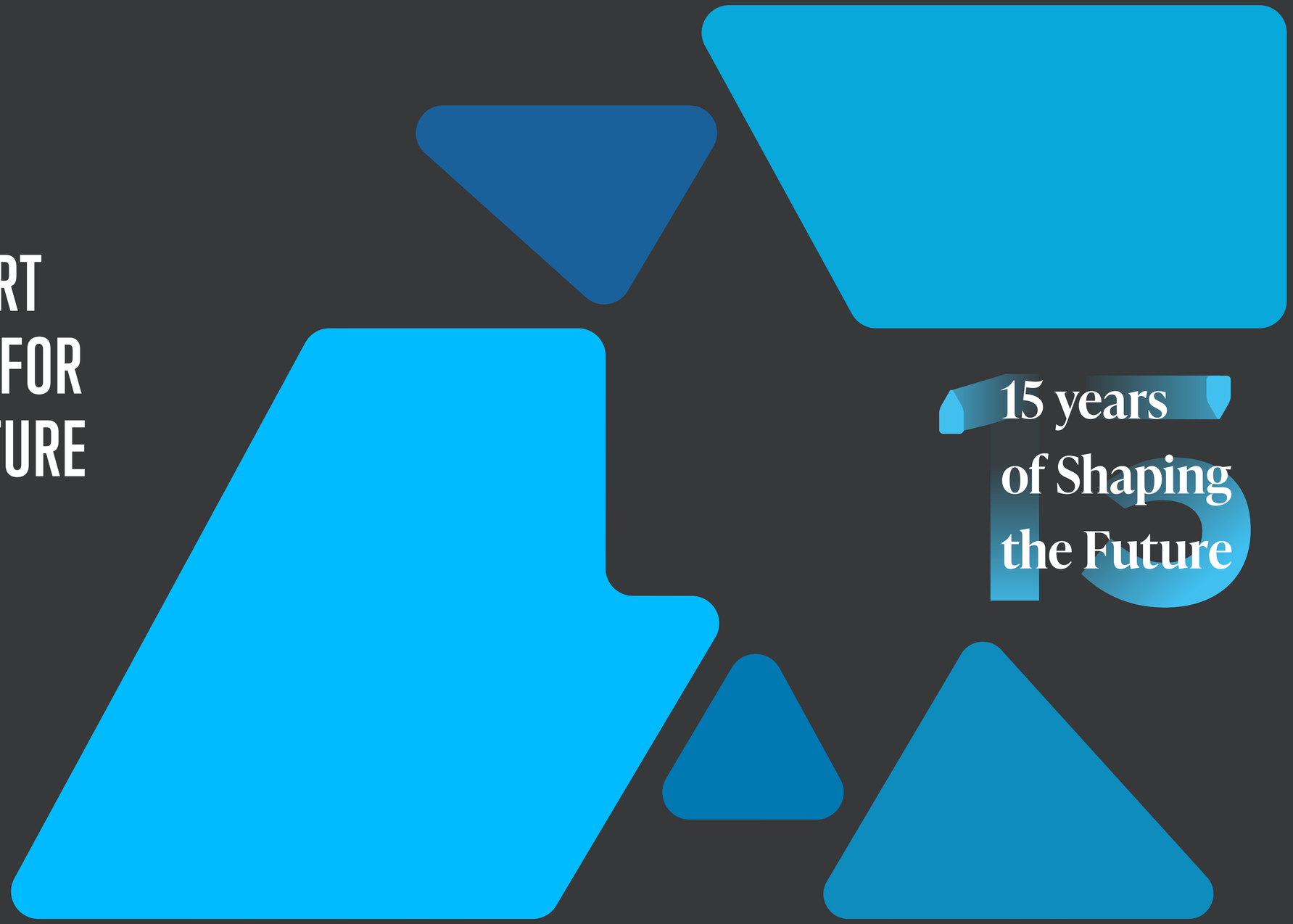
Accolade

WE INVEST IN SMART INDUSTRIAL PARKS FOR A SUSTAINABLE FUTURE



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WHO WE ARE

We are an investment group providing world-class infrastructure for business in Europe. Since 2011, we have been building an international portfolio of modern industrial parks. Our buildings are leased by brands from the e-commerce, retail, logistics, and light manufacturing sectors.

Through investment, we support the growth of regions and help to develop their full potential. In addition, some of our flagship projects have been built in the location of brownfield sites which have been neglected for a long time and to which the projects have breathed new life.

We are where our customers' business needs us. We bring reliable tenants to our parks, which today employ some thirty thousand people across the Accolade portfolio. Moreover, thanks to their increasingly sophisticated operations, these companies often open up highly skilled positions that allow local talent to find employment.

We manage our parks on a long-term basis and invest exclusively in projects with known tenants. We pride ourselves on our responsibility - from the use of environmentally friendly construction processes and materials, to efficient operations involving renewable energy sources, to a wide range of CSR activities focusing on local communities. Our goal is always to be a trustworthy and reliable partner and a good neighbor.

