently, the Guarantor is exposed to risks related to its subsidiaries and the markets in which they operate, which may impact its capacity to meet its financial commitments. The Group is exposed to economic, political and social conditions in the countries where it operates –The Group’s operations are heavily influenced by economic, political, and social conditions in the countries where it operates, especially in the EU. With a property portfolio mainly in Poland and the Czech Republic, and activities in several other European countries, the Group faces risks from factors such as inflation, economic growth, exchange rates, and potential new trade tariffs. Adverse changes in these areas could reduce demand, increase vacancies, and raise the risk of tenant defaults, negatively affecting the Group’s business and financial performance. 				

3.4 What are key risks that are specific to the securities?

Key risks that are specific to the Bonds	<p>Risk factors specific to the Bonds include in particular the following legal and other facts:</p> <ol style="list-style-type: none"> Liquidity risk – Notwithstanding the intention to admit the Bonds to trading on a regulated market, there can be no assurance that the Bonds will in fact be admitted to trading, that a sufficiently liquid secondary market will develop or, if one does develop, that such secondary market will be sustained. The fact that Bonds may be admitted to trading on a regulated market will not necessarily result in greater liquidity for such Bonds than for Bonds not admitted to trading on a regulated market. Return on investment in the Bonds may be affected by the interest rate – Investment in Bonds which bear interest at a fixed rate, involves the risk that subsequent changes in market interest rates may adversely affect the value of the Bonds. The holder of a Bond with a fixed interest rate is exposed to the risk of a decrease in the price of such a Bond as a result of changes in the market interest rates – the CNB has been continuously lowering the two-week repo rate to the current 3.50% applicable from 9 May 2025. While the nominal interest rate is fixed for the term of the existence of the Bonds, the current interest rate on the capital market usually changes daily. As the market interest rate changes, the price of the fixed-rate Bond changes too, but it does so inversely. If the market interest rate increases, the price of the fixed-rate Bond usually drops to a level where the yield of such a Bond roughly equals the market interest rate. On the contrary, if the market interest rate decreases, the price of the fixed rate Bond usually rises to a level where the yield of such a Bond roughly equals the market interest rate. This fact may have an adverse impact on the value and development of the investment in the Bonds. If a Bondholder owns Bonds denominated in a currency other than its home currency, it is exposed to currency exchange rate movements and possible currency restrictions that may adversely affect the value of such Bondholder’s Bonds – The Issuer will pay principal and interest on the Bonds in CZK. This presents certain currency exchange risks if the financial activities of the Bondholder are 				
---	---	--	--	--	--

	predominantly denominated in another currency than the currency of the Bond. These include the risk of significant changes in currency exchange rates (including changes caused by devaluation of the Bond Currency or revaluation of the Investor Currency) and the risk that authorities with jurisdiction over the Investor Currency and/or the Bond Currency may impose or modify currency restrictions.
--	--

