

FACTSHEET ACCOLADE FUND SICAV PLC

SUB FUND ACCOLADE INDUSTRIAL FUND

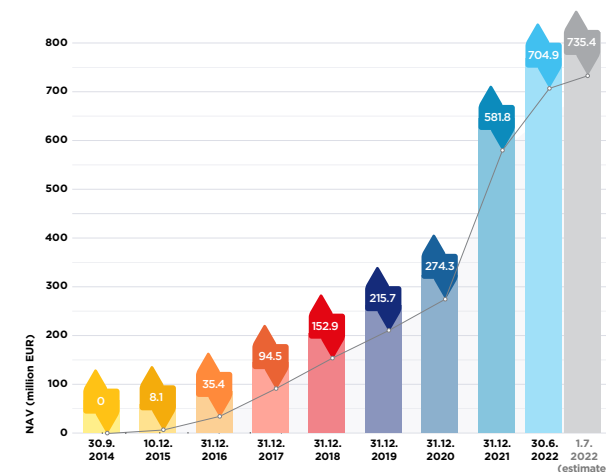
FACTSHEET, AUGUST 2022

↑	PERFORMANCE OF SHARES ¹ FROM 1.7. 2021 TO 30.6. 2022	19.71% SHARES CZK	22.15% SHARES EUR	↑	AVERAGE ANNUAL PERFORMANCE OF SHARES ¹ FROM 1.7. 2019 TO 30.6. 2022	16.77% SHARES CZK	17.36% SHARES EUR

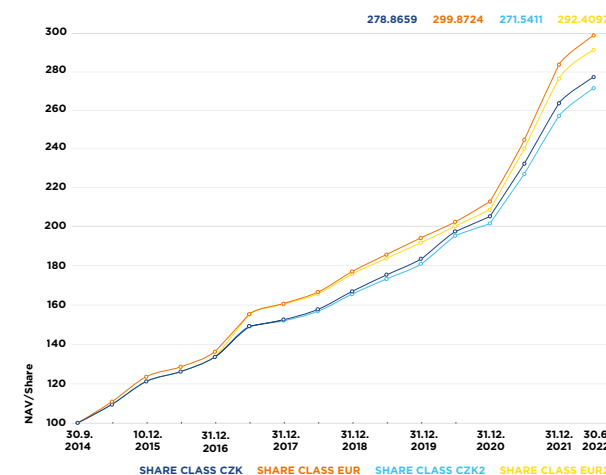
ACCOLADE INDUSTRIAL FUND SHARE PRICE (Launched 30th September 2014)

SERIES TYPE ² / VALUATION DATE	30.9. 2014	10.12. 2015	31.12. 2016	31.12. 2017	31.12. 2018	31.12. 2019	31.12. 2020	30.9. 2021 ⁴	31.12. 2021	31.3. 2022	30.6. 2022
CZK (ISIN MT7000014932)	100	121.0714	133.5304	152.3594	166.8153	183.1897	205.2164	250.1150	263.8188	267.5489	278.8659
CZK (% change)	0%	21.07%	10.29%	14.10%	9.49%	9.82%	12.02%	7.36%	5.48%	1.41%	4.23%
CZK2 (ISIN MT7000018404)				151.8049	165.4054	180.6050	201.2925	244.4343	257.5127	260.8383	271.5411
CZK2 (% change)				11.02% ³	8.96%	9.19%	11.45%	7.23%	5.35%	1.29%	4.10%
EUR (ISIN MT7000014940)	100	123.4895	136.2890	160.6307	176.8774	193.9304	213.3680	264.7897	283.8295	289.2809	299.8724
EUR (% change)	0%	23.49%	10.36%	17.86%	10.11%	9.64%	10.02%	7.86%	7.19%	1.92%	3.66%
EUR2 (ISIN MT7000018412)				160.2418	175.5966	191.4217	209.5903	259.1437	277.4377	282.4246	292.4097
EUR2 (% change)				3.10% ³	9.58%	9.01%	9.49%	7.73%	7.06%	1.79%	3.54%
CZK-D (ISIN MT7000030508)								107.3642	113.2467	114.8478	119.7058
CZK-D (% change)								7.36%	5.48%	1.41%	4.23%
CZK2-D (ISIN MT7000030524)								N/A	100	101.2914	105.4476
CZK2-D (% change)								N/A	0%	1.29%	4.10%
EUR-D (ISIN MT7000030516)								N/A	100	101.9207	105.6523
EUR-D (% change)								N/A	0%	1.92%	3.66%
EUR2-D (ISIN MT7000030532)								107.7253	115.3301	117.4031	121.5539
EUR2-D (% change)								7.73%	7.06%	1.79%	3.54%

