

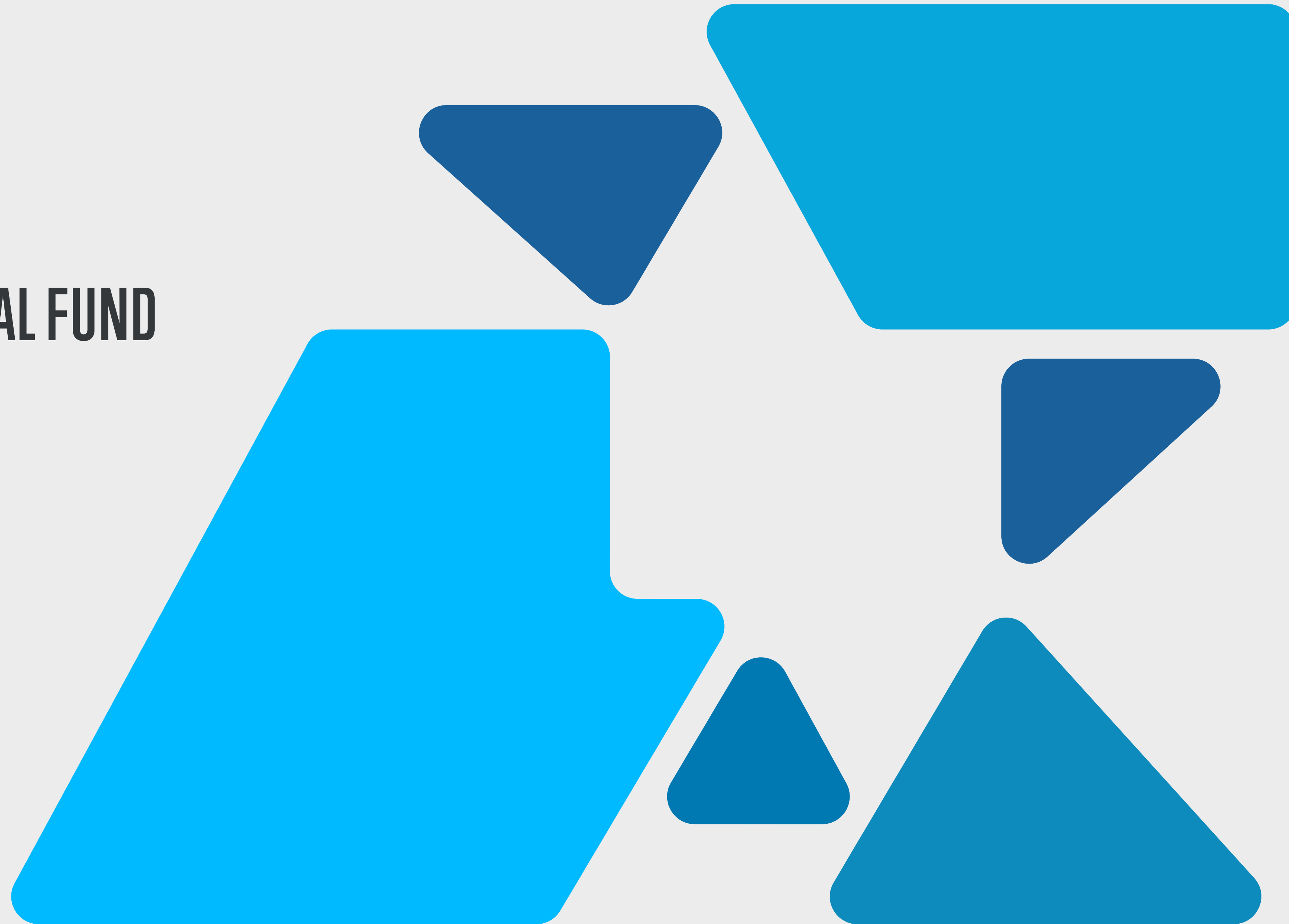


ACCOLADE INDUSTRIAL FUND PRESENTATION

We invest in smart industrial
parks for a sustainable future

Invest with us

AUGUST 2025



CONTENT

3 Why to invest in Industrial
Real Estate

13 Our Parks

15 Accolade Industrial Fund

22 Investments with Accolade

25 Upcoming Projects

26 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

