



# ACCOLADE INDUSTRIAL FUND PRESENTATION

We invest in smart industrial  
parks for a sustainable future

Invest with us

FEBRUARY 2025



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Real Estate

**14** Our Parks

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**27** Key Personnel

# INVESTMENTS WITH ACCOLADE IN INDUSTRIAL REAL ESTATE

- ▶ industrial properties are highly desirable types of real estate investment
- ▶ long-term lease agreements
- ▶ higher solvency of tenants
- ▶ rental growth is starting to stabilise at a new elevated level
- ▶ development of infrastructure
- ▶ focus on supporting European independence

## UNIQUENESS OF OUR PARKS

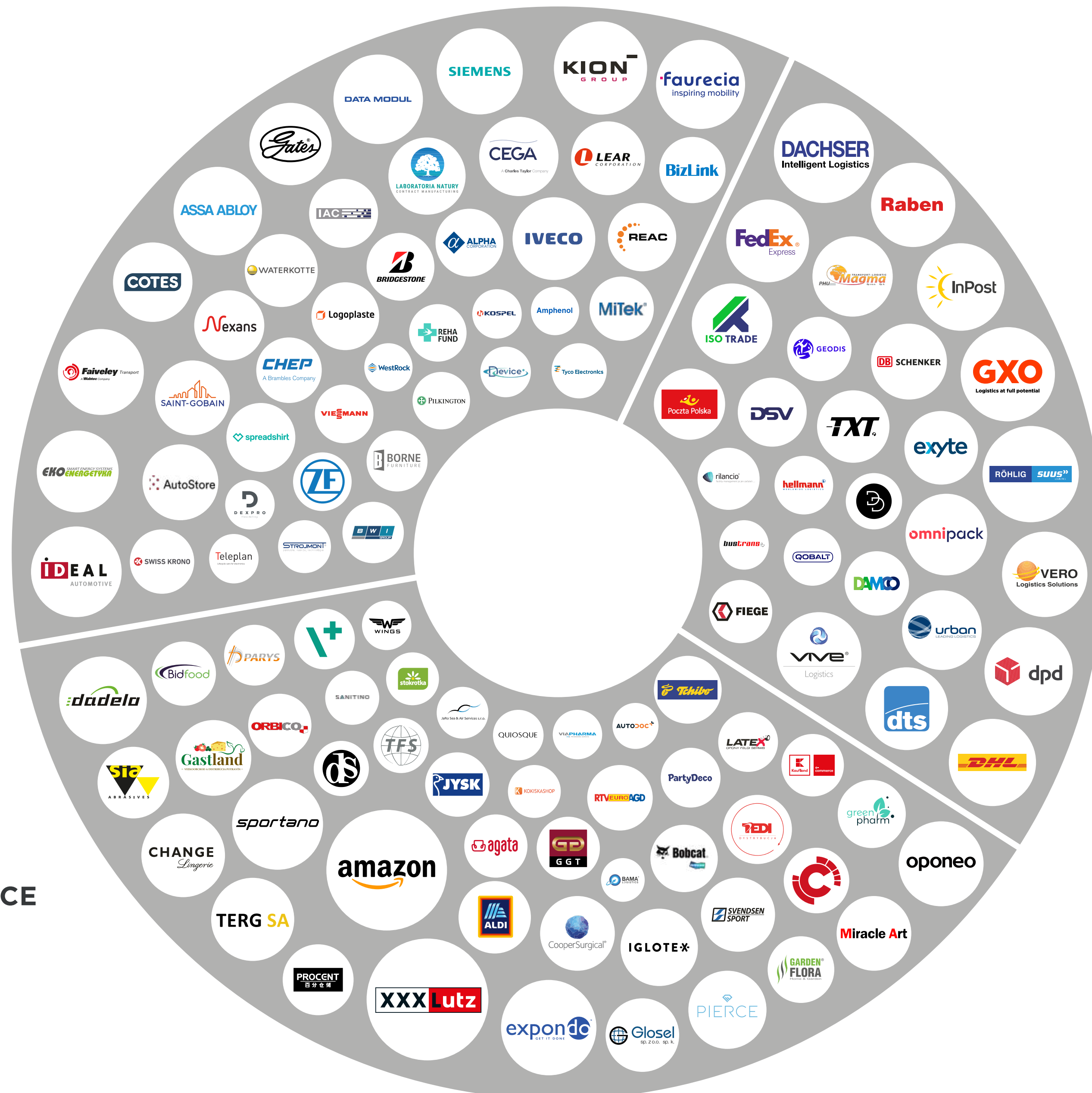
- ▶ strategic position in the region
- ▶ tenants of world brands from e-commerce, logistics and production
- ▶ modern halls with environmentally friendly technologies
- ▶ the rebuilding of tradition - revitalization of the brownfields



ACCOLADE FUNDS PARK KOJETÍN  
CZECH REPUBLIC

# OUR TENANTS

## 01 PRODUCTION



## 03 LOGISTICS

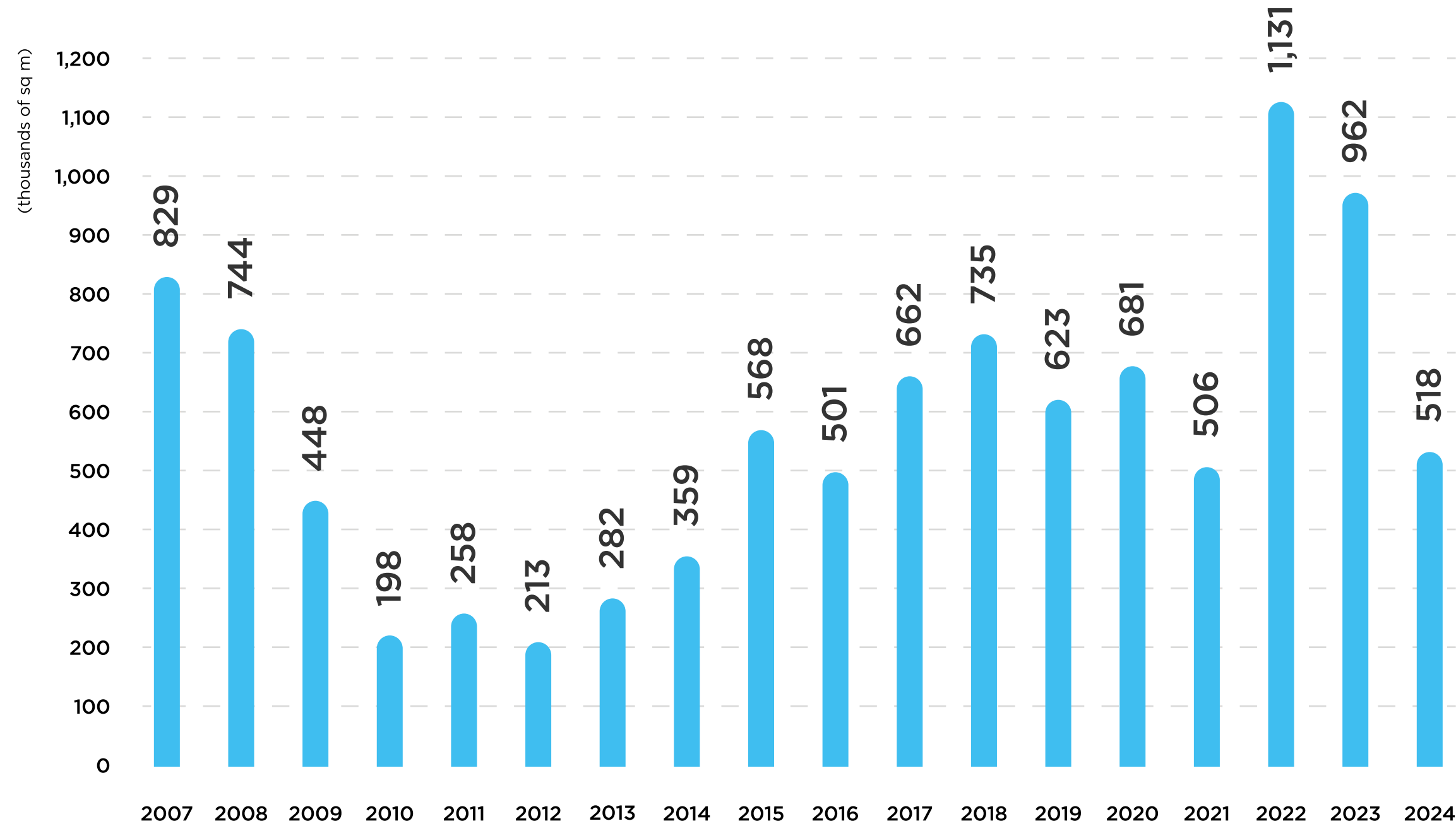
## 02 RETAIL & E-COMMERCE

# INDUSTRIAL PROPERTIES ON THE CZECH MARKET



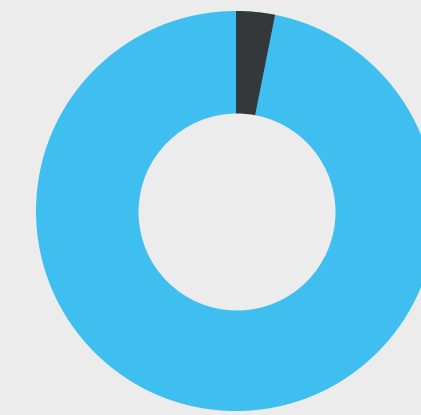
- ▶ Total stock of modern A-class warehouse and industrial properties is 12.82 million sq m.
- ▶ Prime rent is EUR 7.40 per sq m per month.