PERFORMANCE OF NAV



PERFORMANCE OF SHARES



¹ If not stated otherwise, the information is related to the institutional share classes (ISIN MT7000014932 a MT7000014940)

² Series initial offering 31.3. 2017

³ Series initial offering 30.6. 2017

⁴ % change in relation to previous quarter

⁵ For classes CZK-D, CZK2-D, EUR-D and EUR2-D series initial offering 1.7. 2021

A) CURRENT PROJECTS

LOCATION	COUNTRY	VALUATION	GLA (sq m)	LEASE TERM	WAULT	LTV
Projects in fund						
Park D5 Hořovice	Czech Republic	46,650,000 €	42,281	6-10 years	5.51	
Park Cheb	Czech Republic	172,930,000 €	189,455	5-15 years	5.57	
Park Cheb South	Czech Republic	25,520,000 €	27,326	10 years	7.68	
Park Stříbro	Czech Republic	218,850,000 €	186,349	7-30 years	16.99	
Park Prague Airport II	Czech Republic	11,310,000 €	11,149	5 years	3.38	
BTS Týniště nad Orlicí	Czech Republic	9,720,000 €	9,783	10 years	5.51	
Park Přeštice	Czech Republic	18,790,000 €	14,015	16 years	12.26	
Park Teplice South	Czech Republic	9,260,000 €	9,224	10 years	9.61	
Park Zdice	Czech Republic	16,850,000 €	13,361	5 years	4.75	
Park Szczecin	Poland	152,770,000 €	183,539	2-11 years	2.88	
Park Goleniów	Poland	27,023,000 €	28,033	3-6 years	4.64	
Park Bydgoszcz	Poland	31,970,000 €	50,081	5-7 years	3.03	
Park Bydgoszcz II	Poland	26,650,000 €	37,041	5-7 years	3.18	
Park Zielona Góra	Poland	110,811,000 €	128,161	3-10 years	3.21	
Park Lublin	Poland	59,910,000 €	73,465	4-11 years	4.40	
Park Kielce	Poland	43,680,000 €	53,834	7-10 let	5.53	
Park Białystok	Poland	34,300,000 €	42,343	3-10 years	3.16	
Park Białystok II	Poland	12,162,000 €	8,497	7 years	6.18	
BTS Legnica	Poland	22,490,000 €	23,294	10 years	6.94	
Park Legnica	Poland	23,797,000 €	26,995	3-10 years	5.12	
Park Mińsk Mazowiecki	Poland	10,851,000 €	15,049	3 years	1.22	
Park Częstochowa	Poland	11,294,000 €	7,846	5-7 years	5.02	
Park Gorzów Wielkopolski	Poland	46,536,000 €	53,939	3-10 years	5.55	
Park Koszalin	Poland	11,187,000 €	13,276	11 years	10.55	
Park Košice Airport	Slovakia	13,200,000 €	16,371	3-10 years	4.91	
BTS Alsdorf	Germany	11,600,000 €	7,542	10 years	7.18	
BTS Bochum	Germany	35,900,000 €	20,056	16 years	14.68	
TOTAL		1,216,011,000 €	1,292,303		6.70	49.44%

B) FUND OVERVIEW

ACCOLADE FUND SICAV p.l.c whose registered office is situated at Vision Exchange Building, Territorials Street, Zone 1, Central Business District, Birkirkara, CDB 1070, Malta, was registered in Malta on 15th July 2014 with registration number SV 322 and is licensed by the MFSA in terms of the Investment Services Act as a collective investmentscheme. The Company was incorporated as a multi-fund public limited liability company with variable share capital for indefinite duration. As at the date hereof, the Company is in the process of offering Investor shares in one Sub-Fund - Accolade Industrial Fund.

C) KEY FACTS

Registration Date: 15.7. 2014

Base Currency: CZK, EUR, USD, PLN

Status: SICAV - AIF, Malta domiciled

Shares: distribution

Dealing: at least 2 times a year, usually each quartal

Lock up: 5 years

Minimum Investment: EUR 75,000 or its equivalent for classes CZK, CZK2, EUR, EUR2;

EUR 100,000 or its equivalent for classes CZK-D, CZK2-D, EUR-D, EUR2-D

Referral Fee: up to 3% of subscribed amount

Management Fee: 1% of NAV p.a. for investment higher than EUR 740,000

(ISIN: MT7000014932 / MT7000014940 / MT7000030508 / MT7000030516) 1.6% of NAV p.a for

investment lower than EUR 740,000 (ISIN: MT7000018404 / MT7000018412 / MT7000030524 /

MT7000030532)

Performance Fee: 20%* (G - S), where G is the Gross Asset Value per Share

and S is the High Water Mark. A high water mark principle is applied.

