

**WE INVEST IN
SMART INDUSTRIAL
PARKS FOR A
SUSTAINABLE
FUTURE**



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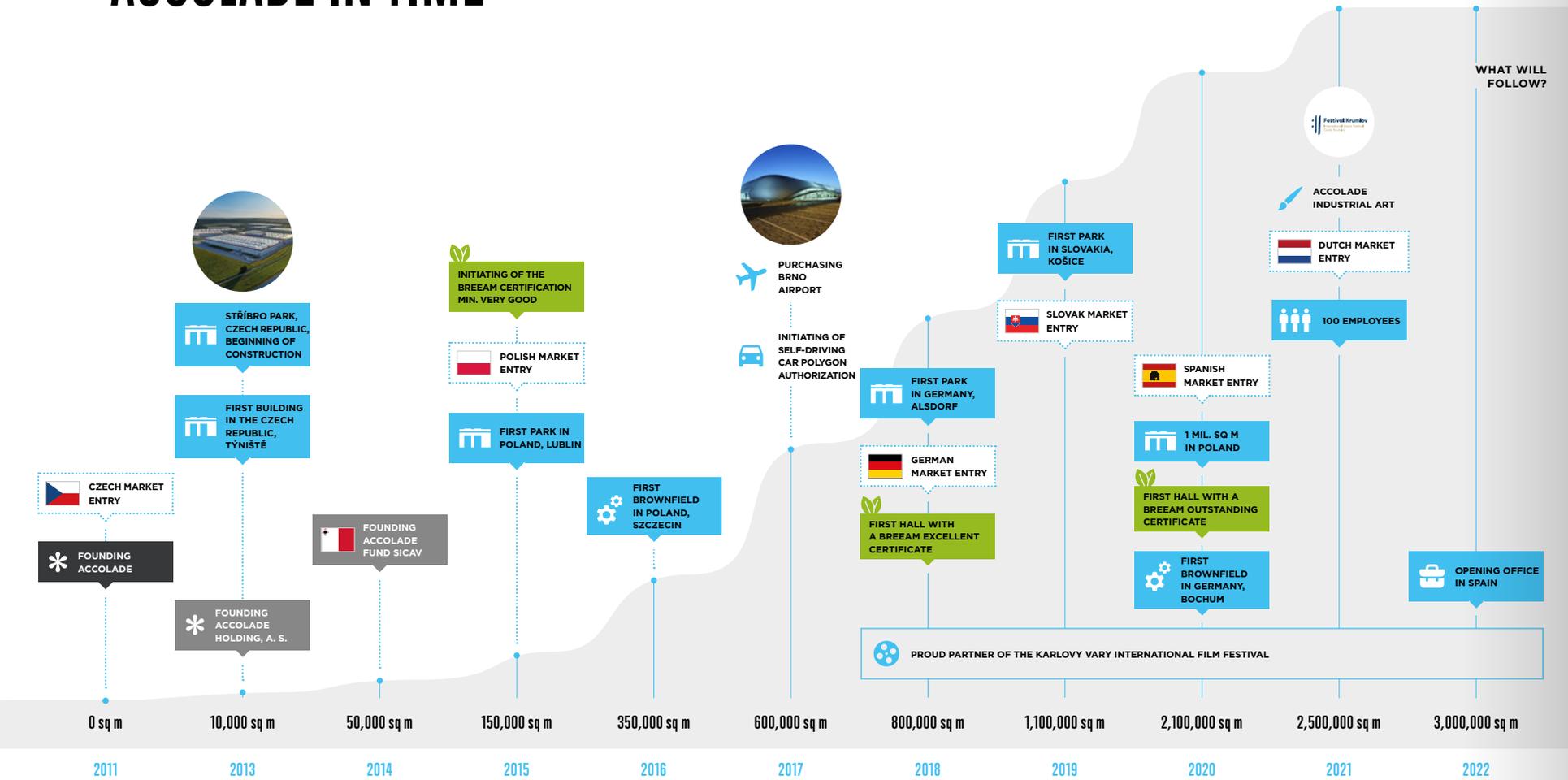
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ACCOLADE IN TIME



LEASED-UP AREA

ABOUT US



We are an investment company providing first-rate infrastructure for business in Europe. Most of our tenants are global brands in the e-commerce, processing industry and logistics sectors. We own a network of 44 industrial parks in the Czech Republic, Poland, Germany, Spain, the Netherlands and Slovakia with BREEAM certification that guarantees a sustainable and friendly approach to the environment. For the future, we plan on building a polygon for the

development and certification of self-driving vehicles.