Since 2014, a fund for qualified investors, the Accolade Industrial Fund, has been part of the group. It is assigned a role of a pioneer in a segment that has changed the public's view of investment opportunities. It is currently one of the largest real estate funds in Europe.

15 years of Shaping the Future

- **LAND DEVELOPER**
- **DEVELOPER**
- **DEVELOPMENT INVESTOR**
- **LONG-TERM INVESTOR**
- **FUND MANAGER**
- **ASSET MANAGER**

WE OWN THE INTERNATIONAL AIRPORT BRNO-TUŘANY

BREEAM and friendly approach to the environment. All new Accolade projects are obliged to have the green building certification.



ACCOLADE FUNDS PARK KOJETÍN
CZECH REPUBLIC

ACCOLADE IN NUMBERS

ACCOLADE ACCOLADE FUNDS

MANAGED PORTFOLIO

3.90 MIL. SQ M

1.54 MIL. SQ M

2.36 MIL. SQ M

PORTFOLIO VALUE

4.06 BIL. EUR

1.76 BIL. EUR

2.30 BIL. EUR

NUMBER OF BUILDINGS

141

52

90

NUMBER OF TENANTS

218

100

131

LAND BANK

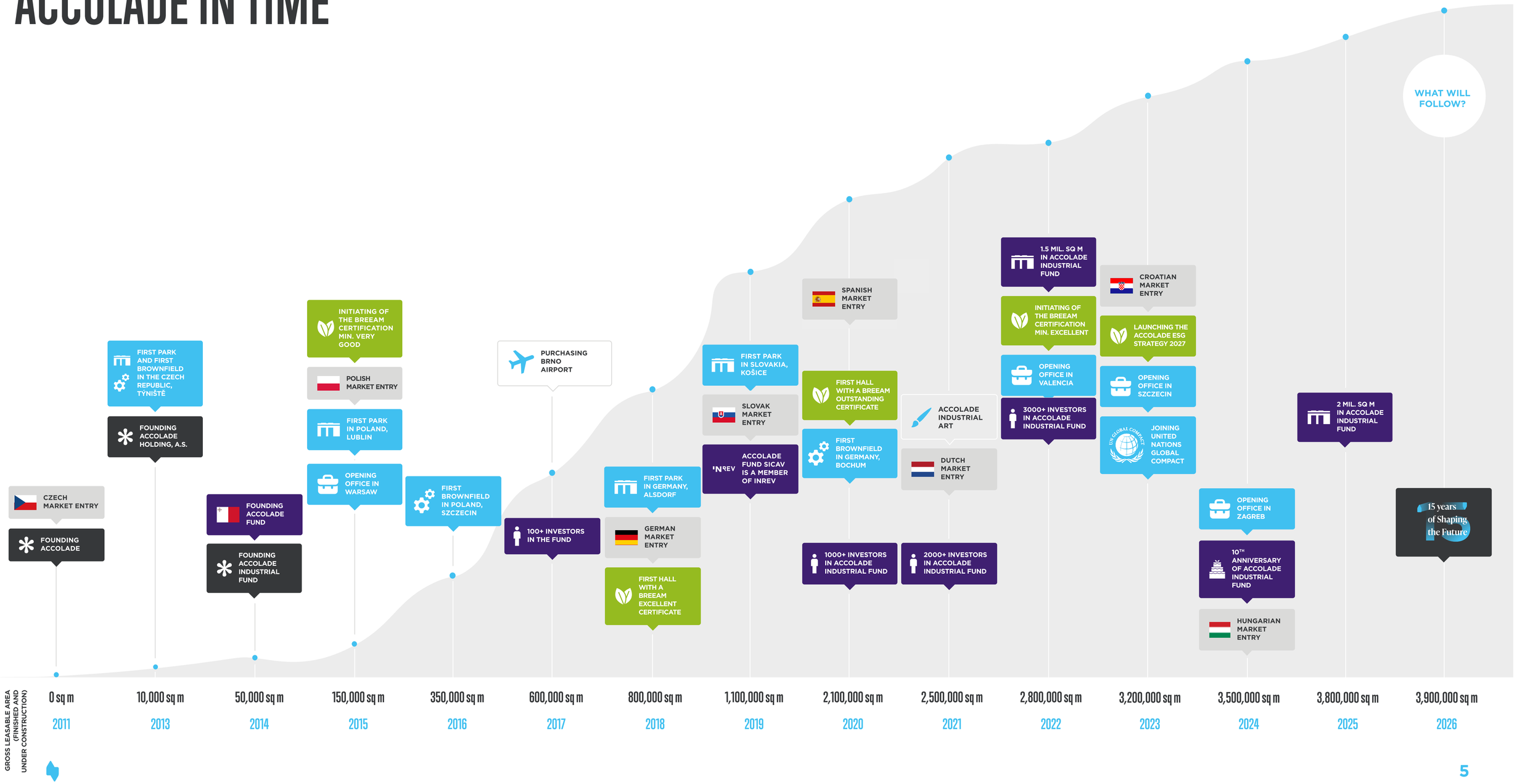
7.6 MIL. SQ M

TOTAL PV CAPACITY

22.18 MWp

All data is valid as of June 2026. Discrepancies in the totals are caused by the ownership share of Accolade Holding and Accolade Funds.