## NEW SUPPLY OF INDUSTRIAL PROPERTIES IN CZECH REPUBLIC



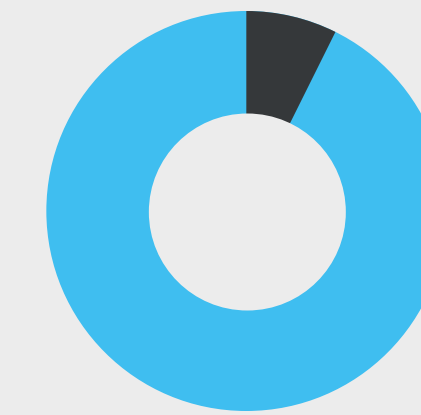
Source: CBRE

## VACANCY Q4 2024



3.13%

INDUSTRIAL BUILDINGS



7.35%

OFFICES

## PROPERTY YIELDS Q4 2024

### CZECH REPUBLIC

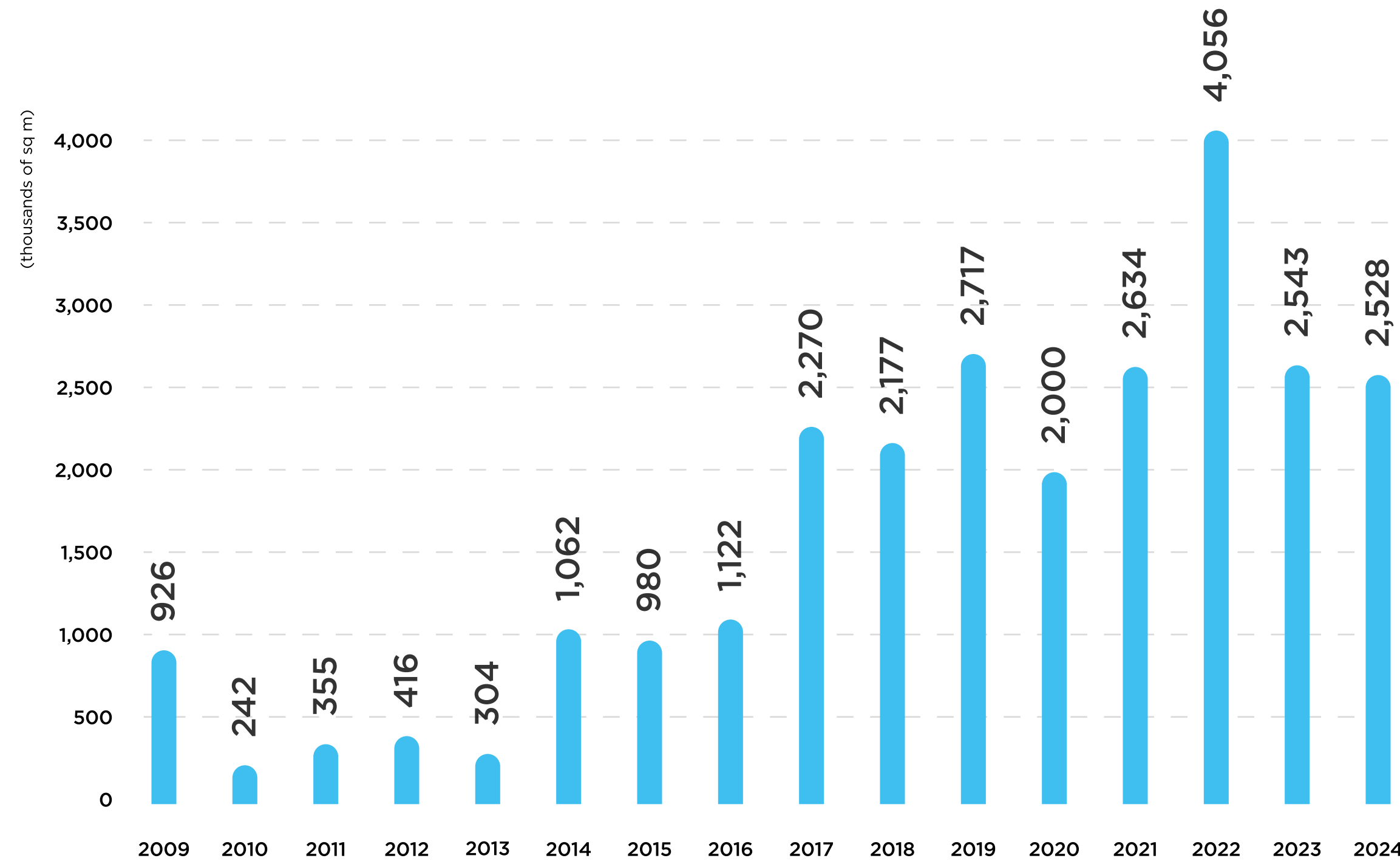


# INDUSTRIAL PROPERTIES ON THE POLISH MARKET



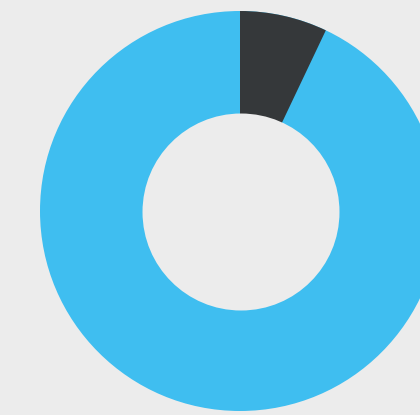
- ▶ Total stock of modern A-class warehouse and industrial properties is 33.78 million sq m.
- ▶ Prime rent is EUR 5.50 per sq m per month.

## NEW SUPPLY OF INDUSTRIAL PROPERTIES IN POLAND



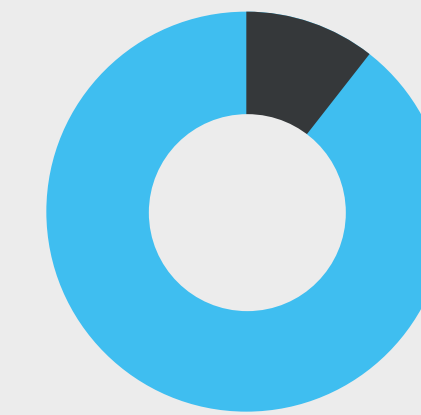
Source: CBRE

## VACANCY Q4 2024



7.06%

INDUSTRIAL BUILDINGS



10.56%

OFFICES

## PROPERTY YIELDS Q4 2024

### POLAND



# INDUSTRIAL PROPERTIES ON THE GERMAN MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 105.68 million sq m.
- ▶ Prime rent is EUR 10.20 per sq m per month.

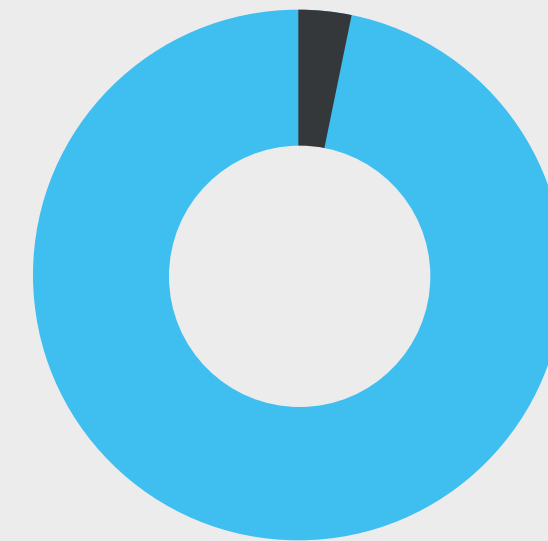
## PROPERTY YIELDS Q4 2024

### GERMANY



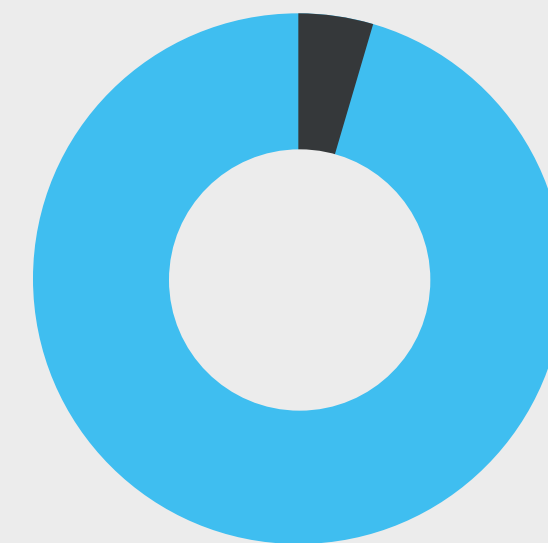
Source: CBRE

## VACANCY Q4 2024



3.22%

INDUSTRIAL BUILDINGS



4.55%

OFFICES

# INDUSTRIAL PROPERTIES ON THE SLOVAKIA MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 4.45 million sq m.
- ▶ Prime rent is EUR 5.80 per sq m per month.

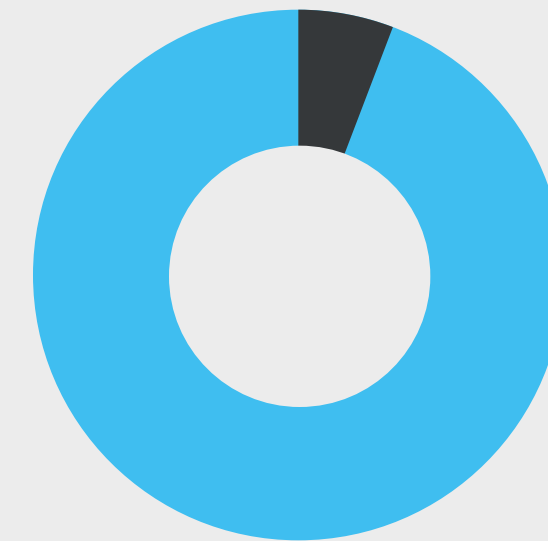
## PROPERTY YIELDS Q4 2024

### SLOVAKIA



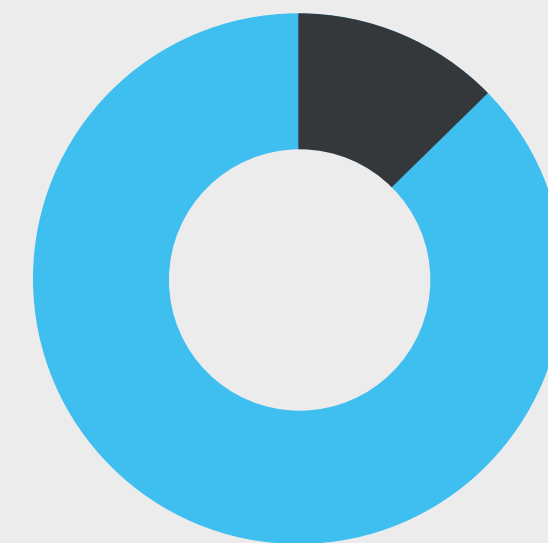
Source: CBRE

## VACANCY Q4 2024



5.80%

INDUSTRIAL BUILDINGS



12.67%

OFFICES



# INDUSTRIAL PROPERTIES ON THE SPANISH MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 27.69 million sq m.
- ▶ Prime rent is EUR 8.75 per sq m per month.