4 KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC A THE ADMISSION TO TRADING ON A REGULATED MARKET

4.1 Under which conditions and timetable can I invest in this security?

Conditions of the public offering	<p>The Bonds will be offered to investors in the Czech Republic by the Issuer through the Joint Lead Managers by way of public offering under Article 2(d) of the Prospectus Regulation between 15 January 2026 – 29 January 2026.</p> <p>The Bonds may be issued in tranches during the Subscription Period or during the Additional Subscription Period.</p> <p>Participation in the public offer is subject to proof of the investor's identity with a valid identity document.</p> <p>In connection with the placing of an order, investors are obliged to enter into a commission/brokerage/investment services agreement with the relevant Joint Lead Manager for, inter alia, the purpose of opening a securities account in the investment instruments register of the Central Depository (provided that such account has not already been established). Such investors are further obliged to open a CZK denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Bonds (the maintenance of such account will be subject to fees in accordance with the standard price list of the relevant Joint Lead Manager for CZK denominated cash accounts), or may be required by the relevant Joint Lead Manager to submit other necessary documents and identification data.</p>
Expected timetable for the public offer	The Bonds will be offered from 15 January 2026 – 29 January 2026.
Information regarding admission to trading on a regulated market	The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE.
Plan for distribution and public offer of the Bonds	<p>The Issuer, through the Joint Lead Managers, intends to offer the Bonds by way of a public offering to all categories of investors in the Czech Republic and to selected qualified investors (and, where applicable, to other investors on terms that do not require the offeror to prepare and publish a prospectus in the relevant country) abroad, always in accordance with the relevant laws and regulations applicable in each country in which the Bonds are to be offered.</p> <p>Investors will always be contacted by the relevant Joint Lead Manager (in particular by means of remote communication) and invited to place an order to purchase the Bonds (the “Order”).</p> <p>On the Issue Date or, in the case of Bonds issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Bonds will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Bonds to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Bonds, other than those which continue to be held by and offered through the relevant Joint Lead Manager (in accordance with the Prospectus Regulation), will be sold by such Joint Lead Manager to end investors.</p> <p>The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Bonds submitted by the end investors and arrange for the transfer of the Bonds to the individual investors' securities accounts held in the relevant records of the Central Depository against payment of the Issue Price, on the Issue Date or, in the case of Bonds issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Bonds and as instructed by the end investor and on the terms and conditions set out in the agreement between the relevant Joint Lead Manager and the end investor. At the same time, the relevant Joint Lead Manager</p>

	<p>shall collect from the cash account of the end investor an amount equal to the issue price for the Bonds.</p> <p>Minimum order amount: CZK 10,000.</p> <p>The maximum aggregate nominal amount of Bonds requested by an individual investor in an Order is limited to the aggregate anticipated nominal value of the Bonds offered. If the volume of Orders exceeds the volume of the Issue, the Joint Lead Managers shall be entitled to shorten investors' bids at their sole discretion (if the investor has already paid the respective Joint Lead Manager the full price for the Bonds originally requested in the order, the relevant Joint Lead Manager shall return any overpayment without undue delay to the account communicated to the relevant Joint Lead Manager by the investor).</p> <p>The final nominal value of the Bonds allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the Joint Lead Managers to each investor (in particular by means of remote communication). The investor shall not be able to trade the subscribed Bonds prior to the delivery of this confirmation. The period during which the public offer will be open is from 15 January 2026 – 29 January 2026. The public offer may be terminated if the whole volume of the Issue has been subscribed for by investors or based on a decision of the Issuer.</p> <p>The purchase price for the Bonds issued on the Issue Date corresponds to 100% of the nominal value of the Bonds. The purchase price for the Bonds issued (in tranches) after the Issue Date in the event of a public offering in connection with the primary subscription of Bonds within the Subscription Period or the Additional Subscription Period will be determined based on a joint decision of the Issuer and the Joint Lead Managers at all times on the basis of current market conditions and will be published periodically on the Issuer's Website https://accolade.eu/en/about/bonds and on the website of each respective Joint Lead Manager – www.csas.cz (in the section <i>Podpora a Dokumenty – Dokumenty ke stažení – Prospekty a emisní dodatky</i>) (in case of ČS) and www.rb.cz (in the section <i>Povinně uveřejňované informace – Emise korporátních dluhopisů</i>) (in case of RB).</p>
An estimate of the total costs associated with the Issue or public offer	<p>The costs of preparing the Issue are estimated at approximately CZK 17,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs are estimated at approximately CZK 28,000,000.</p> <p>Each investor who purchases Bonds through ČS will be charged a fee of 0.25% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list at www.csas.cz/en, link: Price Lists in the section Documents to download - Price list for Investment. Such costs will not exceed 0.06% per annum of the aggregate nominal value of the Bonds in such account.</p> <p>In connection with the acquisition of the Bonds through RB in the Czech Republic, the investor in the Bonds will be charged a fee of up to 1.5% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list available on the website www.rb.cz (https://www.rb.cz/attachments/ceniky/cenik-investicnich-sluzeb.pdf). Such costs will not exceed 0.30% per annum of the aggregate nominal value of the Bonds in such account.</p> <p>The investor may be required to pay additional fees charged by the intermediary of the purchase or sale of the Bonds, the person keeping the records of the Bonds, the person who performs the clearing of the Bonds transaction, or by another person, e.g. fees for opening and maintaining an investment account, for arranging the transfer of the Bonds, services related to custody of the Bonds, their registration</p>