ACCOLADE IN TIME



OUR VISION

Our aim is to contribute to long-term regional growth - while strengthening the autonomy and resilience of Europe's economy.

We focus on investing in industrial parks that provide an effective base for the long-term operation of leading local and international companies. Long-lasting relationships with tenants, as well as a broad network of reputable business partners, institutions and municipalities across the countries where we are present, give us the credibility and stability to continue to expand.

Sustainability remains a key pillar of our business. By implementing the latest principles and technologies in this area, we achieve not only excellent results in the official certification of our buildings, but also greater operational efficiency for our tenants.

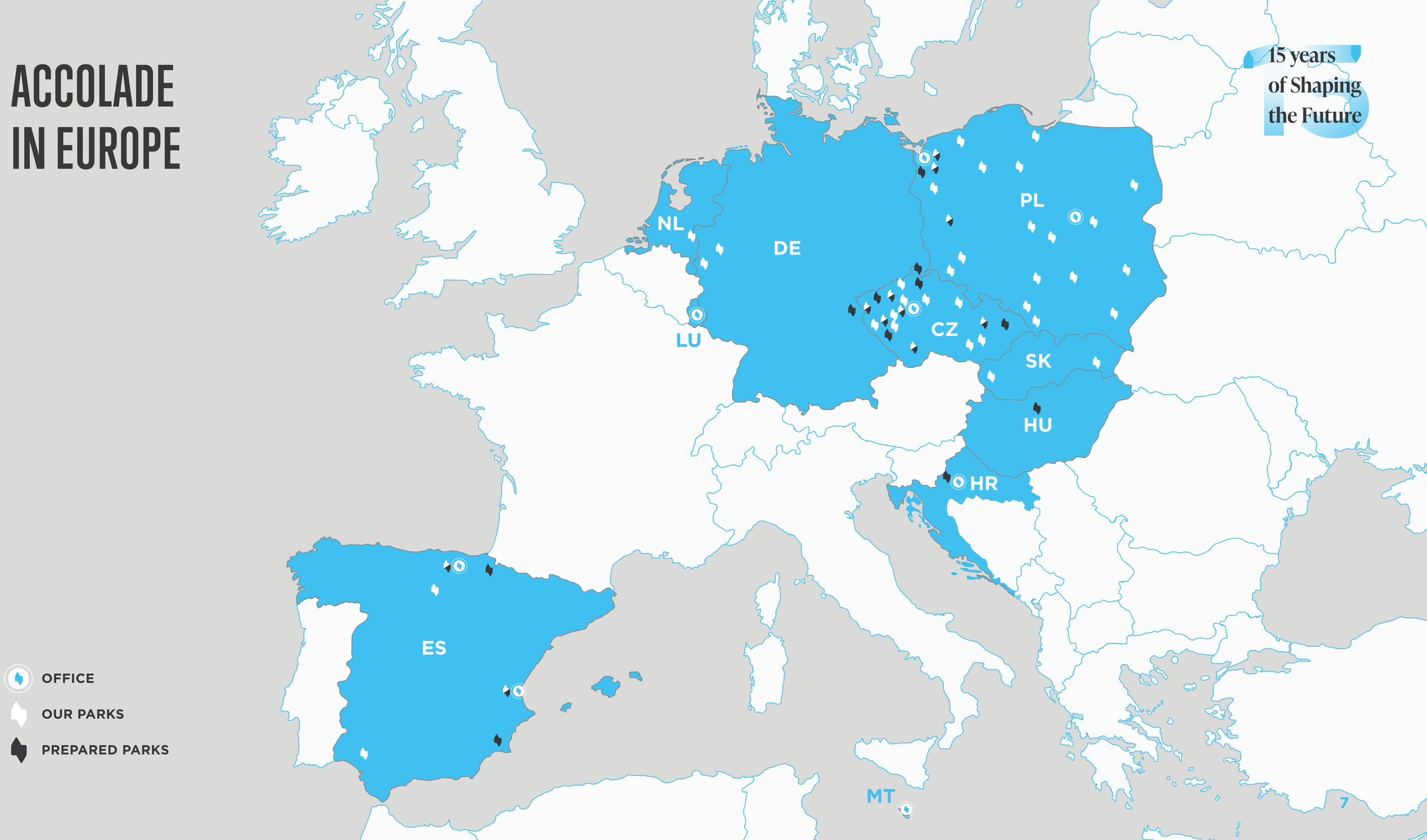
At the same time, we are a transparent financial institution that attractively appreciates the assets of its investors.