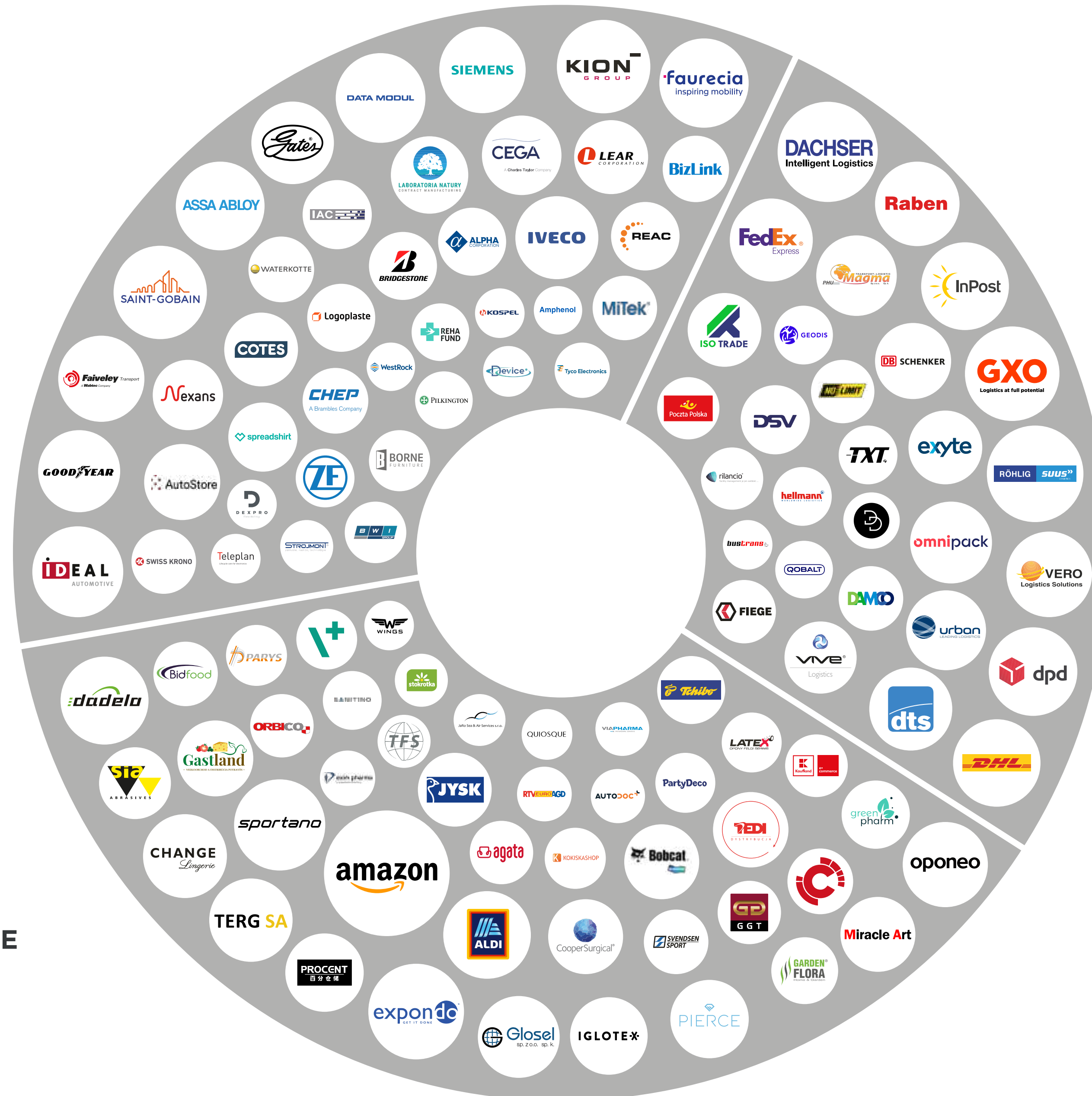


ACCOLADE FUNDS PARK KOJETÍN
CZECH REPUBLIC

OUR TENANTS

01 PRODUCTION

02 RETAIL & E-COMMERCE



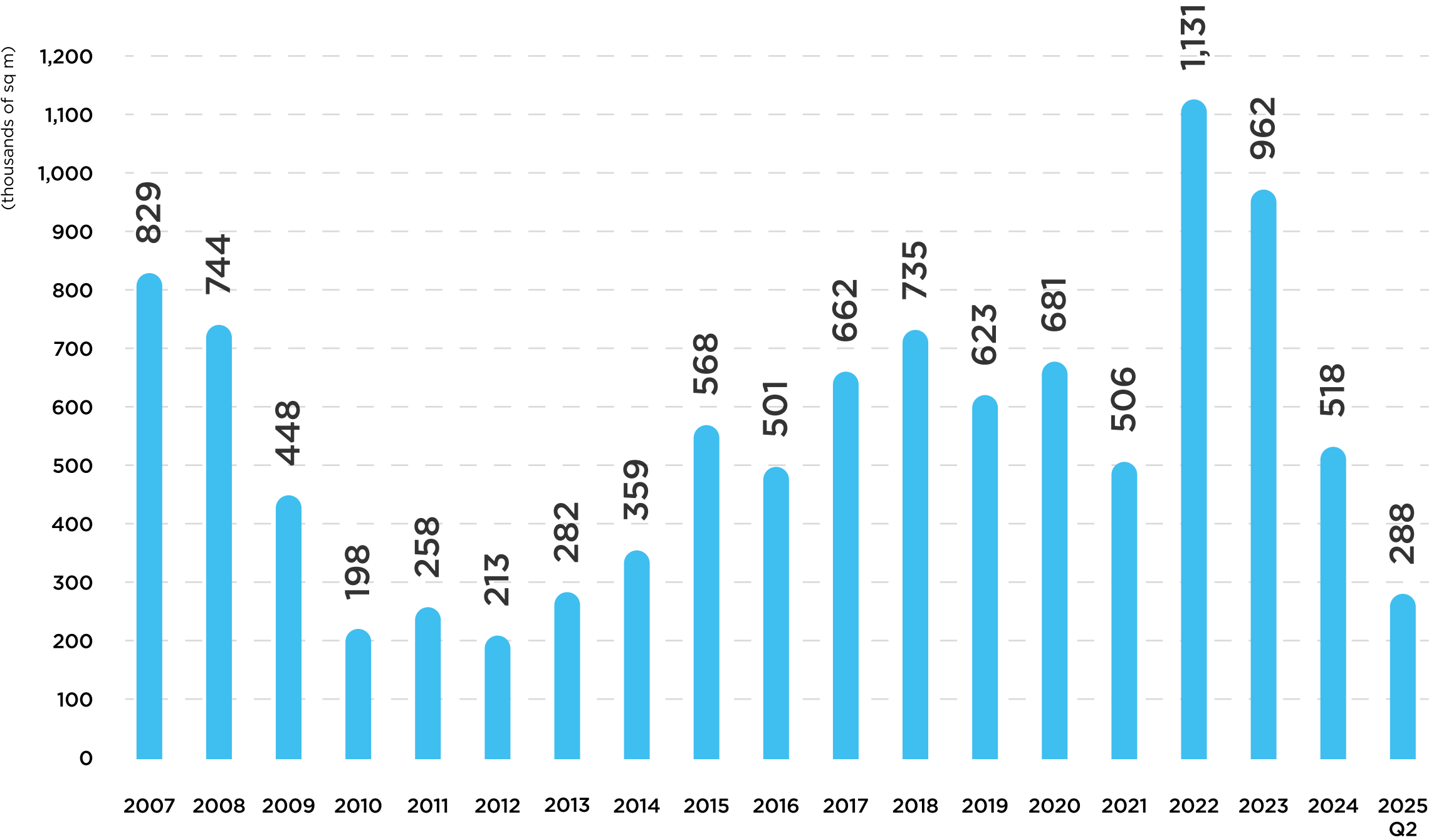
03 LOGISTICS

INDUSTRIAL PROPERTIES ON THE CZECH MARKET



- Total stock of modern A-class warehouse and industrial properties is 12.68 million sq m.
- Prime rent is EUR 7.40 per sq m per month.

