

KEY INFORMATION DOCUMENT (KID)

PURPOSE

In this communication you will find key information about this investment product. This is not promotional material. The provision of this information is required by law to help you understand the nature, risks, costs, potential returns and losses associated with this product and to compare it with other products.

PRODUCT

Accolade Industrial Fund

Accolade Industrial Fund is a sub-fund of ACCOLADE FUND SICAV p.l.c., having its registered office in Vision Exchange Building, Territorials Street, Zone 1, Central Business District, Birkirkara CBD 1070, Malta (hereinafter referred to as the “Fund”). It is an Alternative Investment Fund for qualified investors. The fund can be invested in CZK, EUR or PLN. Detailed information can be found at www.accolade.cz/fond.

Product ISIN

MT7000018404; MT7000014932; MT7000018412; MT7000014940; MT7000030508; MT7000030524; MT7000030516; MT7000030532

The Fund is supervised and regulated by the Malta Financial Services Authority (www.mfsa.com.mt).

The administrator of the Fund is the global administrator Alter Domus (www.alterdomus.com) having its registered office in Vision Exchange Building, Territorials Street, Zone 1, Central Business District, Birkirkara CBD 1070, Malta.

The Fund’s real estate portfolio is managed by Accolade Group. For more information please visit www.accolade.cz or call +420 220 303 019.

This key information document was prepared on 5 May 2024.

Please note: The product you are considering purchasing is complex and may be difficult to understand.

WHAT IS THE PRODUCT?

Type

The product is an Alternative Investment Fund for qualified investors.

Investment strategy

The aim of the fund is to maintain the value of your investment and achieve medium to long-term appreciation. The Fund achieves this goal by investing itself in industrial properties, which it then leases to manufacturing, logistics and e-commerce companies. The Fund achieves investment appreciation through the collection of rents from leased industrial and logistics premises and the growth in the value of the properties in which it invests. The Fund is established for an indefinite period of time.

The Fund’s strategy is to maintain a balanced, diversified portfolio of industrial properties in EU countries. The Fund invests only in Class A industrial real estate as defined by CBRE (www.cbre.cz), which includes warehouse or manufacturing premises or other commercial properties as defined by CBRE.

FOR WHOM THE PRODUCT IS INTENDED

The Fund is designed for qualified investors with advanced knowledge and experience in investing.

WHAT RISKS AM I TAKING AND WHAT RETURN COULD I ACHIEVE?

Risk indicator

The risk indicator assumes that you keep the product for five years.

The summary risk indicator is a guide to the level of risk of this product compared to other products. The value of an investment can go down as well as up, while the return on the original investment is not guaranteed.



According to the legislation, the Fund is classified as Class 6 of 7 due to its illiquid underlying asset, which is industrial rental properties. The Fund is valued less frequently than monthly. The valuation of the Accolade Fund is repeated semi-annually, with the possibility of more frequent extraordinary valuations. It therefore respects the rate of change, if any, in the value of the Fund’s underlying assets.

¹ The scenarios below - “Moderate” and “Positive” do not assume any growth in property values.

The summary risk indicator does not include:

- Liquidity risk – consists in the nature and focus of the fund, i.e., investments in industrial properties.
- Currency risk – the fund's product is denominated in EUR, so investments in CZK also entail the risk of exchange rate movements.

The product described does not include any protection against future market performance, so you may lose some or all of your invested capital.

PERFORMANCE SCENARIOS

The table below specifies the return on investment over the next 5 years under different scenarios for a model investment of CZK 2,040,000.

Scenario		2024	2026	2028
data: Q4 2022		1 st year	3 rd year	5 th year
Stress scenario - combination (I)(II)	How much you could get back after costs	1,888,221.24	1,715,744.23	1,601,467.01
	Average return for each year	-7.44%	-5.61%	-4.73%
Adverse scenario (I) - falling prices	How much you could get back after costs	1,940,430.93	1,868,118.37	1,855,308.43
	Average return for each year	-4.88%	-2.89%	-1.88%
Adverse scenario (II) - tenant insolvency	How much you could get back after costs	2,082,633.90	2,248,115.46	2,432,727.93
	Average return for each year	2.09%	3.29%	3.58%
Moderate scenario - profit retention	How much you could get back after costs	2,123,876.49	2,371,217.89	2,432,727.93
	Average return for each year	4.11%	5.14%	5.28%
Favorable scenario - reinvestment of profits	How much you could get back after costs	2,126,286.73	2,396,881.74	2,722,151.21
	Average return for each year	4.23%	5.52%	5.94%

- The stress scenario is a combination of Adverse Scenario I&II.
- Adverse scenario (II) - loss of rent up to the amount of debt service.
- Adverse scenario (I) - Property values fall; i.e., asset yields increase by an average of 13 bps p.q.
- Moderate scenario - too much spare cash that is not invested. The scenario does not assume any growth in property values.
- Favorable scenario - the fund achieves stable performance. The scenario does not assume any growth in property values.