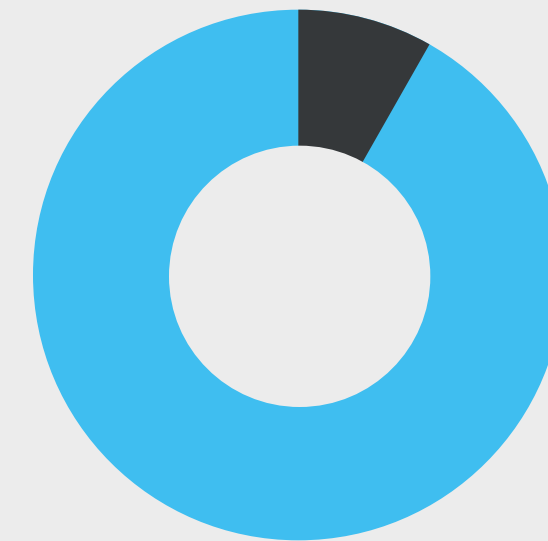
## PROPERTY YIELDS Q4 2024

### SPAIN



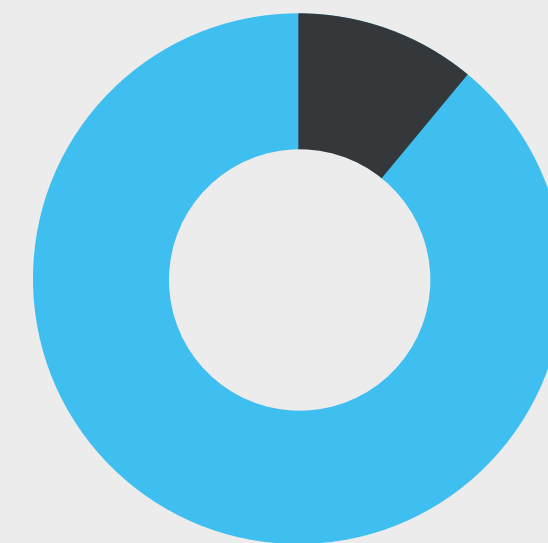
Source: CBRE

## VACANCY Q4 2024



8.23%

INDUSTRIAL BUILDINGS



11.02%

OFFICES

# INDUSTRIAL PROPERTIES ON THE NETHERLANDS MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 51.98 million sq m.
- ▶ Prime rent is EUR 9.17 per sq m per month.

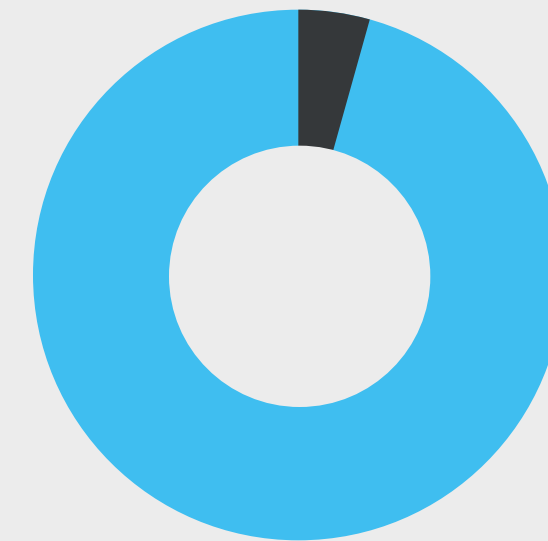
## PROPERTY YIELDS Q4 2024

### NETHERLANDS



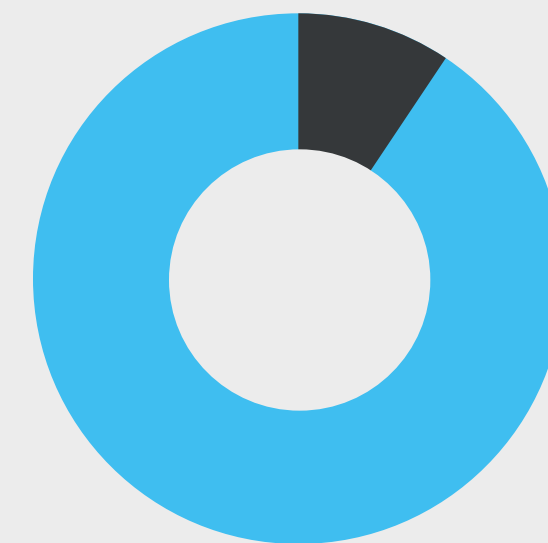
Source: CBRE

## VACANCY Q4 2024



**4.34%**

INDUSTRIAL BUILDINGS

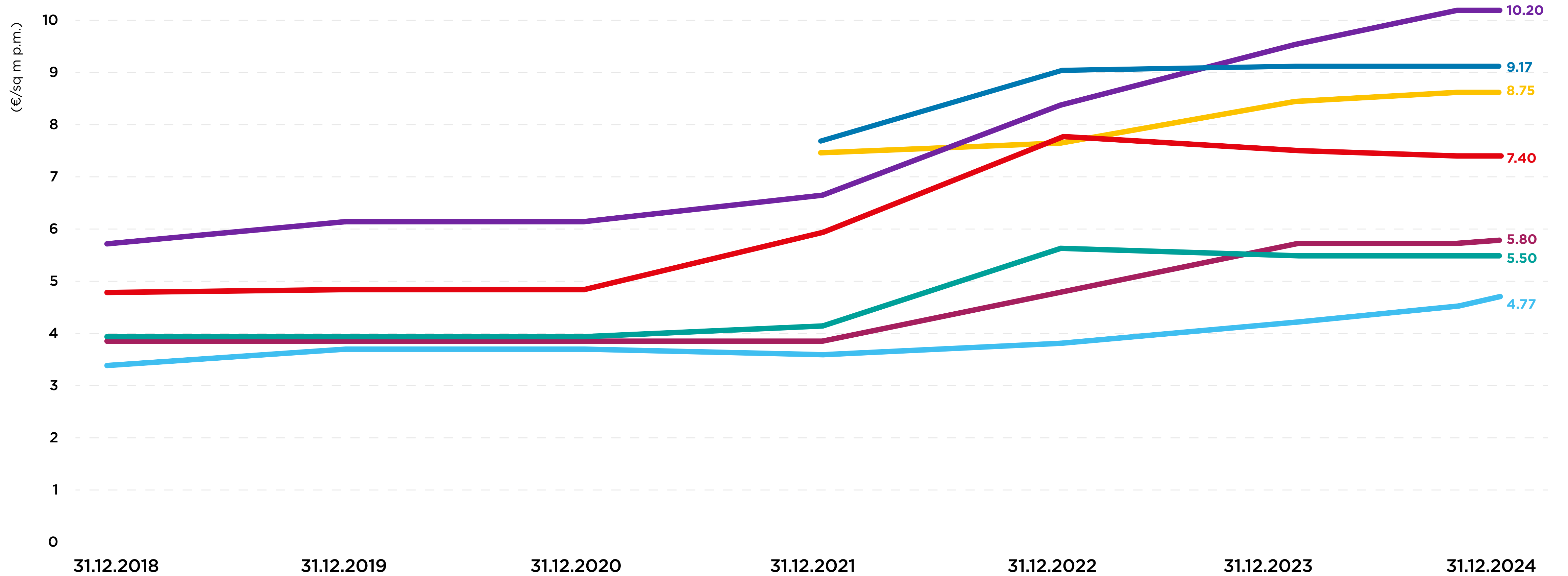


**9.38%**

OFFICES

# MONTHLY PRIME RENT

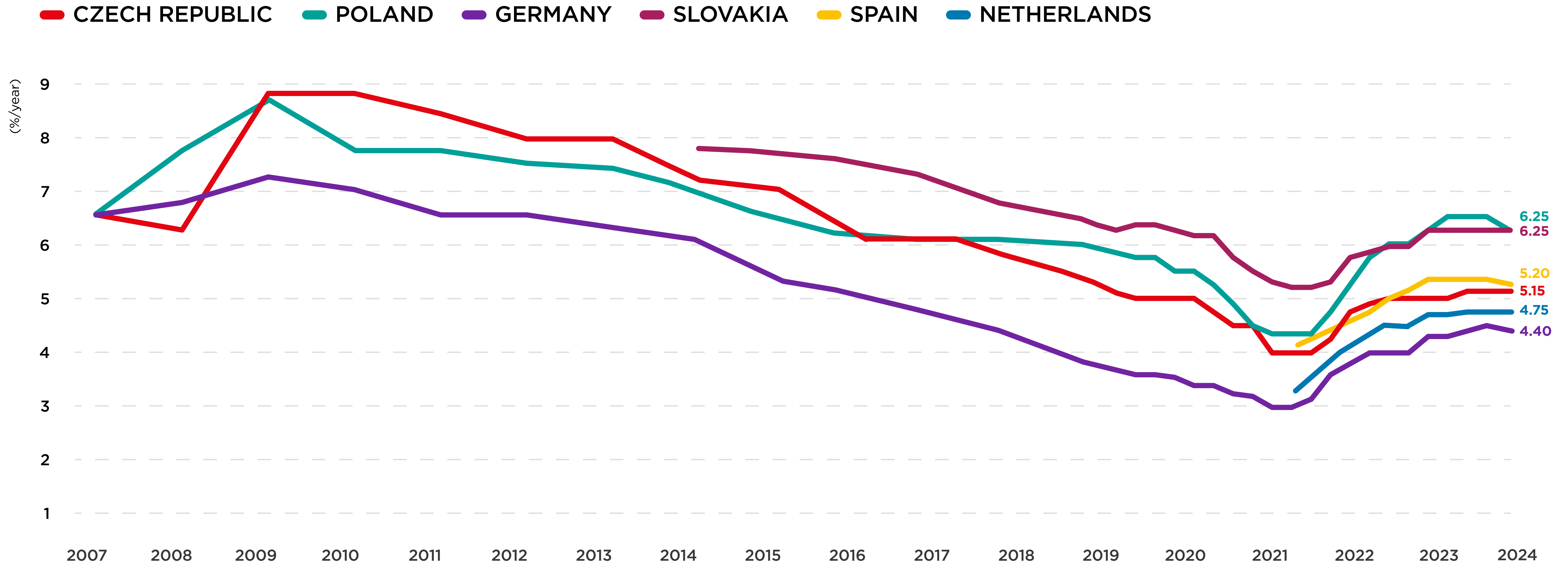
● CZECH REPUBLIC 
 ● POLAND 
 ● GERMANY 
 ● SLOVAKIA 
 ● SPAIN 
 ● NETHERLANDS 
 ● ACCOLADE FUND\*



Source: CBRE

\*Monthly Average Rent

# INDUSTRIAL PROPERTY PRIME YIELDS IN SELECTED COUNTRIES OVER TIME



Source: CBRE

# 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. Our goal is to own modern parks with a large proportion of revitalized brownfields with a long-standing industrial tradition that meet the highest standards of a respectful approach to the world around us. All our projects have received BREEAM certification – the world’s leading method for assessing the sustainability of buildings and infrastructure.