NEW SUPPLY OF INDUSTRIAL PROPERTIES IN CZECH REPUBLIC



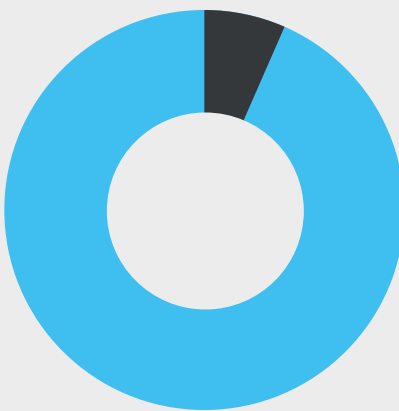
Source: CBRE

VACANCY Q2 2025



4.04%

INDUSTRIAL BUILDINGS



6.57%

OFFICES

PROPERTY YIELDS Q2 2025

CZECH REPUBLIC

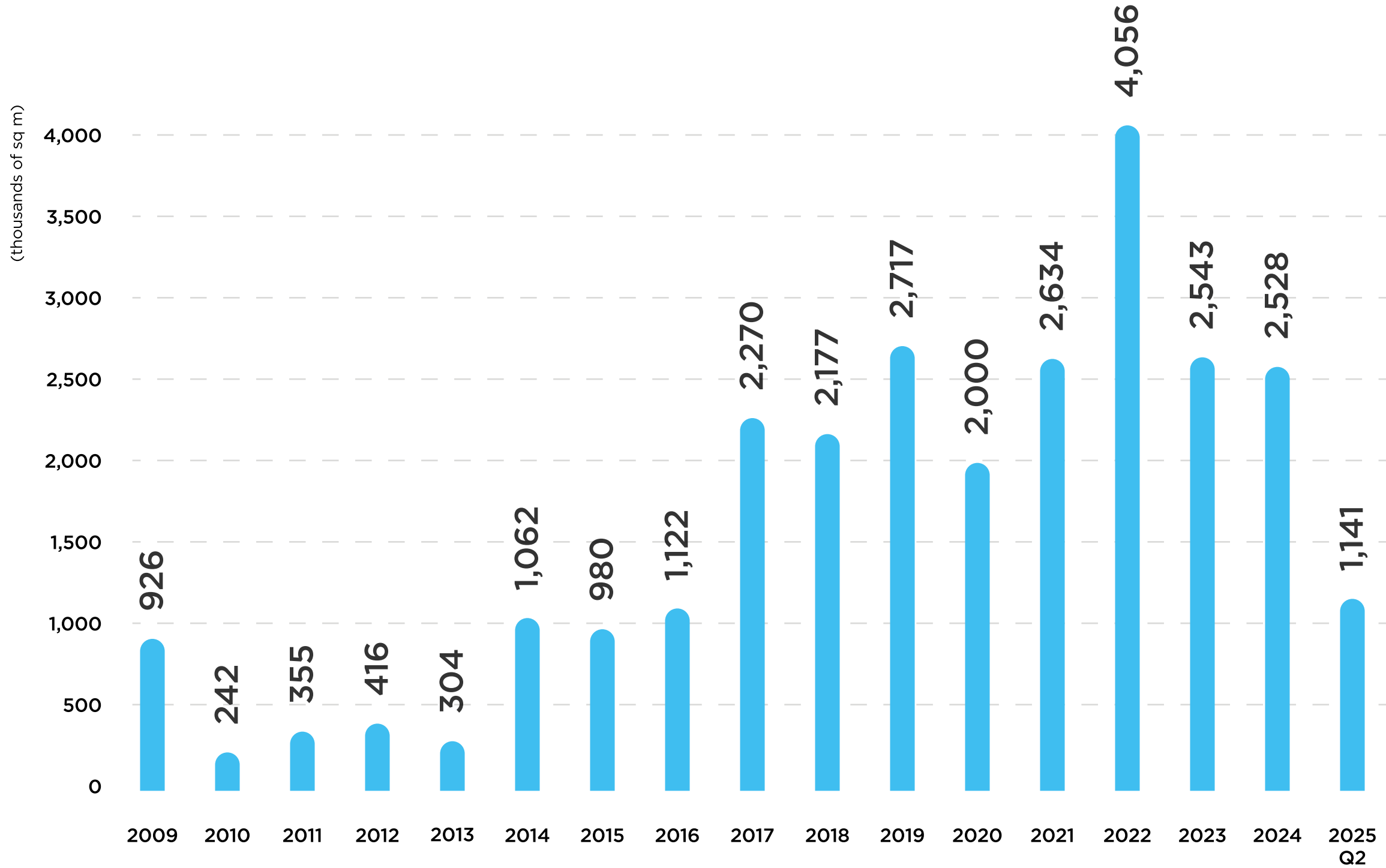


INDUSTRIAL PROPERTIES ON THE POLISH MARKET



- Total stock of modern A-class warehouse and industrial properties is 35.81 million sq m.
- Prime rent is EUR 5.70 per sq m per month.

NEW SUPPLY OF INDUSTRIAL PROPERTIES IN POLAND



Source: CBRE

VACANCY Q2 2025



8.18%

INDUSTRIAL BUILDINGS



10.79%

OFFICES

PROPERTY YIELDS Q2 2025

POLAND



INDUSTRIAL PROPERTIES ON THE GERMAN MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 107.53 million sq m.
- ▶ Prime rent is EUR 10.75 per sq m per month.

PROPERTY YIELDS Q2 2025

GERMANY



Source: CBRE

VACANCY Q2 2025



3.35%
INDUSTRIAL BUILDINGS



4.39%
OFFICES

INDUSTRIAL PROPERTIES ON THE SLOVAKIA MARKET



- Total stock of modern A-class warehouse and industrial properties is 4.58 million sq m.
- Prime rent is EUR 5.80 per sq m per month.

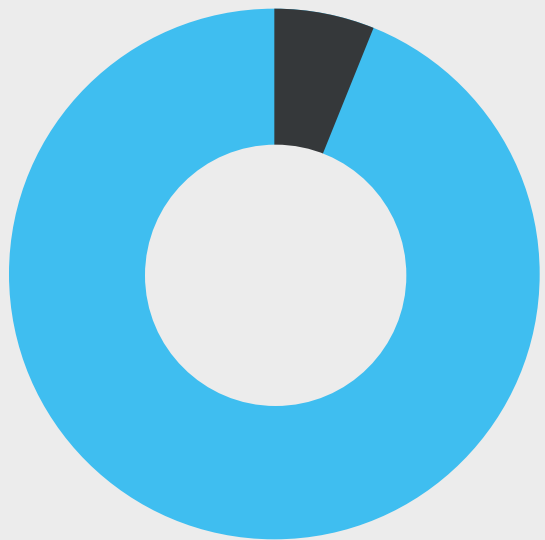
PROPERTY YIELDS Q2 2025

SLOVAKIA

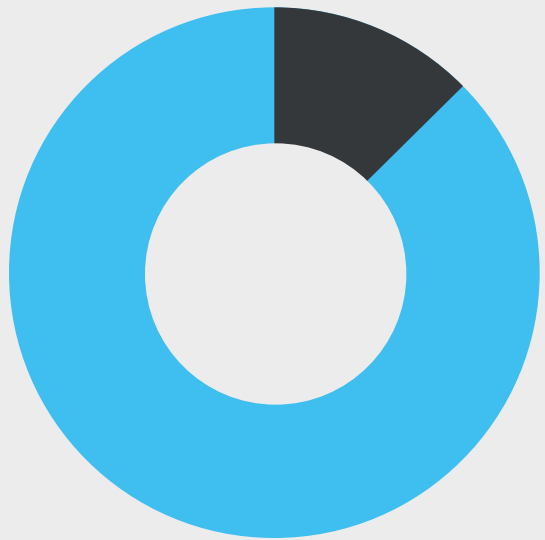


Source: CBRE

VACANCY Q2 2025



6.10%
INDUSTRIAL BUILDINGS



12.59%
OFFICES

INDUSTRIAL PROPERTIES ON THE SPANISH MARKET



- ▶ Total stock of modern A-class warehouse and industrial properties is 27.93 million sq m.
- ▶ Prime rent is EUR 9.00 per sq m per month.

PROPERTY YIELDS Q2 2025

SPAIN



Source: CBRE

VACANCY Q2 2025



8.34%
INDUSTRIAL BUILDINGS



10.57%
OFFICES

INDUSTRIAL PROPERTIES ON THE NETHERLANDS MARKET



- Total stock of modern A-class warehouse and industrial properties is 52.57 million sq m.
- Prime rent is EUR 9.58 per sq m per month.

PROPERTY YIELDS Q2 2025

NETHERLANDS



Source: CBRE

VACANCY Q2 2025

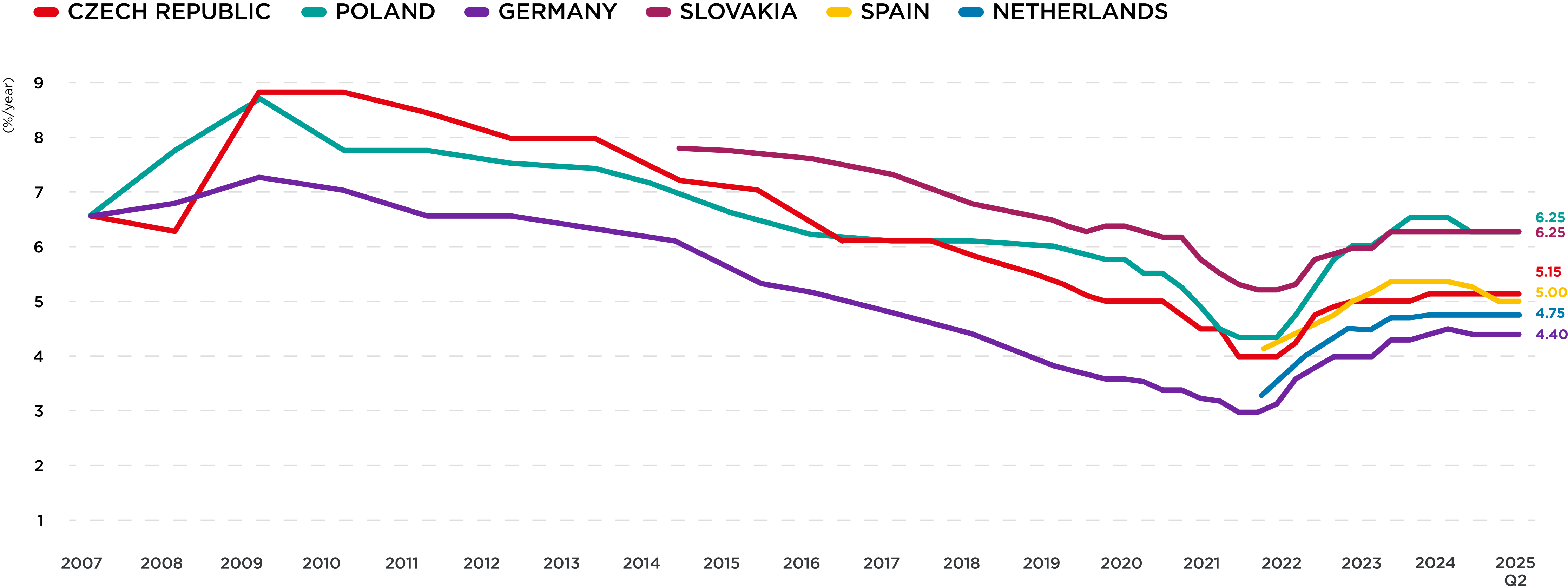


4.52%
INDUSTRIAL BUILDINGS



9.75%
OFFICES

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.