D) VALUATION

The independent valuation of the Fund's land assets are undertaken regularly by a commercial international real estate agency. The methodology of valuation prescribed by the Fund is in accordance with RICS Valuation Standards, the acknowledged methodology for the valuation of the land assets around the globe.

E) INVESTMENT STRATEGY

The Fund's strategy is to primarily hold a diversified portfolio of income producing Industrial Commercial properties in Czech Republic, Slovakia, Poland, Germany and other EU countries. Such Industrial Commercial properties are "A-class" properties as defined by CBRE (www.cbre.cz), which can include warehouses or manufacturing properties, or other commercial property within this definition.

F) GOVERNANCE

Domiciliary: Accolade Fund SICAV plc, Birkirkara, Malta

Manager: Accolade Investment Company Limited

Depository: Alter Domus Fund (Services) Malta Limited

Admin. Reg. & Transfer Agent: Alter Domus Fund (Services) Malta Limited

Bank: Česká spořitelna, Bank of Valletta, Československá obchodní banka, Komerční banka,

UniCredit Bank Czech Republic and Slovakia, Santander Bank

Legal Advisor: Camilleri Preziosi Advocates, Havel & Partners,

Dentons, Kinstellar, DLA Piper, CMS, Clifford Chance, WKB, Allen & Overy

Valuer: CBRE, Knight Frank

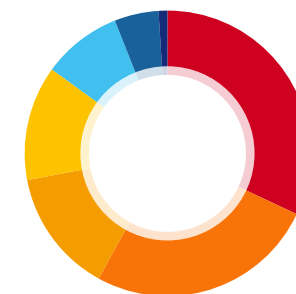
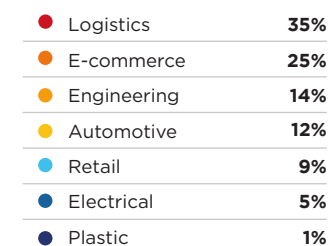
Tax Advisor: EY

Auditor: KPMG, BDO

1,292,303 sq m

TOTAL LEASABLE AREA

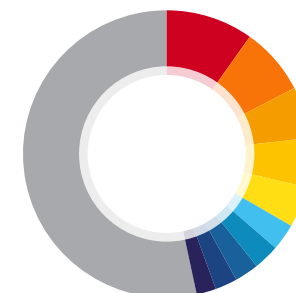
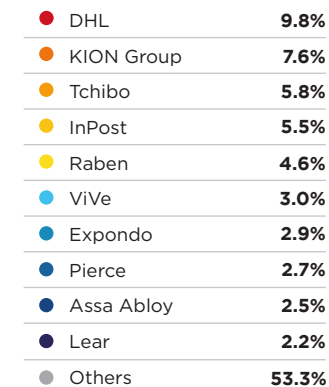
% share of industries in leased-up area



69.1 mil. EUR

HEADLINE RENT

% share of tenants in headline rent



G) DISCLAIMER

Accolade Investment Company Limited (C 94600) is authorised and regulated by the Malta Financial Services Authority ("MFSA") to provide investment services and qualified as an 'Alternative Investment Fund Manager' pursuant to directive 2011/61/EU (the "manager"). the manager acts as AIFM to Accolade Fund SICAV plc. (sv 322) (the "fund") and the Accolade Industrial Fund (the "sub-fund"), which are also licensed by the MFSA.

Prior to purchasing units in the sub-fund, prospective investors should read and understand the terms of the Offering Memorandum and Offering Supplement (including the risk factors). There can be no assurance that the sub-fund's investment objectives will be achieved, and investment results may vary substantially over time. We have not and will not provide you with tax, legal and/or investment advice and we recommend that you obtain your own independent advice tailored to your individual circumstances prior to investing. Prospective investors should be aware that the value of investments can go down as well as up and past performance is not an indicator of future performance. Investors should be aware that by investing in the fund, they risk losing all or part of the capital invested.

This is a marketing communication. Please refer to the Information document of the AIF and to the KID before making any final investment decisions.