

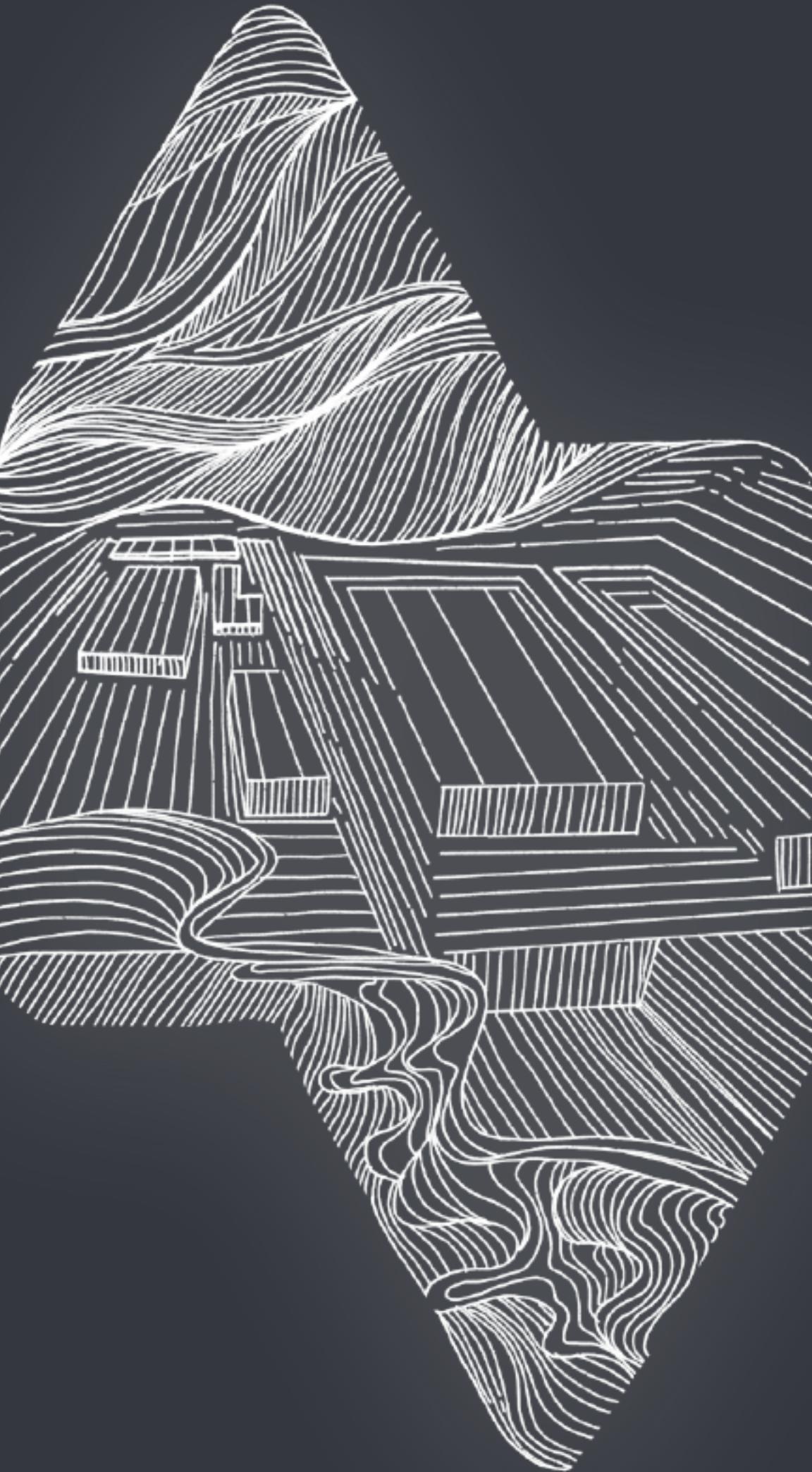


PRESENTATION

ACCOLADE

GROUP

We invest in smart
industrial parks for
a sustainable future



NOVEMBER 2022

CONTENT

- ▶ **5** ESG Strategy

- ▶ **7** About us

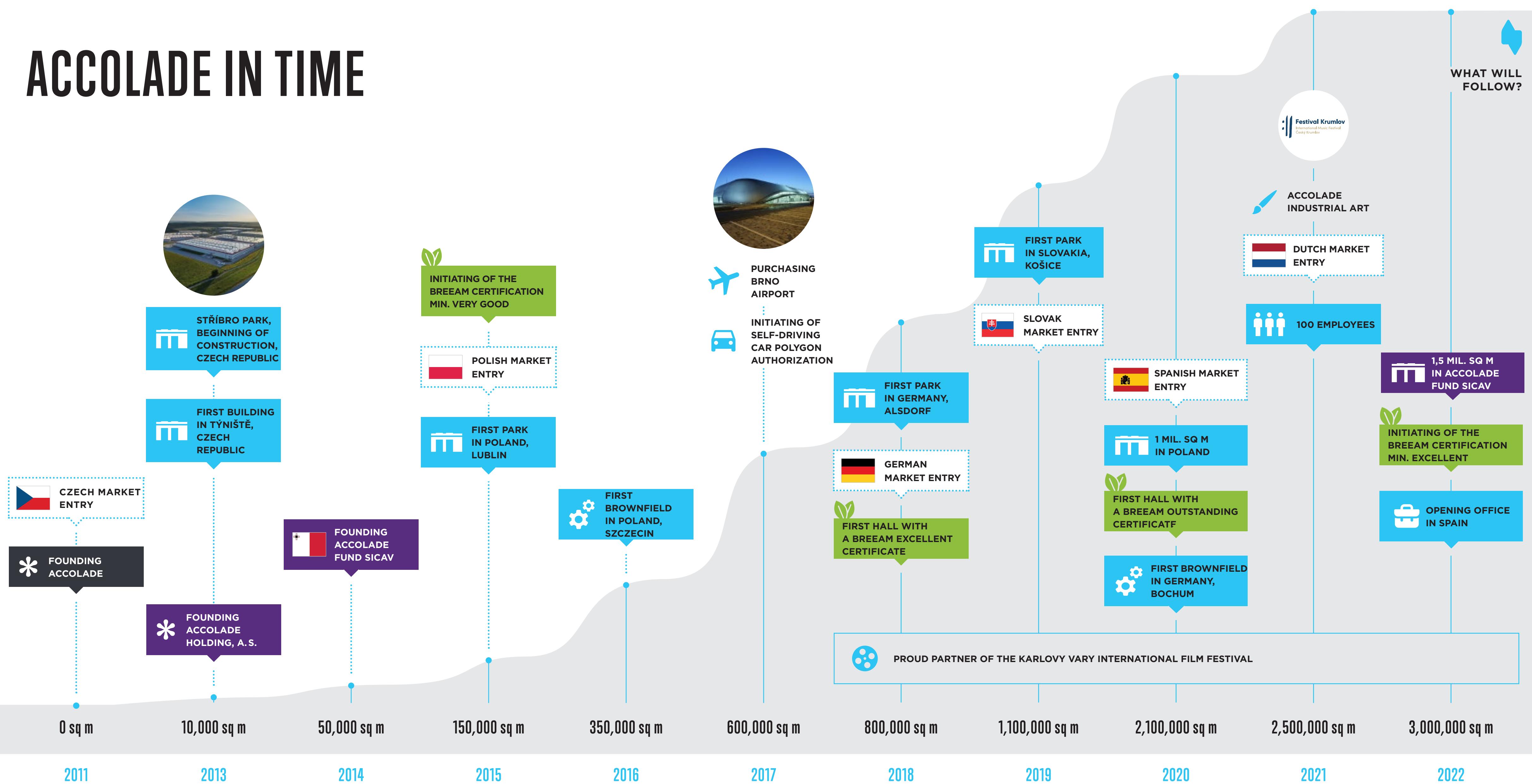
- ▶ **10** Our parks

- ▶ **20** Accolade Industrial Fund

- ▶ **22** Organigram and key people



ACCOLADE IN TIME



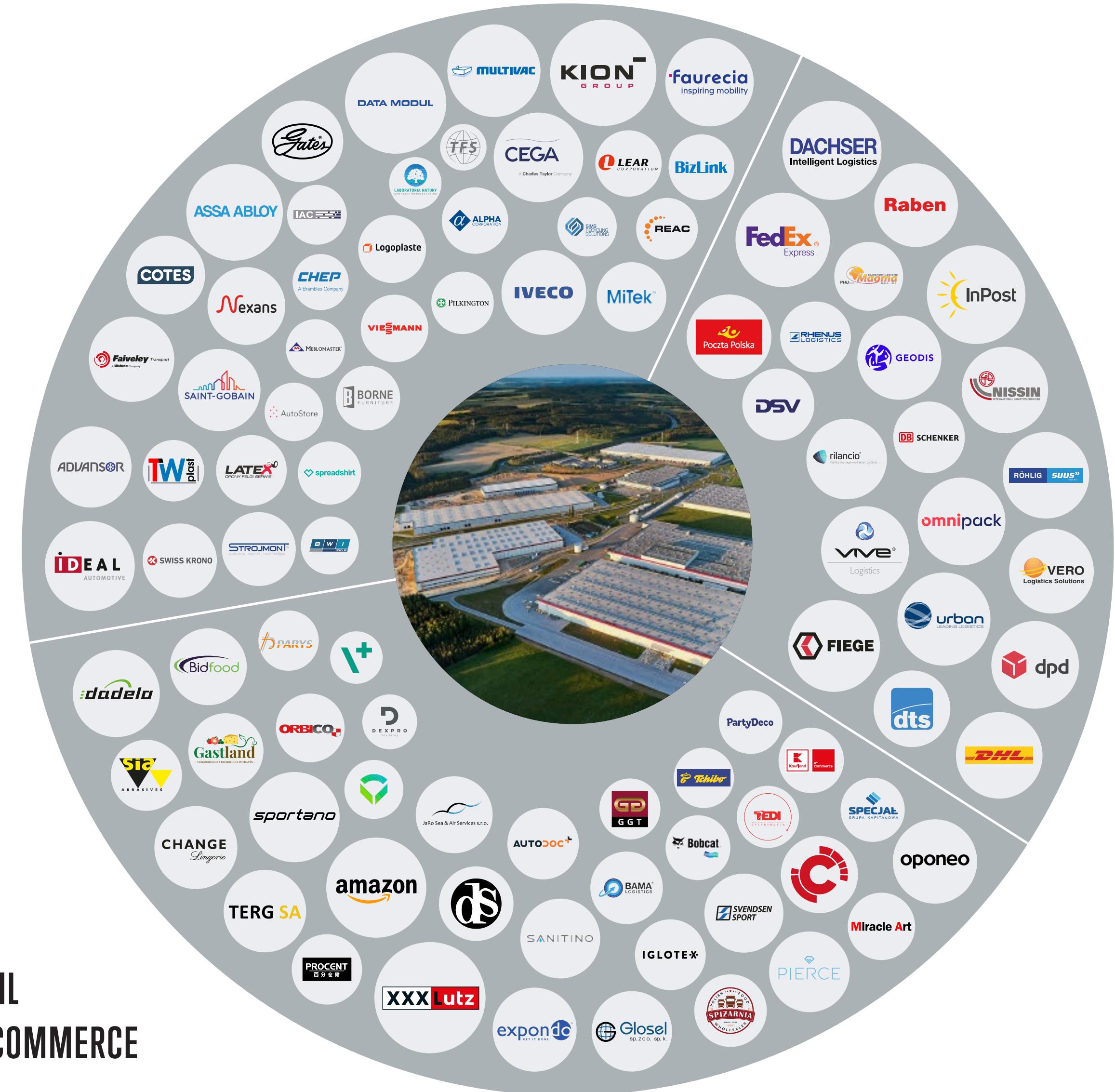
OUR TENANTS

4

PRODUCTION

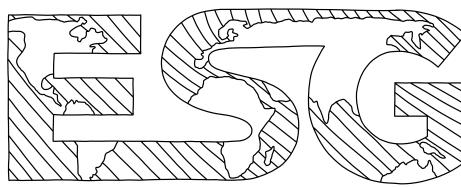
RETAIL
& E-COMMERCE

LOGISTICS



4

SUSTAINABLE FUTURE

Accolade is a socially responsible investment group with commitments to its investors, tenants, business partners, but also to the society, environment, and its employees. Sustainable development is key for Accolade.

Our goal within the ESG strategy is to own modern parks with a large proportion of revitalized brownfields with a longstanding industrial tradition that meet the highest standards of a respectful approach to the world around us.