**BROWNFIELDS** accounts for 34% of the fund’s portfolio.

## BREEAM

OUTSTANDING	314,962 sq m
EXCELLENT	456,888 sq m
VERY GOOD	1,064,147 sq m
GOOD	199,671 sq m
<b>TOTAL</b>	<b>2,035,668 sq m</b>



# ACCOLADE FUND IN EUROPE

-  PARKS OF THE FUND
-  COUNTRIES WHERE THE FUND OPERATES



# SELECTED ASSETS



 ACCOLADE FUNDS PARK KOJETÍN



 PARK CHEB SOUTH



 PARK KOSZALIN



 PARK BYDGOSZCZ II



 PARK KOŠICE AIRPORT



 PARK STRÍBRO



 PARK ZDICE



 PARK BYDGOSZCZ I



 PARK BOCHUM



 PARK ALSDORF



 ACCOLADE FUNDS  
PARK PRAGUE AIRPORT II



 PARK ROERMOND



 PARK SZCZECIN I



 PARK VALENCIA PICASSENT



 PARK BURGOS

# OUR FUND IN NUMBERS

 **7%** EXPECTED ANNUAL RETURN\*

 **3,000 +** INVESTORS

 **36** INDUSTRIAL PARKS

 **100 +** TENANTS

## Accolade Industrial Fund investments as of 31.12.2024

**1.9** bil. EUR

Total value of Accolade Industrial Fund

**110.6** mil. EUR

Annual headline rent from lease agreements

**2.0** mil. sq m

Total leasable area in the portfolio

## Estimated value of Accolade Industrial Fund investments as of 31.12.2026

(including potential projects)

**3.0** bil. EUR

Total value of Accolade Industrial Fund

**180.5** mil. EUR

Annual headline rent from lease agreements

**3.1** mil. sq m

Total leasable area in the portfolio

\*The scenarios presented represent an estimate of future performance based on historical data regarding how the value of this investment is changing, the property yields on the real estate market and/or current market conditions and do not represent an accurate indicator. Your profit will vary depending on what the market is like and how long you hold the investment/product. Investors should be aware that by investing in the Fund, they risk losing all or part of the capital invested. The future performance is subject to taxation which depends on the personal situation of each investor and may change in the future. The fund is subject to a number of risks, primarily those associated with the ownership of commercial real estate. These risks include declines in the value of real estate, risks related to general and local economic conditions, increases in property taxes and operating expenses, changes in other government regulations, and other property-related risk. These risks could contribute to a decline in the income generated by the Sub-Fund from its direct or indirect holdings in real estate and, consequently, to a decline in the value of its investments.





# ACCOLADE INDUSTRIAL FUND: OUR PROJECTS

LOCATION	COUNTRY	VALUATION (€)	GLA (sq m) Total leasable area
Park D5 Hořovice	Czech Republic	52,398,000	42,279
Park Cheb	Czech Republic	182,168,000	189,458
Park Cheb South	Czech Republic	82,697,000	69,858
Park Stříbro	Czech Republic	211,666,000	186,350
Accolade Funds Park Prague Airport II	Czech Republic	12,508,000	11,149
Park Týniště nad Orlicí	Czech Republic	10,263,000	9,783
Park Přeštice	Czech Republic	20,001,000	14,015
Park Teplice South	Czech Republic	36,359,000	32,616
Park Zdice	Czech Republic	17,583,000	13,361
Accolade Funds Park Kojetín	Czech Republic	172,122,000	186,903
Park Ostrov North	Czech Republic	23,094,000	20,232
Park Goleniów	Poland	50,163,000	60,297
Park Bydgoszcz I	Poland	37,203,000	50,075
Park Bydgoszcz II	Poland	25,285,000	37,041
Park Bydgoszcz III	Poland	37,614,000	46,614
Park Bydgoszcz IV	Poland	35,843,000	43,345
Park Zielona Góra	Poland	120,367,000	140,002
Park Lublin	Poland	68,420,000	77,772
Park Kielce	Poland	44,461,000	53,833

# ACCOLADE INDUSTRIAL FUND: OUR PROJECTS

LOCATION	COUNTRY	VALUATION (€)	GLA (sq m) Total leasable area
Park Białystok I	Poland	35,938,000	42,318
Park Białystok II	Poland	33,317,000	36,772
Park Legnica	Poland	21,170,000	23,294
Park Legnica	Poland	30,778,000	38,018
Park Mińsk Mazowiecki	Poland	10,756,000	15,050
Park Częstochowa	Poland	25,589,000	30,910
Park Gorzów Wielkopolski I	Poland	55,755,000	69,510
Park Szczecin I	Poland	199,989,000	228,988
Park Szczecin III	Poland	23,542,000	30,238
Park Koszalin	Poland	54,077,000	59,326
Park Košice Airport	Slovakia	29,684,000	36,780
Park Alsdorf	Germany	10,135,000	7,542
Park Bochum	Germany	32,946,000	19,892
Park Burgos	Spain	38,392,000	42,920
Park Sevilla	Spain	7,511,000	6,648
Park Valencia Picassent	Spain	19,582,000	18,797
Park Roermond	Netherlands	47,895,000	43,685

**TOTAL** 1,917,271,000 € 2,035,668 sq m

**WAULT** Weighted average unexpired lease term in the years **6.55**

**LTV** Loan to value **53.00%**

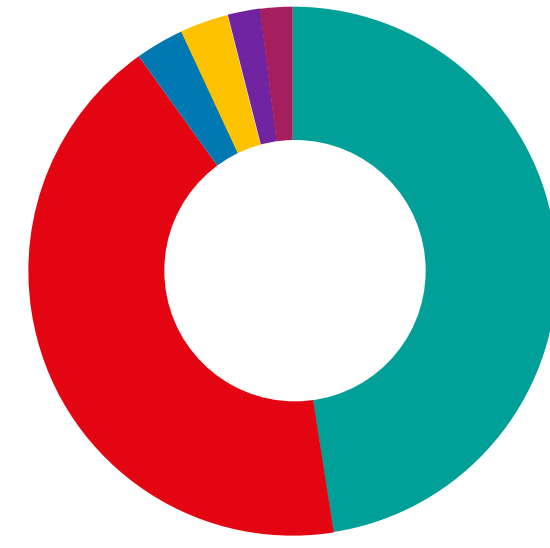
# ACCOLADE INDUSTRIAL FUND



## TOP 10 TENANTS

% share of tenants in leased-up area

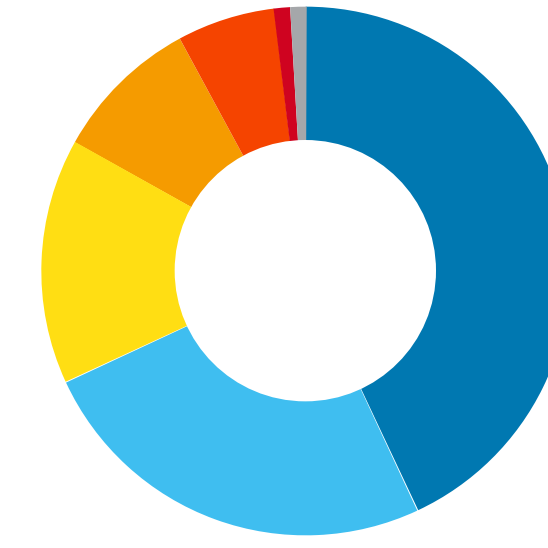
Amazon	9%
Autodoc	5%
Tchibo	5%
KION Group	4%
Raben	3%
Tyco Electronics	3%
Inpost	3%
Bridgestone	2%
DHL	2%
Aldi	2%



1.9 bil. €

## COUNTRIES SHARE IN PORTFOLIO VALUE

Poland	48%
Czech Republic	43%
Netherlands	3%
Spain	3%
Germany	2%
Slovakia	2%



2,035,668 sq m

## TOTAL LEASABLE AREA

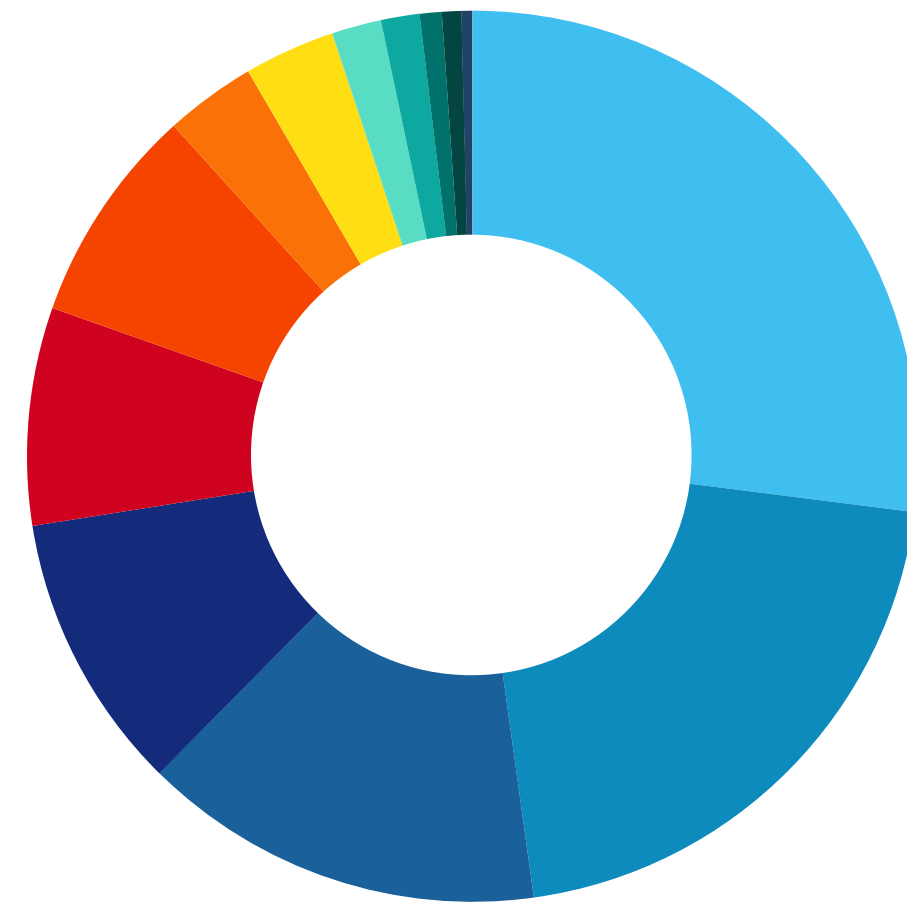
% share of industries in leased-up area

Retail & e-commerce	41%
Logistics	25%
Engineering & Production	17%
Automotive	10%
Electrical	5%
Services	1%
Other	1%