TOP LOCATIONS **FIRST-CLASS TENANTS** **SUSTAINABLE BUILDINGS** **SATISFIED INVESTORS**

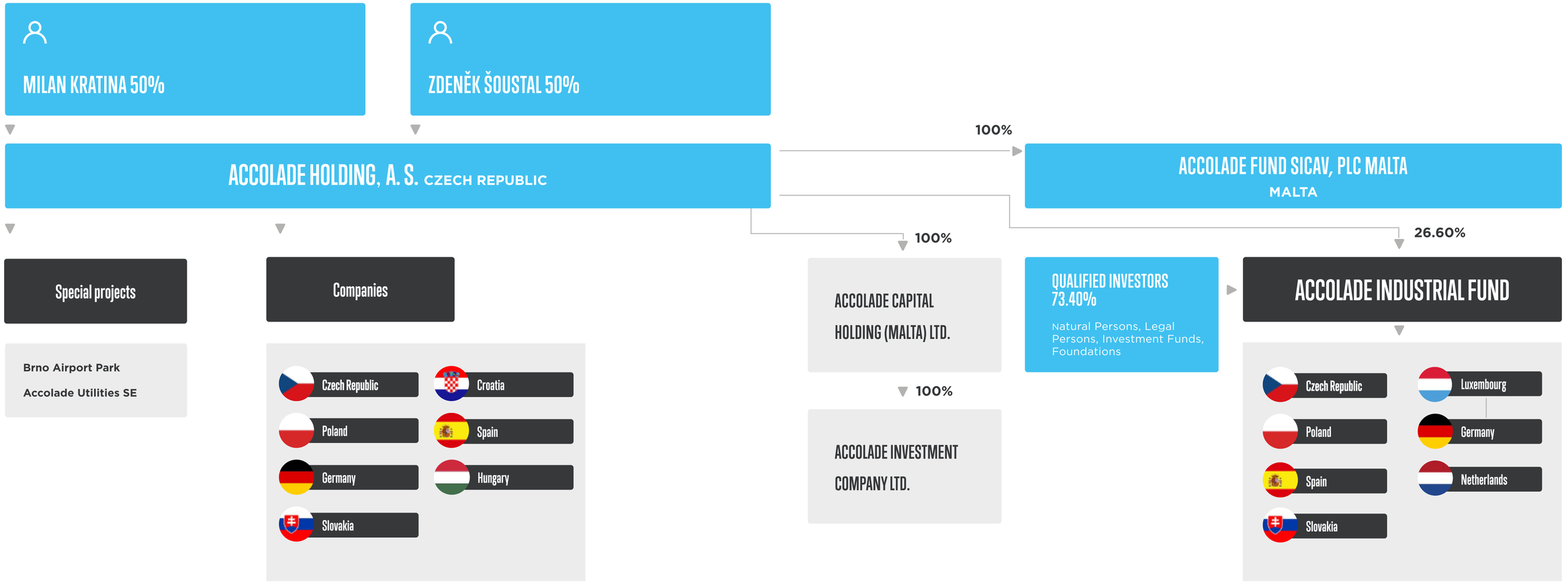


ACCOLADE FUNDS PARK STŘÍBRO

ACCOLADE IN EUROPE



ORGANIGRAM


MILAN KRATINA 50%
ZDENĚK ŠOUSTAL 50%
ACCOLADE HOLDING, A. S. CZECH REPUBLIC
100%
ACCOLADE FUND SICAV, PLC MALTA
MALTA
100%
26.60%
Special projects
Companies
Brno Airport Park
Accolade Utilities SE
Czech Republic
Croatia
Poland
Spain
Germany
Hungary
Slovakia
ACCOLADE CAPITAL HOLDING (MALTA) LTD.
100%
ACCOLADE INVESTMENT COMPANY LTD.
QUALIFIED INVESTORS 73.40%
Natural Persons, Legal Persons, Investment Funds, Foundations
ACCOLADE INDUSTRIAL FUND
Czech Republic
Luxembourg
Poland
Germany
Spain
Netherlands
Slovakia

ACCOLADE TEAM



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.



TOMÁŠ HANÁČEK

Chief Business Development Officer

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



JITKA BORTLÍČKOVÁ

Group Legal Counsel

Responsible for shaping and safeguarding Accolade's legal landscape, covering existing and prospective markets.



EDUARDO FELICIANO

Business Director

He is responsible for the development of Accolade's activities within the Spanish market.



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.



DAGMAR PIXOVÁ

HR Director

Responsible for strategic planning and implementation of all aspects of Human Resources in the organization



EDUARD PIŇOS

Chief Marketing Officer

Responsible for developing and implementing the company's marketing strategy to increase brand awareness.



GARY MAZZOTTI

Chairman of the Board of Directors

As Chairman of the Board, he leads the Board, oversees corporate governance and risk management, and focuses on institutional investor relations, capital base development, and the Group's international expansion.



JIŘÍ STRÁNSKÝ

Chief Land Development Officer

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



JOANNA SINKIEWICZ

Group Commercial Director

Oversees asset management and marketing, driving efficiency across Accolade's global operations.