4.2 Who is the offeror and/or the person asking for admission to trading?

Description of the persons offering the Bonds	<p>The Bonds will be placed on the market by the Issuer through the Joint Lead Managers, i.e. ČS and RB.</p> <p>The Joint Lead Managers are banks and their activities are governed by Czech legislation, in particular the Civil Code, the Act on Business Corporations, the Act No. 21/1992 Coll., on Banks, as amended (the “Act on Banks”), and the Act No. 256/2004 Coll., on Conducting Business in the Capital Market (the “Capital Market Act”).</p>
--	--

Description of the person asking for admission to trading on a regulated market	The Issuer will apply through the Listing Agent for admission of the Bonds to trading on the Regulated Market of the PSE. The Listing Agent is a bank and its activities are governed by Czech legislation, in particular the Civil Code, the Act on Business Corporations, the Act on Banks and the Capital Market Act.
--	--

4.3 Why is this base prospectus being produced?

Use and estimated net amounts of the proceeds	<p>The net proceeds from the issue of the Bonds will be applied by the Issuer to finance or refinance a portfolio of eligible Green Projects under its Green Finance Framework.</p> <p>The costs of preparing the Issue are estimated at approximately CZK 17,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs are estimated at approximately CZK 28,000,000. The net proceeds of the Issue obtained by the Issuer (if the expected total nominal amount of the Issue is issued) will be approximately CZK 783,000,000 and if the total nominal amount of the Issue is increased up to the total maximum amount, the net proceeds of the Issue will be approximately CZK 1,597,000,000.</p>
Placement of the Bonds	The Joint Lead Managers have undertaken to use their best efforts as may be reasonably required to locate potential investors in the Bonds and to place and sell the Bonds to such investors. The offering of the Bonds will thus be made on a “ <i>best efforts</i> ” basis, i.e. the Joint Lead Managers will use all efforts that may reasonably be required of them to place (i.e. subscribe for or purchase by investors) the Bonds in the Issue, but in the event that such placement fails, the Joint Lead Managers will not be obliged to subscribe for and purchase any further Bonds expected to be issued under the Issue. Neither the Joint Lead Managers nor any other persons have assumed any firm obligation to the Issuer to subscribe for or purchase Bonds in connection with the Issue.
Material conflicts of interest pertaining to the offer or the admission to trading	To the Issuer’s knowledge, no person or entity participating in the Issue or offering of the Bonds has an interest in such Issue or offering that is material to such Issue or offering of the Bonds except for ČS, which also serves as Joint Lead Manager, Fiscal and Paying Agent, Security Agent, Coordinator, Calculation Agent and Listing Agent for the Issue.

1. RESPONSIBILITY STATEMENT

Persons responsible for the information contained in the Final Terms


The person responsible for the accuracy and completeness of the information contained in these Final Terms is the Issuer, Accolade Finco Czech 2, s.r.o., with its registered office at Sokolovská 394/17, Karlín, 186 00 Prague 8, Czech Republic, ID No.: 225 67 062, registered in the Commercial Register maintained by the Municipal Court in Prague under file No. C 418562, LEI: 3157005T8FZ0X95ZN793.

Declaration of the Issuer

The Issuer declares that, to the best of its knowledge, the information contained in these Final Terms is in accordance with the facts and that these Final Terms make no omission likely to affect their import.

In Prague on 15 January 2026

Accolade Finco Czech 2, s.r.o.



Name: Milan Kratina

Position: Executive Director

2. BOND PROGRAMME SUPPLEMENT

This bond programme supplement dated as of the date of these Final Terms and prepared in relation to the Bonds (the “**Pricing Supplement**”) constitutes a supplement to the Joint Terms and Conditions as the joint terms and conditions of the Programme within the meaning of Section 11(3) of the Bonds Act.

This Pricing Supplement and the Joint Terms and Conditions together form the complete Terms and Conditions of the below specified issue of Bonds under the Programme.

The Pricing Supplement and the Joint Terms and Conditions have to be read and interpreted altogether. In case of any discrepancy between the Joint Terms and Conditions and this Pricing Supplement, the provisions of this Pricing Supplement will prevail; however, this does not affect the Joint Terms and Conditions in relation to any other Issue under the Programme.