# ACCOLADE INDUSTRIAL FUND

€1,027,406,714

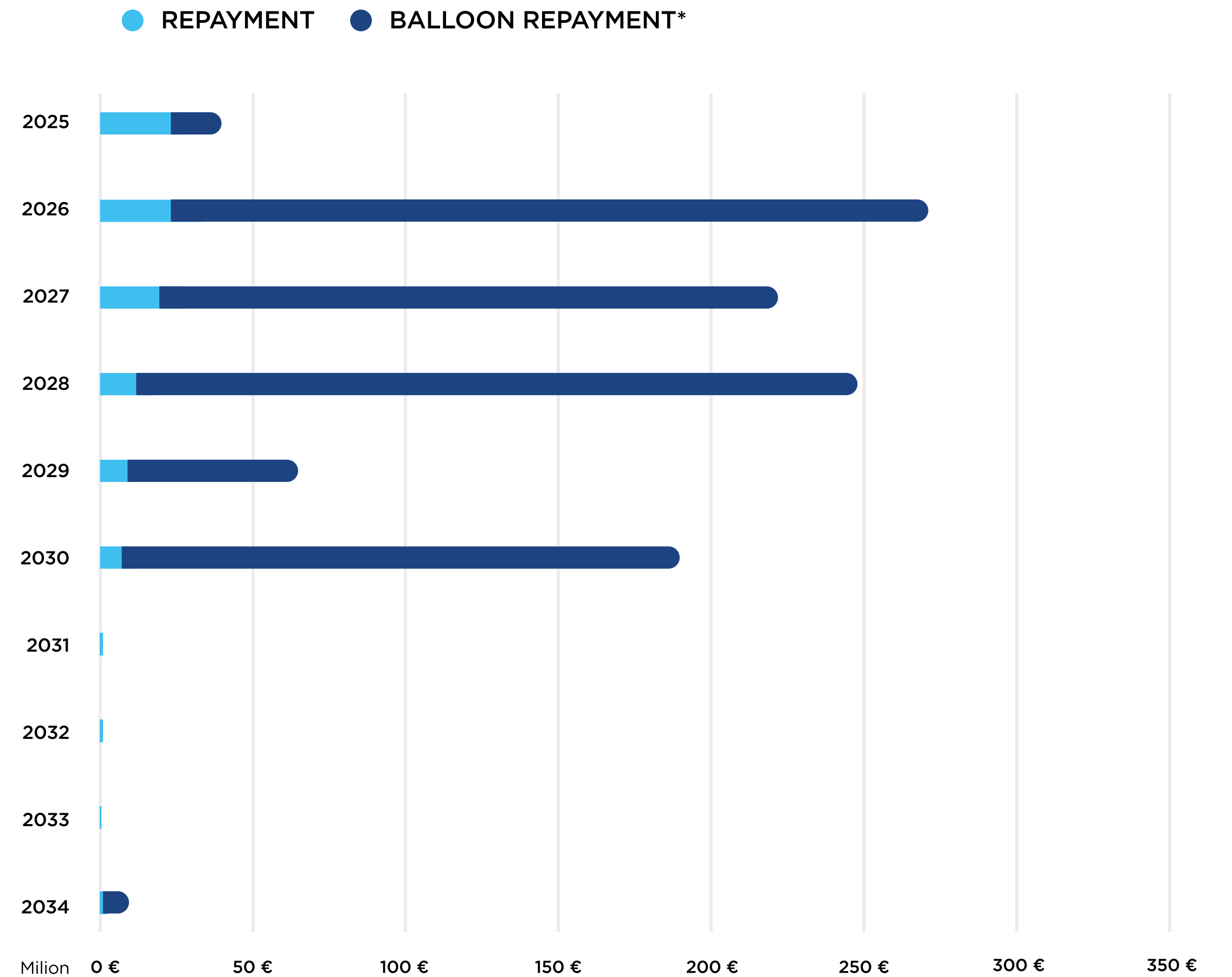
BANK FINANCING



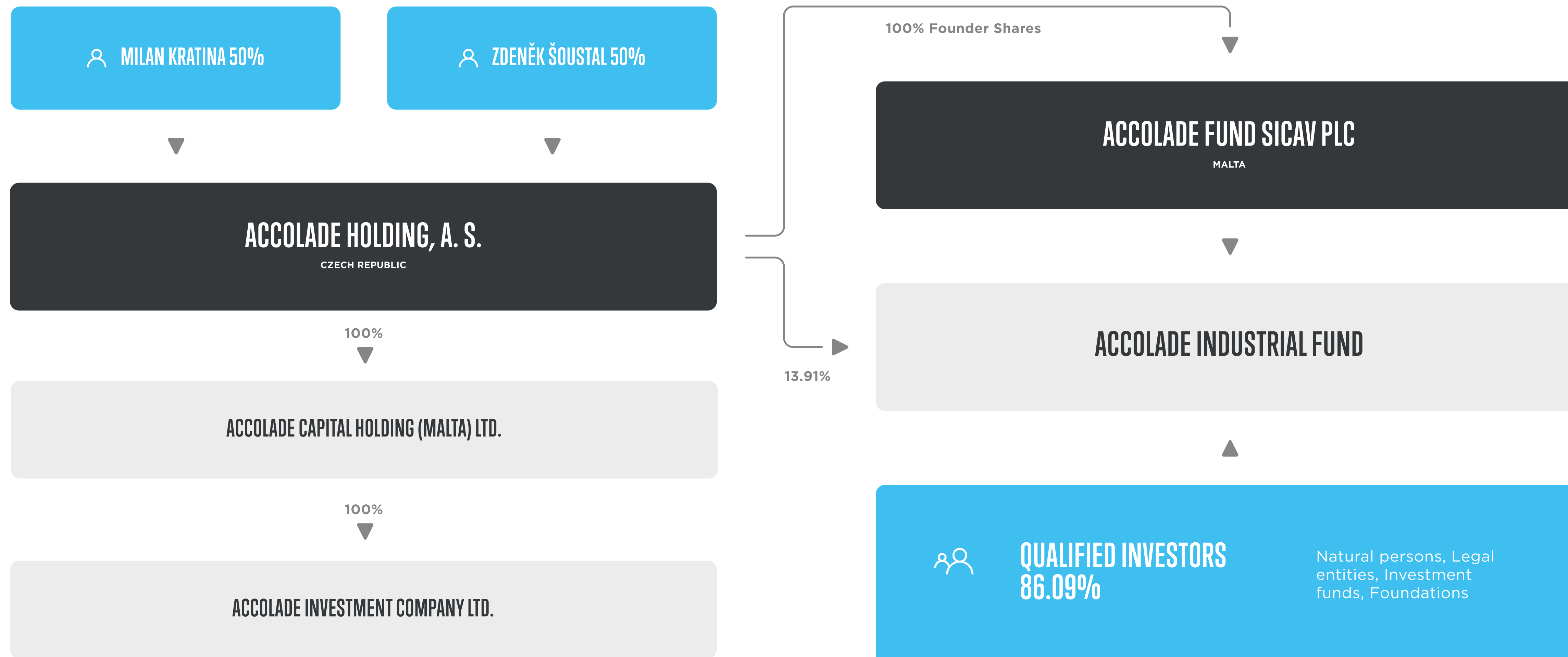
Aareal	27.0%	Raiffeisenbank (RBI)	3.3%
Česká spořitelna (Erste Group)	20.8%	Sparkasse	1.8%
Helaba	14.6%	Pekao	1.4%
Santander	10.1%	Tatra banka (RBI)	0.8%
ČSOB (KBC Bank)	7.9%	VÚB (Intesa SanPaolo)	0.7%
UniCredit Bank	7.9%	Abanca	0.4%
Komerční banka (Société Générale)	3.3%		

\*An extraordinary loan repayment that takes place on the final maturity date of the loan. This instalment repays the loan in full.

## YEARLY REPAYMENTS



# ORGANIGRAM ACCOLADE INDUSTRIAL FUND



# ACCOLADE INDUSTRIAL FUND: OUR PROJECTS

## CZECH REPUBLIC

**PARK TÝNIŠTĚ NAD ORLICÍ  
AIFM I, s.r.o.**  
Tenant: ALPHA Corporation

**PARK STŘÍBRO  
AIFM II, s.r.o.**  
Tenants: Ideal Automotive,  
BiZLink

**AIFM III, s.r.o.**  
Tenant: KION Group

**AIFM X, s.r.o.**  
Tenant: KION Group

**AIFM XII, s.r.o.**  
Tenant: Assa Abloy

**AIFM XVI, s.r.o.**  
Tenants: Raben, Urban  
Transporte, Rilancio

**AIFM XVII, s.r.o.**  
Tenant: KION Group

**AIFM XIX, s.r.o.**  
Tenant: Lear

**PARK CHEB  
AIFM IV, s.r.o.**  
Tenant: BWI

**AIFM V, s.r.o.**  
Tenant: DHL

**AIFM VII, s.r.o.**  
Tenant: Tchibo

**AIFM XI, s.r.o.**  
Tenants: DHL, T.F.S.  
International, B2 Assets

**AIFM XVIII, s.r.o.**  
Tenant: Nexans

**PARK D5 HOŘOVICE  
AIFM VI, s.r.o.**  
Tenant: Saint Gobain

**AIFM IX, s.r.o.**  
Tenant: Raben

**ACCOLADE FUNDS PARK  
PRAGUE AIRPORT II  
AIFM VIII, s.r.o.**  
Tenants: DSV, B2 Assets

**PARK PŘEŠTICE  
AIFM XIII, s.r.o.**  
Tenant: IAC Group

**PARK CHEB SOUTH  
AIFM XV, s.r.o.**  
Tenant: Kaufland  
eCommerce Fulfillment  
CZ s.r.o.

**AIFM XXIII, s.r.o.**  
Tenant: Autodoc

**PARK TEPLICE SOUTH  
AIFM XXI, s.r.o.**  
Tenants: Sanitino, Damco,  
Exyte, Raben

**PARK ZDICE  
AIFM XXII, s.r.o.**  
Tenant: Doosan Bobcat

**ACCOLADE FUNDS PARK  
KOJETÍN  
AIFM XX, s.r.o.**  
Tenant: Amazon

**PARK OSTROV NORTH  
Industrial Center CR 4, s.r.o.**  
Tenants: Amphenol, Kokiska

## POLAND

**PARK BYDGOSZCZ I  
AIFM PL I sp. z o.o.**  
Tenants: DPD, Oponeo,  
Chep Polska

**AIFM PL III sp. z o.o.**  
Tenants: Device Europe,  
Vet Planet, DPD, Latex

**PARK SZCZECIN I  
AIFM PL II sp. z o.o.**  
Tenants: Pierce, Svendsen  
Sport, Change, DSV, Inter  
Cars, Autodoc, Cotes, Jaro

