



ACCOLADE INDUSTRIAL FUND PRESENTATION

We invest in smart industrial
parks for a sustainable future

Invest with us

NOVEMBER 2025



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INVESTMENTS WITH ACCOLADE IN INDUSTRIAL REAL ESTATE

- ▶ development of infrastructure
- ▶ focus on supporting European independence
- ▶ long-term lease agreements
- ▶ higher solvency of tenants

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



TOTAL VALUE
OF THE FUND

2.1 bil. EUR



TOTAL LEASABLE
AREA

2.1 mil. sq m



NUMBER OF
INDUSTRIAL PARKS

38



WAULT
Weighted average unexpired
lease term in the years

6.55



OCCUPANCY

97.34%



HEADLINE
RENT

123.8 mil. EUR



NUMBER OF
TENANTS

100+



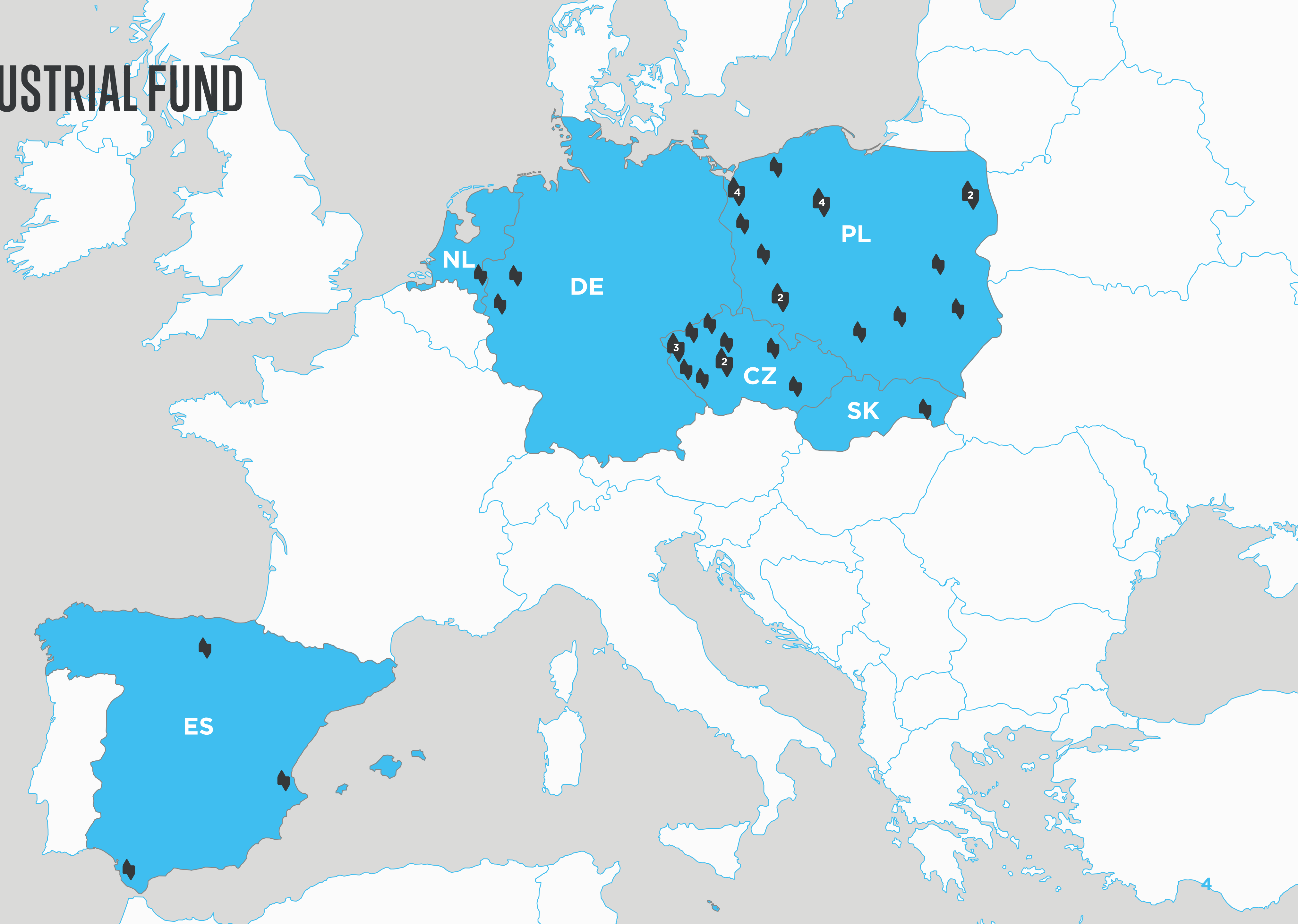
LTV
Loan to value

51.91%

PARK CHEB
CZECH REPUBLIC

ACCOLADE INDUSTRIAL FUND IN EUROPE

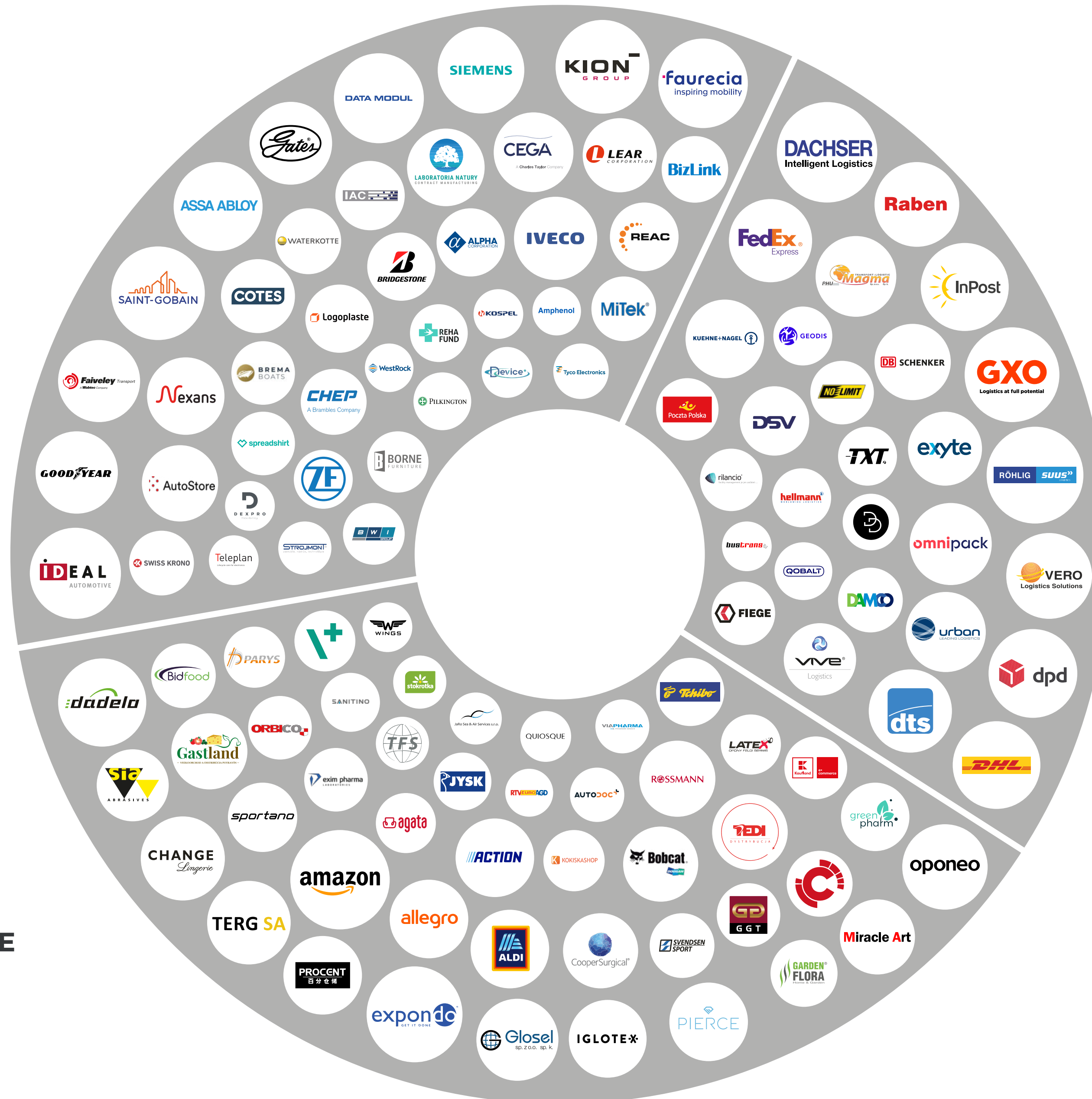
-  PARKS OF THE FUND
-  COUNTRIES WHERE THE FUND OPERATES



OUR TENANTS

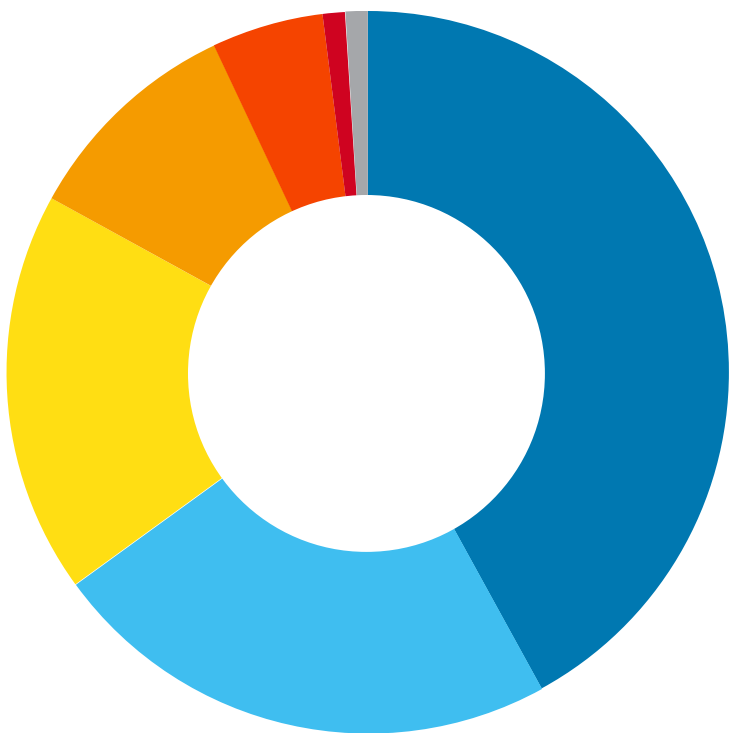
01 PRODUCTION

02 RETAIL & E-COMMERCE



03 LOGISTICS

ACCOLADE INDUSTRIAL FUND



2,178,220 sq m

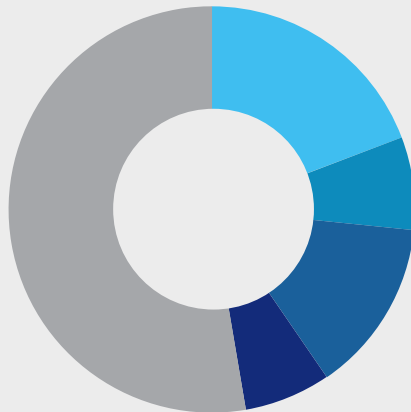
TOTAL LEASABLE AREA
% share of industries in leased-up area

