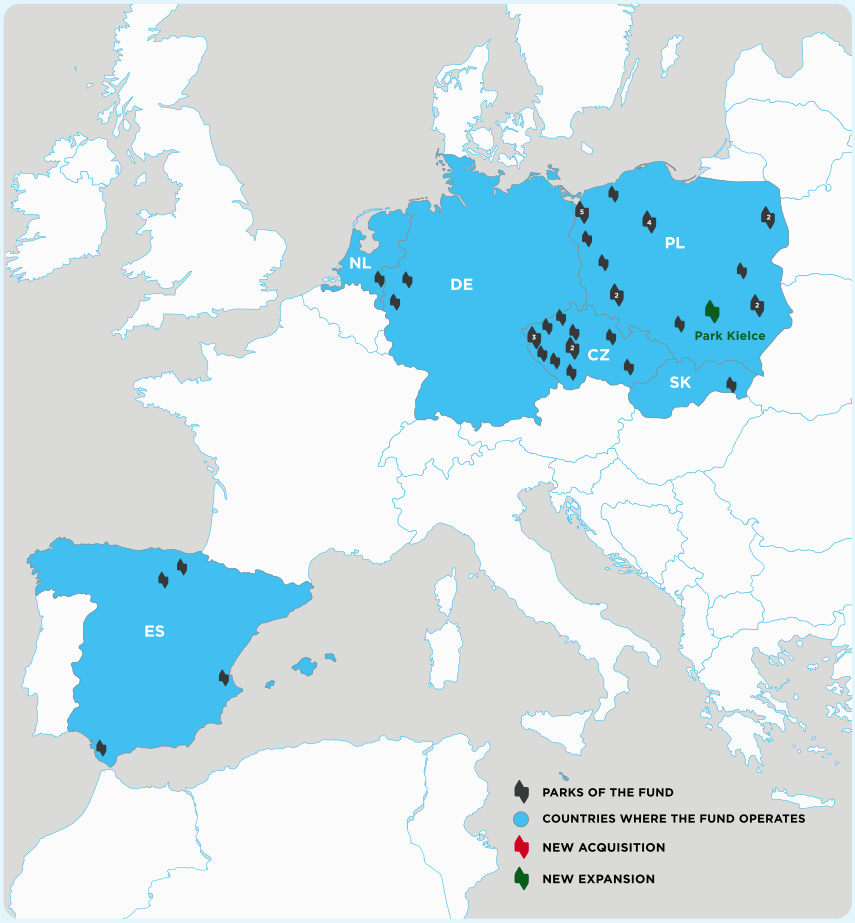
FACTSHEET
ACCOLADE FUND SICAV PLC

Accolade Industrial Fund

SUB FUND ACCOLADE INDUSTRIAL FUND
FACTSHEET, AS OF 30. 9. 2026

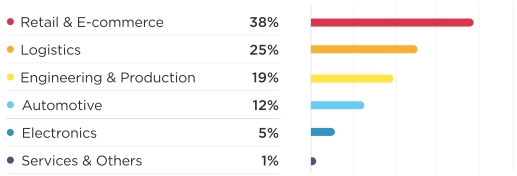
NOVEMBER 2026

ACCOLADE INDUSTRIAL FUND IN EUROPE



HEADLINE RENT for the next 12 months	EUR 138.0m
PORTFOLIO VALUE	EUR 2.3bn
TOTAL LEASABLE AREA	2.4m sq m

% SHARE OF INDUSTRIES IN LEASED-UP AREA



EXAMPLE OF OUR TENANTS

amazon · allegro · ROSSMANN · ASSA ABLOY · KION GROUP · GOODYEAR · DHL · Raben · InPost

NUMBER OF INDUSTRIAL PARKS	42	OCCUPANCY	96.1%
NUMBER OF TENANTS	100+	WAULT Weighted average unexpired lease term in the years	6.1
NUMBER OF INVESTORS	3,500+	LTV Loan to value	53.2%