**AIFM PL IV sp. z o.o.**  
Tenants: Tyco Electronics,  
Party Deco, Röhlig

**AIFM PL XIII sp. z o.o.**  
Tenants: InPost, Vero  
Logistics, DTS, Iglotex,  
Autodoc

**PARK ZIELONA GÓRA  
AIFM PL V sp. z o.o.**  
Tenants: REAC, Fiege, Geodis,  
Swiss Krono, Iveco, Expondo,  
Ekoenergetyka

**AIFM PL XIX sp. z o.o.**  
Tenants: Raben, InPost,  
Sportano

**PARK BIAŁYSTOK I  
Accolade PL VII sp. z o.o.**  
Tenants: Distribev Orbico,  
Röhlig, InterCars, Glosel,  
Pilkington, DPD, Poczta  
Polska, Geodis

**PARK BIAŁYSTOK II  
AIFM PL XXVIII sp. z o.o.**  
Tenants: InPost, Farutex,  
Wings, Agata Meble,  
Westrock, Stokrotka, Röhlig

**PARK KIELCE  
Accolade PL XI sp. z o.o.**  
Tenants: Raben, Geodis, Vive,  
Terg

**PARK LUBLIN  
AIFM PL IX sp. z o.o.**  
Tenants: Cega, Inter Cars,  
Miracle, TEDI Dystrybucja,  
Data Modul, Farutex, Iglotex,  
Laboratoria Natury, FedEx,  
Dexpro, Parys, Röhlig

**PARK LEGNICA  
AIFM PL X sp. z o.o.**  
Tenant: Gates

**PARK BYDGOSZCZ II  
AIFM PL XI sp. z o.o.**  
Tenants: InPost, DB Schenker,  
DSV, Dadelo

**PARK CZESTOCHOWA  
AIFM PL XIV sp. z o.o.**  
Tenants: InPost, ZF,  
Dekoracja Domu

**PARK GOLENIÓW  
AIFM PL XVI sp. z o.o.**  
Tenants: siaAbrasives, InPost,  
DSV, Fiege

**PARK MIŃSK MAZOWIECKI  
AIFM PL XII sp. z o.o.**  
Tenant: Reha Fund

**PARK GORZÓW  
WIELKOPOLSKI I AIFM PL  
XV sp. z o.o.**  
Tenants: Borne, Faurecia,  
Fiege, Logoplaste, Magma,  
Omnipack, Bustrans

**PARK KOSZALIN  
Accolade PL XXV sp. z o.o.**  
Tenants: Autostore, DPD,  
Kospel, InPost, RTV EURO  
AGD, Röhlig

**PARK LEGNICA  
Accolade PL XX sp. z o.o.**  
Tenants: Viessman, Mitek,  
Raben, Spreadshirt, Iso Trade

**PARK SZCZECIN III  
AIFM PL VIII sp. z o.o.**  
Tenants: DS. Produkte,  
Procent Poland, Svendsen  
Sport

**PARK BYDGOSZCZ III  
Accolade PL XVII sp. z o.o.**  
Tenants: Qobalt, Garden Flora,  
Teleplan, Quiosque

**PARK BYDGOSZCZ IV  
PDC Industrial Center 213 sp.  
z o.o.**  
Tenant: Aldi

## GERMANY

**PARK ALSDORF  
LU GE XVII S.a r.l.**  
Tenant: Dachser

**PARK BOCHUM  
LU GE XXIV S.a.r.l.**  
Tenants: Faiveley, Waterkotte

## SLOVAKIA

**PARK KOŠICE AIRPORT  
AIFM SK I, s.r.o.**  
Tenants: GGT, Faurecia,  
XXXLutz, Gastland, Strojmont

**Accolade SK II, s.r.o.**  
Tenants: GreenPharm,  
Hellmann, DB Schenker,  
ViaPharma, Siemens,  
Mark2 Corporation

## SPAIN

**PARK SEVILLA  
Accolade SEV, S.L.**  
Tenant: Trans X Tar

**PARK VALENCIA PICASSENT  
Accolade VAL, S.L.**  
Tenant: Jysk

**PARK BURGOS  
Accolade BUR, S.L.**  
Tenant: Bridgestone

## NETHERLANDS

**PARK ROERMOND  
AIFM NL I Coöperatief U.A.**  
Tenants: GXO, CooperSurgical

# INVESTING WITH ACCOLADE

- ▶ Expected return on shares of the Fund 7% p.a.\*
- ▶ Average lease term is more than 7 years per sq m
- ▶ Conservative strategy based on lease payments (we do not speculate on real estate price)
- ▶ Valuation four times a year
- ▶ Upon acquisition by the Fund, the property is 100% leased
- ▶ The Fund is intended for qualified investors (minimum first investment is EUR 75,000 or CZK 2,000,000)
- ▶ Lease payments guaranteed by security deposits, by bank or corporate company or its combination
- ▶ Transparent fee structure
- ▶ Sale of shares possible not earlier than after five years

\*The scenarios presented represent an estimate of future performance based on historical data regarding how the value of this investment is changing, the property yields on the real estate market and/or current market conditions and do not represent an accurate indicator. Your profit will vary depending on what the market is like and how long you hold the investment/product. Investors should be aware that by investing in the Fund, they risk losing all or part of the capital invested. The future performance is subject to taxation which depends on the personal situation of each investor and may change in the future. The fund is subject to a number of risks, primarily those associated with the ownership of commercial real estate. These risks include declines in the value of real estate, risks related to general and local economic conditions, increases in property taxes and operating expenses, changes in other government regulations, and other property-related risk. These risks could contribute to a decline in the income generated by the Sub-Fund from its direct or indirect holdings in real estate and, consequently, to a decline in the value of its investments.

# DIVERSIFICATION IS KEY

## 01 GEOGRAPHICAL LOCATION OF PARKS



## 02 TENANTS OF WORLD BRANDS FROM DIFFERENT SECTORS

<b>PRODUCTION</b>	ASSA ABLOY	KION GROUP	BRIDGESTONE
<b>LOGISTICS</b>	DHL	Raben	InPost
<b>RETAIL &amp; E-COMMERCE</b>	amazon	ALDI	Rehler

## 03 WIDE SPECTRUM OF FINANCING BANKS



# PERFORMANCE OF ACCOLADE FUND

## ACCOLADE INDUSTRIAL FUND SHARE PRICE

Launched 30th September 2014

SERIES TYPE <sup>4</sup> / VALUATION DATE	30.9.2014	10.12.2015	31.12.2016	31.12.2017	31.12.2018	31.12.2019	31.12.2020	31.12.2021	31.12.2022	31.12.2023	31.3.2024 <sup>3</sup>	30.6.2024	30.9.2024	31.12.2024
<b>CZK (ISIN MT7000014932)</b>	100	121.0714	133.5304	152.3594	166.8153	183.1897	205.2164	263.8188	286.2204	289.0836	298.7365	301.0127	306.2022	313.2327
<b>CZK (% change)</b>	0%	21.07%	10.29%	14.10%	9.49%	9.82%	12.02%	28.56%	8.49%	1.00%	3.34%	0.76%	1.72 %	2.30 %
<b>CZK2 (ISIN MT7000018404)</b>				151.8049	165.4054	180.6050	201.2925	257.5127	278.0302	279.3752	288.4393	290.2867	294.9346	301.3414
<b>CZK2 (% change)</b>				11.02% <sup>1</sup>	8.96%	9.19%	11.45%	27.93%	7.97%	0.48%	3.24%	0.64%	1.60 %	2.17 %
<b>EUR (ISIN MT7000014940)</b>	100	123.4895	136.2890	160.6307	176.8774	193.9304	213.3680	283.8295	310.3195	307.9685	314.0694	318.1131	322.3969	330.0639
<b>EUR (% change)</b>	0%	23.49%	10.36%	17.86%	10.11%	9.64%	10.02%	33.02%	9.33%	-0.76%	1.98%	1.29%	1.35 %	2.38 %
<b>EUR2 (ISIN MT7000018412)</b>				160.2418	175.5966	191.4217	209.5903	277.4377	301.8661	298.0494	303.5527	307.2169	310.9781	317.9883
<b>EUR2 (% change)</b>				3.10% <sup>2</sup>	9.58%	9.01%	9.49%	32.37%	8.81%	-1.26%	1.85%	1.21%	1.22 %	2.25 %
<b>CZK-D (ISIN MT7000030508)</b>								113.2467	122.8628	124.0922	128.2358	129.2129	131.4405	134.4585
<b>CZK-D (% change)</b>								N/A	8.49%	1.00%	3.34%	0.76%	1.72 %	2.30 %
<b>CZK2-D (ISIN MT7000030524)</b>								100	107.9676	108.4897	112.0096	112.7270	114.5319	117.0199
<b>CZK2-D (% change)</b>								N/A	7.97%	0.48%	3.24%	0.64%	1.60 %	2.17 %
<b>EUR-D (ISIN MT7000030516)</b>								100	109.3331	108.5047	110.6543	112.0790	113.5882	116.2895
<b>EUR-D (% change)</b>								N/A	9.33%	-0.76%	1.98%	1.29%	1.35 %	2.38 %
<b>EUR2-D (ISIN MT7000030532)</b>								115.3301	125.4849	123.8983	126,1860	127.7092	129.2727	132.1869
<b>EUR2-D (% change)</b>								N/A	8.81%	-1.26%	1.85%	1.21%	1.22 %	2.25 %

<sup>1</sup> Series initial offering 31.3.2017 <sup>2</sup> Series initial offering 30.6.2017 <sup>3</sup> % change in relation to previous quarter <sup>4</sup> For classes CZK-D, CZK2-D, EUR-D and EUR2-D series initial offering 1.7.2021 Past performance is not predictive of future returns. Returns may increase or decrease as a result of currency fluctuations.



