

The Jet Industrial Lease Fund is our answer for • qualified investors • owners of industrial properties • Czech industry

expected return

**8% p.a.**

minimum investment (third party)

**CZK 1 million**

investment horizon

**5 years or more**

asset volume in 5 years

**CZK 15 billion**

minimum investment (Jet Investment)

**CZK 5 million**

experience in industry

**over 20 years**

## We have a sense for profitable solutions

The Jet Industrial Lease Fund targeting investments in industrial and other real estate offers high returns to its investors and opportunity for Czech manufacturers to accelerate development of their core businesses.

We believe that our industrial know-how, the recurring invested capital of our investors, and, last but not least, our reputation give us a significant advantage in the market.

**As always, we wish to offer you the same opportunity.**

## Our mission

### To provide investors with long-term sustainable value

By combining investments in industrial real estate with its active management, we offer investors an attractive return on invested capital with relatively limited investment risk.

### To invest in real estate where we know the lessee

The value of industrial real estate lies not only in its location and quality but also in the lessee's creditworthiness. Our longtime experience in industry enables us to evaluate and critically analyse this better than typical real estate investors or developers.

### To provide proper care for industrial properties

By separating real estate ownership and its specialized management from the business itself, we increase the value of both. As direct owners of a number of industrial enterprises, we know exactly what is required for the effective management and development of properties at industrial premises.

### To help Czech industrialists and business

Entrepreneurs can use the capital tied up in real estate much better and more effectively in their core businesses. By financing this capital, we untie their hands and enable them to do so.

### To accelerate investment and business capital

As investors, we see a truly unique opportunity that sensibly joins investors' risk and return requirements from real estate investments with business investments and the interests of property owners.

### Investment strategy:

## We invest where it makes sense

### Investment focus and asset diversification

We focus primarily on investments in industrial real estate. An attractive return remains our key criterion, however, and thus, in the interest of diversification, we will be involved in opportunistic investments in commercial assets within the office and retail areas and potentially also in residential housing.

### Active management

We select such investment targets whose value we can multiply through everyday work. With our long managerial experience, we are able to focus on investments with potential for high added value. By actively managing real estate assets, we will achieve an attractive appreciation with limited risk.

### Know-how

We understand real estate from both sides – as investors and as tenants. By thoroughly analysing a business, its real estate, and the tenant's creditworthiness, we minimize investment risk right from the outset. By competently managing and developing buildings, we maintain high quality for the tenant and increase the value of the properties in our portfolio.

### Risk aversion

When selecting projects, we invest with a conservative level of indebtedness. Projects must make economic sense on their own. We know from experience that this is the right way to grow property value successfully over the long term.

### Crisis management

Managing investments in crisis situations has always been one of the key pillars of our know-how. Our private equity team is thus able to offer tenants expert assistance in all areas of their businesses.

<b>Investment company</b>	Jet Investment, a. s.
<b>Fund</b>	<b>JET INDUSTRIAL LEASE SICAV, a. s.</b> (hereinafter the "Fund") Subfund: JET INDUSTRIAL LEASE podfond SICAV
<b>Type of fund</b>	Fund for qualified investors SICAV – investment fund with variable share capital Permanent fund structure
<b>Fund commencement</b>	4Q 2020
<b>Management company</b>	Jet Investment, a. s.
<b>Administrator</b>	QI investiční společnost, a. s.
<b>Currency</b>	CZK
<b>Investment aim and fund focus</b>	<b>The Fund's investment objective is to achieve long-term returns of ca 8% p.a. through investing into real estate, primarily through purchases of ownership shares in companies that own real estate assets under long-term lease to creditworthy lessees. The Fund's sector focus will be primarily on investing into industrial and logistics properties, typically in the form of sale &amp; leaseback, retail real estate, office buildings, and the residential segment, primarily within the Czech Republic but potentially also in the broader region of Central Europe. The Fund may also pursue its own development projects.</b> In making its investments, the Fund may use so-called financial leverage (acquisition financing).
<b>Most common types of investment targets</b>	The Fund will invest especially in the following investment opportunities: a) industrial, logistics, retail, office, and residential segments b) long-term leases to creditworthy tenants c) value-adding opportunities to increase return – e.g. redevelopment (conversion, reconstruction, change of use), increasing occupancy rate, renegotiation of leasing conditions, etc. d) development projects e) other opportunistic investments in the market f) distressed assets g) accounts receivable with the aim of acquiring real estate
<b>Investment horizon</b>	<b>5 years or more</b>
<b>Expected NAV of Fund</b>	Upper billions of CZK
<b>Management fee</b>	Max. 1.6% p.a. (depending on type of investment share)
<b>Performance fee</b>	Max. 16% if return exceeds 5% p.a. (depending on type of investment share) , with catch-up clause
<b>Initial fee</b>	None
<b>Exit conditions</b>	<b>It is not possible to exit the Fund between the 1st and 3rd years.</b>
<b>Exit fee</b>	None
<b>Issue of investment shares</b>	Monthly
<b>Redemption</b>	Redemption must be requested 12 months in advance
<b>Investment share classes</b>	Class Z ... founder's share with voting rights (CZK) Class I ... investment share (CZK) Class P ... for the payment of performance fees (to investment company, management)
<b>NAV calculation</b>	Monthly
<b>Listing on PSE</b>	YES, at the investment company's discretion in a time horizon up to 3 years
<b>Valuation of underlying assets</b>	Real estate – half-yearly by the valuers Real estate companies – monthly by the valuers Valuation performed by Ernst & Young
<b>Auditor</b>	tbd
<b>Depository</b>	tbd
<b>Regulator</b>	Czech National Bank

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