Retail & e-commerce	42%
Logistics	23%
Engineering & Production	18%
Automotive	10%
Electrical	5%
Services	1%
Other	1%



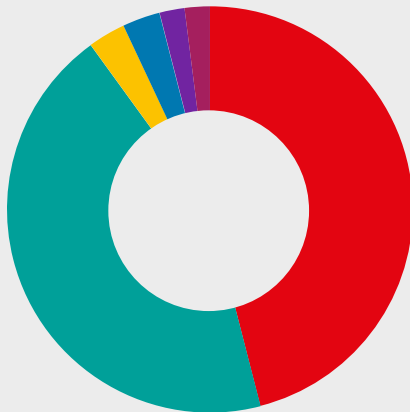
ACCOLADE FUNDS PARK KOJETÍN
CZECH REPUBLIC

ACCOLADE INDUSTRIAL FUND



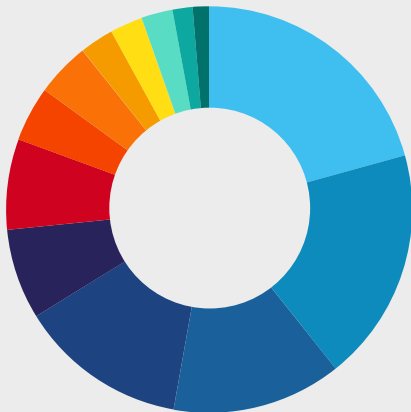
THE **30** BIGGEST TENANTS
AND THEIR % SHARE
OF THE ANNUAL RENT

4.00% - 7.00%	Amazon, KION Group, Autodoc, InPost
2.00% - 3.99%	Goodyear, Tchibo, Raben, Action, Tyco Electronics, DHL
1.50% - 1.99%	ViVe, Autostore, Aldi, DSV, Pierce, Fiege, Assa Abloy, Bridgestone, 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



