Where others see Industry we see Investment Opportunity

We turn potential into performance
– that's the Jet Investment edge.

Portfolio Report 2024

Jet Investment

Content

27 Years of Proven Performance

This is not just our history — it's our promise going forward.

Jet Investment has delivered long-term value for over two decades through **disciplined strategy, active management,** and a **deep commitment** to our investments.

1 We identify overlooked and high-potential opportunities others miss.

2 We actively manage our portfolio companies to unlock value and accelerate growth.

3 We've consistently out-performed the market, even in periods of uncertainty.

4 We bring a track record of measurable success, shaped by experience and strategic insight.

5 We commit our capital, standing shoulder to shoulder with our investors.

Jet Investment at a Glance

27 Years of Proven Expertise	7 Countries Across CEE	25% p.a. IRR* Consistent Outperformance
700+ mEUR in Assets Under Management	4 Funds Under Management	39+ Experts Driving Performance
38 Invested Companies	10 Real Estates	3000 Employees Across Our Portfolio

*Historical performance does not guarantee future returns.

Jet Team

Three of our partners have worked together for 25+ years, building a proven investment track record.

Backed by a highly experienced team of project directors, driving strategic execution and growth.

LEADERSHIP

Igor Fait
Managing Partner

Marek Malík
Managing Partner

Lubor Turza
Partner

Libor Šparlinek
Partner

PRIVATE EQUITY TEAM

Oldřich Šoba
Director | Czechia | Investment Strategy

Marek Chłopek, CFA
Director | Poland | Investment Strategy

Jan Sklenář
Director | Investment Project

Marek Palička
Director | Investment Project

Jiří Kroc
Director | Investment Project

Jaromír Vrátil
Director | Investment Project

Katarzyna Wyrwa
Director | Investment Project

Krzystof Jańczuk
Director | Investment Project

Alexander Kosovský
Director | Investment Project

Petr Filka
Director | Investment Project

Marek Večeř
Director | Investment Project

Jakub Krchňák
Director | Aquisitions

FUNDRAISING

Jan Brávek
Director | Institutions

Joanna S. Gamracy
Director | Private Clients

Jiří Voda, CFA
Director | Private Clients

Filip Spurný
Associate | Private Clients

OPERATIONS

Gabriela Tlačbabová
Director | Legal & Compliance

Elisabeta Faitová
Director | CMO

Milan Gašo
Director | CFO

Milan Tomáš
Associate | Controlling

Petra Mišková
Back office

Kateřina Vodová
Back office

Barbora Filousová
Office | Brno

Johana Taušová
Office | Prague

Anna Dziewanowska
Office | Warsaw

REAL ESTATE TEAM

Pavel Drabina
Managing Director

Jan Kos
Director | Aquisitions

Tomáš Brezula
Director | Asset Mngmt

Christina Demski
Associate | Asset Mngmt

Radek Londýn
Director | Finance

VENTURE TEAM

Kamil Levinský
Managing Director

Roger Dorsch
Director | Acquisition & Finance

Silvia Carella
Associate

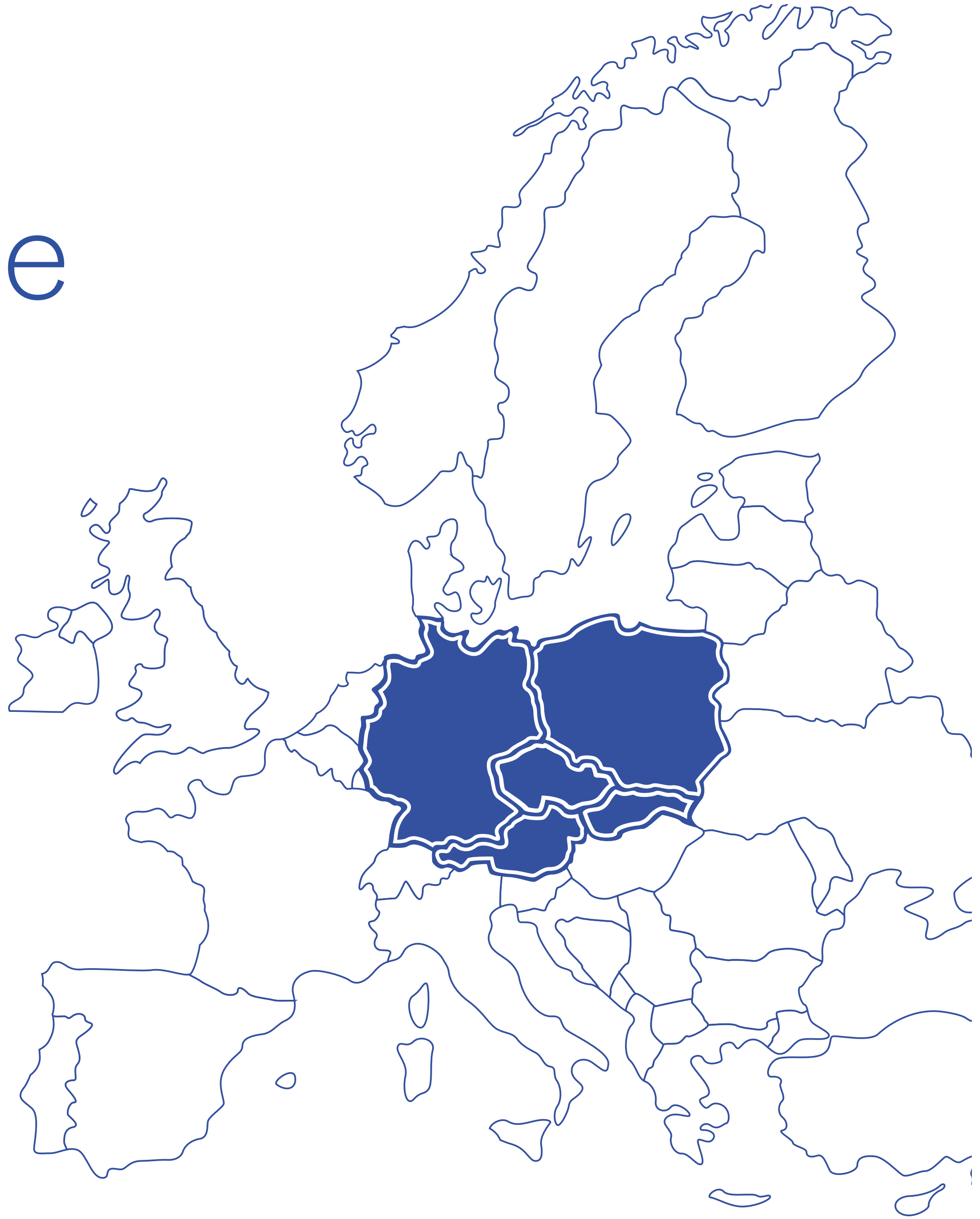
Harshit Jain
Analyst

Strategic Focus on Central Europe