IVANA BARAC

Business Director

Responsible for Accolade operations in the Croatian market.

WHAT WE DO

UNIQUENESS OF OUR PARKS

- STRATEGIC POSITION WITH QUALITY INFRASTRUCTURE
- TENANTS OF WORLD BRANDS FROM E-COMMERCE, LOGISTICS AND PRODUCTION
- THE REBUILDING OF TRADITION – REVITALIZATION OF THE BROWNFIELDS
- SUPPORTING THE REGION‘S ECONOMIC AND SOCIAL GROWTH
- MODERN ENVIRONMENTALLY FRIENDLY BUILDINGS
- THE HIGHEST TECHNICAL STANDARDS OF MODERN CONSTRUCTION



ACCOLADE FUNDS PARK SZCZECIN I

LOCATION IS KEY

The uniqueness of our expansion strategy lies in our in-depth knowledge of the European industry and wider market and socio-economic trends. Thanks to this, we can see the potential of new sites before others see it and can perfectly prepare our projects for the needs of a diverse range of business plans.

Moreover, the turbulent developments of recent years highlight the need to strengthen the economic and energy independence of European business.

We believe that quality industrial infrastructure is essential for both - and this belief is reflected in our decisions about which markets we will be present in.

We choose our sites to meet the most stringent demands of today, as well as those we foresee in the future.



OUR TENANTS

Our portfolio of tenants is evenly split between e-commerce, logistics and light production manufacturing. With this diversified portfolio, we reduce economic risks, driving stability and flexibility, as well as protecting our investors.



TAILOR-MADE PARKS FOR GLOBAL BRANDS

We attract global brands from the light manufacturing, logistics and e-commerce sectors to our modern and sustainable parks. We build parks tailored to each tenant and are able to meet even the most specific requirements.



CAREFULLY SELECTED LOCATION
A good location has always been the key to our success. We carefully select locations that offer quality infrastructure and can boast a long industrial tradition. Our parks often replace old manufacturing sites that we have revitalized and given a new purpose.



BUILT IN HARMONY WITH NATURE
We build parks in a considerate way and minimize environmental impacts. We are reducing our carbon footprint, using sustainable technologies, incorporating smart solutions to ensure energy saving and water conservation. Our projects are certified according to DGNB and BREEAM standards, where we always aim to achieve a rating of at least "Excellent".



GOOD NEIGHBOUR
In the communities where we operate, we work with municipal governments to support civic amenities and local development. Our goal is to be a responsible partner, a good neighbor and overall to make the regions a better place to live.


Accolade
RETRANS

ESG

ESG



PARK CHEB SOUTH

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.

ENVIRONMENTALLY FRIENDLY CONSTRUCTION



EMPHASIS ON REVITALIZATION OF NEGLECTED BROWNFIELDS

Maintaining biodiversity and ecological balance is crucial, which is why we endorse the revitalization of abandoned brownfields that have a significant industrial heritage.

Brownfields account for 30% of the group portfolio.



BUILDINGS' LIFE CYCLE ANALYSES

A building's life cycle analysis (LCA) is a comprehensive assessment of the environmental impact of a building, from the raw materials and construction processes used to build it, to its operation, maintenance, and eventual demolition or disposal.



REDUCING OUR CARBON FOOTPRINT

Our industrial parks are designed with the intent of contributing to reducing our carbon footprint in mind. Solar and photovoltaic panels on the roofs of halls support the transition to clean energy sources and reduce greenhouse gas emissions. Charging stations for electric vehicles eliminate dependence on fossil fuels and support a more sustainable and efficient future. The white roof membrane reflects sunlight and reduces the amount of heat absorbed by the roof and building by 50%.

