

ACCOLADE INDUSTRIAL FUND PRESENTATION

We invest in smart industrial parks for a sustainable future

Invest with us



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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



OUR TENANTS

KION ·faurecia DATA MODUL Gates DACHSER Intelligent Logistics CEGA ABORATORIA NATURY LEAR CORPORATION **BizLink** Raben ASSA ABLOY IAC FecEx ® Express REAC **IVECO** ALPHA CORPORATION WATERKOTTE COTES InPost ISO TRADE MiTek* Amphenol **1** Logoplaste KOSPEL **√**exans REHA FUND GEODIS **DB** SCHENKER CHEP GXO

Logistics at full potential Faiveley Transport **▼**Jevice• SAINT-GOBAIN Poczta Polska PILKINGTON DSV VIESMANN -**TXT**. exyte **E** RÖHLIG **SUUS**" rilancio* AutoStore 3 D EXPRO B W I **omni**pack STROJMONI* Teleplan QOBALT **ID**EAL 🐼 SWISS KRONO VERO Logistics Solutions **FIEGE** WINGS Urban LEADING LOGISTICS 1+ PARYS opd dpd Bidfood stokrotka :dadela dts ORBICO, AUTODOC* QUIOSQUE TFS DPONY FELGI SERWIS Gastland
- VERROBEHOD A DISTRIBUCIA POTRAVIN-**(3)** Kaufland e-commerce **₹JYSK** RTVEUROAGD **PartyDeco** green ... sportano G G T **₽** agata CHANGE Lingerie **RETAIL** Bobcat. oponeo amazon & E-COMMERCE SVENDSEN SPORT TERG SA CooperSurgical® Miracle Art IGLOTE* GARDEN® FLORA

P<u>ROCEN</u>T 百分仓储

XXX Lutz

PIERCE

expon C. Glosel sp. zoo. sp. k.

SIEMENS



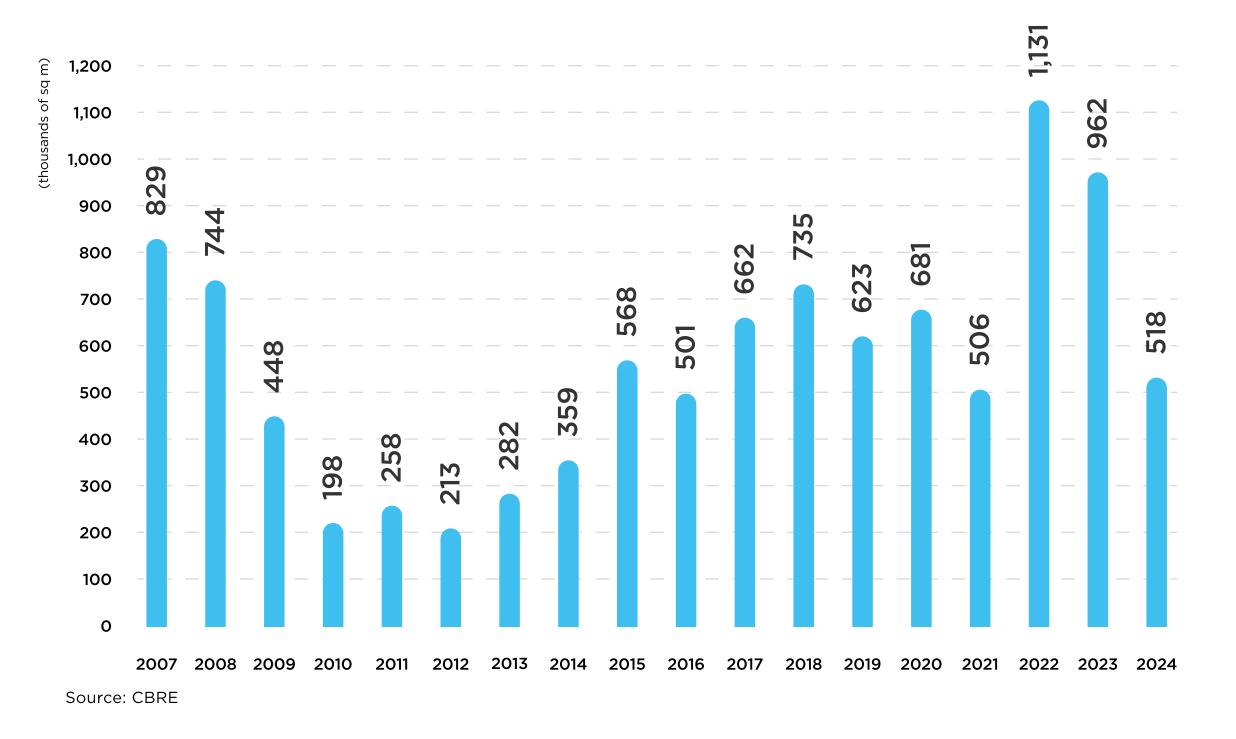


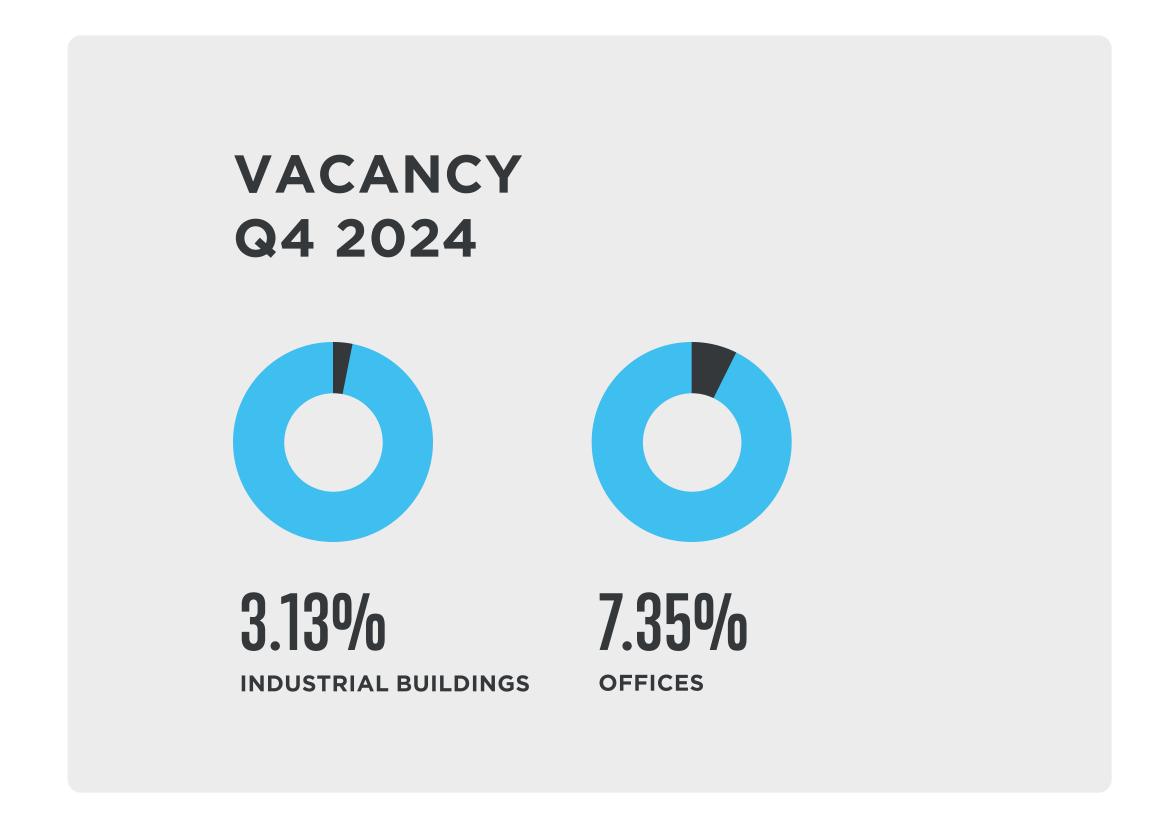
INDUSTRIAL PROPERTIES ON THE CZECH MARKET