BROWNFIELDS accounts for 31% of the group portfolio.

BREEAM

| | |
|-------------|----------------|
| OUTSTANDING | 27,326 sq m |
| EXCELLENT | 368,074 sq m |
| VERY GOOD | 880,646 sq m |
| GOOD | 322,057 sq m |
| TOTAL | 1,625,700 sq m |



OUR VISION

“

We are confident that we will continue to expand our portfolio into other strategic locations in Europe.

Modern parks with a high share of revitalized brownfields with a long industrial tradition will continue to meet the strictest standards of respectful approach to the world around us. With our continued and dedicated expertise we contribute to the development and economic growth of regions in the following years.

At the same time, it is our commitment to remain a transparent financial institution that appreciates investors' assets.

”

TOP LOCATIONS

 **SUSTAINABLE BUILDINGS**

FIRST-CLASS TENANTS

SATISFIED INVESTORS

ABOUT US

 INDUSTRIAL PARKS IN 6 COUNTRIES

 111 BUILDINGS IN 47 MODERN INDUSTRIAL PARKS

 20 REVITALIZED BROWNFIELDS
(1,264,166 sq m of revitalized brownfields – 31% of our portfolio)

 2.55 bil. EUR in asset value

 2.72 mil. sq m OF MANAGED PORTFOLIO

 BREEAM sustainable approach to the environment

 289 TENANTS (light production, logistics and e-commerce)

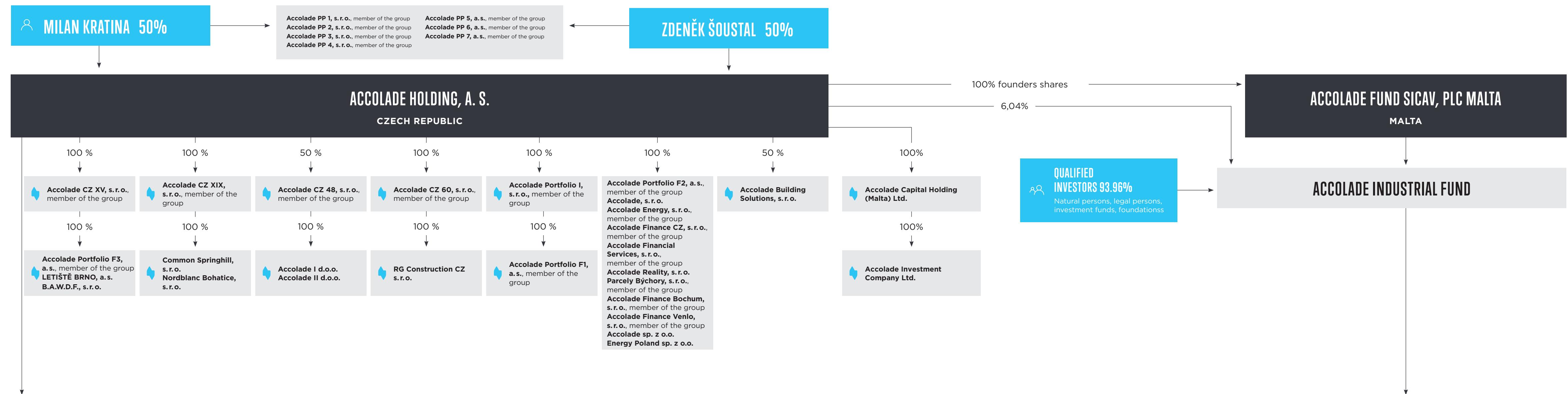
 INTERNATIONAL AIRPORT BRNO-TUŘANY
 POLYGON FOR THE DEVELOPMENT OF SELF-DRIVING VEHICLES

 FUND OF QUALIFIED INVESTORS
more than 3,000 investors



BRNO AIRPORT PARK, CZECH REPUBLIC

ORGANIGRAM



ACCOLADE HOLDING IN FIGURES

| CZECH REPUBLIC | POLAND | GERMANY |
|----------------------|----------------|----------------------|
| Total leased-up area | 1,125,810 sq m | Total leased-up area |
| Future annual rent | 62.5 mil. EUR | 57.6 mil. EUR |

| SLOVAKIA | SPAIN |
|----------------------|-------------|
| Total leased-up area | 35,626 sq m |
| Future annual rent | 1.89 EUR |