# PERFORMANCE OF ACCOLADE FUND

## PERFORMANCE OF SHARES OVER THE LAST YEAR<sup>1</sup>

From 2.1.2024 to 31.12.2024

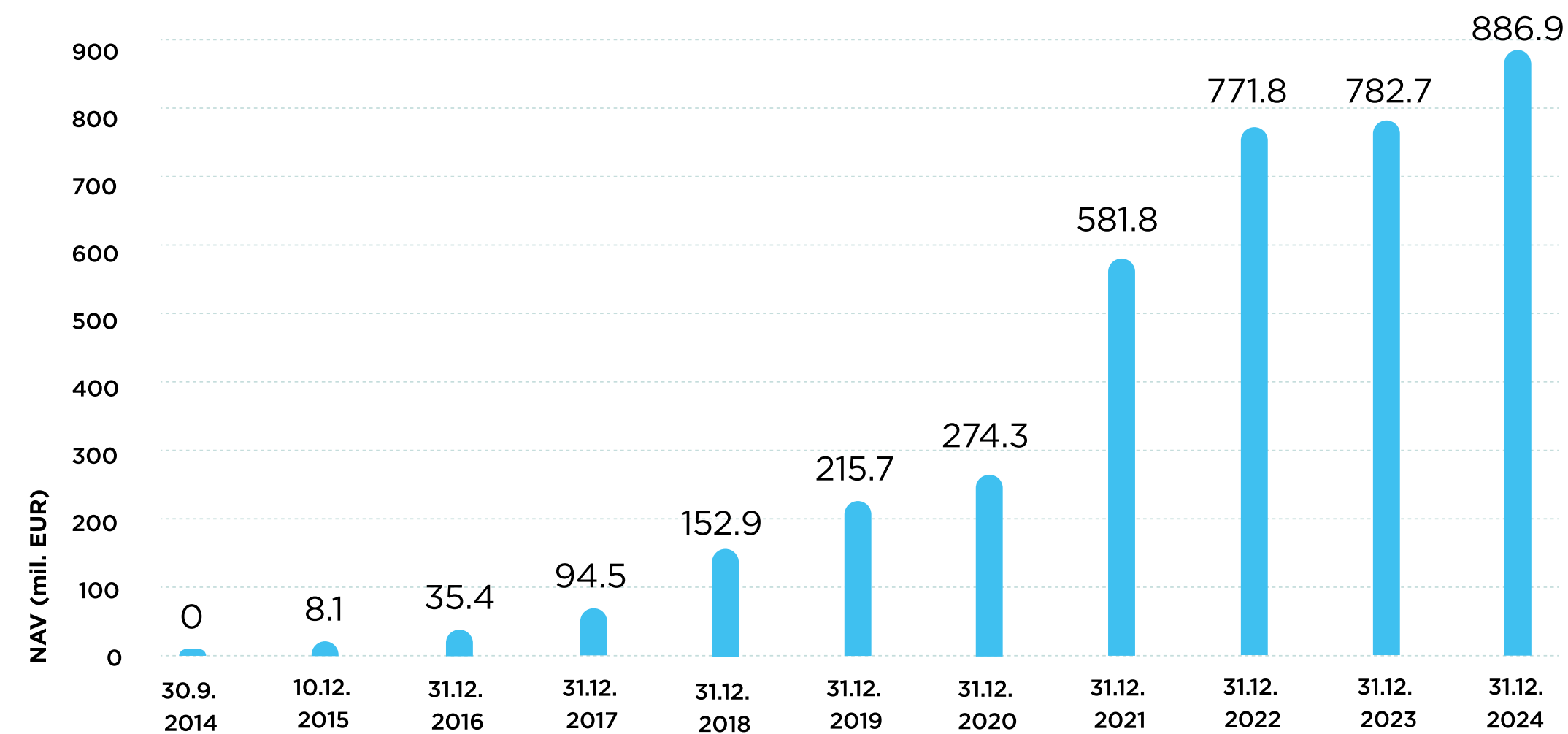


## AVERAGE ANNUAL PERFORMANCE OF SHARES OVER THE LAST 5 YEARS<sup>1</sup> From 2.1.2020 to 31.12.2024



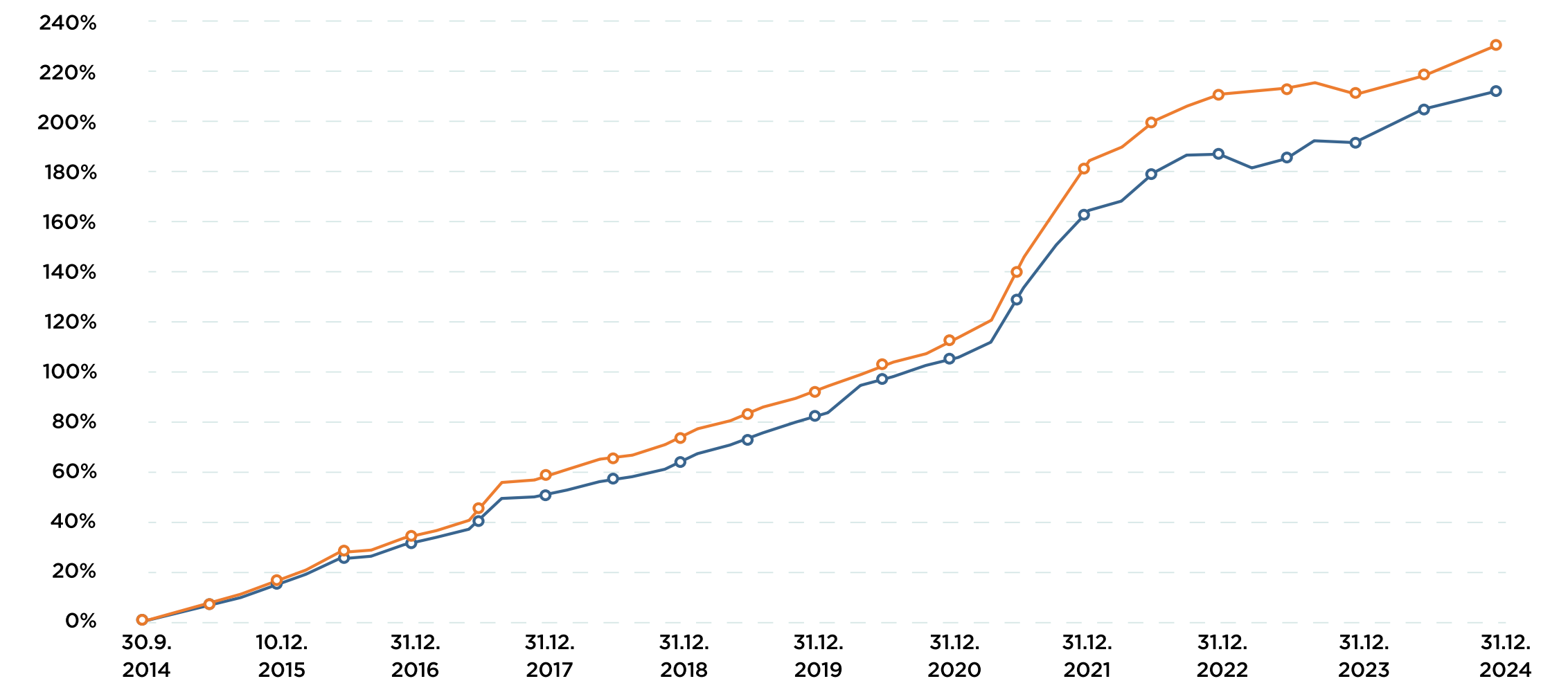
<sup>1</sup>If not stated otherwise, the information is related to the institutional share classes (ISIN MT7000014932 a MT7000014940)

## PERFORMANCE OF NAV



## PERFORMANCE OF THE FUND

SHARE CLASS CZK SHARE CLASS EUR



Past performance is not predictive of future returns. Returns may increase or decrease as a result of currency fluctuations.

# EXAMPLES OF OUR PREPARED PARKS



 **PARK CHEB SOUTH**



 **PARK CHEB EAST**



 **PARK OSTROV SOUTH**



 **PARK RUDA ŚLĄSKA**



 **PARK SZCZECIN IV**

# KEY PERSONNEL



## ► MILAN KRATINA

**Co-Founder Of Accolade Fund**  
**Chairman Of The Board, Accolade Fund SICAV Plc And Accolade Investment Company Ltd.**  
**Member Of The Investment Committee, Accolade Investment Company Ltd.**



## ► ZDENĚK ŠOUSTAL

**Co-Founder Of Accolade Fund**  
**Member Of The Board, Accolade Investment Company Ltd.**  
**Member Of The Board, Accolade Fund SICAV Plc**



## ► CHRIS CASAPINTA

**Member Of The Board, Accolade Fund SICAV Plc**

- Director of Alter Domus (Services) Malta Limited since 2010
- Over 10 years experience in audit and financial advisory



## ► STEVEN TEDESCO

**Member Of The Investment Committee, Accolade Investment Company Ltd.**

- More than 20 years experience in the Asset Management sector
- Managed portfolio exceeding EUR 1 billion
- Chartered Fellow of the Chartered Institute for Securities & Investment



## ► ALEXIA FARRUGIA

**Member Of The Board Accolade Investment Company Ltd.**

- Almost 20 years experience in the financial services industry
- Focused on investment services for non-banking financial institutions in Malta, private companies, and companies listed on the Malta Stock Exchange
- Authorized Risk Manager and MLRO to investment services firms and financial institutions
- Member of the Malta Association of Risk Managers, the Institute of Financial Services Practitioners and other organizations



## ► SANDRO BARTOLI

**Member Of The Board, Accolade Investment Company Ltd.**

- In the investment services business since 1997
- In 2000 set up Quest Investment Services Ltd. an independent financial advisory company
- Advisers (CeFA) and various other certificates in compliance and anti-money laundering

# KEY PERSONNEL



## ▶ PETR POSKER

**Member Of The Investment Committee, Accolade Investment Company Ltd.**

- Portfolio Manager with 20 years experience in various companies (e.g. Atlantik Asset Management or ABN AMRO Asset Management)
- Member of the CFA Institute since 1999