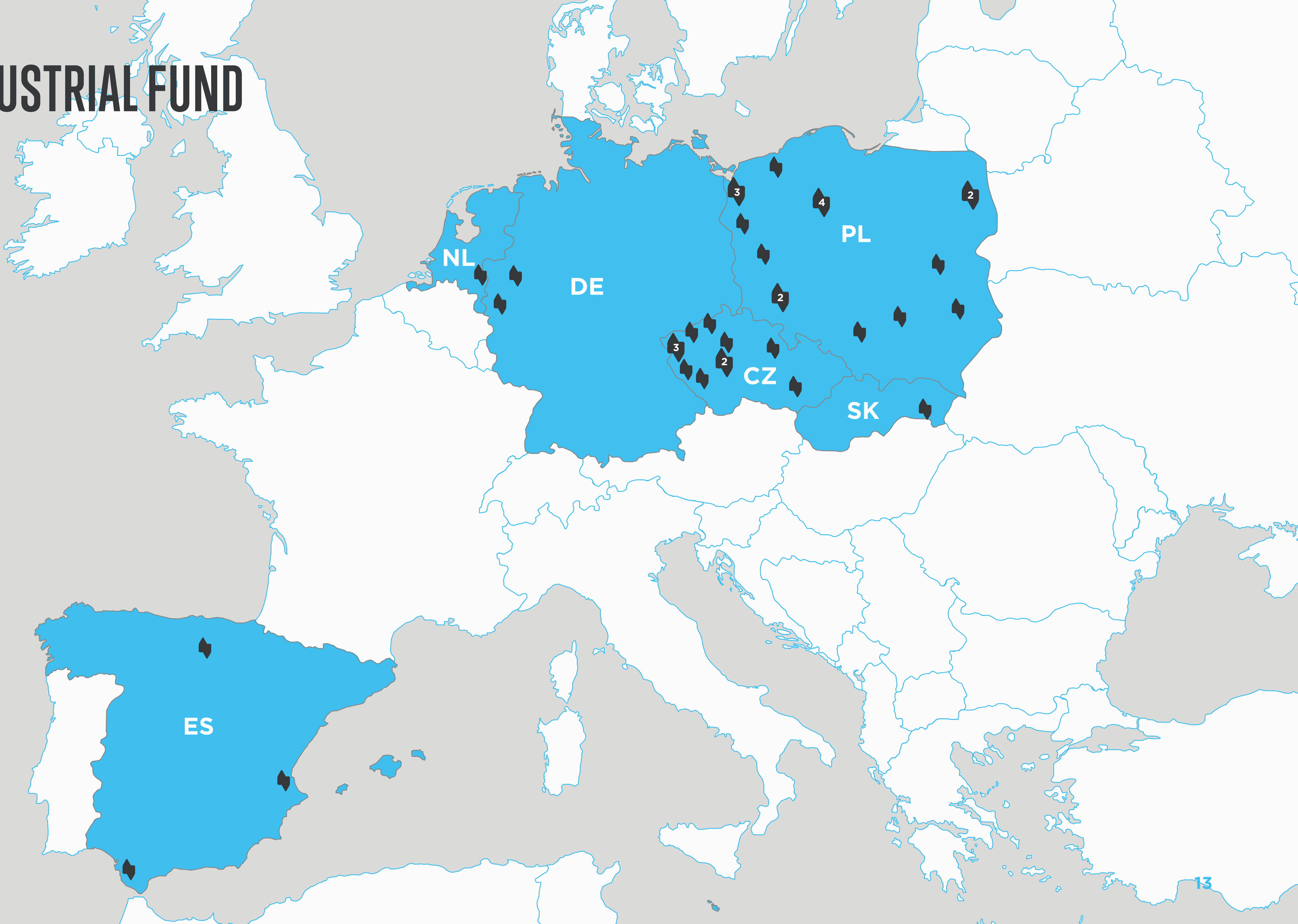
BREEAM

OUTSTANDING	375,868 sq m
EXCELLENT	456,888 sq m
VERY GOOD	1,063,846 sq m
GOOD	227,267 sq m
TOTAL	2,123,868 sq m



ACCOLADE INDUSTRIAL FUND IN EUROPE

-  PARKS OF THE FUND
-  COUNTRIES WHERE THE FUND OPERATES



SELECTED ASSETS



 **ACCOLADE FUNDS PARK KOJETÍN**



 **ACCOLADE FUNDS PARK CHEB EAST**



 **ACCOLADE FUNDS PARK KOSZALIN**



 **ACCOLADE FUNDS PARK BYDGOSZCZ II**



 **ACCOLADE FUNDS PARK KOŠICE AIRPORT**



 **ACCOLADE FUNDS PARK STŘÍBRO**



 **PARK ZDICE**



 **ACCOLADE FUNDS PARK BYDGOSZCZ I**



 **ACCOLADE FUNDS PARK BOCHUM**



 **ACCOLADE FUNDS PARK ALSDORF**



 **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*

 **3,500 +** INVESTORS

 **37** INDUSTRIAL PARKS

 **100 +** TENANTS

Accolade Industrial Fund investments as of 30.6.2025

2.0 bil. EUR

Total value of Accolade Industrial Fund

120.5 mil. EUR

Annual headline rent from lease agreements

2.1 mil. sq m

Total leasable area in the portfolio

Estimated value of Accolade Industrial Fund investments as of 30.6.2027 (including potential projects)

3.0 bil. EUR

Total value of Accolade Industrial Fund

183.5 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
Accolade Funds Park D5 Hořovice	Czech Republic	54,018,000	42,280
Park Cheb	Czech Republic	183,342,000	189,457
Park Cheb South	Czech Republic	84,059,000	69,857
Park Cheb East	Czech Republic	80,186,000	60,905
Accolade Funds Park Stříbro	Czech Republic	224,702,000	192,307
Park Prague Airport II	Czech Republic	15,423,000	11,149
Accolade Funds Park Týniště nad Orlicí	Czech Republic	10,294,000	9,783
Accolade Funds Park Přeštice	Czech Republic	20,034,000	14,015
Accolade Funds Park Teplice South	Czech Republic	36,515,000	32,615
Park Zdice	Czech Republic	18,288,000	13,361
Accolade Funds Park Kojetín	Czech Republic	175,928,000	186,903
Park Ostrov North	Czech Republic	23,102,000	20,232
Accolade Funds Park Goleniów	Poland	50,572,000	60,327
Accolade Funds Park Bydgoszcz I	Poland	37,132,000	50,075
Accolade Funds Park Bydgoszcz II	Poland	28,207,000	36,886
Accolade Funds Park Bydgoszcz III	Poland	37,809,000	46,614
Accolade Funds Park Bydgoszcz IV	Poland	36,248,000	43,345
Accolade Funds Park Zielona Góra	Poland	119,931,000	140,002
Accolade Funds Park Lublin	Poland	68,428,000	77,772