ACCOLADE FUND IN FIGURES

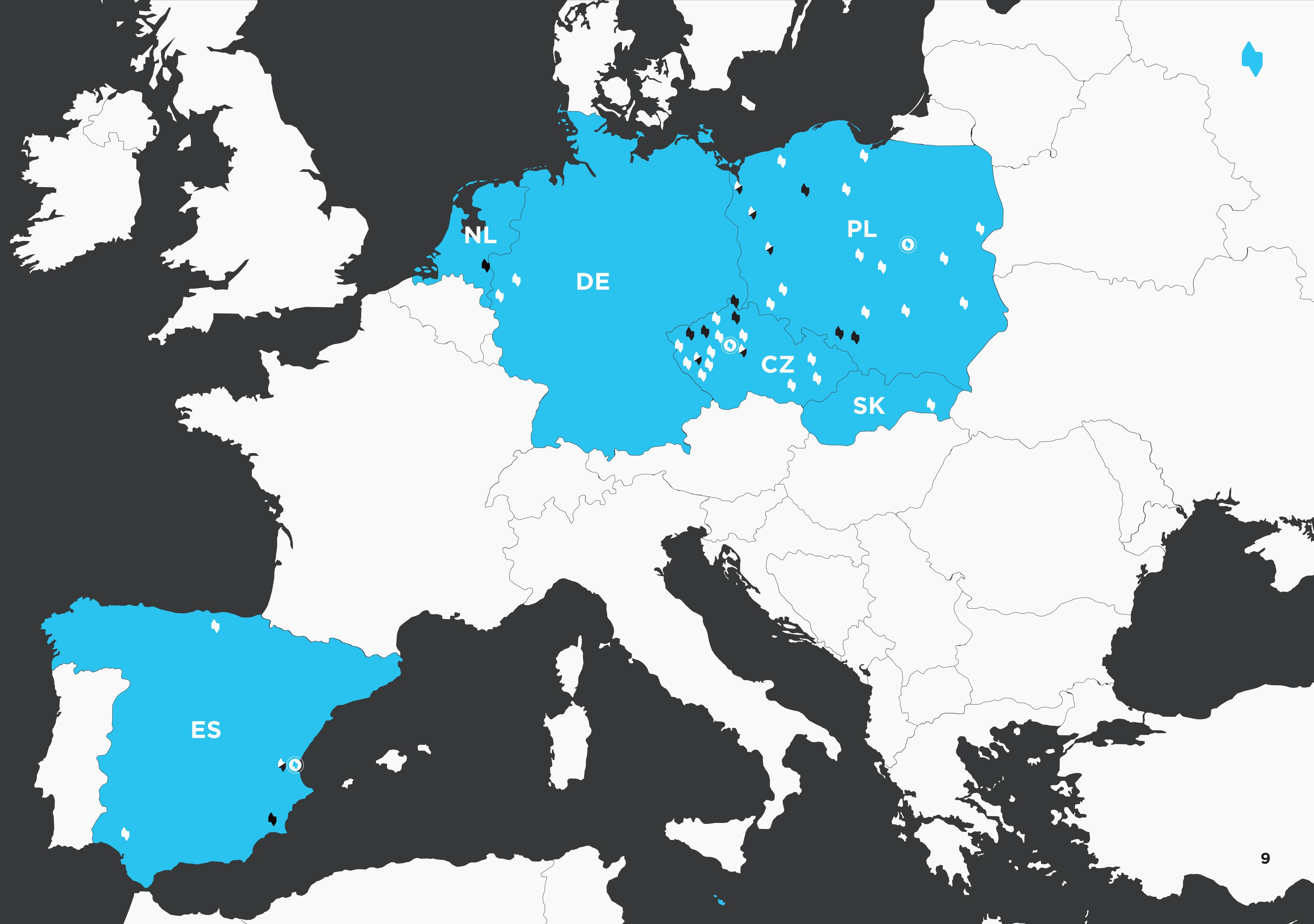
| CZECH REPUBLIC | POLAND | GERMANY |
|----------------------|---------------|----------------------|
| Total leased-up area | 689,847 sq m | Total leased-up area |
| Annual rental income | 33.4 mil. EUR | 45.5 mil. EUR |

| SLOVAKIA |
|----------------------|
| Total leased-up area |
| Annual rental income |

16,371 sq m
900,000 EUR

ACCOLADE IN EUROPE

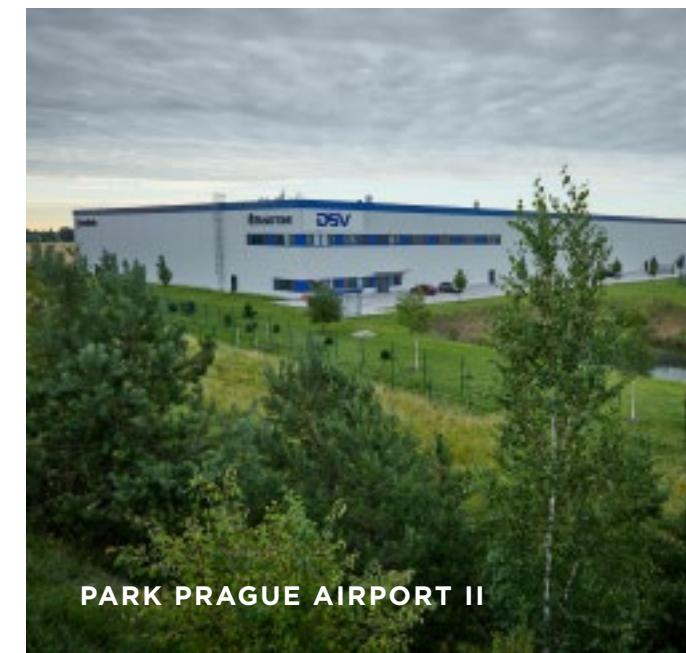
-  OFFICE
-  OUR PARKS
-  PLANNED PARKS





OUR PARKS

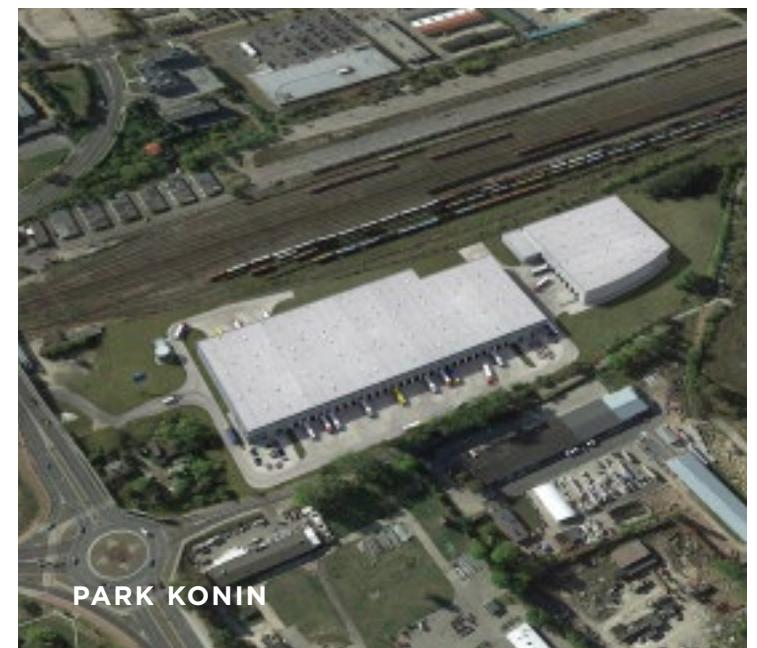
CZECH REPUBLIC



OUR PARKS



POLAND



OUR PARKS

GERMANY



BTS ALSDORF

SPAIN



PARK VALENCIA PICASSENT



PARK VITORIA



BTS SEVILLA

SLOVAKIA



PARK KOŠICE AIRPORT

LAND DEVELOPMENT

CZECH REPUBLIC



PARK ČESKÁ LÍPA



PARK UNIČOV II

POLAND



PARK SULECHÓW



PARK RUDA ŚLĄSKA

LAND DEVELOPMENT

SPAIN



THE NETHERLANDS



OUR EXPERTISE

With our investments, we bring global business leaders to the region of Central Europe. Together with these businesses and leaderships of cities and municipalities, we contribute to economic growth of the relevant locations.