The following parameters of the Bonds specify and supplement, in connection with this Issue, the Joint Terms and Conditions published earlier in the manner described above. The terms and conditions indicated in the table below as “not applicable” do not apply to the Bonds.

The capitalised terms used in this Pricing Supplement have the same meaning as ascribed to them in the Joint Terms and Conditions, unless otherwise defined in this Pricing Supplement.

The Bonds are issued under Czech law, in particular pursuant to the Bonds Act.

1.	ISIN of the Bonds:	CZ0003580011
2.	CFI of the Bonds:	DBFGGN
3.	FISN of the Issue:	ACCOLADE FINCO/6.75 DEB 20310211
4.	Condition 4 of the Joint Terms and Conditions:	applicable
5.	Nominal value of each Bond:	CZK 10,000
6.	Aggregate anticipated nominal value of the Issue:	CZK 800,000.000
7.	Issuer's right to increase the total nominal value of the Issue and conditions of such increase:	yes; the Issuer has the right to increase, with the consent of the Arranger and the Joint Lead Managers, the total nominal value of the Issue; the amount of such increase will not exceed CZK 825,000,000 (i.e. CZK 1,625,000,000 as the total nominal value of the Issue)
8.	Quantity of Bonds:	80,000 / 162,500 if the total nominal value of the Issue is issued
9.	Currency of the Bonds:	CZK
10.	Specified Currency (if different than the currency of Bonds set out in paragraph 9 above):	not applicable
11.	Issue Method:	The Bonds will be issued at once on the Issue Date, but if the aggregate nominal value of the Bond Issue is not issued on the Issue Date, they may also be issued in tranches after the Issue Date during the Subscription Period or during the Additional Subscription Period limited to 18 February 2026.
12.	Name of the Bond Issue:	ACCOL.FC2 6,75/31
13.	Issue Date:	11 February 2026
14.	Final Maturity Date:	11 February 2031

15.	Subscription period:	15 January 2026 – 29 January 2026
16.	Issue Price of the Bonds issued on the Issue Date:	100% of the nominal value of the Bonds.
17.	Day Count Fraction:	BCK Standard 30E/360
18.	Fixed Rate Bonds:	applicable
	18.1 Interest rate:	6.75% p.a.
	18.2 Interest Payment Dates:	semi-annually on 11 February and 11 August, whereas the first Interest Payment Date will fall on 11 August 2026
19.	Floating Rate Bonds:	not applicable
20.	Other value that the Issuer will pay to the Bondholders at final maturity:	not applicable
21.	Record Date for Interest Payment:	as per Condition 16
22.	Record Date for Nominal Amount Repayment:	as per Condition 16
23.	Early redemption at the option of the Issuer under Condition 6.4:	applicable
	23.1. The Issuer is entitled to redeem early the nominal value of the Bonds partially:	not applicable
	23.2. Minimum Prepayment Amount:	not applicable
	23.3. Maximum Prepayment Amount:	not applicable
	23.4. Dates on which the Issuer may redeem the Bonds early upon decision of the Issuer:	11 August 2030.
	23.5. Period for notification of the early redemption at the option of the Issuer to the Bondholders:	The Issuer must notify the Bondholders no later than forty (40) days prior to the Early Redemption Date.
	23.6. Early redemption Payment Amount in respect of each Bond:	100% of the outstanding nominal amount of the Bond, the relevant interest income accruing on the amount of the early repaid nominal amount of such Bond as of the Early Redemption Date.
24.	Bondholder Buyback under Condition 6.5:	applicable
	24.1. Period for the delivery of the Buyback Notice to the Issuer:	as per Condition 6.5
	24.2. Buyback amount in respect of each Bond:	as per Condition 6.5
25.	Currency in which interest on the Bonds will be paid and/or currency in which the nominal value will be redeemed (if other than the currency in which the Bonds are denominated):	not applicable
26.	Business Day Convention for determination of Payment Dates (other than Interest Payment Day):	applicable
27.	Obligation of the Issuer to pay to the Bondholders any additional amounts as a compensation of the withholding or	as per Condition 8

deduction of any taxes, duties, assessments or governmental charges of whatever nature over nominal amount and interest in respect of the Bonds:

28.	Condition 9.1:	yes
29.	Fiscal and Paying Agent:	as set out under the heading of the Joint Terms and Conditions
30.	Specified Office:	as set out in Condition 11.1(a)
31.	Calculation Agent:	as set out under the heading of the Joint Terms and Conditions
32.	Listing Agent:	as set out under the heading of the Joint Terms and Conditions
33.	Other Agents:	not applicable
34.	Financial Centre	Prague
35.	Persons Authorised to Attend the Meeting:	as set out in Condition 12.2(a)
36.	Internal approval of the Issue and the Financial Guarantee:	Decisions of the Issuer's sole shareholder and Executive Directors dated 14 January 2026 and decisions of the General Meeting, Board of Directors and the Supervisory Board of the Guarantor, each dated 26 February 2025 and, in relation to the amendment no. 2 of the Financial Guarantee, dated 14 January 2026.
37.	Details of the persons involved in the arrangement of the issuance of the Bonds:	The issuance of Bonds will be arranged by the Joint Lead Managers.
38.	Advisors	The names, functions and addresses of the Advisors are set out on the last page of these Final Terms.
39.	Information sourced from third parties included in the Final Terms / source of information:	not applicable
40.	Post-issuance information:	not applicable

3. SUPPLEMENTAL INFORMATION

This part of the Final Terms contains other supplemental information (“**Supplemental Information**”) which is required under applicable laws to form a part of a prospectus drawn up for the purposes of a public offering of the Bonds or the admission of the Bonds to trading on a regulated market.

The Supplemental Information set out below supplements the information contained above in these Final Terms for the purposes of the public offering of the Bonds and the admission of the Bonds to trading on a regulated market. The Supplemental Information, together with the Pricing Supplement, form the Final Terms of the relevant Issue.

The terms and conditions indicated in the table below as “not applicable” do not apply to the Bonds.

The capitalised terms used in this part of the Final Terms have the same meaning as ascribed to them in the Joint Terms and Conditions.

1.	Public offering:	The Bonds will be distributed by way of a public offering. The Issuer will offer the Bonds up to the total nominal amount of the Issue to domestic and
----	------------------	--

foreign qualified and non-qualified (mainly retail) investor.

1.1. Conditions of the public offering:

Conditions of the public offering:

Participation in the public offer is subject to proof of the investor's identity with a valid identity document.

Investors will always be contacted by the relevant Joint Lead Manager (in particular by means of remote communication) and invited to place an order to purchase the Bonds. In connection with the placing of an order, such investors are obliged to enter into a commission, brokerage or investment services agreement with the relevant Joint Lead Manager for, inter alia, the purpose of opening a securities account in the investment instruments register of the Central Depository (provided that such account has not already been established). Such investors are further obliged to open a CZK denominated cash account with the relevant Joint Lead Manager with a sufficient credit balance for the purpose of settling the purchase of the Bonds (the maintenance of such account will be subject to fees in accordance with the standard price list of the relevant Joint Lead Manager for CZK denominated cash accounts), or may be required by the relevant Joint Lead Manager to submit other necessary documents and identification data.

On the Issue Date or, in the case of Bonds issued in tranches after the Issue Date, on the relevant Settlement Date pursuant to the Subscription Agreement, the Bonds will be subscribed for by the relevant Joint Lead Manager against payment of the issue price of the Bonds to the Issuer pursuant to the Subscription Agreement. Subsequently, on the same date, the Bonds, other than those which continue to be held by and offered through the relevant Joint Lead Manager (in accordance with the Prospectus Regulation), will be sold by such Joint Lead Manager to end investors.

The relevant Joint Lead Manager will satisfy the instructions for the subscription of the Bonds submitted by the end investors and arrange for the transfer of the Bonds to the individual investors' securities accounts held in the relevant records of the Central Depository against payment of the Issue Price, on the Issue Date or, in the case of Bonds issued in tranches after the Issue Date, on the relevant date of issue of such tranche of Bonds and as instructed by the end investor and on the terms and conditions set out in the agreement between the relevant Joint Lead Manager and the end investor. At the same time, the relevant Joint Lead Manager shall collect from the cash account of the end investor an amount equal to the issue price for the Bonds.