ACCOLADE INDUSTRIAL FUND: OUR PROJECTS

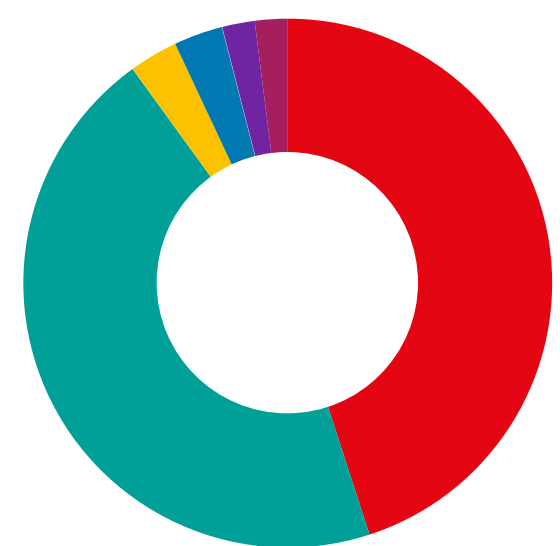
LOCATION	COUNTRY	VALUATION (€)	GLA (sq m) <small>Total leasable area</small>
Accolade Funds Park Kielce	Poland	44,678,000	53,833
Accolade Funds Park Białystok I	Poland	36,030,000	42,318
Accolade Funds Park Białystok II	Poland	33,183,000	36,772
Accolade Funds Park Legnica	Poland	21,104,000	23,294
Accolade Funds Park Legnica	Poland	29,981,000	38,018
Accolade Funds Park Mińsk Mazowiecki	Poland	10,857,000	14,913
Accolade Funds Park Częstochowa	Poland	24,997,000	30,910
Accolade Funds Park Gorzów Wielkopolski I	Poland	55,830,000	69,510
Accolade Funds Park Szczecin I	Poland	201,813,000	228,973
Accolade Funds Park Szczecin III	Poland	23,285,000	30,238
Accolade Funds Park Koszalin	Poland	54,348,000	59,326
Accolade Funds Park Košice Airport	Slovakia	47,098,000	58,419
Accolade Funds Park Alsdorf	Germany	10,376,000	7,542
Accolade Funds Park Bochum	Germany	33,681,000	19,892
Accolade Funds Park Burgos	Spain	38,699,000	42,920
Accolade Funds Park Sevilla	Spain	7,774,000	6,648
Accolade Funds Park Valencia Picassent	Spain	20,378,000	18,797
Accolade Funds Park Roermond	Netherlands	49,562,000	43,685
TOTAL		2,047,892,000 €	2,123,868 sq m

ACCOLADE INDUSTRIAL FUND



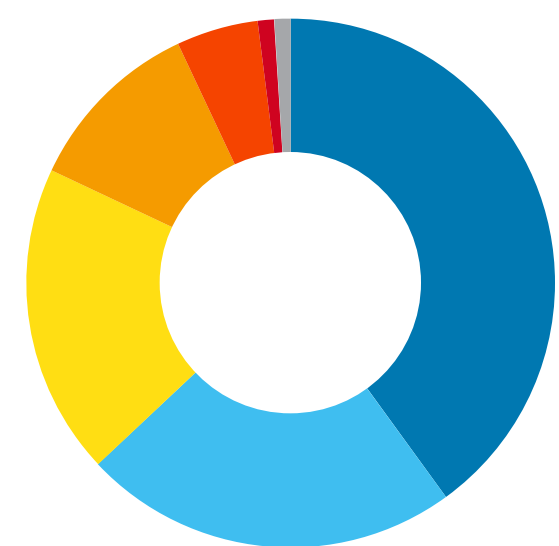
THE **30** BIGGEST TENANTS
AND THEIR % SHARE OF THE
ANNUAL RENT

● 4.00% - 7.00%	Amazon, Autodoc, KION Group, InPost
● 2.00% - 3.99%	Goodyear, Tchibo, Raben, Tyco Electronics, DHL
● 1.50% - 1.99%	ViVe, Autostore, DSV, Pierce, Aldi, Fiege, Bridgestone, Assa Abloy, Faurecia, Expondo, Sportano
● 1.00% - 1.49%	Data Modul, Lear, Teleplan, GXO, Gates, Kaufland eCommerce Fulfillment CZ s.r.o., Waterkotte, IAC Group, Röhlig
● 0.99% and less	other tenants



2.0 bil. €
COUNTRIES SHARE
IN PORTFOLIO VALUE

● Czech Republic	45%
● Poland	45%
● Spain	3%
● Netherlands	3%
● Germany	2%
● Slovakia	2%



2,123,868 sq m
TOTAL LEASABLE AREA

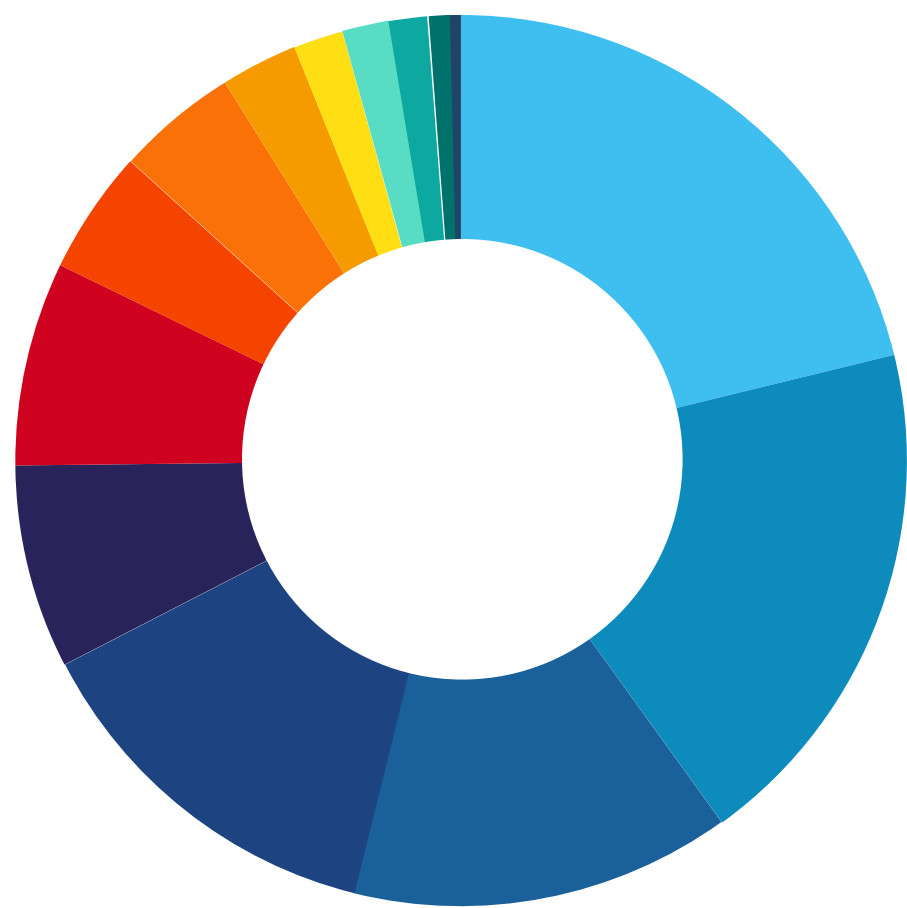
% share of industries
in leased-up area

● Retail & e-commerce	40%
● Logistics	23%
● Engineering & Production	19%
● Automotive	11%
● Electrical	5%
● Services	1%
● Other	1%