01 GOOD LOCATION IS KEY,

we look for locations with high-quality infrastructure and longstanding industrial tradition. Our parks are located along key traffic routes, often replacing old production sites and bringing fresh new look.



02 WE MAKE OUR PARKS TO SUIT TENANTS

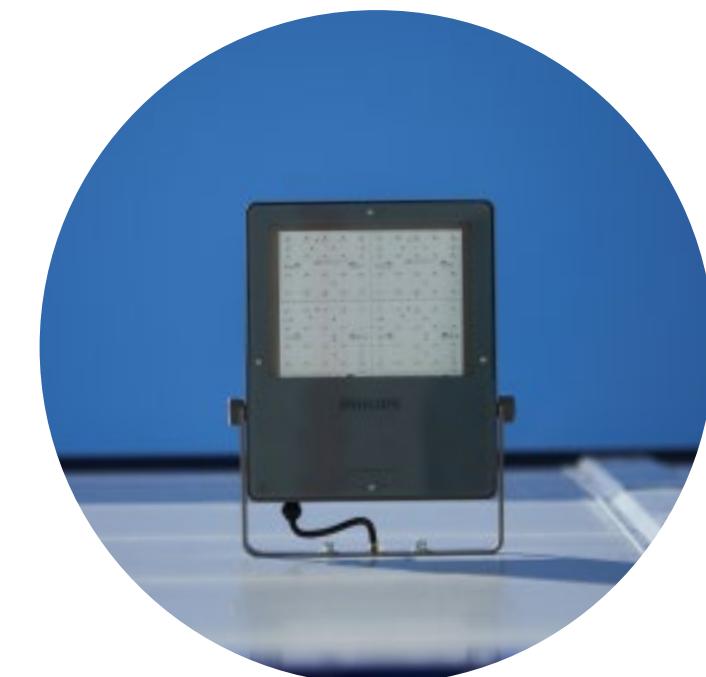
for tenants operating in the sectors of light manufacturing, logistics, and e-commerce.

They too believe that modern, sustainable, and environmental friendly development is the right step towards another industrial revolution.



03 DEVELOPMENT IN HARMONY WITH NATURE

It is also important that our developments are not detrimental to the environment in any way. Therefore, our projects meet the highest sustainable development standards and always aim to achieve BREEAM certification rating of "Very Good" or higher.



04 WE BUILD MODERN COMPLEXES WITH ADDED VALUE.

We apply smart solutions for energy savings and improved water efficiency or special interior furnishings. This – and much more – is our priority in connection with the development of our parks.



05 WE ATTRACT BRAND-NAME TENANTS TO REGIONS,

consequently, we promote social and economic development on the regional level. We wish to be a responsible partner and good neighbor, and to generally make the regions where we operate a better place to live.



UNIQUENESS OF OUR PARKS

- strategic location with quality infrastructure
- tenants of world brands from e-commerce, logistics and production
- modern halls with environmentally friendly technologies
- supporting the region's economic growth
- the rebuilding of tradition - revitalization of the brownfields

LOCATION IS KEY

STRATEGIC POSITION IN THE REGION

EXCELLENT ACCESS FOR TRANSPORT

SUFFICIENCY AND HIGH QUALITY OF WORKFORCE

LOCATION THAT MEETS THE NEEDS OF SUPPLIERS AND CONSUMERS

← CHEB
(5 km, 11 min)

← GERMAN BORDER
(14 km, 10 min)

→ PRAGUE
(155 km, 120 min)



INDUSTRIAL PARK CHEB, CZECH REPUBLIC

NEXANS

TCHIBO

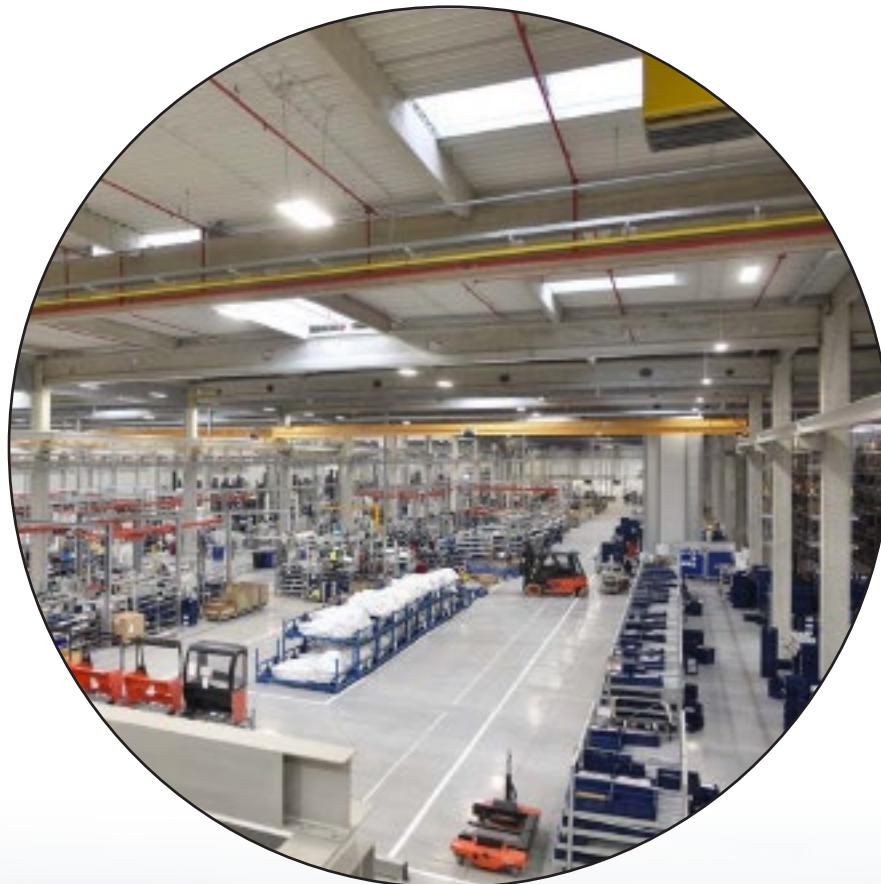
D6

BWI

T.F.S. INTERNATIONAL

DHL

STANDARD TECHNICAL SPECIFICATION



1 FOUNDATION STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 0.3 m above the floor.

2 FLOOR

Steel fibre slab, PE membrane, cut joints
180 mm thick, surface treated with
hardener.