2.1 bil. €
COUNTRIES
SHARE
IN PORTFOLIO
VALUE

Poland	46%
Czech Republic	44%
Spain	3%
Netherlands	3%
Germany	2%
Slovakia	2%

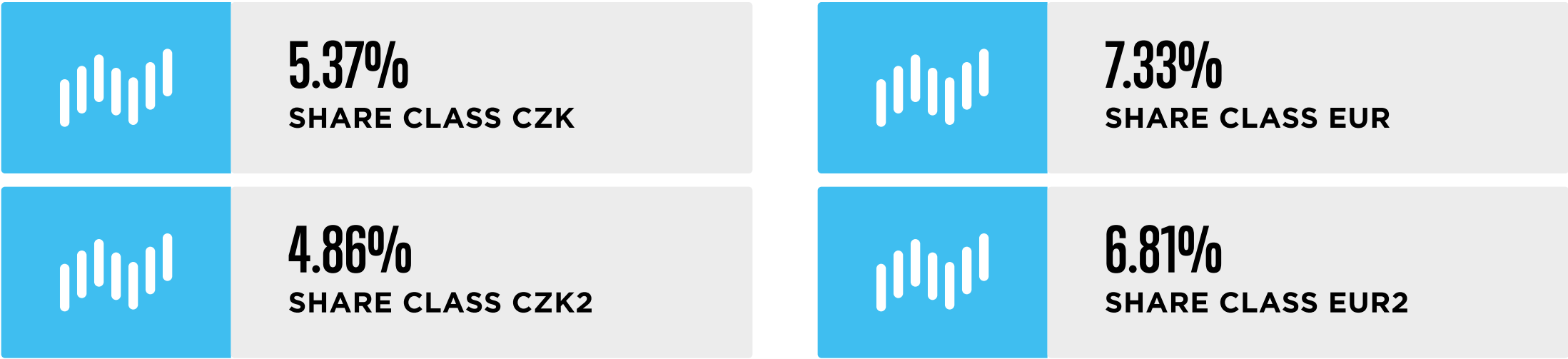


1,093,020,424 €
BANK FINANCING

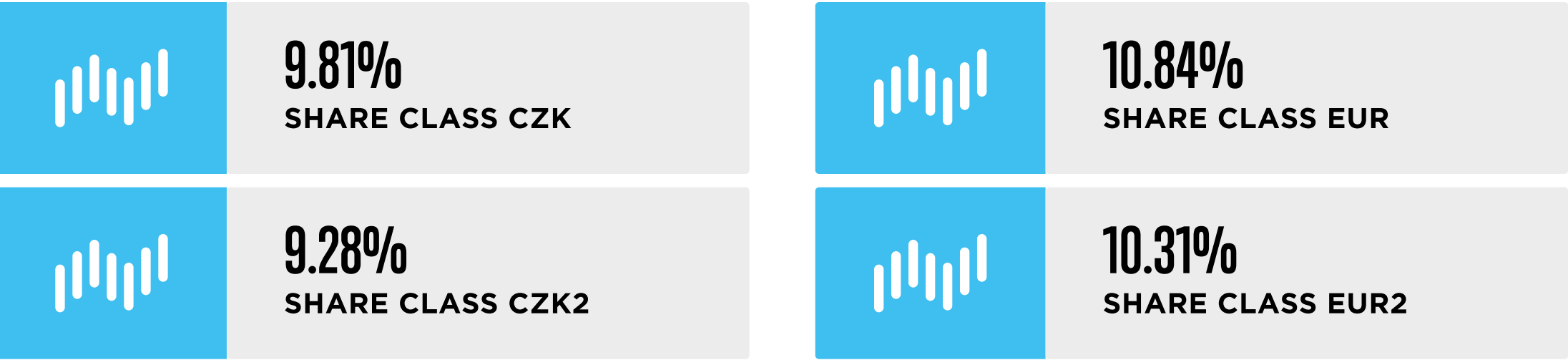
Česká spořitelna (Erste Group)	20.7 %	Raiffeisenbank	4.3%
Aareal Bank AG	18.6 %	Banco Santander	2.7%
Helaba	13.5 %	Tatra banka (RBI)	2.6%
Aareal&Santander	13.4 %	BNP Paribas	2.5%
ČSOB	7.2 %	Sparkasse Aachen	1.6%
UniCredit Bank	7.2 %	Bank Pekao	1.3%
Komerční banka	4.4 %		