- 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





PROPERTY YIELDS Q4 2024

CZECH REPUBLIC



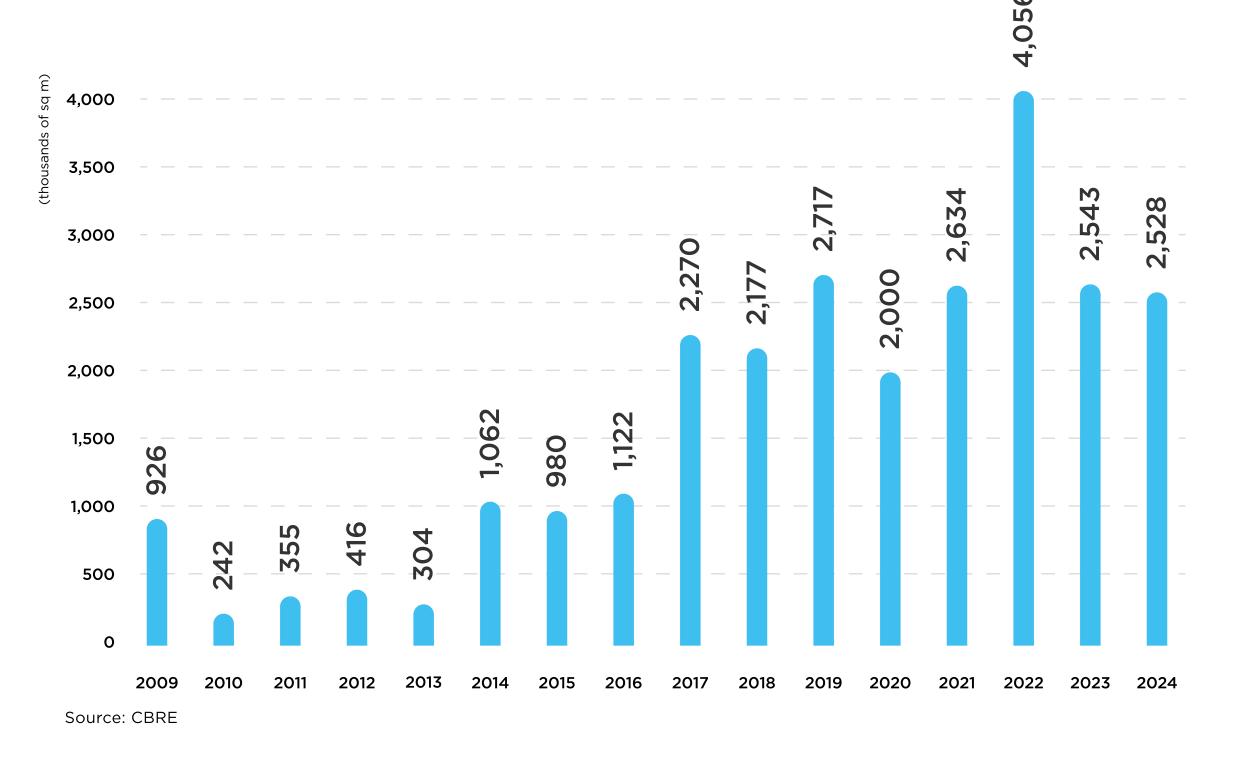


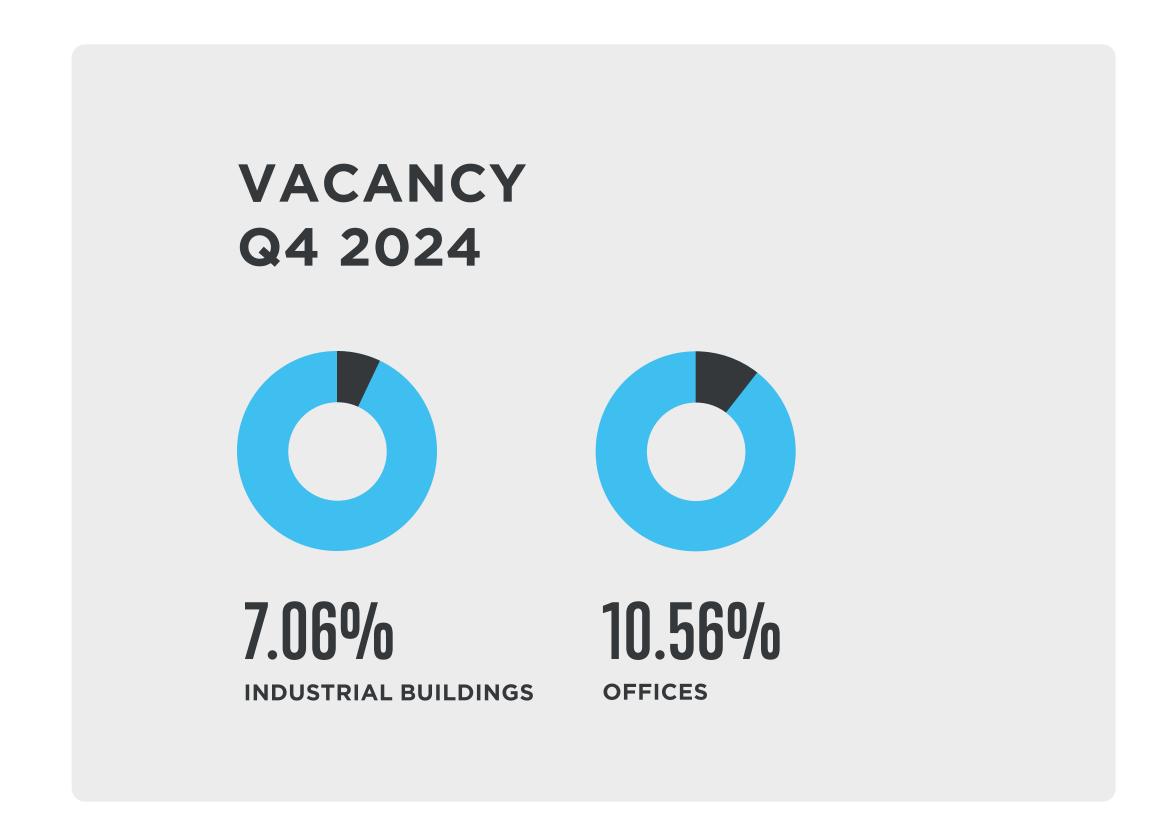
INDUSTRIAL PROPERTIES ON THE POLISH MARKET