3 SUPERSTRUCTURE

Standard clear height 10 m

4 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

5 FACADE

Horizontal sandwich panels with mineral wool insulation.

6 DOCKS

1 electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

7 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to standards for warehousing.

8 PRODUCTION UPGRADE (OPTIONAL)

Increased facade and roof insulation,
drive-ins, increased flatness,

9 OFFICE

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

10 OUTSIDE AREAS

Hard areas from concrete pavers,
sloped for drainage.



OUR INDUSTRIAL REAL ESTATE FUND

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.



02

PURCHASE OF FULLY RENTED 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.

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.



OUR FUND IN NUMBERS

€ **7%** EXPECTED ANNUAL RETURN

👤 **3,026** INVESTORS

🏢 **29** MODERN INDUSTRIAL PARKS

🔑 **96** TENANTS

ACCOLADE INDUSTRIAL FUND INVESTMENTS AS OF 30. 09. 2022

1.4 bil. EUR

Total value of Accolade Industrial Fund

81.3 mil. EUR

Annual revenue from lease agreements

1,570,650 sq m

Leased area in the portfolio

ESTIMATED VALUE OF ACCOLADE INDUSTRIAL FUND INVESTMENTS AS OF 30. 09. 2024

(including potential projects)

3.1 bil. EUR

Total value of Accolade Industrial Fund

175.8 mil. EUR

Annual revenue from lease agreements

3,357,797 sq m

Leased area in the portfolio



ACCOLADE INDUSTRIAL FUND

CURRENT PROJECTS

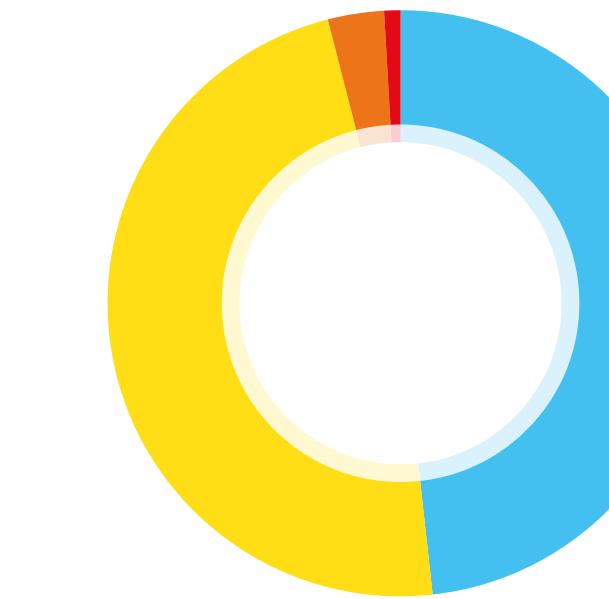
| LOCATION | COUNTRY | VALUATION | GLA (sq m) | LEASE TERM | WAULT | LTV |
|----------------------------|----------------|------------------------|------------------|------------|-------------|---------------|
| Park D5 Hořovice | Czech Republic | 46,700,000 € | 42,280 | 6-10 years | 4.71 | |
| Park Cheb | Czech Republic | 173,410,000 € | 189,457 | 5-15 years | 5.32 | |
| Park Cheb South | Czech Republic | 25,120,000 € | 27,326 | 10 years | 7.43 | |
| Park Stříbro | Czech Republic | 218,340,000 € | 186,349 | 7-30 years | 16.55 | |
| Park Prague Airport II | Czech Republic | 11,760,000 € | 11,149 | 5 years | 3.13 | |
| BTS Týniště nad Orlicí | Czech Republic | 9,830,000 € | 9,783 | 10 years | 5.25 | |
| BTS Přeštice | Czech Republic | 19,070,000 € | 14,015 | 16 years | 12.01 | |
| Park Teplice South | Czech Republic | 9,270,000 € | 9,224 | 10 years | 9.45 | |
| Park Zdice | Czech Republic | 17,000,000 € | 13,361 | 5 years | 4.50 | |
| BTS Kojetín | Czech Republic | 190,650,000 € | 186,903 | 20 years | 19.84 | |
| Park Szczecin I | Poland | 196,740,000 € | 228,989 | 2-11 years | 3.04 | |
| Park Goleniów | Poland | 26,370,000 € | 28,016 | 3-6 years | 4.20 | |
| Park Bydgoszcz I | Poland | 35,800,000 € | 50,081 | 5-7 years | 4.02 | |
| Park Bydgoszcz II | Poland | 28,490,000 € | 37,041 | 5-7 years | 2.95 | |
| Park Zielona Góra | Poland | 112,890,000 € | 128,161 | 3-10 years | 3.23 | |
| Park Lublin | Poland | 60,530,000 € | 73,465 | 4-11 years | 4.13 | |
| Park Kielce | Poland | 44,420,000 € | 53,833 | 7-10 years | 5.17 | |
| Park Białystok I | Poland | 34,940,000 € | 42,343 | 3-10 years | 2.80 | |
| Park Białystok II | Poland | 11,780,000 € | 8,497 | 7 years | 5.38 | |
| BTS Legnica | Poland | 21,890,000 € | 23,294 | 10 years | 6.09 | |
| Park Legnica | Poland | 23,740,000 € | 26,995 | 3-10 years | 4.65 | |
| Park Mińsk Mazowiecki | Poland | 10,860,000 € | 15,049 | 3 years | 0.99 | |
| Park Częstochowa | Poland | 10,890,000 € | 7,846 | 5-7 years | 4.36 | |
| Park Gorzów Wielkopolski I | Poland | 58,830,000 € | 69,684 | 3-10 years | 5.21 | |
| Park Koszalin | Poland | 10,900,000 € | 13,276 | 11 years | 10.30 | |
| Park Szczecin III | Poland | 24,160,000 € | 30,266 | 3-5 years | 4.75 | |
| Park Košice Airport | Slovakia | 13,300,000 € | 16,371 | 3-10 years | 4.65 | |
| BTS Alsdorf | Germany | 11,300,000 € | 7,542 | 10 years | 6.93 | |
| BTS Bochum | Germany | 34,500,000 € | 20,056 | 16 years | 14.43 | |
| TOTAL | | 1,493,480,000 € | 1,570,650 | | 7.48 | 50.37% |