WE IMPROVE THE SURROUNDINGS OF OUR PARKS

STORMWATER INFILTRATION/DETENTION IMPROVING THE CONDITION OF GROUNDWATER

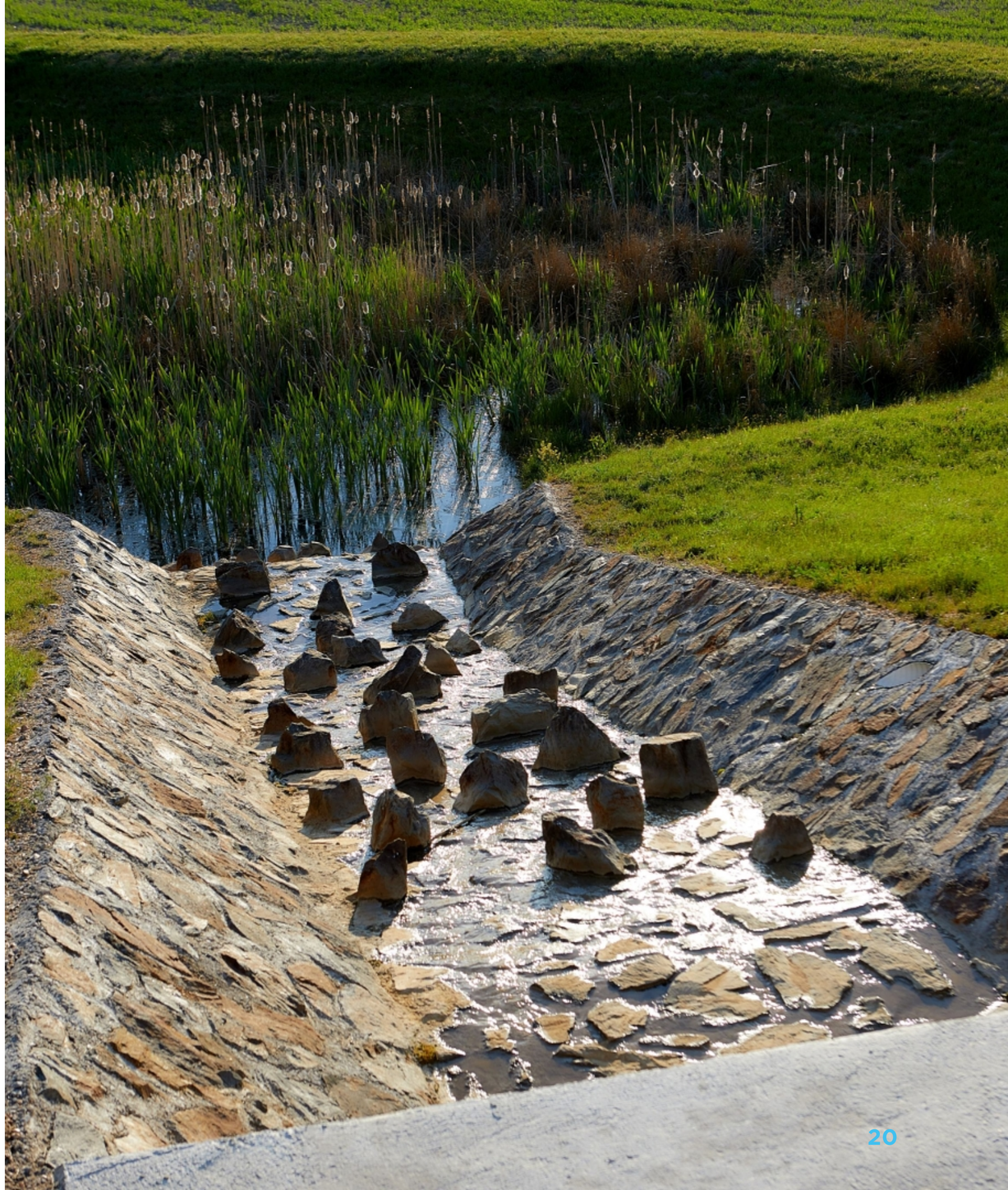
We support the sustainable water management practises with systems for stormwater infiltration and detention installed in our parks. They enhance the local environment by improving water quality, recharging groundwater, and reducing the risk of flooding.

MEADOWS REPLACING LAWNS REQUIRING WATERING

We dedicate some green areas in our parks to meadows and wildflowers to reduce the use of resources and to provide. A greater variety of habitats for wildlife, support a greater diversity of species, improve soil health and reduce maintenance needs.

BEEHIVES, LIZARD HABITATS AND INSECT HOTELS

Beehives, lizard habitats, and insect hotels are not just aesthetic elements in our parks. They provide a refuge for a variety of species, thus promoting biodiversity.



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 and DGNB sustainable approach certification.

BREEAM CERTIFICATION GUARANTEES

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

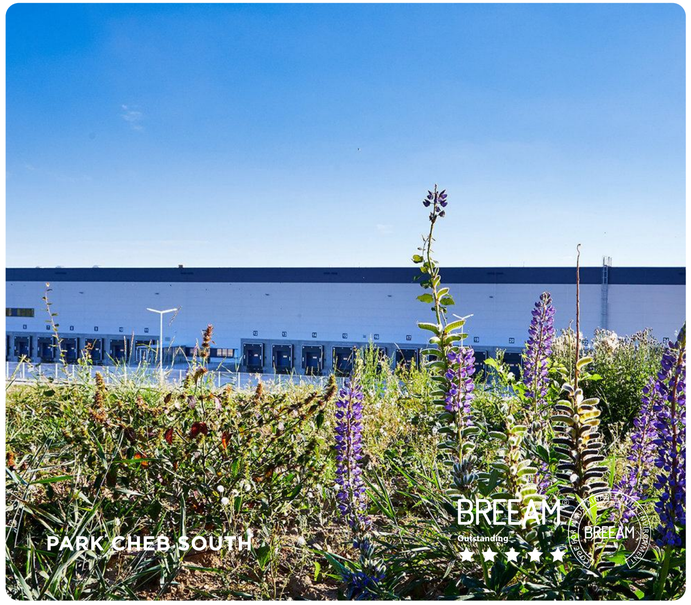
Health, safety, and environmental risks are monitored prior to and throughout the development of our projects. As of 2020, all new Accolade projects have certification of “Excellent” or higher.