In the ten years of our existence, we have created a portfolio of industrial real estate with an area of almost 2.5 mil. sq m. The main domain of our company is revitalization of old premises into modern industrial parks. Their share in our portfolio increased to 35%. Total area of renewed areas is more than 1 mil. sq m.

In 2014, we founded Accolade Fund SICAV, a prime industrial real estate fund, open to investments by qualified investors who can participate with us in the development of modern industry across Europe.

We decided to acquire the operator of the Czech Republic's second busiest airport, Brno-Tuřany, in 2017. Dynamic growth and sustainable industry are our priorities. This is also why we became the fastest growing business in the Czech Republic and one of the TOP 5 fastest growing companies in Europe in the real estate segment.

We want to set a good example in terms of business performance as well as corporate social responsibility. Being a trustworthy and responsible partner is part of our corporate culture.

- INDUSTRIAL PARKS IN 6 COUNTRIES**
- 81 BUILDINGS IN 44 MODERN INDUSTRIAL PARKS**
- 19 REVITALIZED INDUSTRIAL AREAS**
870,000 sq m of revitalized brownfields - 35% of our portfolio
- BREEAM** and sustainable approach to the environment
- 217 TENANTS**
Light production, logistics and e-commerce
- 2.4 mil. sq m OF MANAGED PORTFOLIO**
- 2.3 bil. EUR**
Total portfolio value
- FUND OF QUALIFIED INVESTORS**
More than 2,500 investors
- INTERNATIONAL AIRPORT BRNO-TUŘANY**
- POLYGON FOR TESTING AUTONOMOUS VEHICLES**