- 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





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

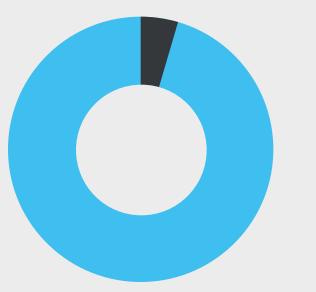
GERMANY



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



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



VACANCY Q4 2024



8.23%
INDUSTRIAL BUILDINGS



11.02%
OFFICES



INDUSTRIAL PROPERTIES ON THE NETHERLANDS MARKET



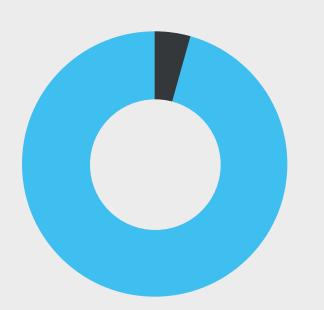
- Total stock of modern A-class warehouse and industrial properties is 51.98 million sq m.
- Prime rent is EUR 9.17 per sq m per month.

PROPERTY YIELDS Q4 2024

NETHERLANDS



VACANCY Q4 2024



4.34%

INDUSTRIAL BUILDINGS

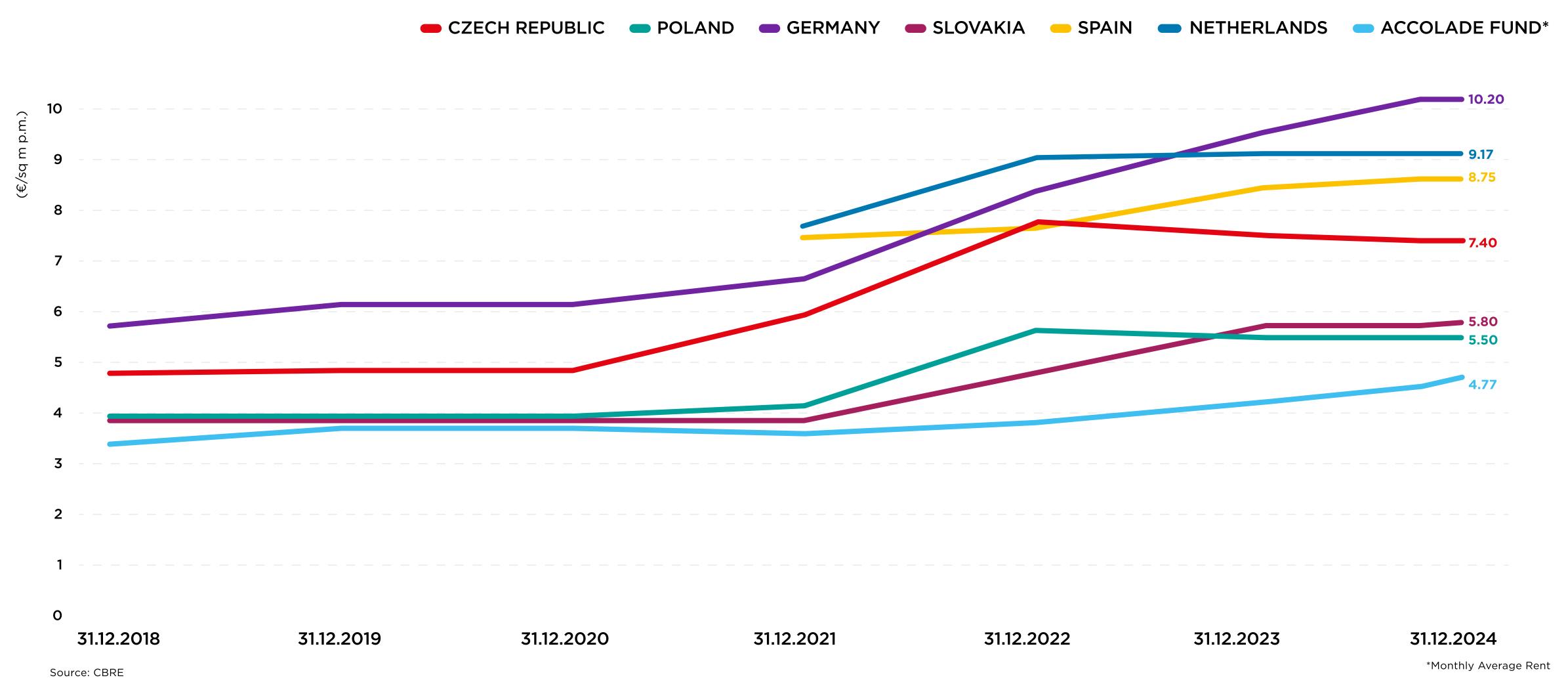


9.38%

OFFICES

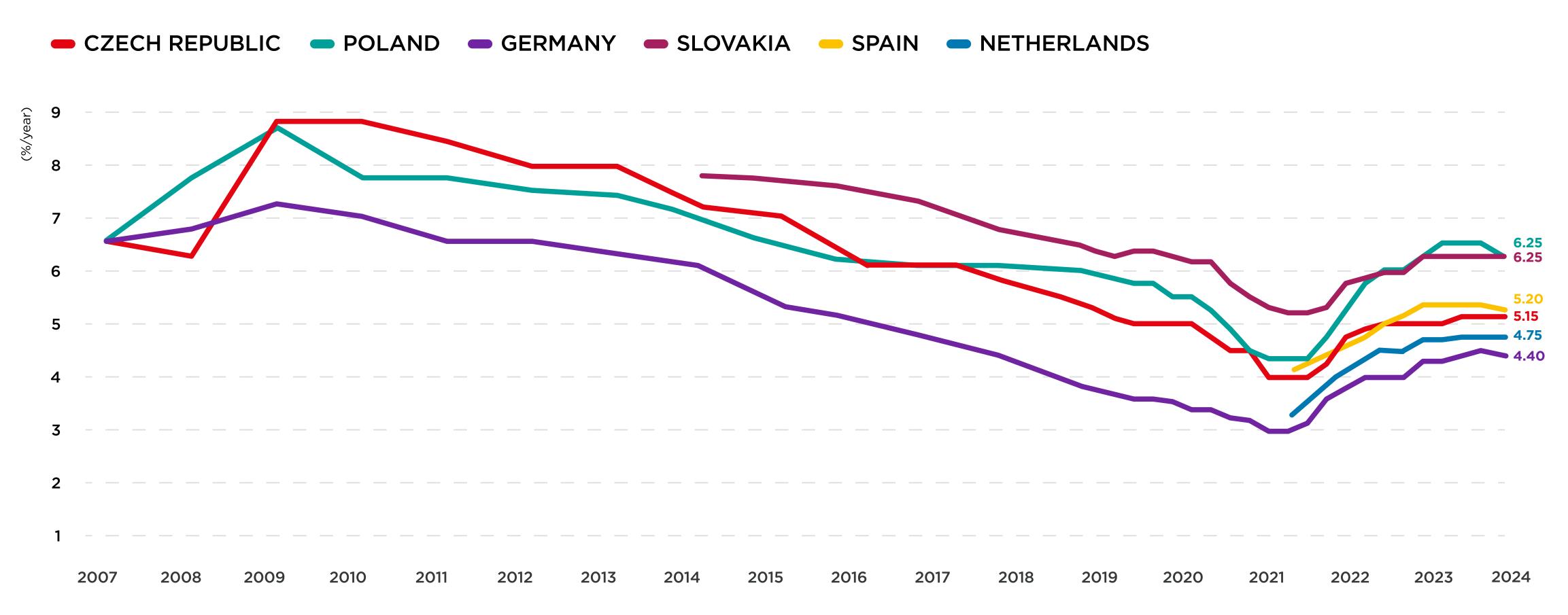


MONTHLY PRIME RENT





INDUSTRIAL PROPERTY PRIME YIELDS IN SELECTED COUNTRIES OVER TIME





SUSTAINABLE FUTURE W

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.

