

FACTSHEET ACCOLADE FUND SICAV PLC

SUB FUND ACCOLADE INDUSTRIAL FUND FACTSHEET, FEBRUARY 2024

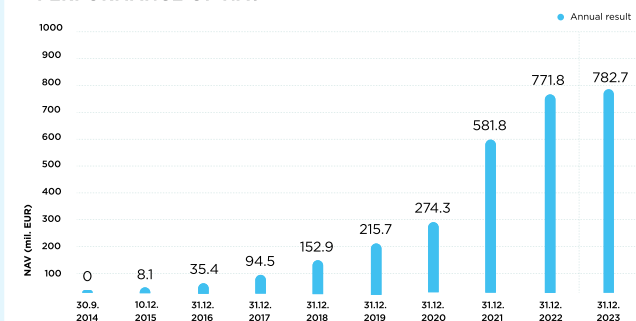


ACCOLADE INDUSTRIAL FUND SHARE PRICE

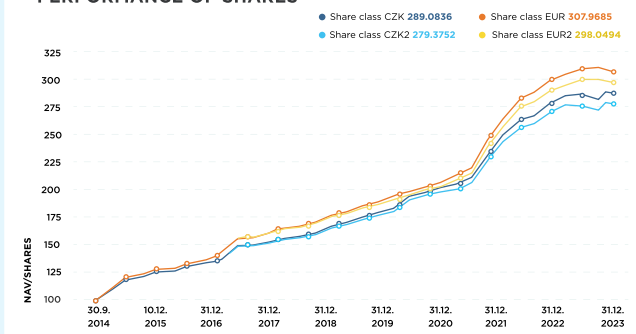
Launched 30th September 2014

SERIES TYPE ² / 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	31.3. 2023 ⁴	30.6. 2023	30.9. 2023	31.12. 2023
CZK (ISIN MT7000014932)	100	121.0714	133.5304	152.3594	166.8153	183.1897	205.2164	263.8188	286.2204	280.8002	284.3347	291.4093	289.0836
CZK (% change)	0%	21.07%	10.29%	14.10%	9.49%	9.82%	12.02%	28.56%	0.15%	-1.89%	1.26%	2.49%	-0.80%
CZK2 (ISIN MT7000018404)				151.8049	165.4054	180.6050	201.2925	257.5127	278.0302	272.3550	275.3695	282.0469	279.3752
CZK2 (% change)				11.02% ²	8.96%	9.19%	11.45%	27.93%	0.03%	-2.04%	1.11%	2.42%	-0.95%
EUR (ISIN MT7000014940)	100	123.4895	136.2890	160.6307	176.8774	193.9304	213.3680	283.8295	310.3195	311.9257	312.4082	313.8382	307.9685
EUR (% change)	0%	23.49%	10.36%	17.86%	10.11%	9.64%	10.02%	33.02%	1.53%	0.52%	0.15%	0.46%	-1.87%
EUR2 (ISIN MT7000018412)				160.2418	175.5966	191.4217	209.5903	277.4377	301.8661	303.0631	303.1667	304.1875	298.0494
EUR2 (% change)				3.10% ³	9.58%	9.01%	9.49%	32.37%	1.41%	0.40%	0.03%	0.34%	-2.02%
CZK-D (ISIN MT7000030508)								113.2467	122.8628	120.5361	122.0538	125.0905	124.0922
CZK-D (% change)								N/A	0.15%	-1.89%	1.26%	2.49%	-0.80%
CZK2-D (ISIN MT7000030524)								100	107.9676	105.7635	106.9341	109.5272	108.4897
CZK2-D (% change)								N/A	0.03%	-2.04%	1.11%	2.42%	-0.95%
EUR-D (ISIN MT7000030516)								100	109.3331	109.8990	110.0690	110.5728	108.5047
EUR-D (% change)								N/A	1.53%	0.52%	0.15%	0.46%	-1.87%
EUR2-D (ISIN MT7000030532)								115.3301	125.4849	125.9825	126.0255	126.4499	123.8983
EUR2-D (% change)								N/A	1.41%	0.40%	0.03%	0.34%	-2.02%