ACCOLADE INDUSTRIAL FUND

€1,075,801,669

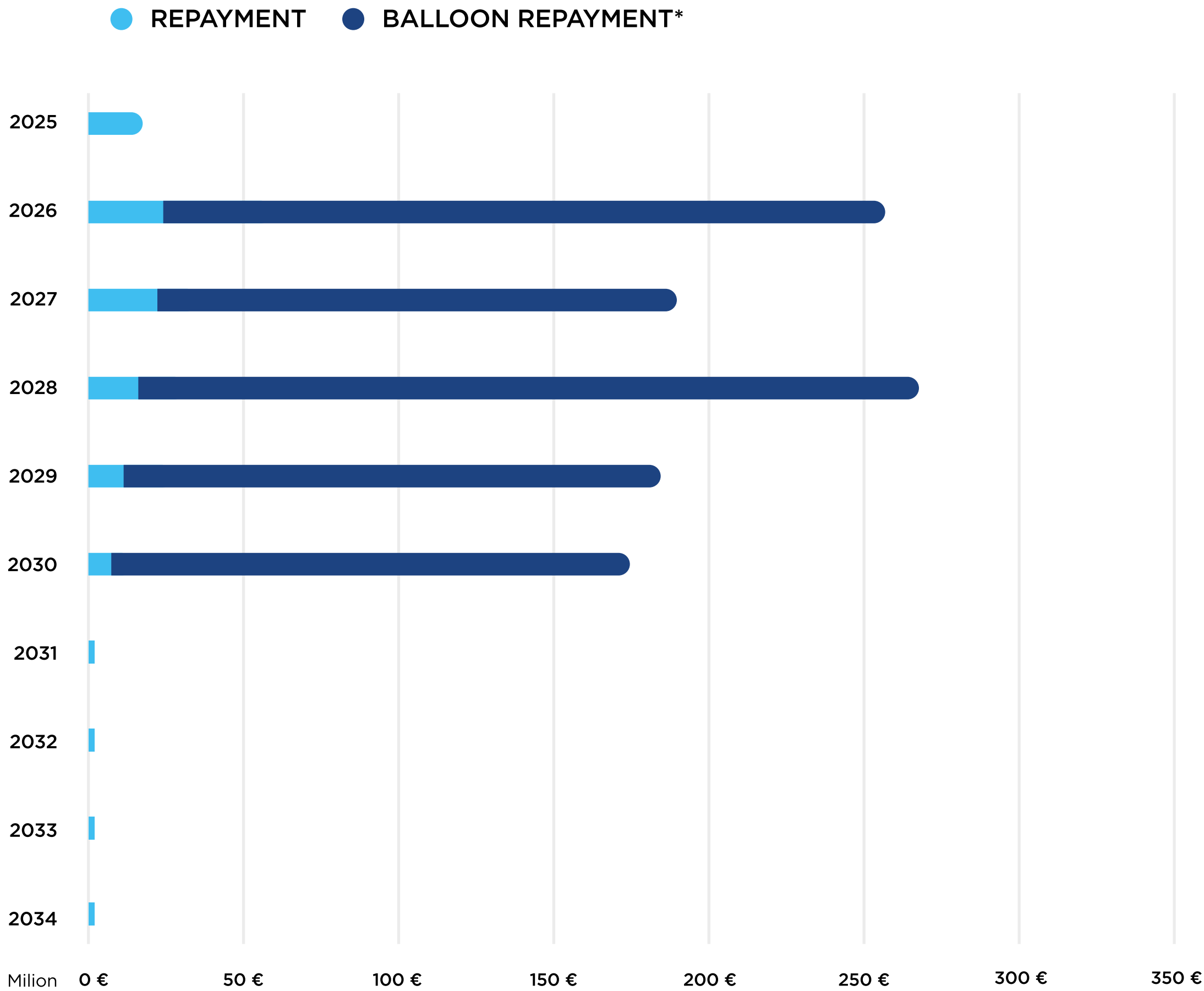
BANK FINANCING



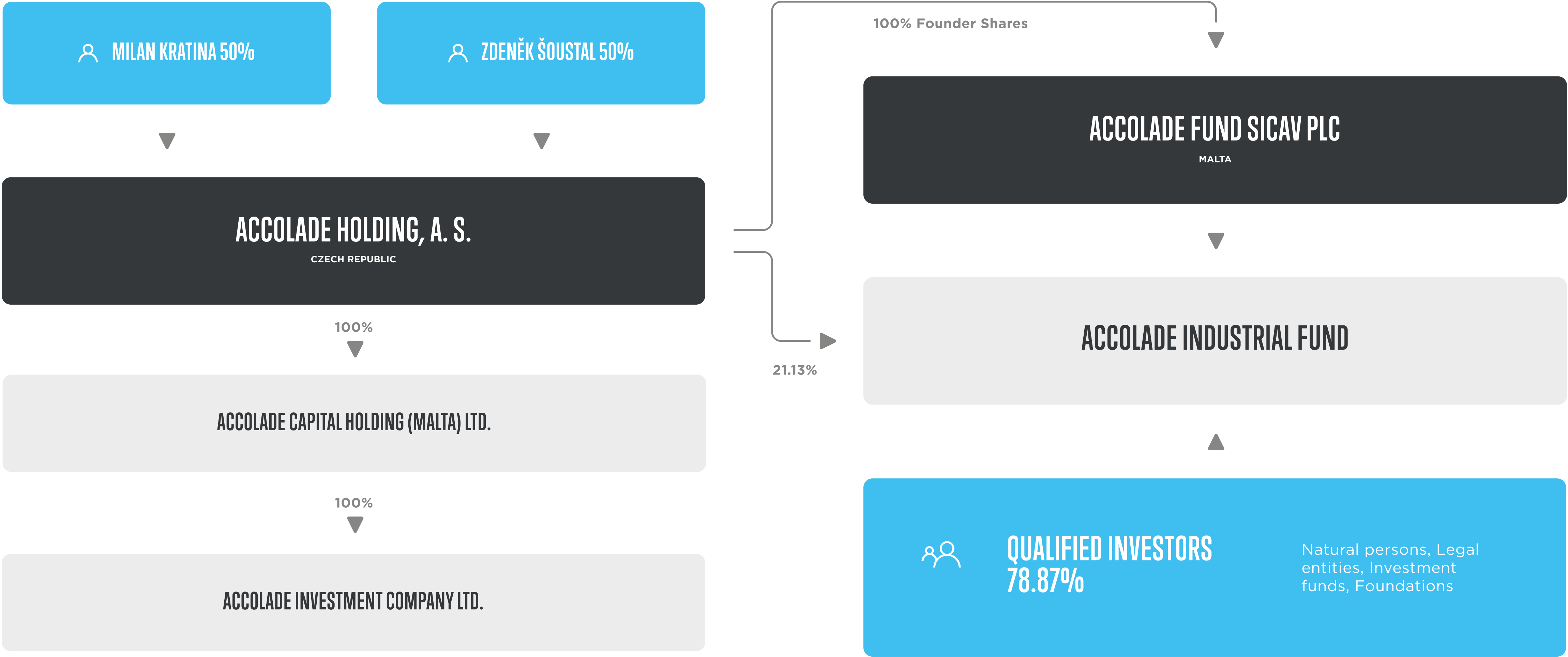
Česká spořitelna (Erste Group)	21.2%	Raiffeisenbank	4.4%
Aareal Bank AG	18.9%	Banco Santander	2.8%
Helaba	13.8%	Tatra banka (RBI)	1.8%
Aareal&Santander	13.6%	Sparkasse Aachen	1.7%
ČSOB	7.4%	Bank Pekao	1.4%
UniCredit Bank	7.4%	Všeobecná úverová banka	0.8%
Komerční banka	4.5%	ABANCA	0.4%

*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**
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

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

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

PARK CHEB SOUTH
AIFM XV, s.r.o.
Tenants: 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, B2 Assets

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

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

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, 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, LPP Logistics

**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.
Tenants: Reha Fund, Sunday Natural

**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**
AIFM 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: Mitek, Raben, Spreadshirt, Iso Trade

**ACCOLADE FUNDS PARK
SZCZECIN III**
AIFM PL VIII sp. z o.o.
Tenants: DS. Produkty, Procent Poland

**ACCOLADE FUNDS PARK
BYDGOSZCZ III**
AIFM 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

**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

 SLOVAKIA

**ACCOLADE FUNDS PARK KOŠICE
AIRPORT**
AIFM SK I, s.r.o.
Tenants: GGT, Faurecia, No Limit, Gastland, Strojmont
AIFM SK II, s.r.o.
Tenants: GreenPharm, Hellmann, DB Schenker, ViaPharma, Siemens, Mark2 Corporation
AIFM SK III, s.r.o.
Tenant: Faurecia