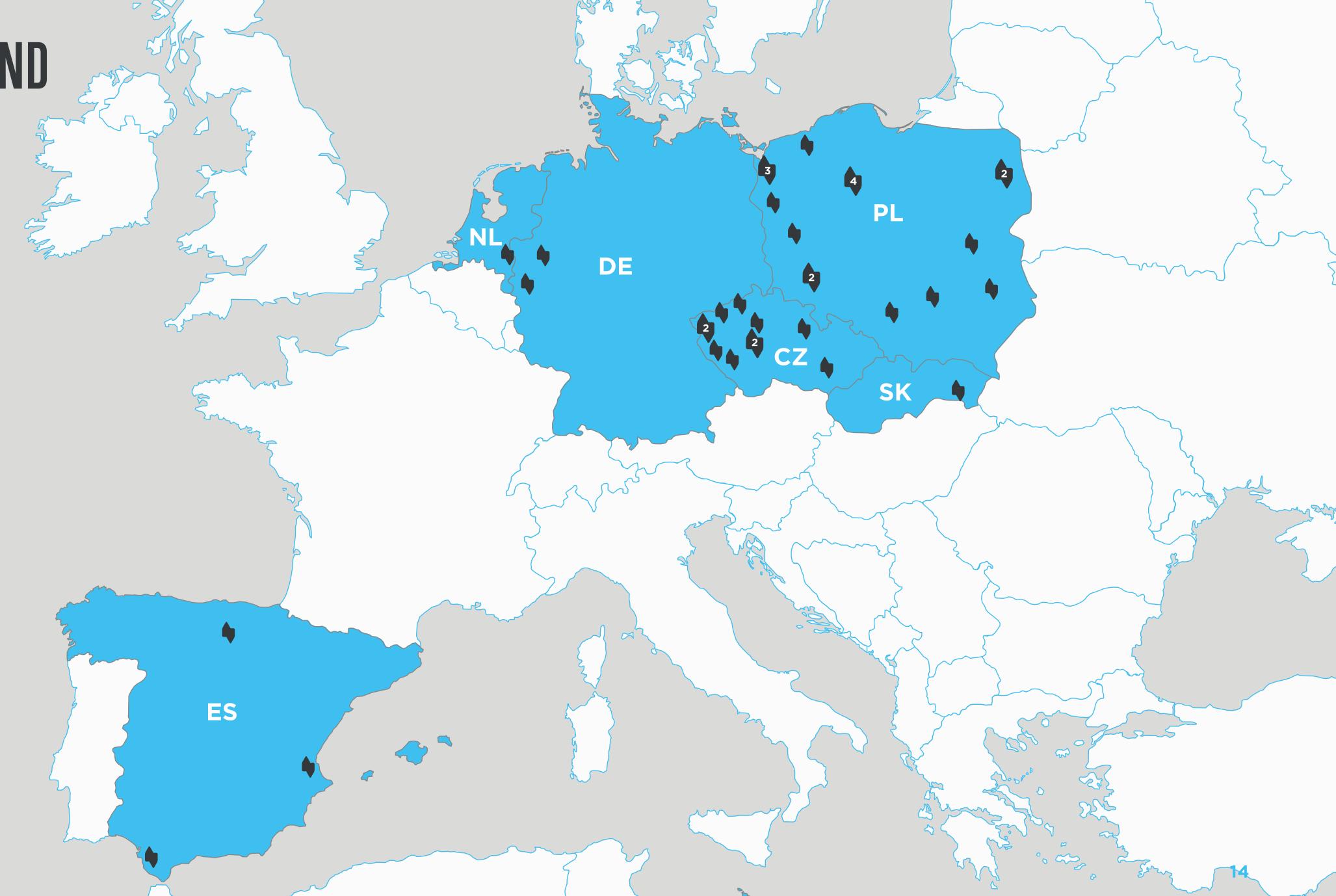
BREEAM

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





ACCOLADE FUND IN EUROPE





PARKS OF THE FUND



SELECTED ASSETS



ACCOLADE FUNDS PARK KOJETÍN



ACCOLADE FUNDS PARK CHEB SOUTH



ACCOLADE FUNDS PARK KOSZALIN



ACCOLADE FUNDS PARK BYDGOSZCZ II



ACCOLADE FUNDS PARK KOŠICE AIRPORT



ACCOLADE FUNDS PARK STŘÍBRO



ACCOLADE FUNDS PARK ZDICE



ACCOLADE FUNDS PARK BYDGOSZCZ I



ACCOLADE FUNDS PARK BOCHUM





ACCOLADE FUNDS PARK ALSDORF



ACCOLADE FUNDS
PARK PRAGUE AIRPORT II



ACCOLADE FUNDS PARK ROERMOND



ACCOLADE FUNDS PARK SZCZECIN I



ACCOLADE FUNDS
PARK VALENCIA PICASSENT



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

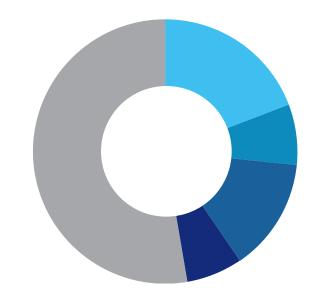


ACCOLADE INDUSTRIAL FUND: OUR PROJECTS

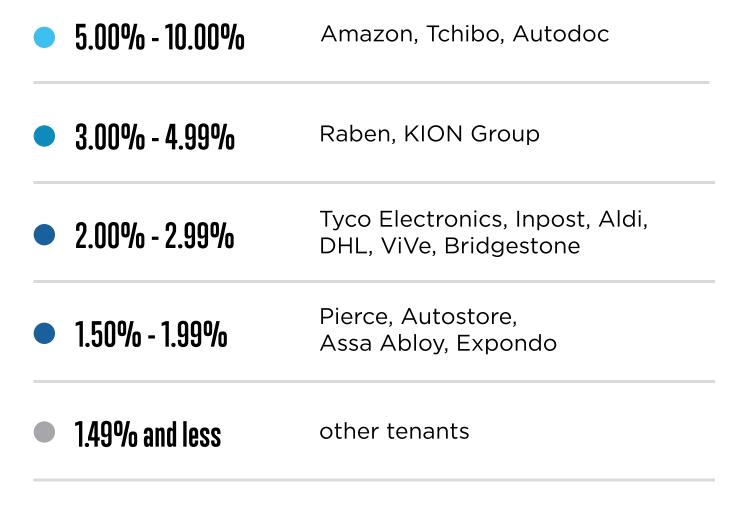
LOCATION	COUNTRY	VALUATION (€)	GLA (sq m) Total leasable area
Accolade Funds Park Białystok I	Poland	35,938,000	42,318
Accolade Funds Park Białystok II	Poland	33,317,000	36,772
Accolade Funds Park Legnica	Poland	21,170,000	23,294
Accolade Funds Park Legnica	Poland	30,778,000	38,018
Accolade Funds Park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

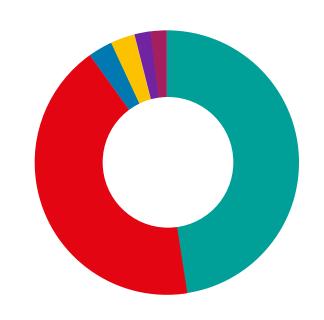


ACCOLADE INDUSTRIAL FUND



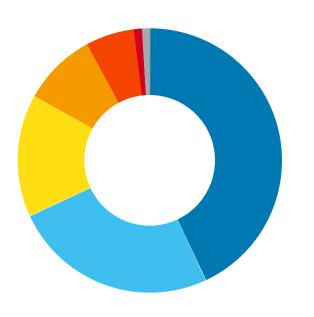
TOP 15 TENANTS % SHARE OF TENANTS IN LEASED-UP AREA





1.9 bil. € COUNTRIES SHARE IN PORTFOLIO VALUE





2,035,668 sq m TOTAL LEASABLE AREA

% share of industries in leased-up area

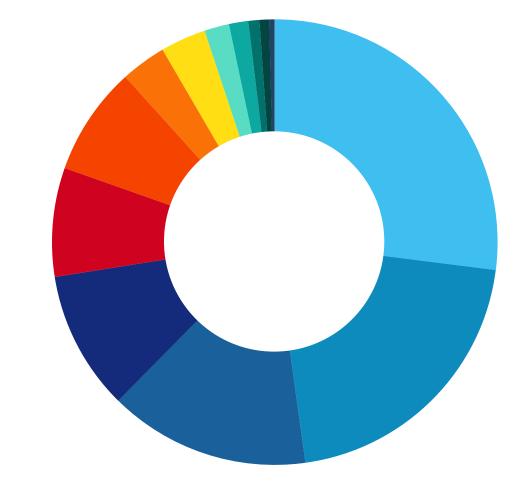
Retail & e-commerce	41%
Logistics	25%
Engineering & Production	17%
Automotive	10%
Electrical	5%
Services	1%
Other	1%