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

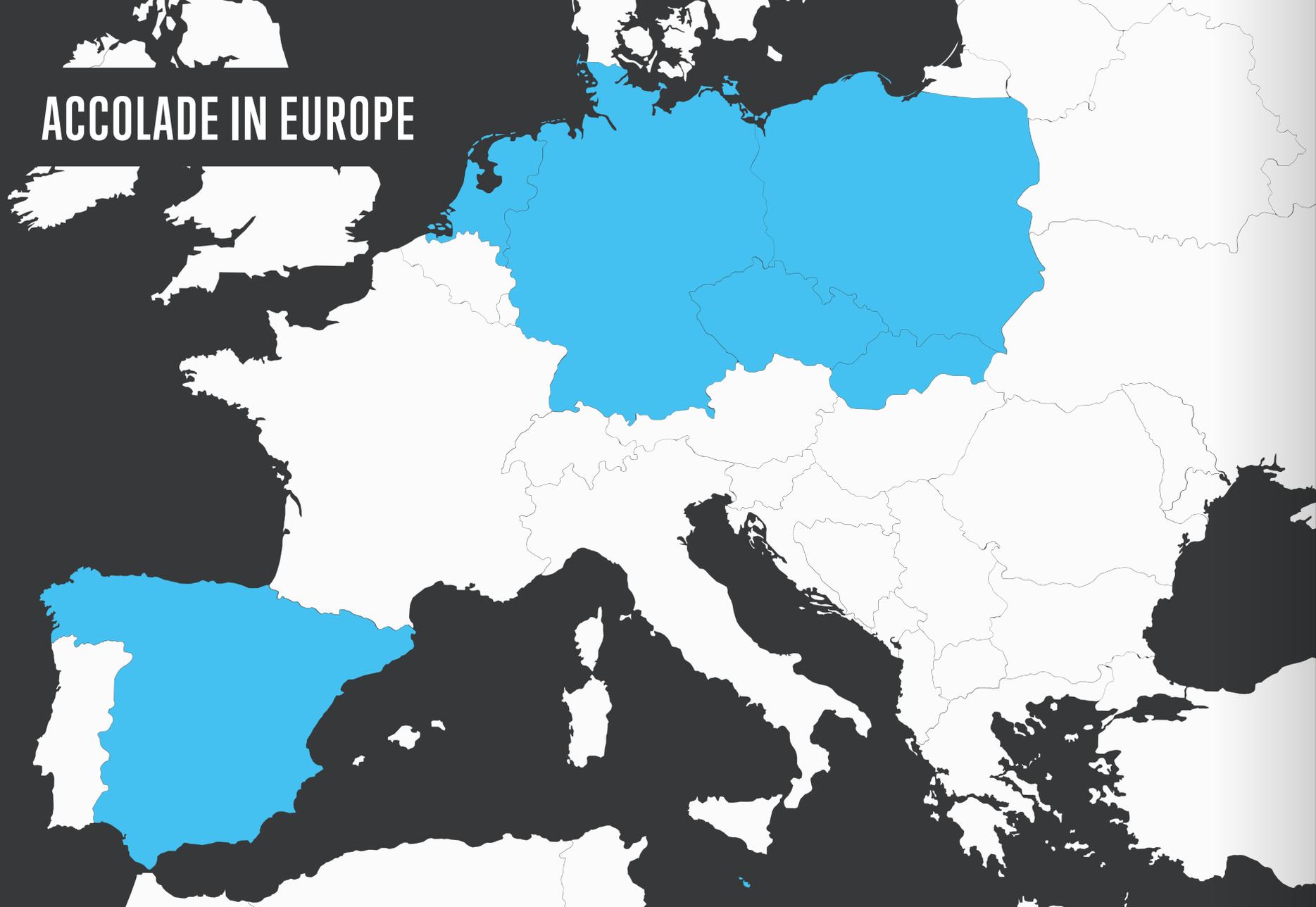
FIRST-CLASS TENANTS

SATISFIED INVESTORS



INDUSTRIAL PARK STŘÍBRO, CZECH REPUBLIC

ACCOLADE IN EUROPE



LOCATION IS KEY

Location is key. We select locations with quality infrastructure and proximity to key European markets.

EXCELLENT ACCESS FOR TRANSPORT

STRATEGIC POSITION IN THE REGION

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



PRAGUE AIRPORT 2, CZECH REPUBLIC

UNIQUENESS OF OUR PARKS



STRATEGIC POSITION WITH QUALITY INFRASTRUCTURE



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



REBUILDING OF TRADITION - REVITALIZATION OF BROWNFIELDS



MODERN ENVIRONMENTALLY FRIENDLY BUILDINGS



SUPPORTING THE REGION'S ECONOMIC AND SOCIAL GROWTH



HIGHEST STANDARDS OF MODERN CONSTRUCTION



BRNO AIRPORT PARK, CZECH REPUBLIC

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

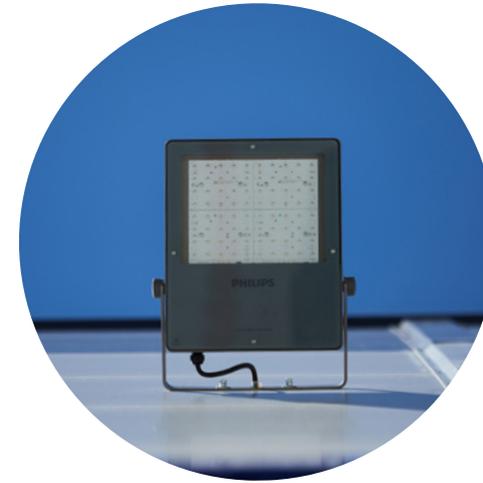
DEVELOPMENT IN HARMONY WITH NATURE

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.

BEING A TRUSTED PARTNER MEANS BEING A RESPONSIBLE PARTNER

Accountability to our investors, tenants, business partners, society, and the environment is part of our corporate culture. We are committed in this regard each and every day. It is our priority to be a reliable, responsible, and transparent company that applies sustainable development principles.