The scenarios presented are estimates of future performance based on similar movements in the value of a given investment in the past and are not an accurate indicator of future movements. The resulting return will vary depending on how the market performs and how long you hold the investment/product.

The stress scenario shows what you could recover in a market emergency and does not take into account a situation where we are unable to pay you.

These figures include all costs of the product itself, but may not include all costs you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect the amount of investment received.

WHAT HAPPENS IF ACCOLADE FUND SICAV IS UNABLE TO MAKE A PAYOUT?

The obligations between you and the Fund are not covered by an indemnity or guarantee scheme for investors.

WHAT ARE THE COSTS ASSOCIATED WITH THE INVESTMENT?

The reduction in yield (RIY) shows how the total cost you pay will affect the investment return you could earn. Total costs take into account one-off, ongoing, incidental costs and costs that may arise in certain circumstances.

The amounts shown here are the cumulative cost of the product itself over three different holding periods. The figures assume that you make a one-off model investment of CZK 2,040,000 at the start of the period.

The person who sells or advises you about the product may charge you different costs. If so, this person will provide you with information about these costs and explain the impact that all the costs will have on your investment over time.

Investment CZK 2,040,000

If you divest:	At the end of the recommended holding period after 5 years – favorable scenario			At the end of the recommended holding period after 5 years - stress scenario		
	After 1 year	After 3 years	After 5 years	After 1 year	After 3 years	After 5 years
Total costs	CZK 45,207	CZK 62,336	CZK 73,816	CZK 20,198	CZK 18,165	CZK 16,915
Reduction in yield (RIY) per year	4.25%	3.17%	2.82%	2.80%	1.58%	1.34%

COMPOSITION OF COSTS

The table below shows:

- The impact of each cost on the expected annual return you could earn at the end of the recommended holding period.
- The importance of different cost categories.

Impact on annual yield

		Favorable scenario	Stress scenario	
One-off costs	Cost of entry	0.85%	0.76%	The impact of the costs you pay when you enter the fund. This is the maximum you pay, and you could pay less. This item mainly includes the cost of distributing the product.
	Cost of exit	0%	0%	This fee is not applied.
Ongoing costs	Portfolio transaction costs	0%	0%	This fee is not applied.
	Other ongoing costs	1.10%	0.96%	The impact of the costs we incur each year to manage your investments.
Incidental costs	Performance fees	1.29%	0%	Impact of the performance fee. We will collect from your investment if the product outperforms the benchmark Difference between the High Water Mark and GAV after deducting Management Costs.
	Capital appreciation fees	0%	0%	This fee is not applied.

Key:

NAV – Net asset value of the fund

GAV – Net asset value of any share class before taking into account any Performance Fees at the valuation date.

High Water Mark – The highest net asset value of any class of shares achieved in periods prior to the current valuation.

HOW LONG SHOULD I HOLD THE INVESTMENT? CAN I WITHDRAW MY MONEY EARLY?

Required minimum holding period: 5 years.

The investment cannot be cancelled before the minimum holding period expires.

HOW CAN I MAKE A COMPLAINT?

If you believe that we have not complied with the terms of the contract or are acting in breach of the regulations, you may submit a complaint, which will include your name or name of the organization, address, contact details and a description of the problem, including related documents. A complaint can be made by sending a letter to:

Alter Domus Services Malta Limited

Vision Exchange Building

Territorials, Zone 1

Central Business District

Birkirkara, CBD 1070

Malta

or per e-mail to: admt-aafa@alterdomus.com.

OTHER RELEVANT INFORMATION

Additional information and documents concerning the product will be provided to the investor upon request. To understand the product in detail, we strongly recommend that you read these documents.

- Offering memorandum
- Appendix on the details of the fund
- Contract of acceptance of the commitment