ACCOLADE INDUSTRIAL FUND

€1,027,406,714

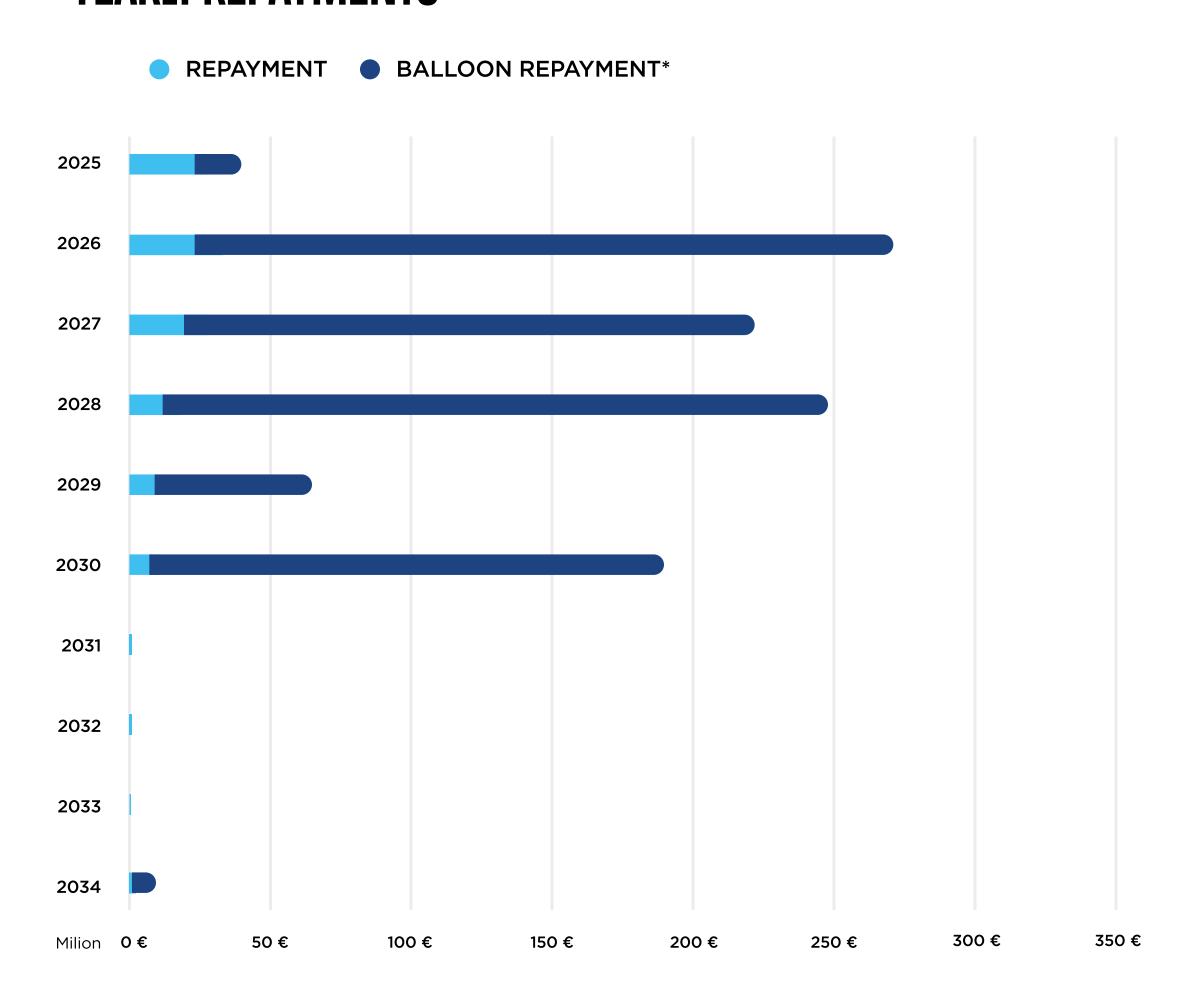
BANK FINANCING



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%		

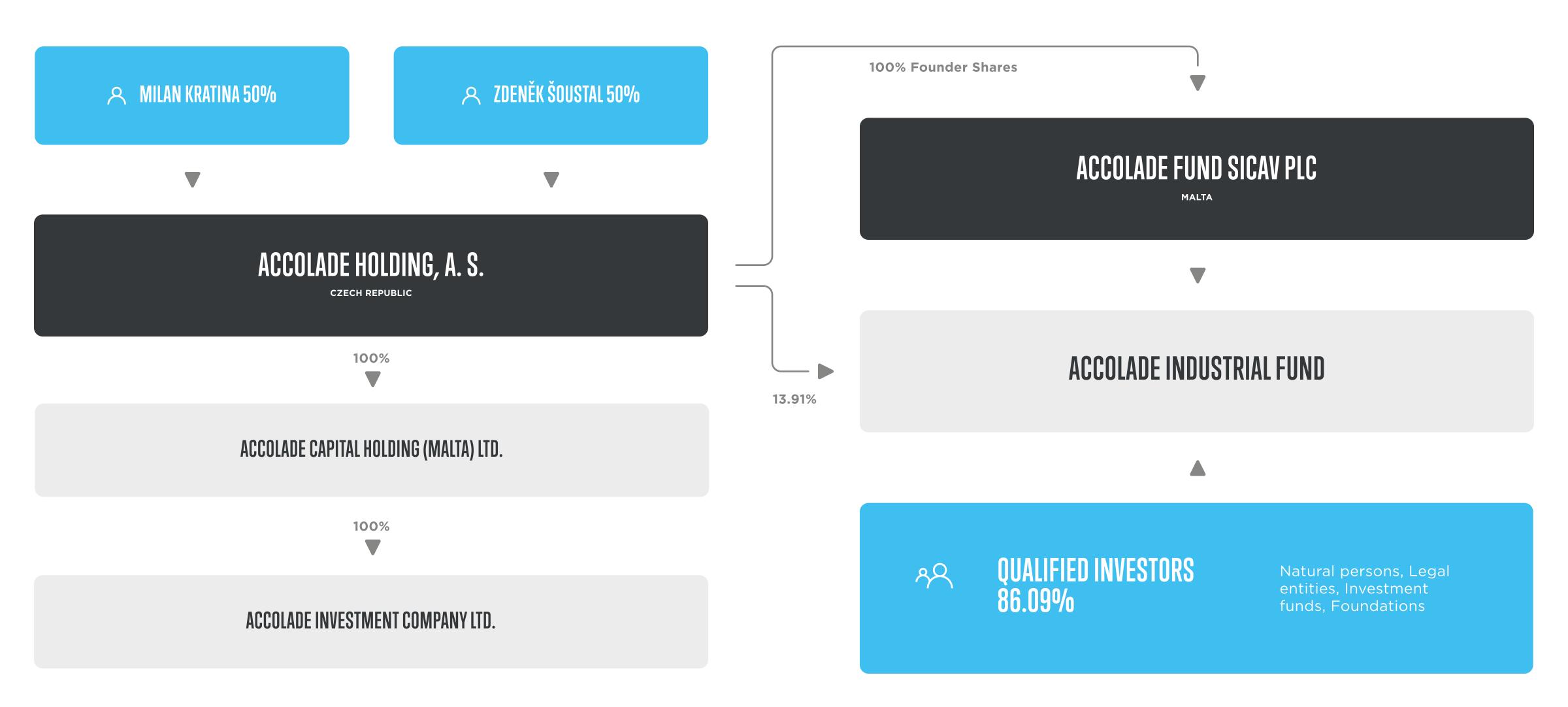
^{*}An extraordinary loan repayment that takes place on the final maturity date of the loan. This instalment repays the loan in full.

YEARLY REPAYMENTS





ORGANIGRAM ACCOLADE INDUSTRIAL FUND





ACCOLADE INDUSTRIAL FUND: OUR PROJECTS



CZECH REPUBLIC

ACCOLADE FUNDS PARK TÝNIŠTĚ NAD ORLICÍ AIFM I, s.r.o.

Tenant: ALPHA Corporation

ACCOLADE FUNDS 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

ACCOLADE FUNDS 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

ACCOLADE FUNDS PARK D5 HOŘOVICE

AIFM VI, s.r.o. Tenant: Saint Gobain

AIFM IX, s.r.o.

Tenant: Raben

ACCOLADE FUNDS PARK **FUNDS PARK PRAGUE AIRPORT II**

AIFM VIII, s.r.o.

Tenants: DSV, B2 Assets

ACCOLADE FUNDS PARK PŘEŠTICE AIFM XIII, s.r.o.

Tenant: IAC Group

ACCOLADE FUNDS PARK CHEB SOUTH AIFM XV, s.r.o.

Tenant: Kaufland eCommerce Fulfillment CZ s.r.o.

AIFM XXIII, s.r.o.

Tenant: Autodoc

