

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

average annual returns since the Fund's inception (as at 31 August 2025)*

10.88% p.a.

minimum investment (via third party)

CZK 1 mn

investment horizon

5 years or more

typical acquisition size

CZK 300 mn – 2 bn

minimum investment (Jet Investment)

CZK 5 mn

experience in industry

over 25 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 qualified investors and opportunity for Czech manufacturers to accelerate development of their core businesses.

We have a significant advantage in the market due to our understanding the needs of industrial enterprises, the long-term investment capital of our investors, and, last but not least, our good name in the field.

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 long-term creditworthiness. Our 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 Central European 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 could also potentially be involved in opportunistic investments in commercial assets within office and retail areas.

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.

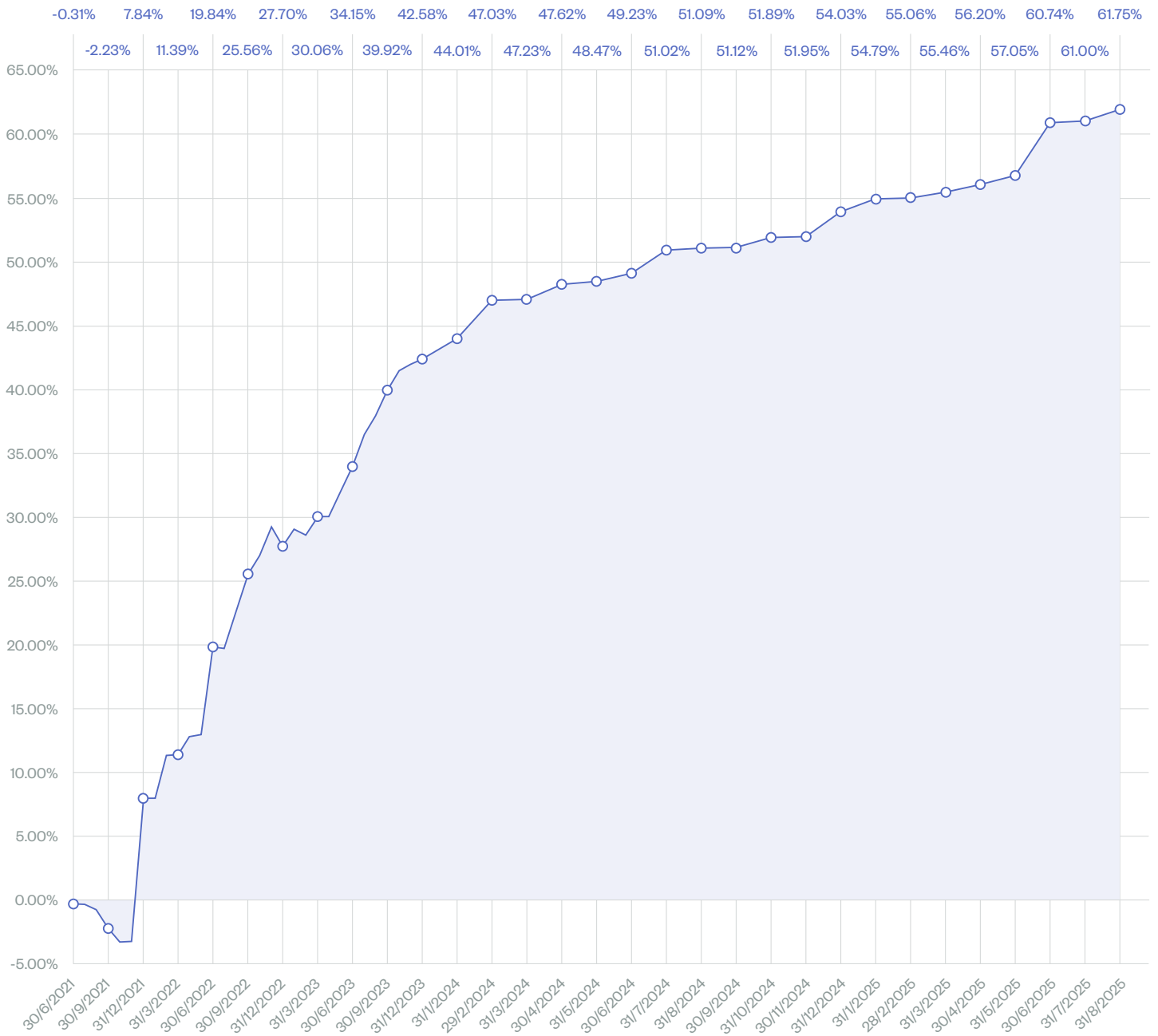
Crisis management

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.

* The stated value is the geometric mean in accordance with the methodology of the Czech National Bank.

NAV development

per Class II investment share for the past two fiscal years and beyond
(1 July 2021 – 31 August 2025)



7/2021 acquisition of the AL-KO site (DE)
9/2021 first CZK billion raised in equity
12/2021 acquisition of a portfolio of 5 sites (PL)

1/2022 acquisition of Airport Business Center (CZ)
6/2022 acquisition of a site in Nučice (CZ)
7/2022 acquisition of the Odolena Voda project (CZ)

Investment company	Jet Investment, a. s.
Fund	JET INDUSTRIAL LEASE SICAV, a. s. (hereinafter the "Fund") Subfund: JET INDUSTRIAL LEASE podfond SICAV
Type of fund	Fund for qualified investors SICAV – investment fund with variable share capital Permanent fund structure
Fund commencement	4Q 2020
Management company	Jet Investment, a. s.
Administrator	QI investiční společnost, a. s.
Currency	CZK / EUR
Investment aim and fund focus	The Fund's investment objective is to achieve long-term returns from investment shares of at least 10% 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 properties, typically in the form of sale & leaseback, and possibly other commercial properties, primarily within the Czech Republic but potentially also in the broader region of Central Europe. The Fund may also pursue its own development projects. In making its investments, the Fund may use so-called financial leverage (acquisition financing).