Since 2020, we have received the highest BREEAM rating of "Outstanding" a total of 11 times.

BREEAM	OUTSTANDING	EXCELLENT	VERY GOOD	GOOD	TOTAL
BREEAM PROJECTS	749,208 sq m	1,149,275 sq m	1,248,491 sq m	213,239 sq m	3,360,213 sq m

DGNB*	PLATINUM	GOLD	SILVER	BRONZE	TOTAL
DGNB PROJECTS		27,598 sq m			27,598 sq m

*In Germany, we are pursuing the DGNB certification there, which takes into account the entire project life cycle and overall project performance.





ONE OF THE GREENEST PORTFOLIOS IN EUROPE

Since 2015, we have focused on ensuring that all our buildings meet the requirements of green construction. Two levels are essential: sustainability certification, whether international BREEAM certification or DGNB certification in Germany, and compliance with the requirements of the EU Taxonomy.

The sustainability of our projects is backed up by concrete data and metrics, whether it is a PENB, the assessment of the impact of the life cycle of a building with respect to CO2 emissions, the implementation of smart metering of energy consumption or water efficiency equipment, or a responsible building construction and operation process. In addition, we are developing our own program which makes it possible to use renewable energy generated directly in the parks.

We see the integration of these features into our parks not only as a sign of respect for the environment, but also as part of a transparent approach to our business partners and a way to achieve longer life of the buildings, longer lease terms, and more affordable financing. By investing in green industrial buildings, we are therefore meeting both our ethical commitments and our business objectives.



ACCOLADE FUNDS PARK KOJETÍN



ACCOLADE FUNDS PARK STŘÍBRO



ACCOLADE FUNDS PARK SZCZECIN III

THE HIGHEST SCORE IN BREEAM INTERNATIONAL NEW CONSTRUCTION

94.2%

We became the first entity in the Czech Republic and Poland to obtain the prestigious BREEAM New Construction certification for an industrial project at the highest "Outstanding" level. Despite the fact that, according to statistics, only about 3% of all buildings on the market achieve such a result, eight of them have been built in Accolade's portfolio to date.

The building in Cheb South Park even became the greenest industrial building in the world according to the BREEAM New Construction assessment. The 40,000-square-meter facility achieved a record score of 94.2%. Most of its space is leased by AUTODOC, a leading German online retailer of automotive parts and components.



SUSTAINABLE FEATURES:

- Over 85% construction waste saved from ladnfills.
- Energy-efficient: 59.2% reduction in primary energy consumption.
- Water-saving measures reducing potable water use by 85%.
- Roof ready for photovoltaic power plant installation.

WE ARE A SOCIALLY RESPONSIBLE PARTNER



GOOD NEIGHBOUR

We care about the surroundings of where we operate. We work with local governments, supporting amenities, bringing new jobs and contributing to overall local development. We invest in local communities through undertakings such as educational, sporting and charitable organizations, build infrastructure and participate in the restoration of green areas by planting trees in public spaces.



LONG-TERM SUPPORT FOR CHARITY PROJECTS

We see it as an important mission to help those who have been less fortunate in life. That's why since the very start we have been working with several non-profit organizations that offer help to people who suffer from mental health disorders or complex disabilities, as well as psychiatric illnesses. We also partner with several foundations that focus on helping children in need.



SUPPORT FOR SCIENCE, CULTURE AND SPORT

We invest in science, education, culture and sport. We believe that scientific knowledge is the driving force behind every successful company and an important foundation for modern business. That's why we support science directly and contribute to the best scientists for their valuable research. At the same time, we do not neglect sports organisations. We have a long-standing commitment to the development of sport in our localities and beyond.

A COMPANY CULTURE OF RESPONSIBILITY



EQUAL OPPORTUNITIES, TRANSPARENCY AND PROFESSIONALISM

We follow a clear strategy and we are transparent. Responsibility in dealings with business partners, investors and employees will always be our first priority. We behave in a professional, open manner and always play by the rules.



UNITED NATIONS GLOBAL COMPACT

Another step towards a fairer and more responsible future is our participation in the United Nations Global Compact. We have adopted ten binding principles describing an ideal model of action in the areas of human rights, working conditions, the environment and anti-corruption.



CRIMINAL COMPLIANCE PROGRAM

At the same time, we have a Criminal Compliance Program, which consists of a Criminal Compliance Code and a Code of Ethics. The documents contain measures to prevent the commission of criminal or unethical conduct for all persons operating within Accolade.

ACCOLADE INDUSTRIAL FUND

ORGANIGRAM

MILAN KRATINA 50%

50% shares and 50% voting rights

ZDENĚK ŠOUSTAL 50%

50% shares and 50% voting rights

ACCOLADE HOLDING A. S.