EXAMPLES OF OUR PARKS


ACCOLADE FUNDS PARK KOŠICE AIRPORT


ACCOLADE FUNDS PARK VITORIA


ACCOLADE FUNDS PARK BOCHUM


ACCOLADE FUNDS PARK ROERMOND


ACCOLADE FUNDS PARK KOJETÍN


ACCOLADE FUNDS PARK SZCZECIN VI

Accolade Industrial Fund

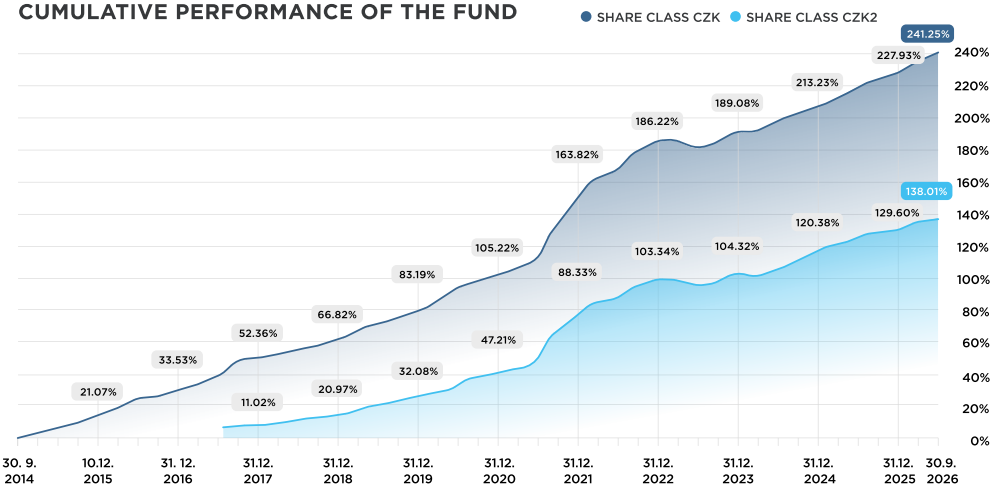
PERFORMANCE OF SHARES OVER THE LAST YEAR[1]
FROM 1.10.2025 TO 30.9.2026

CZK **5.77%** EUR **4.88%**

AVERAGE ANNUAL PERFORMANCE OF SHARES OVER THE LAST 5 YEARS
FROM 1.10.2021 TO 30.9.2026

CZK **6.41%** EUR **6.51%**

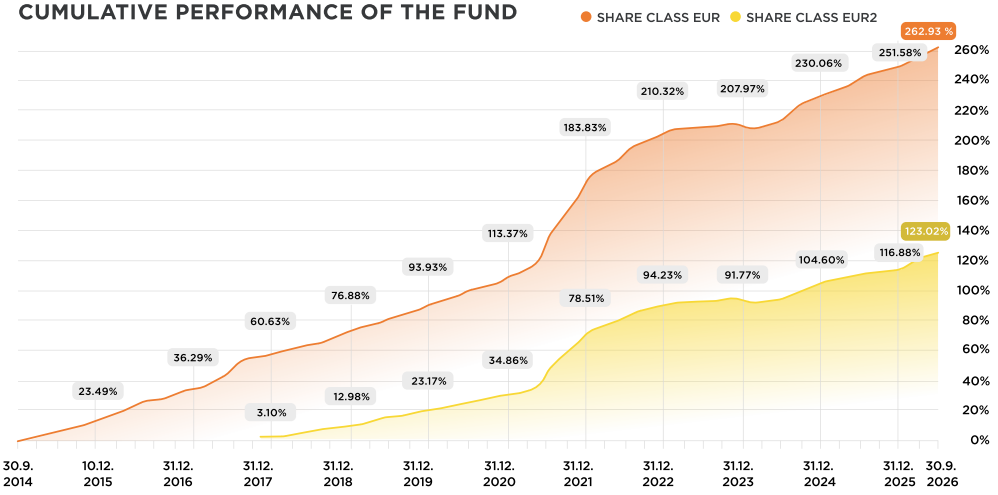
CUMULATIVE PERFORMANCE OF THE FUND



PERFORMANCE OF SHARES

SERIES TYPE/ VALUATION DATE	CZK	CZK2
2015	21.07%	N/A
2016	10.29%	N/A
2017	14.10%	11.02%[2]
2018	9.49%	8.96%
2019	9.82%	9.19%
2020	12.02%	11.45%
2021	28.56%	27.93%
2022	8.49%	7.97%
2023	1.00%	0.48%
2024	8.35%	7.86%
2025	4.69%	4.18%
Q1 2026	2.64%	2.51%
Q2 2026	0.63%	0.50%
Q3 2026	0.75%	0.62%

CUMULATIVE PERFORMANCE OF THE FUND



PERFORMANCE OF SHARES

SERIES TYPE/ VALUATION DATE	EUR	EUR2
2015	23.49%	N/A
2016	10.36%	N/A
2017	17.86%	3.10%[3]
2018	10.11%	9.58%
2019	9.64%	9.01%
2020	10.02%	9.49%
2021	33.02%	32.37%
2022	9.33%	8.81%
2023	-0.76%	-1.26%
2024	7.17%	6.69%
2025	6.52%	6.00%
Q1 2026	2.10%	1.97%
Q2 2026	0.80%	0.68%
Q3 2026	0.30%	0.17%

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

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

[2] Share class initial offering 31.3.2017

[3] Share class initial offering 30.6.2017

A) 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 investmentscheme. 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 the Sub-Fund - Accolade Industrial Fund.

B) 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 quartal
Lock up: 5 years
Minimum Investment: EUR 75,000 or its equivalent for classes CZK2, EUR2; EUR 100,000 or its equivalent for classes CZK2-D, EUR2-D; EUR 740 000 or its equivalent for classes CZK, EUR, CZK-D, EUR-D
Subscription 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: 15%* (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.

C) VALUATION

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

D) 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 or other reputable commercial real estate agencies or valuers, which can include warehouses or manufacturing properties, or other commercial property within this definition.

E) GOVERNANCE

Domiciliary: Accolade Fund SICAV plc, Birkirkara, Malta
Manager: Accolade Investment Company Limited
Depositary: Alter Domus Fund (Services) Malta Limited
Admin. Reg. & Transfer Agent: Alter Domus Fund (Services) Malta Limited
Bank: Česká spořitelna, 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, Cushman & Wakefield, iO Partners, Savills, Knight Frank
Tax Advisor: EY, KPMG
Auditor: Deloitte (Malta), BDO

F) 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 2011/61/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 qualified investors should read and understand the terms of the Offering Memorandum and Offering Supplement (the "Information document of the AIF") (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 as the future performance is subject to taxation which depends on the personal situation of each investor and may change in the future. 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 (available at www.accoladefunds.eu/en) before making any final investment decisions.

ACCOLADE FUND SICAV P.L.C.
Vision Exchange Building Territorials Street,
Zone 1, Central Business District, Birkirkara
CBD 1070 Malta

ALTER DOMUS
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