We invest with respect for the world around us and our industrial parks comply with the highest standards for modern development. We always plan our projects in a manner that ensures their compliance with BREEAM sustainable approach certification. This guarantees a high level of environmental friendliness and consideration for the working conditions of our employees, as well as energy self-sufficiency of our buildings. We also take inspiration from industrial tradition and one of our objectives, in addition to developing new locations, is the revitalization of disused brownfields.

For many years we have been engaged in philanthropy. Last but not least, we think of our employees, for whom we endeavor to create a pleasant environment, equal opportunities, and fully support their training on a daily basis.

We cooperate with nonprofit organizations, such as MELA, JOKER, Veronika Kašáková Endowment Fund, Víteček Center, Children's Emergency Fund Klokánek or St. George Hospice. We also cooperate with the Neuron Endowment Fund that supports leading Czech scientist and their research.

For several years now, we have been a partner of the Karlovy Vary International Film Festival, as we wish to support not only Czech cinematography, but also the region that has been crucial for our activities.

We cooperate with local governments and support amenities for people and local development wherever we operate. Our aim is to be a responsible partner and good neighbor, and to generally make the areas where we operate a better place to live.

ENVIRONMENTAL

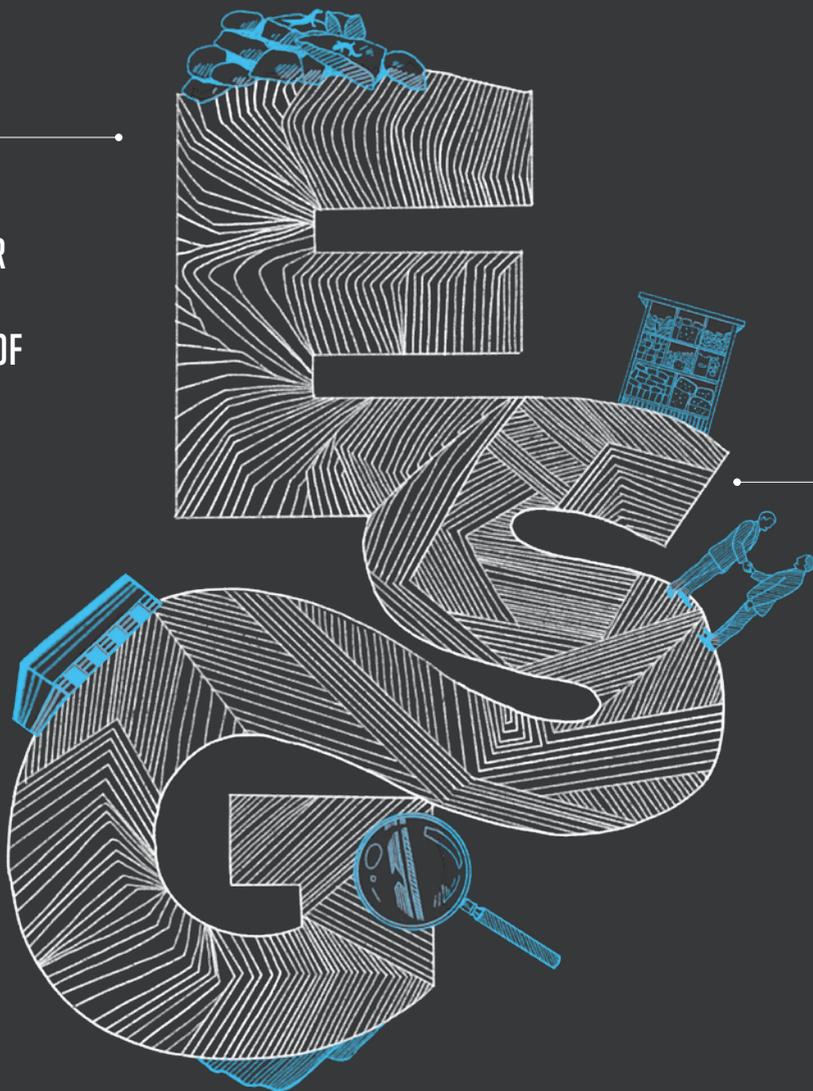
WE INVEST AND DO BUSINESS IN A MANNER THAT IS CONSISTENT WITH THE PROTECTION OF THE ENVIRONMENT