PERFORMANCE OF ACCOLADE FUND

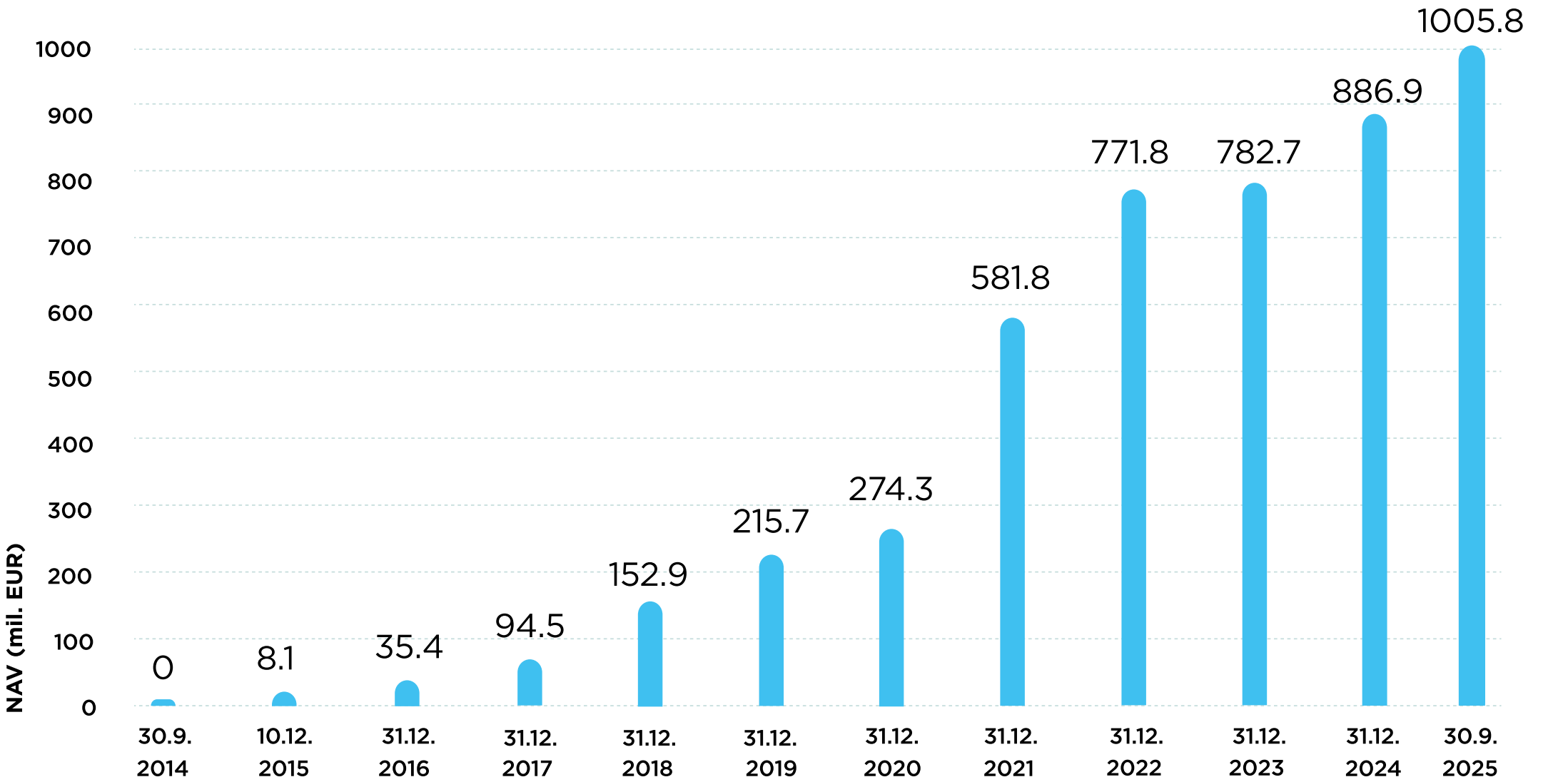
PERFORMANCE OF SHARES OVER THE LAST YEAR From 1.10.2024 to 30.9.2025