ACCOLADE FUNDS PARK TEPLICE SOUTH AIFM XXI, s.r.o.

Tenants: Sanitino, Damco, Exyte, Raben

ACCOLADE FUNDS PARK ZDICE AIFM XXII, s.r.o.

Tenant: Doosan Bobcat

ACCOLADE FUNDS PARK KOJETÍN

AIFM XX, s.r.o. Tenant: Amazon

ACCOLADE FUNDS PARK OSTROV NORTH

Industrial Center CR 4, s.r.o. Tenants: Amphenol, Kokiska

POLAND

ACCOLADE FUNDS 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

ACCOLADE FUNDS 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

ACCOLADE FUNDS 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

ACCOLADE FUNDS PARK BIAŁYSTOK I Accolade PL VII sp. z o.o.

Tenants: Distribev Orbico, Röhlig, InterCars, Glosel, Pilkington, DPD, Poczta Polska, Geodis

ACCOLADE FUNDS PARK BIAŁYSTOK II AIFM PL XXVIII sp. z o.o.

Tenants: InPost, Farutex, Wings, Agata Meble, Westrock, Stokrotka, Röhlig

ACCOLADE FUNDS PARK KIELCE Accolade PL XI sp. z o.o.

Tenants: Raben, Geodis, Vive, Terg

ACCOLADE FUNDS 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

ACCOLADE FUNDS PARK LEGNICA

AIFM PL X sp. z o.o. Tenant: Gates

ACCOLADE FUNDS PARK BYDGOSZCZ II AIFM PL XI sp. z o.o.