SOCIAL

WE SUPPORT THOSE WHO NEED OUR HELP AND ENSURE SUITABLE CONDITIONS OF EMPLOYMENT

GOVERNANCE

OUR PRIORITY IS A TRANSPARENT AND FAIR APPROACH TO INVESTORS, TENANTS, AND BUSINESS PARTNERS



ESG STRATEGY SUMMARIZES OUR GOALS AND COMMITMENTS



ENVIRONMENTAL

- ▶ Brownfield reclamation and revitalization of areas around our parks
- ▶ BREEAM certification rating of "Very Good" or higher as of 2015
- ▶ Promotion of renewable energy
- ▶ Carbon footprint reduction
- ▶ Regulation of drinking water consumption
- ▶ Environmentally-friendly technology

SOCIAL

- ▶ Support of charitable projects across regions
- ▶ Gender balance
- ▶ Equal opportunities
- ▶ Suitable conditions of employment

GOVERNANCE

- ▶ Responsible company management
- ▶ Transparent ethical conduct in compliance with our Criminal Compliance Code and Code of Ethics
- ▶ Education and motivation of our employees
- ▶ Involvement of employees in socially beneficial projects

ENVIRONMENTAL

WE REVITALIZE BROWNFIELDS

In addition to projects in new locations, it is also our long-term goal to invest in projects that promote revitalization of existing neglected sites.

- ▶ Attractive locations in terms of our strategy and investments (close to major cities and near city centers).
- ▶ Brownfield areas are often perspective for future tenants thanks to their great transport accessibility.
- ▶ Given their industrial history, these sites frequently feature excellent technology and energy infrastructure.
- ▶ Opportunity to build on traditions with a fresh new look, breathing new life and giving new purpose to neglected sites.

Brownfields account for 35% of Accolade's portfolio.

REVITALIZATION OF AREAS AROUND OUR PARKS

At Accolade, the revitalization of areas surrounding our industrial parks is also very important to us, with particular focus on biodiversity. In our parks, you can find insect hotels, reptile refuges, apiaries, and wildflower meadows for butterflies. We also put emphasis on preserving original green space.



ENVIRONMENTAL

INVESTING IN QUALITY AND MODERN TECHNOLOGY

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 2015, all new Accolade projects have certification rating of "Very Good" or higher.

In 2020, we received the highest BREEAM rating ("Outstanding") for our park in Cheb.



BREEAM	OUTSTANDING	EXCELLENT	VERY GOOD	GOOD	TOTAL
BREEAM PROJECTS	27,326 sq m	316,973 sq m	889,621 sq m	322,027 sq m	1,555,948 sq m



EXAMPLES OF OUR CERTIFIED PROJECTS



RABEN, PARK STŘÍBRO



DHL EXPRESS, AIRPORT PARK BRNO



ESTÉE LAUDER, PARK CHEB



KION SMART FACTORY, PARK STŘÍBRO

WORLD'S GREENEST INDUSTRIAL BUILDING

Our investments in new environmental solutions relating to industrial properties resulted in the “Outstanding” rating under the BREEAM sustainability certification in 2020. Our building within the revitalized site of former Cheb engineering plant thus became the greenest industrial building in the world according to the BREEAM International New Construction 2016 standard, receiving a record high score of 90.68%. Sustainable development principles are widely applied throughout the building’s area of 27,000 square meters. But the most impressive parameters of the project relate to water management, in line with the increasing relevance of climate change. Thanks to a unique system of flushing toilets with rainwater, it has been possible to reduce the consumption of drinking water by an incredible 84% compared to the industry standard. The building also features smart LED lighting, measuring and



84%

REDUCTION OF DRINKING WATER CONSUMPTION

58%

REDUCTION IN THE CARBON FOOTPRINT

56%

REDUCTION IN ENERGY CONSUMPTION

optimizing energy consumption, as well as exterior blinds that result in significant energy savings in connection with air-conditioning. All this contributes to a 56% reduction in energy consumption and a 58% carbon footprint reduction. All the construction materials were selected with ecology and sustainable development in mind. The quality of the indoor environment, which takes into account working conditions for employees, also contributed to the high rating.