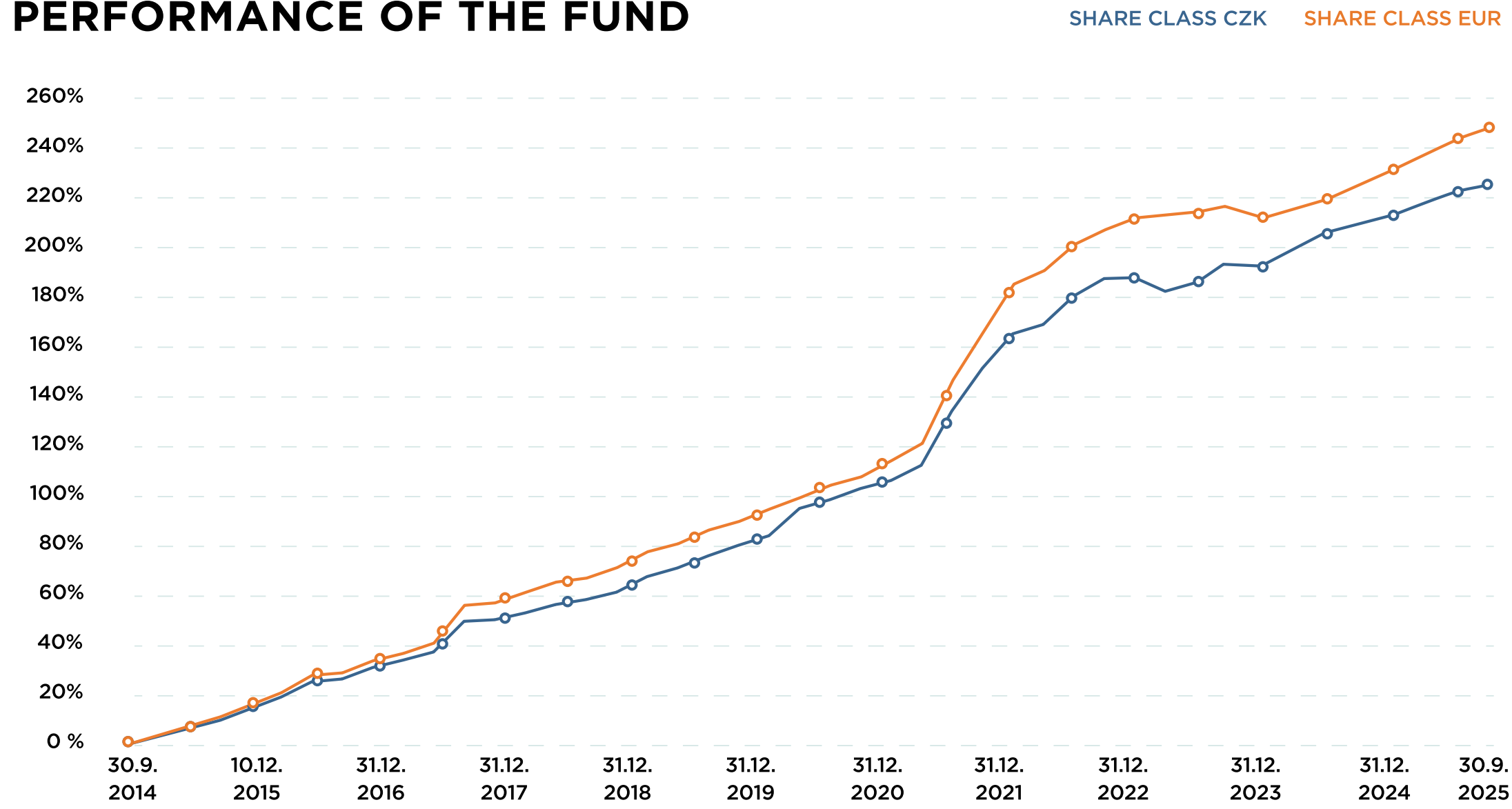
AVERAGE ANNUAL PERFORMANCE OF SHARES OVER THE LAST 5 YEARS From 1.10.2020 to 30.9.2025



