

# FACTSHEET ACCOLADE FUND SICAV PLC

## SUB FUND ACCOLADE INDUSTRIAL FUND FACTSHEET, MAY 2024

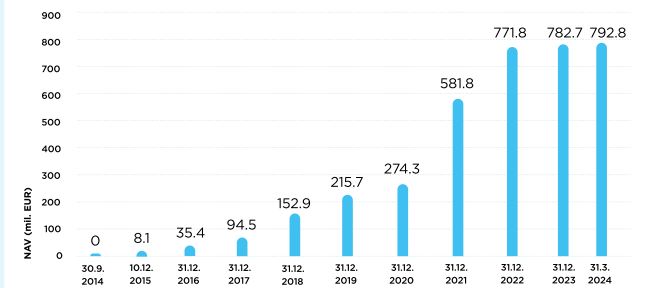


### ACCOLADE INDUSTRIAL FUND SHARE PRICE

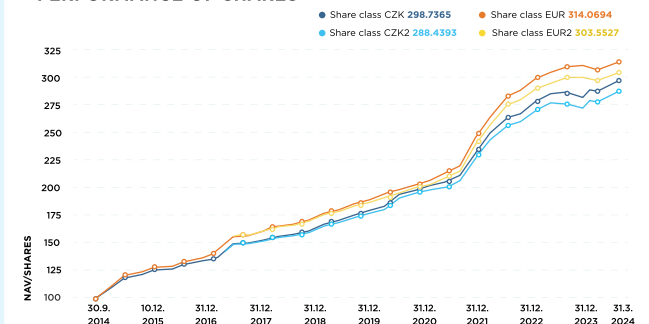
Launched 30th September 2014

| SERIES TYPE <sup>2</sup> /<br>VALUATION DATE | 30.9.<br>2014 | 10.12.<br>2015 | 31.12.<br>2016 | 31.12.<br>2017      | 31.12.<br>2018 | 31.12.<br>2019 | 31.12.<br>2020 | 31.12.<br>2021 | 31.12.<br>2022 | 31.12.<br>2023 | 31.3.<br>2024 <sup>4</sup> |
|--|---------------|----------------|----------------|---------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------------|
| CZK<br>(ISIN MT7000014932)                   | 100           | 121.0714       | 133.5304       | 152.3594            | 166.8153       | 183.1897       | 205.2164       | 263.8188       | 286.2204       | 289.0836       | 298.7365                   |
| CZK (% change)                               | 0%            | 21.07%         | 10.29%         | 14.10%              | 9.49%          | 9.82%          | 12.02%         | 28.56%         | 8.49%          | 1.00%          | 3.34%                      |
| CZK2<br>(ISIN MT7000018404)                  |               |                |                | 151.8049            | 165.4054       | 180.6050       | 201.2925       | 257.5127       | 278.0302       | 279.3752       | 288.4393                   |
| CZK2 (% change)                              |               |                |                | 11.02% <sup>2</sup> | 8.96%          | 9.19%          | 11.45%         | 27.93%         | 7.97%          | 0.48%          | 3.24%                      |
| EUR<br>(ISIN MT7000014940)                   | 100           | 123.4895       | 136.2890       | 160.6307            | 176.8774       | 193.9304       | 213.3680       | 283.8295       | 310.3195       | 307.9685       | 314.0694                   |
| EUR (% change)                               | 0%            | 23.49%         | 10.36%         | 17.86%              | 10.11%         | 9.64%          | 10.02%         | 33.02%         | 9.33%          | -0.76%         | 1.98%                      |
| EUR2<br>(ISIN MT7000018412)                  |               |                |                | 160.2418            | 175.5966       | 191.4217       | 209.5903       | 277.4377       | 301.8661       | 298.0494       | 303.5527                   |
| EUR2 (% change)                              |               |                |                | 3.10% <sup>3</sup>  | 9.58%          | 9.01%          | 9.49%          | 32.37%         | 8.81%          | -1.26%         | 1.85%                      |
| CZK-D<br>(ISIN MT7000030508)                 |               |                |                |                     |                |                |                | 113.2467       | 122.8628       | 124.0922       | 128.2358                   |
| CZK-D (% change)                             |               |                |                |                     |                |                |                | N/A            | 8.49%          | 1.00%          | 3.34%                      |
| CZK2-D<br>(ISIN MT7000030524)                |               |                |                |                     |                |                |                | 100            | 107.9676       | 108.4897       | 112.0096                   |
| CZK2-D (% change)                            |               |                |                |                     |                |                |                | N/A            | 7.97%          | 0.48%          | 3.24%                      |
| EUR-D<br>(ISIN MT7000030516)                 |               |                |                |                     |                |                |                | 100            | 109.3331       | 108.5047       | 110.6543                   |
| EUR-D (% change)                             |               |                |                |                     |                |                |                | N/A            | 9.33%          | -0.76%         | 1.98%                      |
| EUR2-D<br>(ISIN MT7000030532)                |               |                |                |                     |                |                |                | 115.3301       | 125.4849       | 123.8983       | 126.1860                   |
| EUR2-D (% change)                            |               |                |                |                     |                |                |                | N/A            | 8.81%          | -1.26%         | 1.85%                      |