 SPAIN

**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

 NETHERLANDS

**ACCOLADE FUNDS 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

PRODUCTION	ASSA ABLOY	KION GROUP	GOODYEAR
LOGISTICS	DHL	Raben	InPost
RETAIL & E-COMMERCE	amazon	ALDI	Echigo

03 WIDE SPECTRUM OF FINANCING BANKS



PERFORMANCE OF ACCOLADE FUND

ACCOLADE INDUSTRIAL FUND SHARE PRICE												Launched 30th September 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	31.12.2024	31.3.2025 ³	30.6.2025
CZK (ISIN MT70000014932)	100	121.0714	133.5304	152.3594	166.8153	183.1897	205.2164	263.8188	286.2204	289.0836	313.2327	318.4198	321.8840
CZK (% change)	0%	21.07%	10.29%	14.10%	9.49%	9.82%	12.02%	28.56%	8.49%	1.00%	8.35%	1.66%	1.09%
CZK2 (ISIN MT70000018404)				151.8049	165.4054	180.6050	201.2925	257.5127	278.0302	279.3752	301.3414	305.9617	308.9211
CZK2 (% change)				11.02% ¹	8.96%	9.19%	11.45%	27.93%	7.97%	0.48%	7.86%	1.53%	0.97%
EUR (ISIN MT70000014940)	100	123.4895	136.2890	160.6307	176.8774	193.9304	213.3680	283.8295	310.3195	307.9685	330.0639	336.9658	342.1860
EUR (% change)	0%	23.49%	10.36%	17.86%	10.11%	9.64%	10.02%	33.02%	9.33%	-0.76%	7.17%	2.09%	1.55%
EUR2 (ISIN MT70000018412)				160.2418	175.5966	191.4217	209.5903	277.4377	301.8661	298.0494	317.9883	324.2451	328.8707
EUR2 (% change)				3.10% ²	9.58%	9.01%	9.49%	32.37%	8.81%	-1.26%	6.69%	1.97%	1.43%
CZK-D (ISIN MT70000030508)								113.2467	122.8628	124.0922	134.4585	136.6850	138.1734
CZK-D (% change)								N/A	8.49%	1.00%	8.35%	1.66%	1.09%
CZK2-D (ISIN MT70000030524)								100	107.9676	108.4897	117.0199	118.8140	119.9630
CZK2-D (% change)								N/A	7.97%	0.48%	7.86%	1.53%	0.97%
EUR-D (ISIN MT70000030516)								100	109.3331	108.5047	116.2895	118.7212	120.5604
EUR-D (% change)								N/A	9.33%	-0.76%	7.17%	2.09%	1.55%
EUR2-D (ISIN MT70000030532)								115.3301	125.4849	123.8983	132.1869	134.7878	136.7106
EUR2-D (% change)								N/A	8.81%	-1.26%	6.69%	1.97%	1.43%

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 1.7.2024 to 30.6.2025

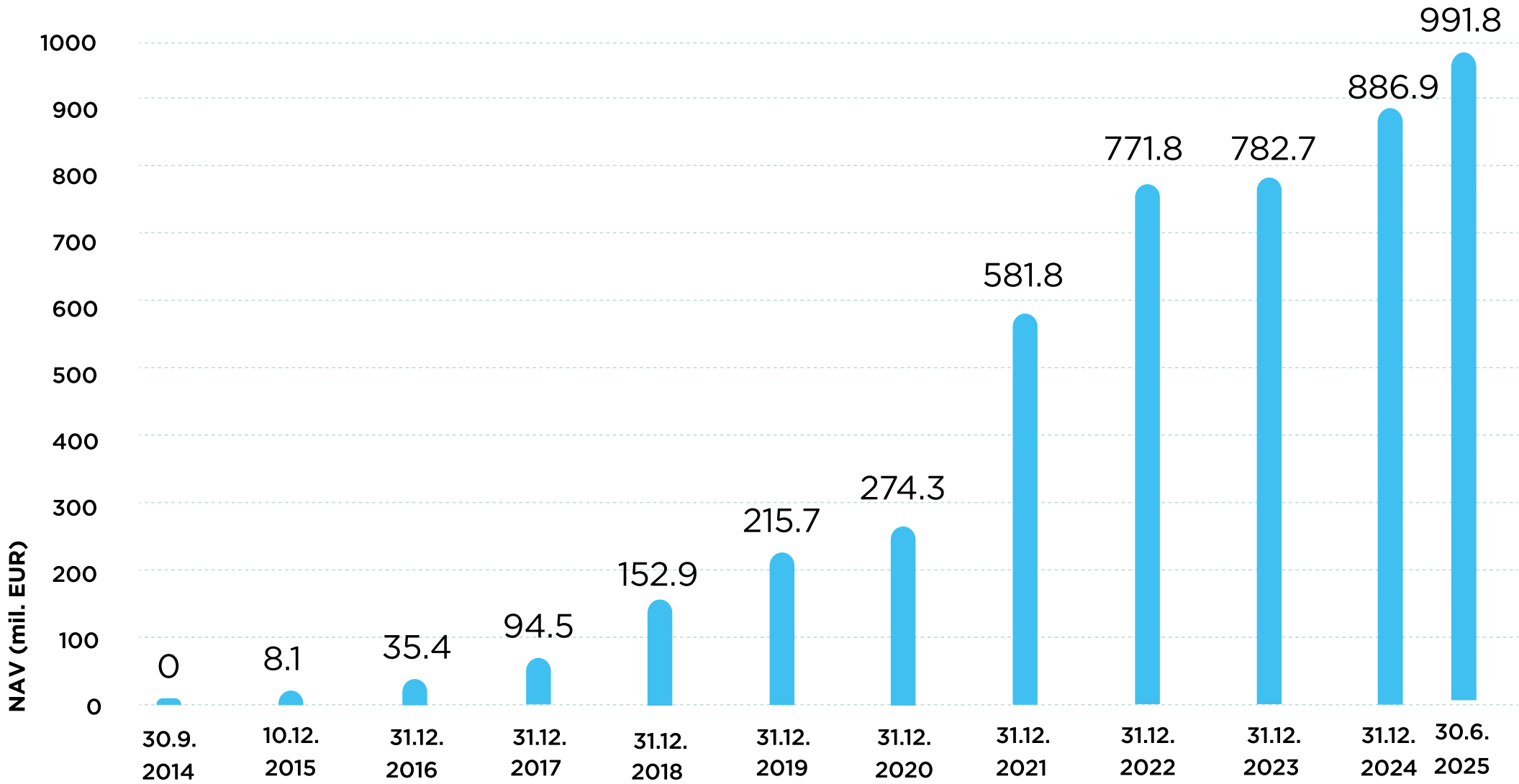


¹If not stated otherwise, the information is related to the institutional share classes (ISIN MT7000014932 a MT7000014940)