ENVIRONMENTAL

WE SUPPORT PROJECTS ADDRESSING ISSUES THAT CONCERN ALL OF SOCIETY

The environment is one of the top priorities of our social responsibility strategy. Not only do we invest in industrial park development projects that meet world-class standards for environmental friendliness, but

THE ASSOCIATION WETLANDS (MOKŘADY, Z.S.) IMPLEMENTS VARIOUS SOLUTIONS BENEFICIAL TO THE ENVIRONMENT, SUCH AS PONDS AND WETLANDS.

we also take part in projects addressing issues that concern all of society, such as water scarcity. Specifically, we support the association Wetlands (Mokřady, z.s.) that deals with issues of water retention and water regime improvement in the landscape. The association implements various solutions beneficial to the environment, such as ponds and wetlands.



„THE ENVIRONMENT IS ONE OF THE TOP PRIORITIES OF OUR ESG STRATEGY.“



 SOCIAL

INVESTING IN OTHERS

For many years, we have been supporting charitable project and organizations. We cooperate with local governments and support amenities for people and local development wherever we operate. Our aim is to be a responsible partner and good neighbor, and to generally make the areas where we operate a better place to live.



NONPROFIT ORGANIZATION MELA

From the very beginning, we have been supporting the public benefit company MELA that helps people suffering from mental or combined disabilities or psychiatric diseases.



VERONIKA KAŠÁKOVÁ ENDOWMENT FUND

We are a proud partner of the Veronika Kašáková Endowment Fund, which accompanies young people from children's homes on their journey to real life.

WE HELP WHEREVER WE OPERATE



CHEB REGION

We support cultural and social event in the town of Cheb where we operate. We are delighted to cooperate with the Cheb Theater and other cultural organizations within the Cheb region.



JOKER

Our aid goes to people with various disabilities. The Joker organization provides social services and seeks to involve its disabled clients in various activities through social therapy workshops.



ST. GEORGE'S HOSPICE (HOSPIC SV. JIŘÍ)

We cooperate with an organization that provides comprehensive hospice palliative care services that involve health, psychological, social and spiritual support.



VÍTEČEK CENTER

We support the Víteček Center, whose mission is to help children and adults with disabilities and integrate them into mainstream society.

SCIENCE, CULTURE AND SPORTS

In addition to supporting people with disabilities, we also invest in culture, sports, science, and education.



ČESKÁ SPOŘITELNA - ACCOLADE CYCLING TEAM

Česká spořitelna - Accolade cycling Team, a team full of top-level cyclists who collect one victory after another, also promotes our brand.



KARLOVY VARY INTERNATIONAL FILM FESTIVAL

In the field of culture, we have been a partner of the Karlovy Vary International Film Festival. Furthermore, we invest in Czech cinematography.



NEURON ENDOWMENT FUND

We are setting the stage for modern business ventures and “New industry of the 21st century”, as we believe that scientific knowledge drives any successful society. Consequently, we have established a partnership with the Neuron Endowment Fund that supports leading scientists and their research.