## ▶ MARICA TEDESCO

**Member Of The Investment Committee, Accolade Investment Company Ltd.**

- More than 20 years of experience in the financial services industry specialising mostly in the accountancy field
- Over 10 years of experience in the investment services business ranging from Fund Administration to UCITS Internal Auditing and Investment Analysis of Private Equity projects
- Fellow Member of Association of Chartered Certified Accountants since 2009



## ▶ JOSEPH FALZON

**Member Of The Board, Accolade Investment Company Ltd.**

- Professor with Ph.D. degree in economics from Northwestern University in Evanston, Illinois, U.S.A.
- Author of several local and foreign publications on the Maltese economy
- Served as a consultant to several Maltese organizations

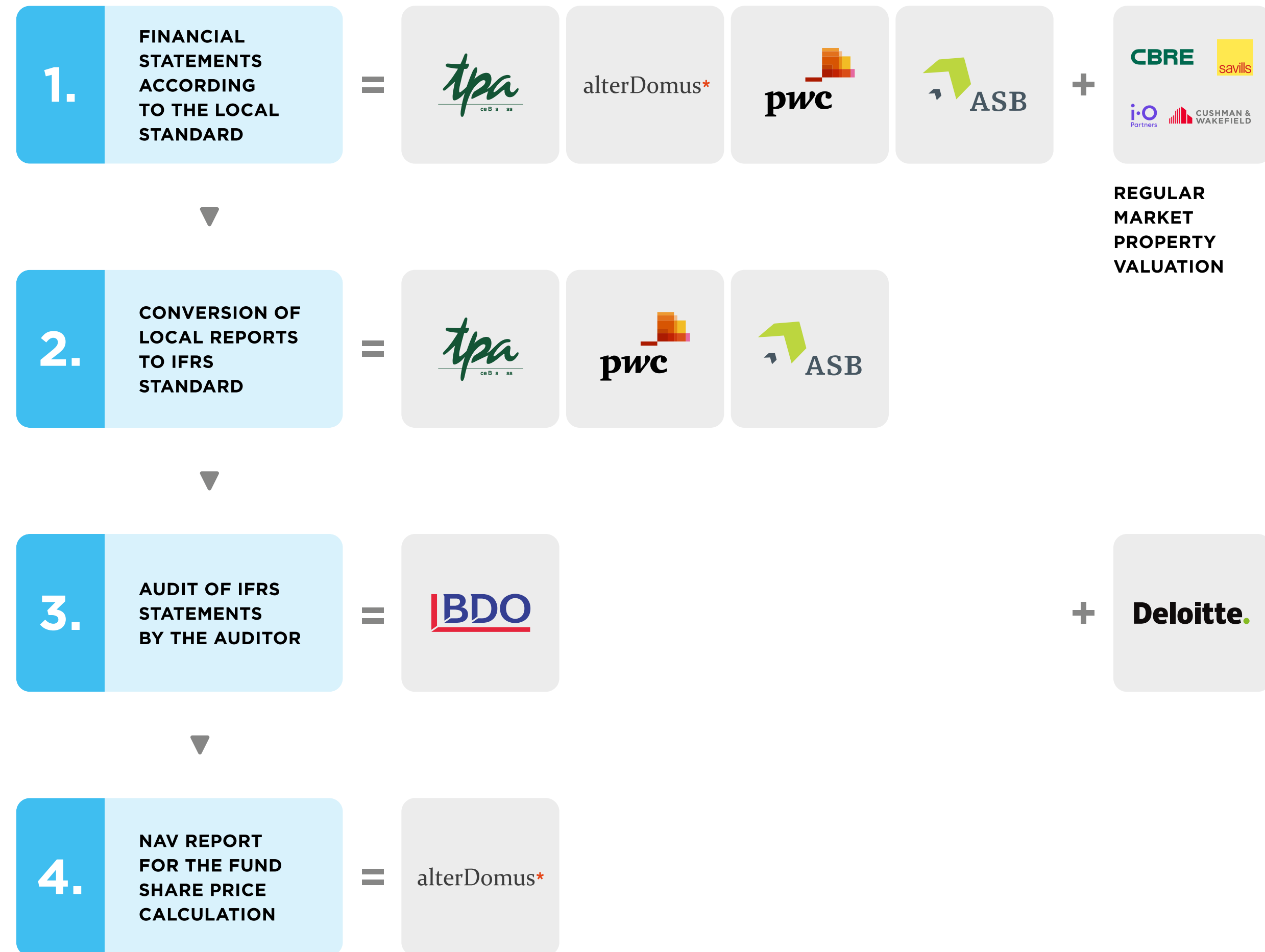


## ▶ MALCOLM ST JOHN

**Member Of The Board Accolade Fund Sicav Plc**

- Certified Public Accountant with 18 years of experience in the financial services industry holding various senior roles
- Over 15 years work history in Fund administration including HSBC and Apex Fund Services
- ACCA completed in 2008

# CALCULATION OF SHARE PRICES



# OUR EXTERNAL PARTNERS

PROPERTY VALUATION	CBRE	i-O Partners	CUSHMAN & WAKEFIELD	savills
ACCOUNTING	tpa	alterDomus*	pwc	ASB
TAX ADVISORY	EY			
FUND ADMINISTRATOR	alterDomus*			
AUDIT	BDO	Deloitte.		
LEGAL ADVISOR	C/M/S/ Law, Tax	NORTON ROSE FULBRIGHT	CLIFFORD CHANCE	HAVEL & PARTNERS USPECH SPOJUJE
	Pérez-Llorca	WHITE & CASE	DLA PIPER	大成 DENTONS KINSTELLAR
	Deloitte. Legal	schönherr	ALLEN & OVERY	WKB lawyers CAMILLERI PREZIOSI ADVOCATES

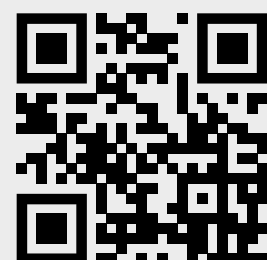


#### **ACCOLADE FUND SICAV P.L.C.**

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Zone 1, Central Business District, Birkirkara  
CBD 1070 Malta

#### **ALTER DOMUS**

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This presentation provides an overview of the Accolade Industrial Fund (the "Sub-Fund"), the sole sub-fund of Accolade Fund SICAV plc (the "Scheme" or "Company"). Accolade Investment Company Limited (C 94600) is authorised and regulated by the Malta Financial Services Authority ("MFSA") to act as an Alternative Investment Fund Manager in terms of Directive 2011/61/EU on Alternative Investment Fund Managers ("AIFMD"), and has been engaged by the Company to actively manage the Company and the Sub-Fund's AIFM (the "Manager").

The Sub-Fund is a real estate fund and primarily holds a diversified portfolio of industrial commercial properties in Czech Republic, Slovakia, Hungary, Poland, Germany, Russia, Ukraine, Estonia, Latvia, Lithuania and in the Commonwealth of Independent States. Such industrial commercial properties are mainly "A-class" warehouses as defined by CBRE ([www.cbre.cz](http://www.cbre.cz)), which can include warehouses or manufacturing properties, or other commercial property within this definition. The Sub-Fund may also invest to a lesser extent in other European countries.

The Sub-Fund is intended only for investors classifying as qualifying investors in terms of the Offering Documents.

The information and services provided in this presentation are for informational purposes only and are not and should not be construed as a recommendation to purchase or redeem units in the Sub-Fund or as investment advice. They should not be relied upon as a basis for entering into any contract or creating any obligations. Furthermore, this document should not be cited or referenced as part of any contract or obligation of any kind. None of the information presented here should be interpreted as investment, legal, tax, or any other form of advice. The Company strongly encourages prospective investors to seek independent legal, financial and/or tax advice prior to investing. Furthermore, the Company cannot guarantee the accuracy of the information contained herein and shall not be held liable for any losses incurred from the use of this information. It shall be the responsibility of every user of this document to take complete accountability for their investment decisions.

Prior to undertaking any subscription for units in the Fund, prospective investors should diligently assess the investment objectives, eligibility requirements, fees, and risk factors associated with each of the Sub-Funds which are all set out in the latest offering memorandum of the Company and the Offering Supplement of the Sub-Fund (the "Offering Documents"). It is advised that prospective investors thoroughly read through the contents of the Offering Documents before reaching a decision to invest in the Fund.

In addition, whilst actively managed, the Sub-Fund is not managed in reference to any benchmark index. In addition, there will be no secondary market for the investor shares in the Sub-Fund, and consequently, an investment in any Sub-Fund may be illiquid given that investors would only be able to dispose of their holding by means of redemption. There is no assurance that, in order to meet redemptions, the Sub-Fund will be able to liquidate their portfolio without losses. These losses might have an adverse effect on the NAV of the Sub-Fund and thus on the redemption proceeds that will be received by the redeeming investor. The portfolio of the Sub-Fund, under the sole trading authority of the Manager, may utilise leverage, which can result in volatile investment performance. Investors should only proceed with an investment if they are prepared to potentially lose all or a significant portion of their investment. Fees attached to the investment may be higher than in other alternative investments, therefore the investors may lose part of their profits. Furthermore, current or prospective investors ought to be aware that investors in AIFs (such as the Sub-Fund) are not protected by any statutory compensation arrangements in the event of the Company's failure.

Any person who receives or obtains a copy of the Offering Documents in any territory should not consider it as an invitation to purchase or subscribe to units in the Fund in any jurisdiction, unless such an invitation is legally permissible without violating any authorisation or legal obligation in that particular territory. It shall be the responsibility of the person accessing this presentation to adhere to the applicable laws and regulations in their jurisdiction.

**AN INVESTMENT IN THE FUND IS SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK. THERE IS NO GUARANTEE THAT THE INVESTMENT OBJECTIVE OF THE SUB-FUND WILL BE ACHIEVED. MOREOVER, AN INVESTMENT INTO THE SUB-FUND COMES WITH INHERENT RISKS INCLUDING THE POTENTIAL LOSS OF PRINCIPAL, AND PAST PERFORMANCE MAY NOT BE INDICATIVE OF FUTURE RESULTS.**

Current, or prospective investors should be aware that there may be limitations on the withdrawal of capital from the Sub-Funds, potentially leading to restricted access to capital during times of urgency. In addition, investors only acquire units in the Sub-Fund, and not in the underlying assets of the Sub-Fund as these are only the underlying assets owned by the respective Sub-Fund.

**THE FEES AND EXPENSES CHARGED IN CONNECTION WITH THIS INVESTMENT MAY BE HIGHER THAN THE FEES AND EXPENSES OF OTHER INVESTMENT ALTERNATIVES AND MAY OFFSET PROFITS.**

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