PERFORMANCE OF NAV



PERFORMANCE OF SHARES



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

² Series initial offering 31.3. 2017

³ Series initial offering 30.6. 2017

⁴ % change in relation to previous quarter

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

A) PROJECTS IN FUND

LOCATION	COUNTRY	VALUATION (€)	GLA (sq m) Total leasable area
Park D5 Hořovice	Czech Republic	49,253,000	42,280
Park Cheb	Czech Republic	175,109,000	189,458
Park Cheb South	Czech Republic	81,941,000	69,857
Park Stříbro	Czech Republic	212,475,000	186,349
Park Prague Airport II	Czech Republic	12,577,000	11,148
BTS Týniště nad Orlicí	Czech Republic	10,253,000	9,783
BTS Přeštice	Czech Republic	19,351,000	14,015
Park Teplice South	Czech Republic	36,427,000	32,615
Park Zdice	Czech Republic	17,460,000	13,361
Park Kojetín	Czech Republic	172,560,000	186,903
Park Goleniów	Poland	24,798,000	28,016
Park Bydgoszcz I	Poland	34,615,000	50,075
Park Bydgoszcz II	Poland	24,809,000	37,041
Park Bydgoszcz IV	Poland	33,562,000	43,329
Park Zielona Góra	Poland	120,445,000	140,002
Park Lublin	Poland	65,074,000	77,746
Park Kielce	Poland	42,022,000	53,833
Park Białystok I	Poland	34,763,000	42,318
Park Białystok II	Poland	32,458,000	36,777
BTS Legnica	Poland	20,536,000	23,294
Park Legnica	Poland	30,090,000	38,018
Park Mińsk Mazowiecki	Poland	8,671,000	15,050
Park Częstochowa	Poland	24,872,000	30,910
Park Gorzów Wielkopolski I	Poland	55,151,000	69,510
Park Szczecin I	Poland	192,126,000	228,988
Park Szczecin III	Poland	22,510,000	30,238
Park Koszalin	Poland	9,981,000	13,309
Park Košice Airport	Slovakia	12,877,000	16,371
BTS Alsdorf	Germany	10,313,000	7,542
BTS Bochum	Germany	31,641,000	20,056
BTS Sevilla	Spain	7,478,000	6,648
Park Valencia Picassent	Spain	19,287,000	18,797
Park Roermond	Netherlands	48,501,000	43,685
TOTAL		1,693,986,000 €	1,827,322 sq m

TOTAL LEASABLE AREA

% share of industries in leased-up area

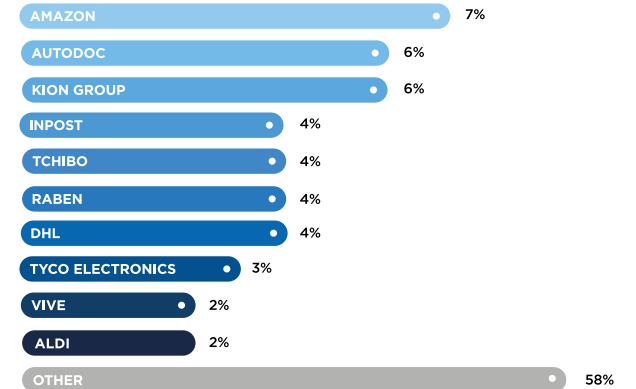
1,827,322 sq m



HEADLINE RENT

% share of tenants in headline rent

98.4 MIL. EUR*



*Headline rent (for the next 12 months)

WAULT

7.17

Weighted average unexpired lease term in the years

LTV

53.73%

Loan to value

B) FUND OVERVIEW

ACCOLADE FUND SICAV p.l.c. whose registered office is situated at Vision Exchange Building, Territorials Street, Zone 1, Central Business District, Birkirkara, CDB 1070, Malta, was registered in Malta on 15th July 2014 with registration number SV 322 and is licensed by the MFSA in terms of the Investment Services Act as a collective investment scheme. The Company was incorporated as a multi-fund public limited liability company with variable share capital for indefinite duration. As at the date hereof, the Company is in the process of offering investor shares in one Sub-Fund - Accolade Industrial Fund.