ACCOLADE INDUSTRIAL FUND



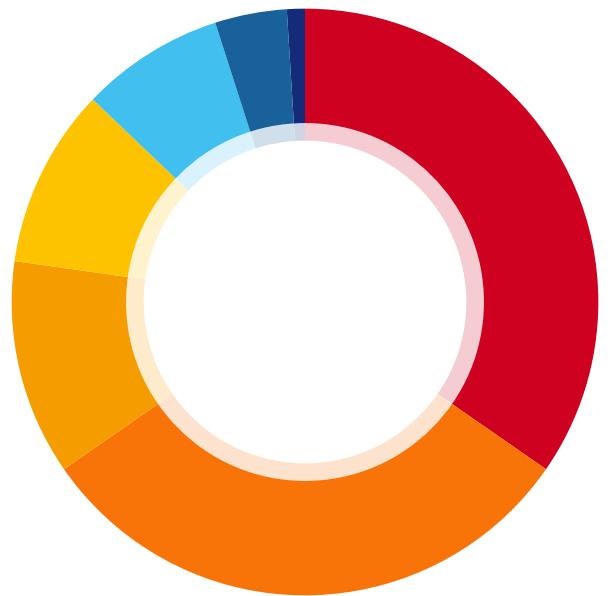
**773.4 mil. EUR
BANK FINANCING**

| | | | |
|------------------|------------|------------------|-----------|
| ● Areal | 26% | ● Komerční banka | 5% |
| ● Erste Bank | 19% | ● BNP Paribas | 4% |
| ● Pekao | 16% | ● Sparkasse | 3% |
| ● UniCredit Bank | 9% | ● Alior Bank | 2% |
| ● ČSOB | 8% | ● mBank | 2% |
| ● Raiffeisenbank | 5% | ● VUB | 1% |



**1.4 bil. EUR
COUNTRIES SHARE IN PORTFOLIO VALUE**

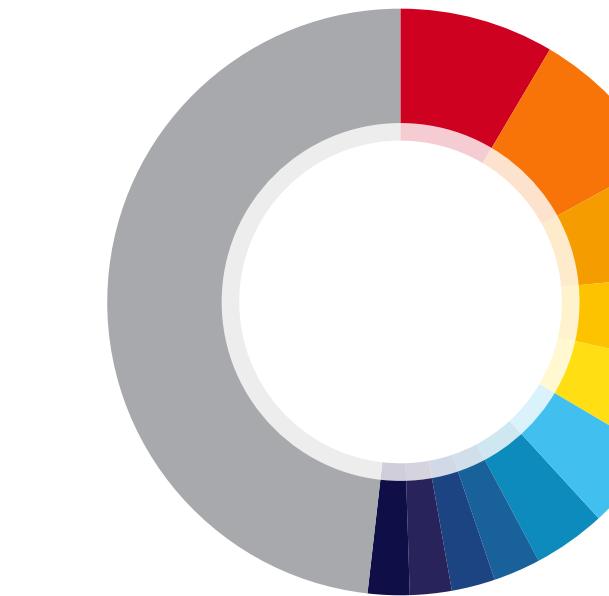
| | |
|------------------|--------------|
| ● Czech Republic | 48.3% |
| ● Poland | 47.8% |
| ● Germany | 3.1% |
| ● Slovakia | 0.9% |



**1,570,650 sq m
TOTAL LEASABLE AREA**

% share of industries in leased up area

| | | | |
|---------------|------------|--------------|-----------|
| ● E-commerce | 35% | ● Retail | 8% |
| ● Logistics | 31% | ● Electrical | 4% |
| ● Engineering | 12% | ● Plastic | 1% |
| ● Automotive | 10% | | |