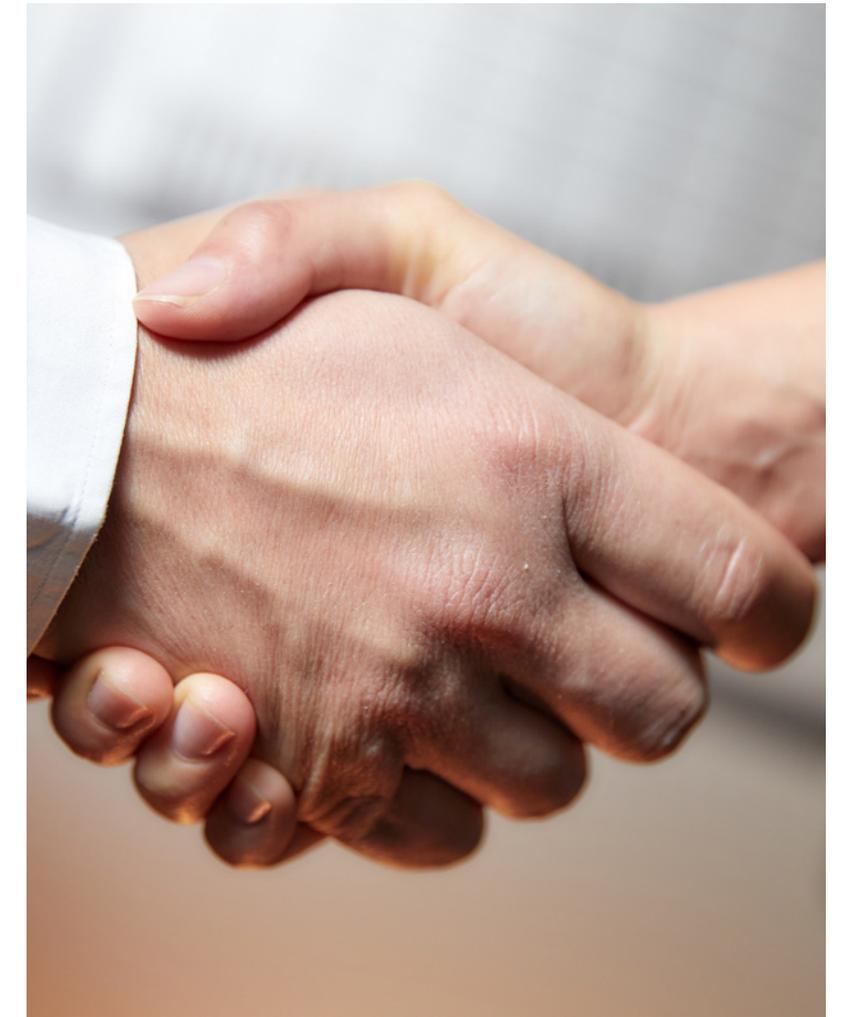


▶ GOVERNANCE

RESPONSIBLE COMPANY MANAGEMENT

A clearly defined strategy, transparency, and responsible company management. We are fully aware of our responsibility to our business partners, investors, and employees. We treat all of them in a professional and transparent manner and always play by the rules. Each of us makes sure that their conduct complies with fair and transparent practice principles. We treat our employees in a fair and transparent manner as well.

- ▶ Zero-tolerance policy to corruption and other dishonest practices
- ▶ We comply with the applicable legislation
- ▶ We adhere to fair competition principles
- ▶ We enforce the Criminal Compliance Program that consists of the Criminal Compliance Code and the Code of Ethics
- ▶ We comply with the applicable personal data protection legislation
- ▶ We support principles of the UN Initiative
- ▶ We create safe and healthy working environment for our employees



OUR INDUSTRIAL REAL ESTATE FUND

The main objective of our industrial fund is the long-term appreciation of our investors' assets. 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.