Minimum order amount: CZK 10,000

The maximum aggregate nominal amount of Bonds requested by an individual investor in an order is limited to the aggregate nominal amount of the Bonds offered.

Placement of the Issue will be made through the Joint Lead Managers.

The final nominal value of the Bonds allocated to each investor will be indicated in the confirmation of acceptance of the offer which will be sent by the Joint Lead Managers to each investor (in particular by means of remote communication). The investor shall not be able to trade the subscribed Bonds prior to the delivery of this confirmation.

The period during which the public offer will be open is from 15 January 2026 – 29 January 2026. The public offer may be terminated if the whole volume of the Issue has been subscribed for by investors or based on a decision of the Issuer.

In a public offering made by the Issuer, the price for the Bonds on the Issue Date will be equal to 100% of the nominal value of the Bonds being purchased. The purchase price for the Bonds issued (in tranches) after the Issue Date in the event of a public offering in connection with the primary subscription of Bonds within the Subscription Period or the Additional Subscription Period will be determined based on a joint decision of the Issuer and the Joint Lead Managers at all times on the basis of current market conditions and will be published periodically on the Issuer's Website <https://accolade.eu/en/about/bonds> and on the website of each respective Joint Lead Manager – www.csas.cz (in the section Podpora a Dokumenty – Dokumenty ke stažení – Prospekty a emisní dodatky) (in case of ČS) and www.rb.cz (in the section Povinně uveřejňované informace – Emise korporátních dluhopisů) (in case of RB).

1.2. Indication whether dealing may begin before notification is made:

not applicable

1.3. Manner and date in which results of the offer are to be made public:

The results of the offering of the Bonds, including the total nominal value of all issued Bonds comprising the Issue, will be published without undue delay after the closing of the offering on the Issuer's Website <https://accolade.eu/en> (in the section *About Us, Bonds*) and on the websites of the Joint Lead Managers indicated in paragraph 1.1 above.

1.4. Method and time limits for paying up the Bonds and for delivery of the Bonds:

The settlement will be performed on a DVP (delivery versus payment) or DFP (delivery free of payment) basis through the Central Depository and Fiscal and Paying Agent, as applicable, or through persons keeping the related records following the standard practices in accordance with the rules and operating procedures of the PSE and the Central Depository and within the deadlines set by the applicable rules. The

	settlement will be administered by ČS in the role of the Fiscal and Paying Agent.
1.5. The procedure for the exercise of any right of pre-emption, the negotiability of subscription rights and the treatment of subscription rights not exercised:	No pre-emption, subscription or exchange rights will be attached to the Bonds.
1.6. If the offer is being made simultaneously in the markets of two or more countries and if a tranche has been or is being reserved for certain of these, indicate any such tranche:	Not applicable, no tranche has been reserved specifically for a particular market.
1.7. Amount of expenses charged to the subscriber / purchaser:	<p>Each investor who purchases Bonds through ČS will be charged a fee of 0.25% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list at www.csas.cz/en, link: Price Lists in the section Documents to download - Price list for Investment. Such costs will not exceed 0.06% per annum of the aggregate nominal value of the Bonds in such account.</p> <p>In connection with the acquisition of the Bonds through RB in the Czech Republic, the investor in the Bonds will be charged a fee of up to 1.5% of the nominal value of the Bonds purchased, according to the instruction to purchase securities. In addition, fees may be charged for record keeping in the property account according to the current price list available on the website www.rb.cz (https://www.rb.cz/attachments/ceniky/cenik-investicnich-sluzeb.pdf). Such costs will not exceed 0.30% per annum of the aggregate nominal value of the Bonds in such account.</p>
1.8. Name and address of the co-ordinator(s) of the global offer and of single parts of the offer and, to the extent known to the Issuer or the offeror, or the placers in the various countries where the offer takes place:	not applicable
1.9. Placing of the Issue through the Joint Lead Manager on a firm or non-firm Commitment basis / Entering into the Subscription Agreement and its material features / underwriting and placement commissions:	On 8 January 2026, the Issuer and the Joint Lead Managers entered into a mandate agreement pursuant to which the Issuer has appointed the Joint Lead Managers to conduct the public offering and placement of the Issue with end investors. The Bonds will be offered by the Issuer through the Joint Lead Managers in a public offering to end investors. The Joint Lead Managers have undertaken to use their best efforts as may be reasonably required to locate potential investors in the Bonds and to place and sell the Bonds to such investors. The offering of the Bonds will thus be made on a “best efforts” basis, i.e. the Joint Lead Managers will use all efforts that may reasonably be required of them to place (i.e. subscribe for or purchase by investors) the Bonds in the Issue, but in the event that such placement fails, the Joint