AVERAGE ANNUAL PERFORMANCE OF SHARES OVER THE LAST 5 YEARS¹ From 1.7.2020 to 30.6.2025

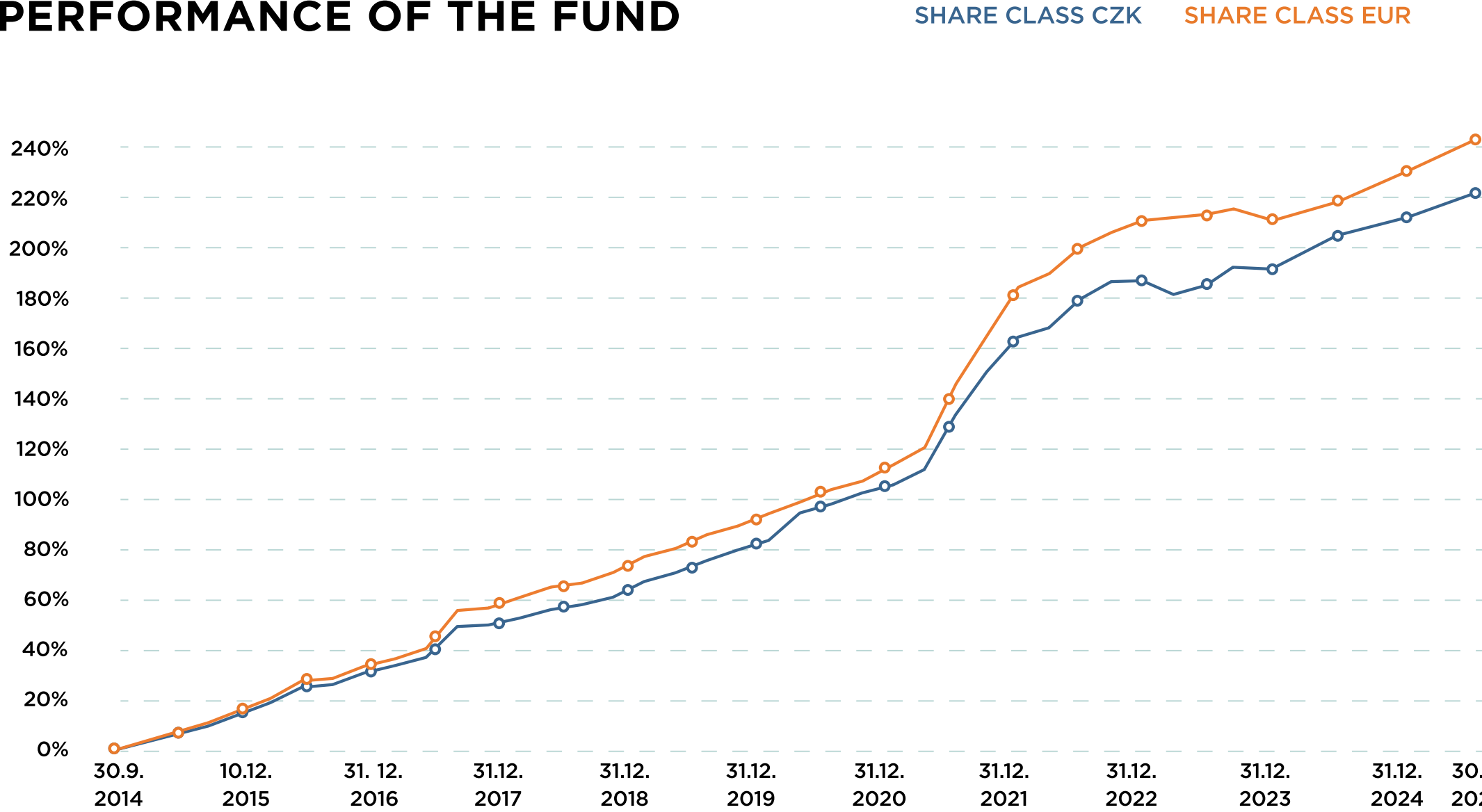


PERFORMANCE OF NAV



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 OSTROV SOUTH**



 **PARK VITORIA**



 **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

- Over 20 years experience in audit and financial advisory
- Member of several boards and investment committees of international family offices and financial institutions



► 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

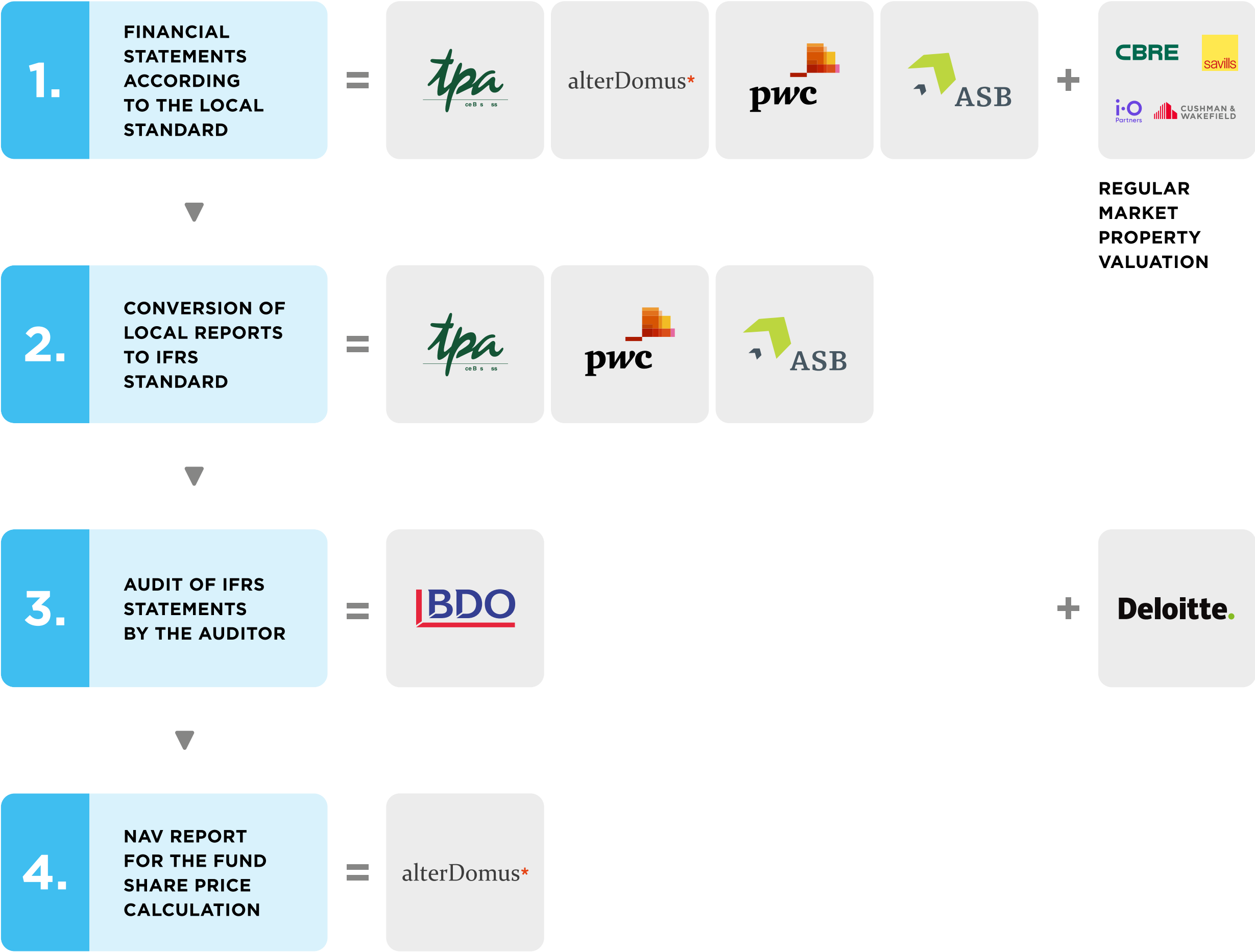


► **MALCOLM ST JOHN**

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



2.

CONVERSION OF LOCAL REPORTS TO IFRS STANDARD

=







3.

AUDIT OF IFRS STATEMENTS BY THE AUDITOR

=



+






























4.

NAV REPORT FOR THE FUND SHARE PRICE CALCULATION

=

alterDomus*

OUR EXTERNAL PARTNERS

PROPERTY VALUATION	   
ACCOUNTING	   
TAX ADVISORY	 
FUND ADMINISTRATOR	
AUDIT	 
LEGAL ADVISOR	<div></div> <div></div> <div></div>

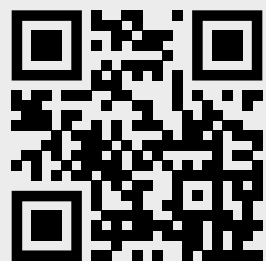


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This presentation provides an overview of the Accolade Industrial Fund (the “Sub-Fund”), the sole sub-fund of Accolade Fund SICAV plc (the “Scheme” or “Company”). Accolade Investment Company Limited (C 94600) is authorised and regulated by the Malta 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.

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