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

C) KEY FACTS

Registration Date: 15.7.2014
Base Currency: CZK, EUR, USD, PLN
Status: SICAV - AIF, Malta domiciled
Shares: distribution
Dealing: at least 2 times a year, usually each quarter
Lock up: 5 years
Minimum Investment: EUR 75,000 or its equivalent for classes CZK, CZK2, EUR, EUR2; EUR 100,000 or its equivalent for classes CZK-D, CZK2-D, EUR-D, EUR2-D
Referral Fee: up to 3% of subscribed amount
Management Fee: 1% of NAV p.a. for investment higher than EUR 740,000 (ISIN: MT7000014932 / MT7000014940 / MT7000030508 / MT7000030516) 1.6% of NAV p.a. for investment lower than EUR 740,000 (ISIN: MT7000018404 / MT7000018412 / MT7000030524 / MT7000030532)
Performance Fee: 20%* (G - S), where G is the Gross Asset Value per Share and S is the High Water Mark. A high water mark principle is applied.

D) VALUATION

The independent valuation of the Fund's land assets are undertaken regularly by a commercial international real estate agency. The methodology of valuation prescribed by the Fund is in accordance with RICS Valuation Standards, the acknowledged methodology for the valuation of the land assets around the globe.

E) INVESTMENT STRATEGY

The Fund's strategy is to primarily hold a diversified portfolio of income producing Industrial Commercial properties in Czech Republic, Slovakia, Poland, Germany and other EU countries. Such Industrial Commercial properties are "A-class" properties as defined by CBRE (www.cbre.cz), which can include warehouses or manufacturing properties or other commercial property within this definition.

F) GOVERNANCE

Domiciliary: Accolade Fund SICAV plc, Birkirkara, Malta
Manager: Accolade Investment Company Limited
Depository: Alter Domus Fund (Services) Malta Limited Admin. Reg. & Transfer Agent: Alter Domus Fund (Services) Malta Limited
Bank: Česká spořitelna, Bank of Valletta, Československá obchodní banka, Komerční banka, UniCredit Bank Czech Republic and Slovakia, Sparkasse Bank Malta
Legal Advisor: Camilleri Preziosi Advocates, Havel & Partners, Dentons, Kinstellar, DLA Piper, CMS, Clifford Chance, WKB, Allen & Overy, Pérez-Llorca, White & Case, Deloitte Legal, Norton Rose Fulbright, Schoenherr
Valuer: CBRE, Knight Frank, JLL, Savills
Tax Advisor: EY
Auditor: KPMG, BDO

G) DISCLAIMER

Accolade Investment Company Limited (C 94600) is authorised and regulated by the Malta Financial Services Authority ("MFSA") to provide investment services and qualified as an "Alternative Investment Fund Manager" pursuant to directive 2010/65/EU (the "Manager"). The Manager acts as AIFM to Accolade Fund SICAV plc. (SV 322) (the "Fund") and the Accolade Industrial Fund (the "Sub-Fund"), which are also licensed by the MFSA.

Prior to purchasing units in the Sub-Fund, prospective investors should read and understand the terms of the Offering Memorandum and Offering Supplement (including the risk factors). There can be no assurance that the Sub-Fund's investment objectives will be achieved, and investment results may vary substantially over time. We have not and will not provide you with tax, legal and/or investment advice and we recommend that you obtain your own independent advice tailored to your individual circumstances prior to investing. Prospective investors should be aware that the value of investments can go down as well as up and past performance is not an indicator of future performance. Investors should be aware that by investing in the Fund, they risk losing all or part of the capital invested.

This is a marketing communication. Please refer to the information document of the AIF and to the KID before making any final investment decisions.