Tenants: InPost, DB Schenker, DSV, Dadelo

ACCOLADE FUNDS PARK CZESTOCHOWA AIFM PL XIV sp. z o.o.

Tenants: InPost, ZF, Dekoracja Domu

ACCOLADE FUNDS PARK GOLENIÓW AIFM PL XVI sp. z o.o.

Tenants: siaAbrasives, InPost, DSV. Fiege

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

ACCOLADE FUNDS PARK GORZÓW WIELKOPOLSKI I AIFM PL XV sp. z o.o.

Tenants: Borne, Faurecia, Fiege, Logoplaste, Magma, Omnipack, Bustrans

ACCOLADE FUNDS PARK KOSZALIN

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

ACCOLADE FUNDS PARK LEGNICA Accolade PL XX sp. z o.o.

Tenants: Viessman, Mitek, Raben, Spreadshirt, Iso Trade

ACCOLADE FUNDS PARK SZCZECIN III

AIFM PL VIII sp. z o.o. Tenants: DS. Produkte, Procent

ACCOLADE FUNDS PARK BYDGOSZCZ III

Poland, Svendsen Sport

Accolade PL XVII sp. z o.o. Tenants: Qobalt, Garden Flora, Teleplan, Quiosque

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

GERMANY

NETHERLANDS

ACCOLADE FUNDS PARK

AIFM NL I Coöperatief U.A.

Tenants: GXO, CooperSurgical

ROERMOND

ACCOLADE FUNDS PARK ALSDORF LU GE XVII S.a r.l.

Tenant: Dachser

ACCOLADE FUNDS PARK BOCHUM LU GE XXIV S.a.r.l.

Tenants: Faiveley, Waterkotte



ACCOLADE FUNDS 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



ACCOLADE FUNDS PARK SEVILLA

Accolade SEV, S.L. Tenant: Trans X Tar

ACCOLADE FUNDS PARK VALENCIA PICASSENT Accolade VAL, S.L.

Tenant: Jysk

ACCOLADE FUNDS PARK BURGOS Accolade BUR, S.L.

Tenant: Bridgestone



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

DIVERSIFICATION IS KEY

GEOGRAPHICAL LOCATION OF PARKS



TENANTS OF WORLD BRANDS FROM DIFFERENT SECTORS

PRODUCTION	ASSA ABLOY	KION	BRIDGESTONE
LOGISTICS	-DHL -	Raben	InPost
RETAIL & E-COMMERCE	amazon	Ma ALDI	& Tchibo

WIDE SPECTRUM
OF FINANCING BANKS





^{*}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.

PERFORMANCE OF ACCOLADE FUND

ACCOLADE INDUSTRIAL FUND SHARE PRICE Launched 30th September 20											tember 2014			
SERIES TYPE ⁴ / 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 ³	30.6.2024	30.9.2024	31.12.2024
CZK (ISIN MT7000014932)	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
CZK (% change)	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 %
CZK2 (ISIN MT7000018404)				151.8049	165.4054	180.6050	201.2925	257.5127	278.0302	279.3752	288.4393	290.2867	294.9346	301.3414
CZK2 (% change)				11.02%1	8.96%	9.19%	11.45%	27.93%	7.97%	0.48%	3.24%	0.64%	1.60 %	2.17 %
EUR (ISIN MT7000014940)	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
EUR (% change)	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 %
EUR2 (ISIN MT7000018412)				160.2418	175.5966	191.4217	209.5903	277.4377	301.8661	298.0494	303.5527	307.2169	310.9781	317.9883
EUR2 (% change)				3.10%²	9.58%	9.01%	9.49%	32.37%	8.81%	-1,26%	1.85%	1.21%	1.22 %	2.25 %
CZK-D (ISIN MT7000030508)								113.2467	122.8628	124.0922	128.2358	129.2129	131.4405	134.4585
CZK-D (% change)								N/A	8.49%	1.00%	3.34%	0.76%	1.72 %	2.30 %
CZK2-D (ISIN MT7000030524)								100	107.9676	108.4897	112.0096	112.7270	114.5319	117.0199
CZK2-D (% change)								N/A	7.97%	0.48%	3.24%	0.64%	1.60 %	2.17 %
EUR-D (ISIN MT7000030516)								100	109.3331	108.5047	110.6543	112.0790	113.5882	116.2895
EUR-D (% change)								N/A	9.33%	-0.76%	1.98%	1.29%	1.35 %	2.38 %
EUR2-D (ISIN MT7000030532)								115.3301	125.4849	123.8983	126,1860	127.7092	129.2727	132.1869
EUR2-D (% change)								N/A	8.81%	-1.26%	1.85%	1.21%	1.22 %	2.25 %

¹ Series initial offering 31.3.2017 ² Series initial offering 30.6.2017 ³ % change in relation to previous quarter ⁴ 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 YEAR¹