PERFORMANCE OF NAV

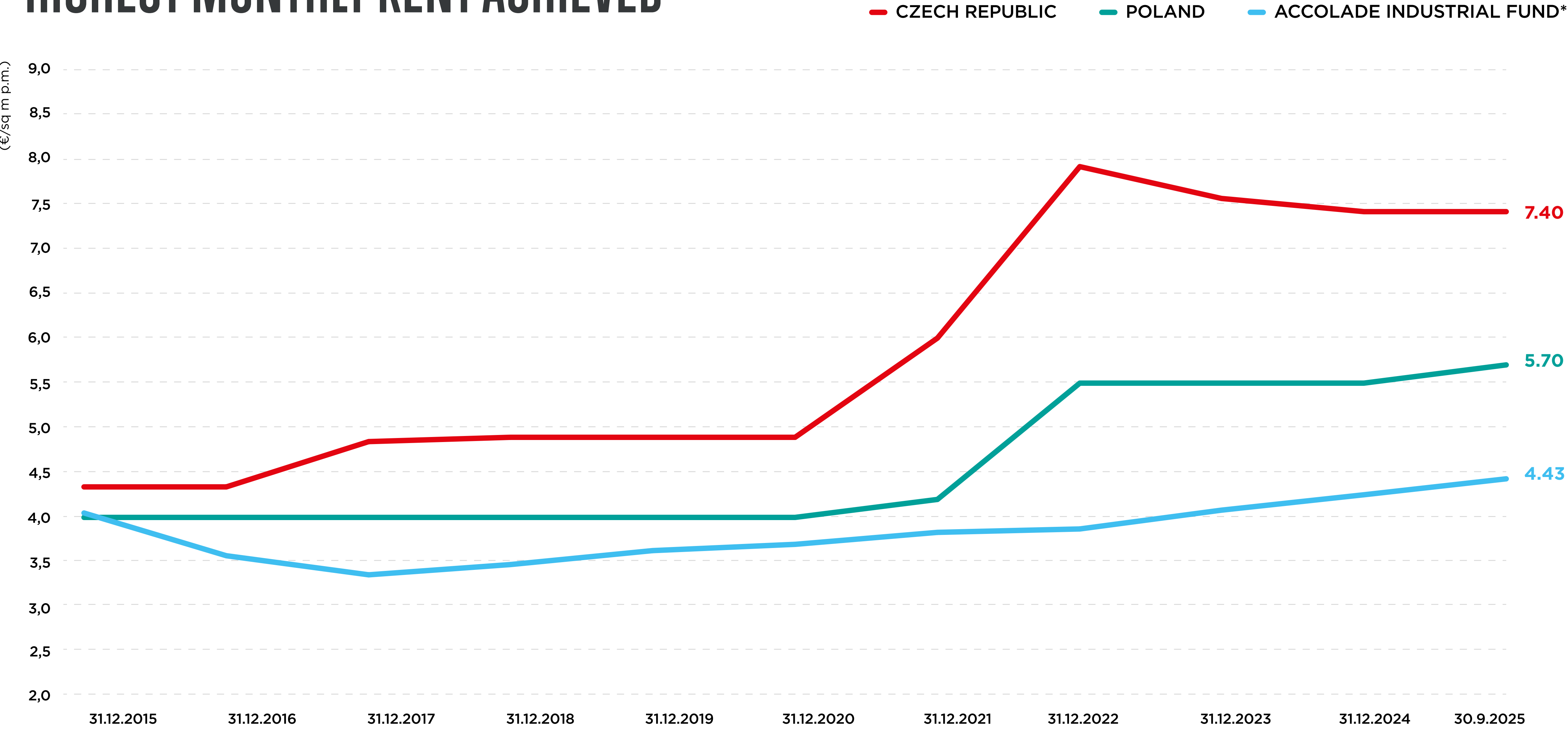


PERFORMANCE OF THE FUND



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

HIGHEST MONTHLY RENT ACHIEVED



Source: CBRE

*Average monthly rent

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.



 **ACCOLADE FUNDS PARK STŘÍBRŮ**



 **ACCOLADE FUNDS PARK KOŠICE AIRPORT**



 **ACCOLADE FUNDS PARK BURGOS**



 **ACCOLADE FUNDS PARK BOCHUM**



 **ACCOLADE FUNDS PARK ROERMOND**



 **ACCOLADE FUNDS PARK SZCZECIN I**

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



ACCOLADE FUND SICAV P.L.C.

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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 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.

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