	Lead Managers will not be obliged to subscribe for and purchase any further Bonds expected to be issued under the Issue. Neither the Joint Lead Managers nor any other persons have assumed any firm obligation to the Issuer to subscribe for or purchase Bonds in connection with the Issue. The aggregate amount of commission for the placement of the Issue will not exceed CZK 17,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such aggregate amount of commission for the placement of the Issue will not exceed CZK 28,000,000.	
2.	Interest of natural and legal persons participating in the Issue/offering:	To the Issuer’s knowledge, no person or entity participating in the Issue or offering of the Bonds has an interest in such Issue or offering that is material to such Issue or offering of the Bonds, except for ČS, which also serves as Joint Lead Manager, Fiscal and Paying Agent, Security Agent, Coordinator, Calculation Agent and Listing Agent for the Issue.
3.	Reasons for the offer and use of proceeds from the Bonds:	<p>The net proceeds from the issue of the Bonds will be applied by the Issuer to finance or refinance a portfolio of eligible Green Projects under its Green Finance Framework.</p> <p>The costs of preparing the Issue will be approximately CZK 17,000,000 and in the event of an increase in the total nominal amount of the Issue up to the maximum amount, such costs will be approximately CZK 28,000,000. The net proceeds of the Issue obtained by the Issuer (if the expected total nominal amount of the Issue is issued) will be approximately CZK 783,000,000 and if the total nominal amount of the Issue is increased up to the total maximum amount, the net proceeds of the Issue will be approximately CZK 1,597,000,000.</p>
4.	Admission of the Bonds to the relevant regulated market:	The Issuer has applied for admission of the Bonds to trading on the Regulated Market of the PSE.
5.	Admission of securities of the same class as the Bonds to trading on regulated markets, third country markets, the SME Growth Market or a multilateral trading facility:	To the Issuer’s knowledge, no securities issued by the Issuer of the same class as the Bonds are admitted to trading on any regulated market, third country market, SME Growth Market or multilateral trading facility.
6.	Secondary trading intermediary (market maker):	No person has accepted the obligation to act as an intermediary in secondary trading (market maker).
7.	Further restrictions on the sale of the Bonds:	not applicable

ADDRESSES

ISSUER

Accolade Finco Czech 2, s.r.o.
Sokolovská 394/17, Karlín
186 00 Prague 8

GUARANTOR

Accolade Holding, a.s.
Sokolovská 394/17, Karlín
186 00 Prague 8

COORDINATOR AND ARRANGER

Česká spořitelna, a.s.
Olbrachtova 1929/62
140 00 Prague 4

JOINT LEAD MANAGERS

Česká spořitelna, a.s.
Olbrachtova 1929/62
140 00 Prague 4

Raiffeisenbank a.s.
Hvězdova 1716/2b
140 78 Prague 4

FISCAL AND PAYING AGENT, SECURITY AGENT AND LISTING AGENT

Česká spořitelna, a.s.
Olbrachtova 1929/62
140 00 Prague 4

LEGAL ADVISOR TO THE ISSUER

White & Case, s.r.o., advokátní kancelář
Na Příkopě 854/14
110 00 Prague 1

LEGAL ADVISOR TO THE JOINT LEAD MANAGERS

Allen Overy Shearman Sterling (Czech Republic)
LLP, organizační složka
Karolinská 707/7
186 00 Prague 8

AUDITOR OF THE ISSUER AND THE GUARANTOR

BDO Audit s.r.o.
V parku 2316/12, Chodov
148 00 Prague 4