### PERFORMANCE OF NAV



### PERFORMANCE OF SHARES



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

<sup>2</sup> Series initial offering 31.3. 2017

<sup>3</sup> Series initial offering 30.6. 2017

<sup>4</sup> % change in relation to previous quarter

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

## A) PROJECTS IN FUND

| LOCATION                   | COUNTRY        | VALUATION (€)          | GLA (sq m)<br>Total leasable area |
|----------------------------|----------------|------------------------|-----------------------------------|
| Park D5 Hořovice           | Czech Republic | 50,858,000             | 42,280                            |
| Park Cheb                  | Czech Republic | 172,017,000            | 189,458                           |
| Park Cheb South            | Czech Republic | 82,689,000             | 69,857                            |
| Park Stříbro               | Czech Republic | 211,912,000            | 186,349                           |
| Park Prague Airport II     | Czech Republic | 12,469,000             | 11,149                            |
| BTS Týniště nad Orlicí     | Czech Republic | 10,283,000             | 9,783                             |
| BTS Přeštice               | Czech Republic | 20,023,000             | 14,015                            |
| Park Teplice South         | Czech Republic | 36,563,000             | 32,615                            |
| Park Zdice                 | Czech Republic | 17,107,000             | 13,361                            |
| Park Kojetín               | Czech Republic | 170,694,000            | 186,903                           |
| Park Goleniów              | Poland         | 24,710,000             | 28,016                            |
| Park Bydgoszcz I           | Poland         | 35,910,000             | 50,075                            |
| Park Bydgoszcz II          | Poland         | 24,080,000             | 37,041                            |
| Park Bydgoszcz IV          | Poland         | 33,460,000             | 43,345                            |
| Park Zielona Góra          | Poland         | 119,570,000            | 140,002                           |
| Park Lublin                | Poland         | 66,550,000             | 77,772                            |
| Park Kielce                | Poland         | 42,550,000             | 53,833                            |
| Park Białystok I           | Poland         | 35,470,000             | 42,318                            |
| Park Białystok II          | Poland         | 32,760,000             | 36,773                            |
| BTS Legnica                | Poland         | 20,570,000             | 23,294                            |
| Park Legnica               | Poland         | 29,790,000             | 38,018                            |
| Park Mińsk Mazowiecki      | Poland         | 9,960,000              | 15,050                            |
| Park Częstochowa           | Poland         | 25,000,000             | 30,910                            |
| Park Gorzów Wielkopolski I | Poland         | 53,940,000             | 69,510                            |
| Park Szczecin I            | Poland         | 195,560,000            | 228,988                           |
| Park Szczecin III          | Poland         | 22,780,000             | 30,238                            |
| Park Koszalin              | Poland         | 10,320,000             | 13,309                            |
| Park Košice Airport        | Slovakia       | 13,090,000             | 16,371                            |
| BTS Alsdorf                | Germany        | 10,499,000             | 7,542                             |
| BTS Bochum                 | Germany        | 34,947,000             | 19,892                            |
| BTS Sevilla                | Spain          | 7,477,000              | 6,648                             |
| Park Valencia Picassent    | Spain          | 19,168,000             | 18,797                            |
| Park Roermond              | Netherlands    | 48,625,000             | 43,685                            |
| <b>TOTAL</b>               |                | <b>1,701,401,000 €</b> | <b>1,827,197 sq m</b>             |



### HEADLINE RENT

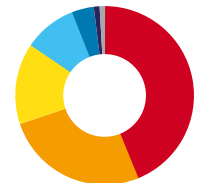
100.2 MIL. EUR\*

### TOTAL LEASABLE AREA

% share of industries in leased-up area

1,827,197 sq m

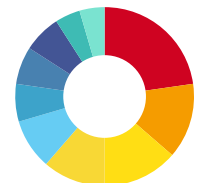
|                          |     |
|--------------------------|-----|
| Retail & e-commerce      | 44% |
| Logistics                | 26% |
| Engineering & production | 15% |
| Automotive               | 9%  |
| Electronics              | 4%  |
| Services                 | 1%  |
| Other                    | 1%  |



### TOP 10 TENANTS

% share of tenants in leased-up area

|                  |     |
|------------------|-----|
| Amazon           | 10% |
| Autodoc          | 6%  |
| Tchibo           | 6%  |
| KION Group       | 5%  |
| DHL              | 4%  |
| Inpost           | 3%  |
| Raben            | 3%  |
| Tyco Electronics | 3%  |
| ViVe             | 2%  |
| Aldi             | 2%  |



### WAULT

7.01

Weighted average unexpired lease term in the years

### LTV

53.17%

Loan to value

## 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 investment scheme. 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.

Accolade Holding, a.s., Sokolovská 394/17, 186 00, Prague 8, Czech Republic, T: +420 220 303 019 I F: +420 220 303 011 E: info@accolade.eu I W: www.accolade.eu

## 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 quarter  
**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, Československá obchodní banka, Komerční banka, UniCredit Bank Czech Republic and Slovakia, Sparkasse Bank Malta  
**Legal Advisor:** Camilleri Preziosi Advocates, Havel & Partners, Dentons, Kinestellar, DLA Piper, CMS, Clifford Chance, WKB, Allen & Overy, Pérez-Llorca, White & Case, Deloitte Legal, Norton Rose Fulbright, Schoenherr  
**Valuer:** CBRE, Knight Frank, JLL, Savills  
**Tax Advisor:** EY  
**Auditor:** KPMG, BDO

## 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.