UNREGULATED ENTITY

100% founder shares and 100% voting rights

ACCOLADE FUND SICAV P.L.C. (AIF)

ENTITY REGULATED BY MALTA FINANCIAL SERVICES AUTHORITY

BOARD MEMBERS

Milan Kratina
Chris Casapinta
Malcolm St. John
Zdeněk Šoustal

LEGAL AND JUDICIAL REPRESENTATION

Two directors acting jointly

Sub-fund

Assets, liabilities and equity of Accolade Industrial Fund are separate from those of Accolade Fund SICAV p.l.c.

Investor shares – held by investors in Accolade Industrial Fund

Founder shares – held by Accolade Holding, a.s. in Accolade Fund SICAV p.l.c.

ACCOLADE INDUSTRIAL FUND

ENTITY REGULATED BY MALTA FINANCIAL SERVICES AUTHORITY

Investment management agreement

100% shares and 100% voting rights

ACCOLADE CAPITAL HOLDING (MALTA) LIMITED

UNREGULATED ENTITY

BOARD MEMBERS

Milan Kratina
Zdeněk Šoustal

LEGAL AND JUDICIAL REPRESENTATION

Two directors acting jointly

100% shares and 100% voting rights

ACCOLADE INVESTMENT COMPANY LIMITED

ENTITY REGULATED BY MALTA FINANCIAL SERVICES AUTHORITY

BOARD MEMBERS

Milan Kratina
Zdeněk Šoustal
Alexia Farrugia
Joseph Falzon
Sandro Bartoli

COMPANY SECRETARY

Nicole Demicoli

LEGAL AND JUDICIAL REPRESENTATION

Two directors acting jointly

INVESTMENT COMMITTEE

Petr Posker
Milan Kratina
Steven Tedesco
Marica Tedesco

VALUATION COMMITTEE

Agnieszka Niezgodzka
Martin Šidák
Chris Casapinta

MONEY LAUNDERING REPORTING OFFICIER

Alexia Farrugia

COMPLIANCE OFFICER

Domenic Azzopardi

REMUNERATION OFFICER & DIRECTOR CHARGED WITH SUPERVISION OF RISK MANAGEMENT FUNCTION

Sandro Bartoli

RISK MANAGER

Keith Huber

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.

02

PURCHASE OF FULLY RENTED INDUSTRIAL BUILDINGS

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

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.

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.





WHY INVEST WITH ACCOLADE?

- The fund's strategy is based on regular rent collection.
- The fund owns the youngest portfolio of industrial buildings in the Czech Republic, Poland, Germany, Slovakia, Spain, and the Netherlands.
- The industrial buildings meet the strictest standards of environmental protection and sustainable development.
- The portfolio of tenants from various sectors of the economy is diversified.
- Rent payments are guaranteed by a security deposit, bank or corporate guarantee, or a combination thereof.
- The fund is valued on a quarterly basis.
- Accolade provides investors with regular quarterly reporting on their investments.
- New subscriptions to the fund take place quarterly.

DIVERSIFICATION IS KEY

01 GEOGRAPHICAL LOCATION OF PARKS



02 TENANTS OF GLOBAL BRANDS FROM VARIOUS INDUSTRIES

MANUFACTURING	ASSA ABLOY, KION GROUP, GOODYEAR
LOGISTICS	InPost, DHL, FedEx Express
RETAIL & E-COMMERCE	amazon, ACTION, Tchibo

03 WIDE SPECTRUM OF FINANCING BANKS



OUR PARKS

EXAMPLES OF OUR PARKS

CZECH REPUBLIC



BRNO AIRPORT PARK



ACCOLADE FUNDS PARK TEPLICE SOUTH



PARK PRAGUE AIRPORT II



PARK CHEB

EXAMPLES OF OUR PARKS

POLAND



ACCOLADE FUNDS PARK GORZÓW WIELKOPOLSKI I



ACCOLADE FUNDS PARK SZCZECIN I



ACCOLADE FUNDS PARK CZĘSTOCHOWA



ACCOLADE FUNDS PARK BIAŁYSTOK I

EXAMPLES OF OUR PARKS

GERMANY



ACCOLADE FUNDS PARK BOCHUM



ACCOLADE FUNDS PARK ALSDORF

SLOVAKIA



ACCOLADE FUNDS PARK KOŠICE AIRPORT

EXAMPLES OF OUR PARKS

SPAIN



ACCOLADE FUNDS PARK SEVILLA



ACCOLADE FUNDS PARK VALENCIA PICASSENT

EXAMPLES OF OUR PARKS

NETHERLANDS



ACCOLADE FUNDS PARK ROERMOND

EXAMPLES OF OUR PREPARED PARKS

CZECH REPUBLIC



ACCOLADE PARK ČESKÁ LÍPA



PRAGUE BUSINESS PARK

POLAND



PARK SZCZECIN KOŁBASKOWO

SPAIN



PARK VALENCIA ALZIRA

Accolade

All data is valid as of September, 2026

ACCOLADE HOLDING, A. S.

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ACCOLADE FUND SICAV P.LC.

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Birkirkara CBD 1070 Malta