From 2.1.2024 to 31.12.2024

AVERAGE ANNUAL PERFORMANCE OF SHARES OVER THE LAST 5 YEARS¹ From 2.1.2020 to 31.12.2024



8.35% SHARES CZK



7.17% SHARES EUR IIIIII

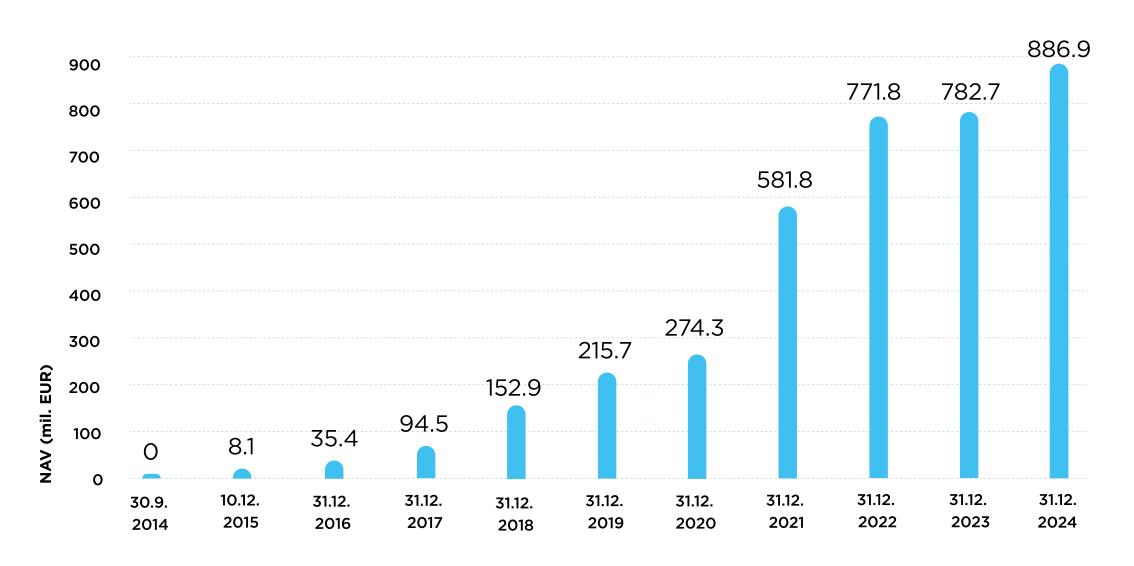
11.33% SHARES CZK



11.22% SHARES EUR

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

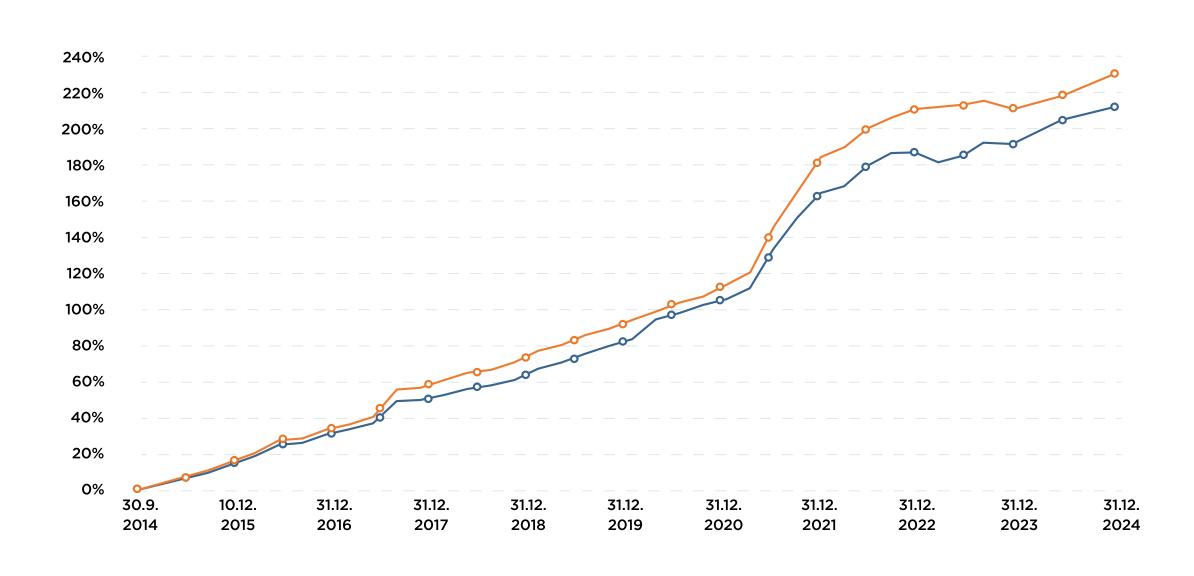
PERFORMANCE OF NAV



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

PERFORMANCE OF THE FUND







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



► CHRIS CASAPINTA

Company Ltd.

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



► 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 Sevices Practitioners and other organizations



ZDENĚK ŠOUSTAL

Co-Founder Of Accolade Fund

Member Of The Board, Accolade Investment Company Ltd.

Member Of The Board, Accolade Fund SICAV Plc



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 Intitute for Securities & Investment



► 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 Ad ministration 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

CBRE

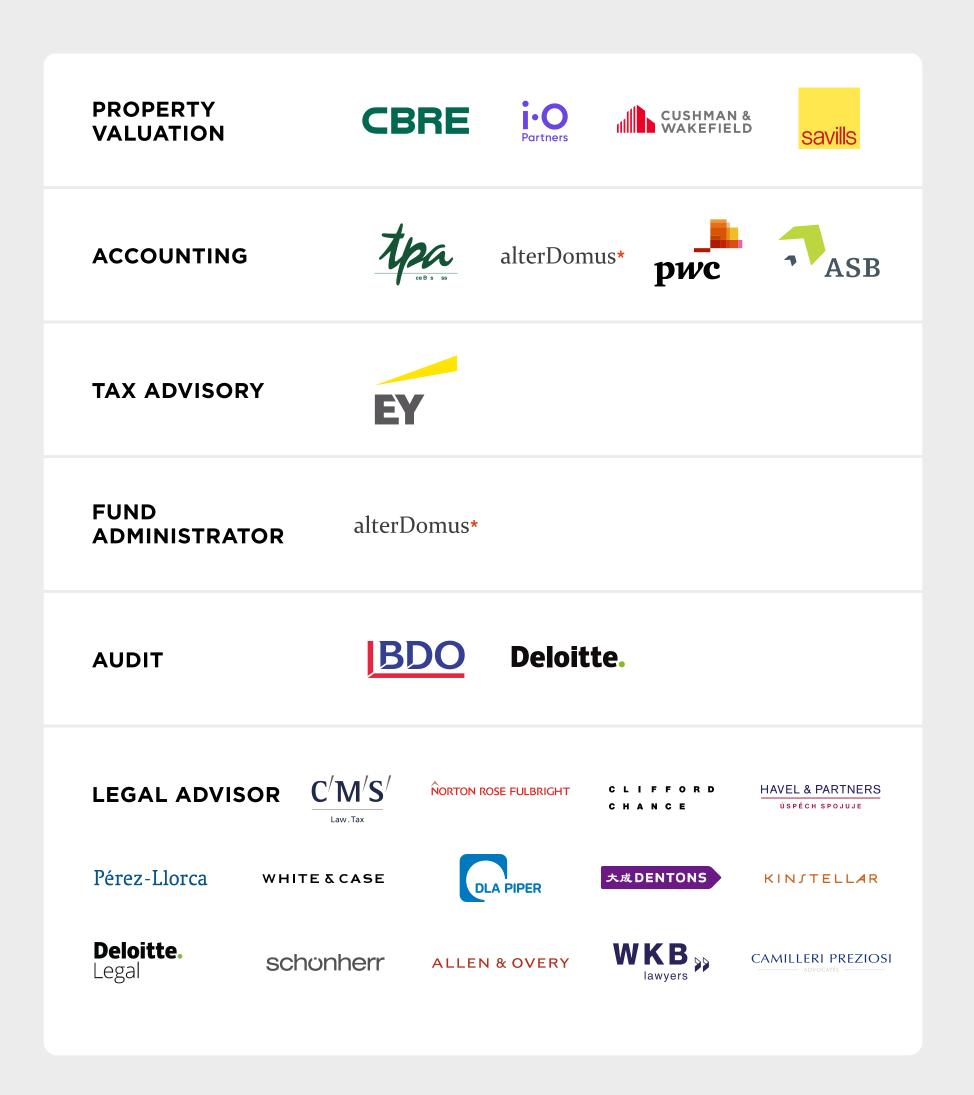
REGULAR

PROPERTY VALUATION

Deloitte.

MARKET

CUSHMAN & WAKEFIELD





ACCOLADE FUND SICAV P.L.C.

Vision Exchange Building Territorials Street,
Zone 1, Central Business District, Birkirkara
CBD 1070 Malta

ALTER DOMUS

Vision Exchange Building Territorials Street, Zone 1, Central Business District, Birkirkara CBD 1070 Malta



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

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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), 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 Manger, 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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