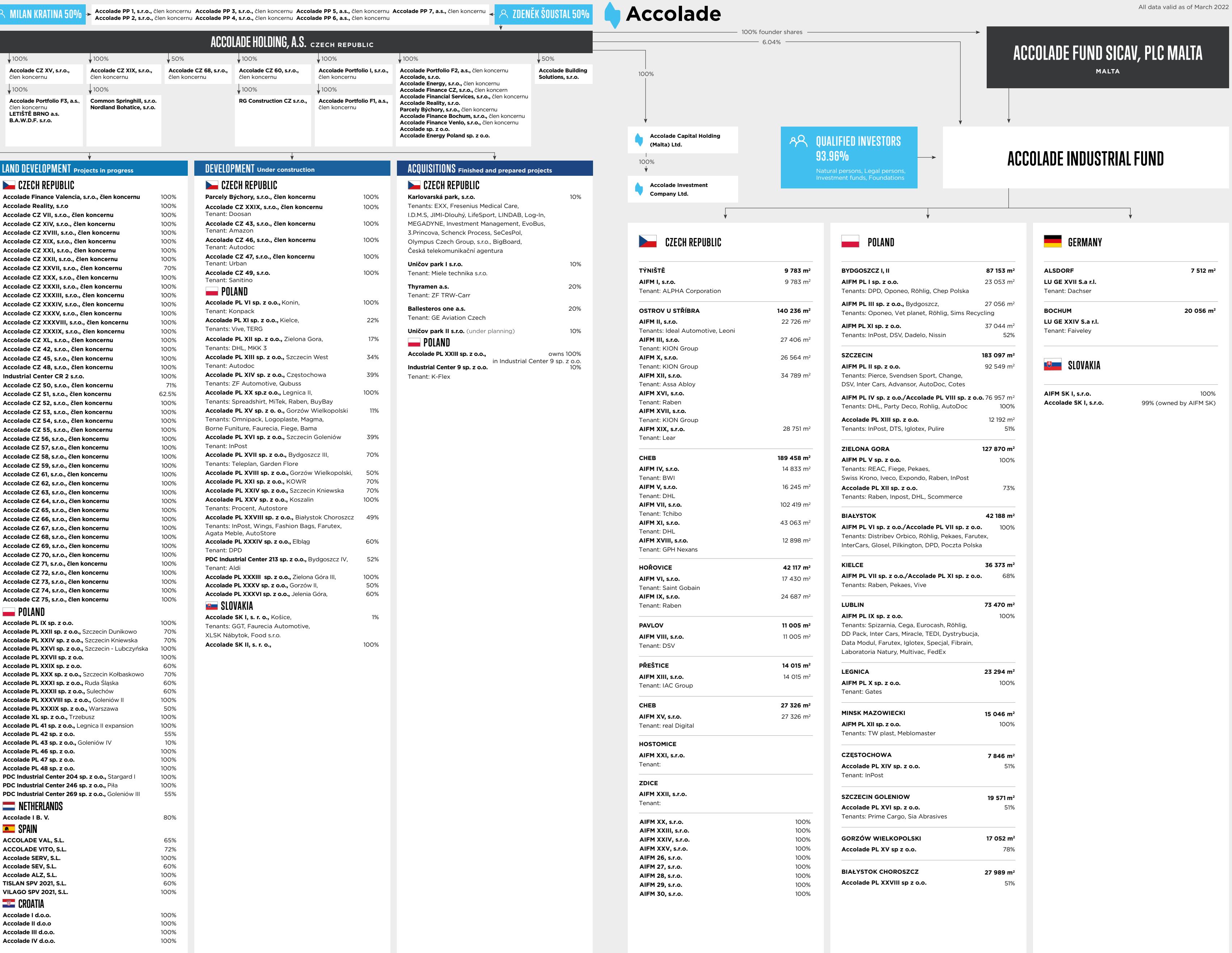


**81.3 mil. EUR
HEADLINE RENT**

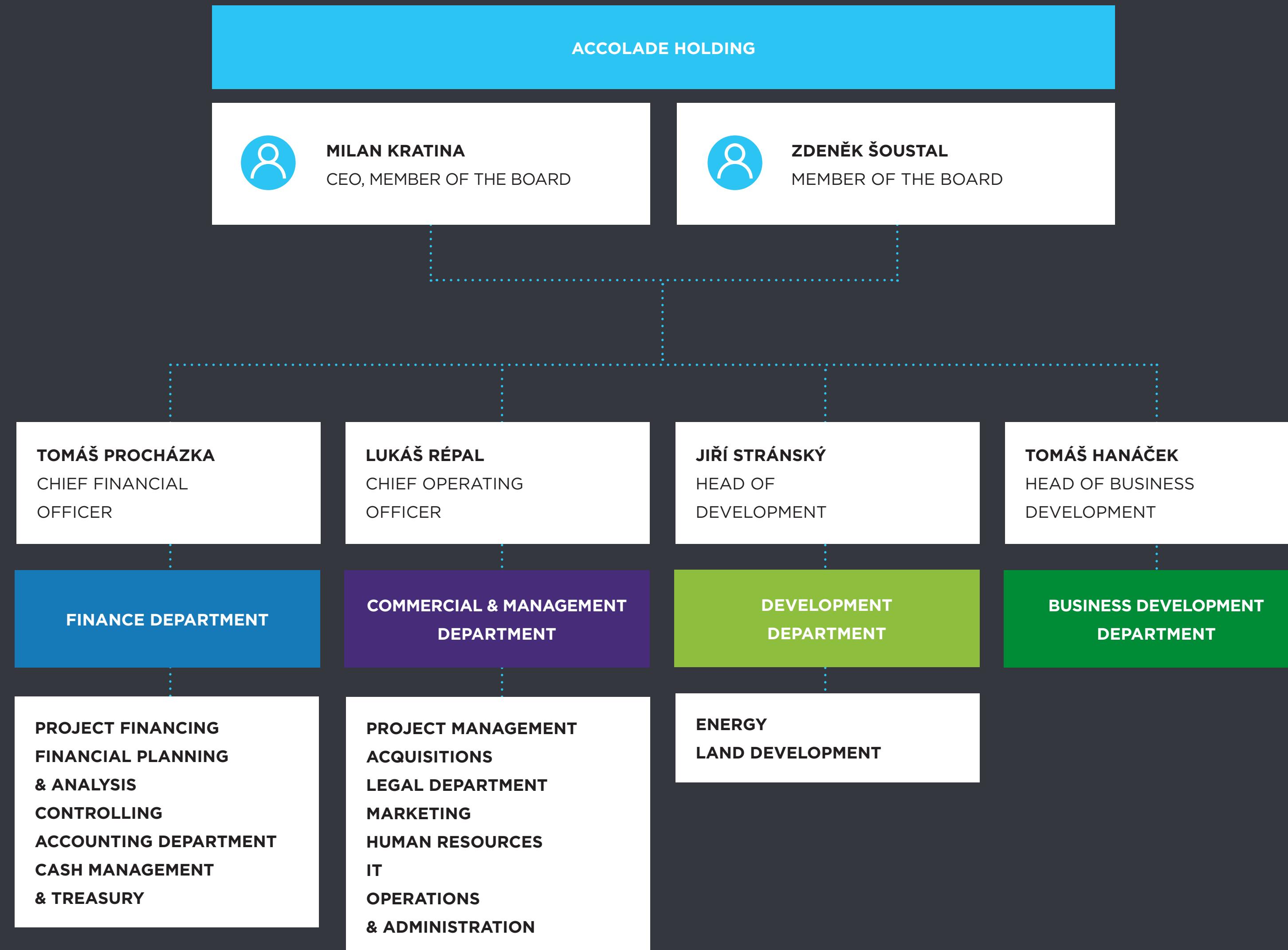
% share of tenants in headline rent

| | | | |
|--------------|-------------|--------------|--------------|
| ● Amazon | 8.5% | ● Raben | 4.0% |
| ● DHL | 8.5% | ● ViVe | 2.6% |
| ● KION Group | 6.5% | ● Expondo | 2.4% |
| ● Tchibo | 5.0% | ● Pierce | 2.3% |
| ● InPost | 5.0% | ● Assa Abloy | 2.3% |
| ● Autodoc | 4.7% | ● Ostatní | 48.2% |

GROUP STRUCTURE



PERSONAL STRUCTURE



KEY PEOPLE



MILAN KRATINA

CEO, Member of the Board

Thanks to a team of talented professionals, he has built a company that is a leader in the industrial property market



ZDENĚK ŠOUSTAL

Member of the Board

Involved in strategic management and communication with key partners



TOMÁŠ PROCHÁZKA

Chief Financial Officer

Responsible for finance, accounting and project financing



LUKÁŠ RÉPAL

Chief Operating Officer

Leads the business and strategic management with a focus on developing foreign markets including all key activities



JIŘÍ STRÁNSKÝ

Head of Development

His team can develop unknown locations into centres that attract even the most famous worldwide brands



TOMÁŠ HANÁČEK

Head of Business Development

Responsible for raising funds for the Accolade Industrial Fund and development of distribution network

ACCOLADE TEAM





All data is valid as of November, 2022

ACCOLADE HOLDING, A. S.

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