Most common types of investment targets	The Fund will invest especially in the following investment opportunities: a) primarily industrial, but also logistics, and other commercial 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
Investment horizon	5 years or more
Expected NAV of fund	Upper billions of CZK
Management fee	16% p.a. including administration fee for Class I1 investment shares 1.8% p.a. including administration fee for Class I2 investment shares 1.6% p.a. including administration fee for Class I3 investment shares
Performance fee	Max. 16% if return exceeds 5% p.a. The High Water Mark (HWM) principle is applied in the calculation of the performance fee.
Initial fee	In accordance with the distributor's conditions
Exit conditions	It is not possible to exit the Fund between the 1st and 4th years.
Issue of investment shares	Monthly
Redemption	Redemption must be requested 12 months in advance
NAV calculation	Monthly
Listing on PSE	YES, at the investment company's discretion
Valuation of underlying assets	Real estate – half-yearly by the valuers The Fund – monthly by the administrator Valuation performed by Ernst & Young
Auditor	KPMG
Depository	UCB
Regulator	Czech National Bank

Contacts

Jet Investment, a. s.
Hlinky 126, 603 00 Brno
Czech Republic
jetinvestment.cz

Libor Šparlinek
Partner
+420 602 506 237
sparlinek@jetinvestment.cz

Jan Brávek
Contact for investors
+420 724 357 700
bravek@jetinvestment.cz

Disclaimer This document was created solely for informational purposes for potential investors. It does not substitute for expert advice regarding financial instruments, nor does it replace comprehensive examination of the associated risks. The information contained herein cannot be considered to constitute advice to make an individual investment or as legal advice, nor does it constitute an offer or invitation to purchase or sell financial instruments. Considering the above, the company Jet Investment, a.s. strongly recommends that investors obtain specialized advice (especially investment, legal, and/or tax advice) before making any investment decision. Additionally, Jet Investment, a.s. provides no guarantees or assurances, either express or implied, concerning the accuracy, correctness, timeliness or completeness of the information contained in this document. No rights can be derived from the information contained herein.