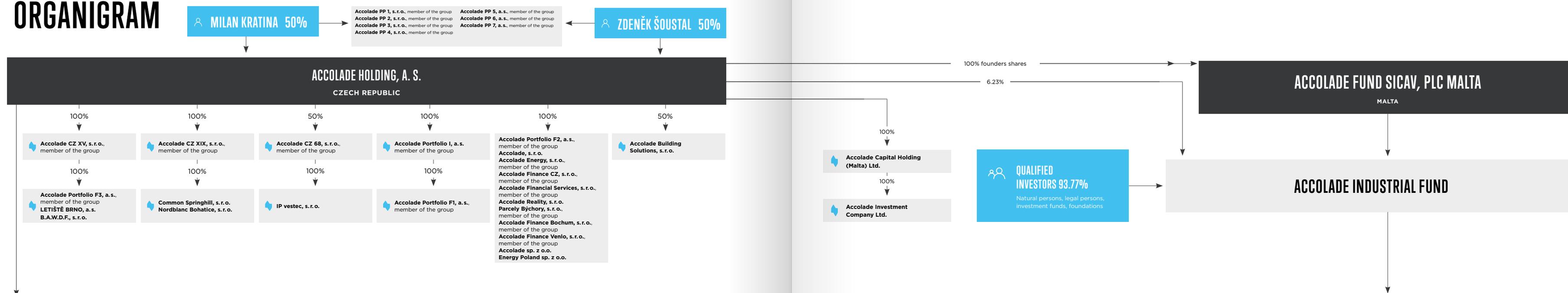
02

PURCHASE OF FULLY RENTED 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.



ORGANIGRAM



ACCOLADE HOLDING IN FIGURES

CZECH REPUBLIC	POLAND	SLOVAKIA	
Total leased-up area	845,277 sq m	1.2 mil. sq m	20,372 sq m
Future annual rent	26.4 mil. EUR	47.2 mil. EUR	693,904 EUR
NETHERLANDS	SPAIN		
Total leased-up area	43,250 sq m	155,122 sq m	
Future annual rent	2 mil. EUR	7 mil. EUR	

ACCOLADE FUND IN FIGURES

CZECH REPUBLIC	POLAND	GERMANY	
Total leased-up area	480,300 sq m	708,337 sq m	27,598 sq m
Annual rental income	25.132 mil. EUR	44.154 mil. EUR	1.7 mil. EUR
SLOVAKIA			
Total leased-up area	16,371 sq m		
Annual rental income	896,440 EUR		

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



TOMÁŠ PROCHÁZKA
Chief Financial Officer

Responsible for finance, accounting and project financing



JIŘÍ STRÁNSKÝ
Head of Development

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



MICHAŁ BIAŁAS
Country Head - Poland

Responsible for the management of Polish parks and business development in other locations



ZDENĚK ŠOUSTAL
Member of the Board

Involved in strategic management and communication with key partners



LUKÁŠ RÉPAL
Chief Operating Officer

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



TOMÁŠ HANÁČEK
Head of Business Development

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

ACCOLADE TEAM



EXAMPLES OF OUR PARKS

CZECH REPUBLIC



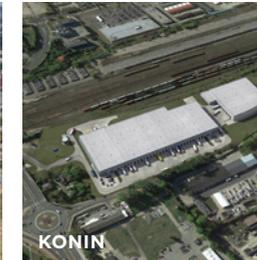
EXAMPLES OF OUR PARKS

CZECH REPUBLIC



EXAMPLES OF OUR PARKS

POLAND



EXAMPLES OF OUR PARKS

GERMANY



SPAIN



EXAMPLES OF OUR PREPARED PARKS

CZECH REPUBLIC



POLAND



THE NETHERLANDS



SPAIN



OUR AWARDS



FINANCIAL TIMES 1 000

In 2019, we became the fastest growing company in the Czech Republic and one of the TOP 5 fastest growing companies in Europe in the area of real estate according to the prestigious Financial Times 1 000 ranking.

BEST OF REALTY

The distribution center located within the revitalized site of former Cheb engineering plant won the first prize in the category of Industrial and Warehouse Buildings of the prestigious Best of Realty 2020 awards.

CIJ AWARDS

The project of the revitalized site of Cheb engineering plant also took the first place in the category of Leading Green Development of the prestigious CIJ Awards Czech Republic 2020.

ACCOLADE HOLDING, A. S.

CZECH REPUBLIC

Sokolovská 394/17
186 00 Prague 8
Czech Republic

info@accolade.eu
+420 220 303 019
www.accolade.eu

POLAND

Warsaw Financial Center
(29th floor)
Emilii Plater 53
00-113 Warsaw

poland@accolade.eu
+48 504 424 504
www.accolade.eu

SPAIN

Avda. Aragón, 30
46021 Valencia

spain@accolade.eu
www.accolade.eu