We invest where we know value can be built — at the industrial core of Central Europe. Our focus lies in markets we understand deeply, especially Czechia, Poland, Germany, Slovakia and Austria. This region offers a strong industrial heritage, skilled labour, and long-term growth potential, making it a powerful engine for value creation.

Equity tickets:

- **Private equity:** EUR 30–70M
- **Real estate:** EUR 10–25M
- **Venture:** EUR 2M



Sectors in Which We Invest and Focus

> **We generate returns for investors and solutions for industry.**
>
> **Igor Fait**
> Managing Partner

At Jet Investment, we build value by backing industrial sectors we know inside and out. We take a disciplined, long-term approach, preferring steady growth over short-term risk. This strategy has earned the ongoing trust of our investors.
We invest across all stages of a company's lifecycle — from high-potential rising stars to well-established businesses and restructuring opportunities. Our portfolio spans industries that are core to Central Europe's industrial economy, including:

Lean Materials and Technical Textiles	**Industry Digitalization and Robotization**	**Industrial Property Sales & Leaseback**	**Advanced Operation, Chain Management and Cybersecurity**	**Industrial Engineering**
Alternative Energy, Carbon Capture and Waste-to-X Technologies	**Railways, Automotive and Mobility**	**Construction Solutions**	**Industrial & Logistics Estates and Developement**	**Medical, Food & Beverages, Home & Living**

At Jet Investment, we promote responsible investment principles at all levels with regard to our investment and management activities.

As part of our ESG commitment, we actively collaborate with initiatives like the Czech Sustainability Investment Forum. We are proudly aligned to UN PRI and SFDR Article 8.

Jet Funds: Structure & Performance

Jet Investment a.s., an AIFM investment company licensed by the Czech National Bank. Strategic, hands-on investment management across Jet funds

Jet 2 Fund (Closed-end / Fully Invested)	Jet 3 Fund (Closed-end / Investing)	Jet Industrial Lease (Perpetual Fund)	Jet Ventures (Fundraising)
EUR 440M Total Assets (as of 31 Dec 2024)	EUR 25M Total Assets (as of 31 Dec 2024)	EUR 103M Total Assets (as of 31 Dec 2024)	As Jet Venture 1 SICAV remained in its fundraising phase throughout 2024, no official net asset value or consolidated portfolio revenue was reported.
EUR 500M Portfolio Revenue (as of 31 Dec 2024)*	EUR 63M Portfolio Revenue (as of 31 Dec 2024)	EUR 12M Portfolio Revenue (as of 31 Dec 2024)	The fund completed its first investment in Q4 2024 with the acquisition of PARTORY, a Czech industrial-tech startup, and further portfolio build-out is expected in 2025
2830 FTE	170 FTE		

* The consolidated results for 2024 do not include TEDOM Group, as it was sold to Yanmar on 31 October 2024.

Jet Private Equity

Our Hands-On, High-Impact Investment Approach

At Jet Investment, we go beyond capital. We embed ourselves into every stage of the business lifecycle to drive transformation, operational excellence, and sustainable growth.

Unlike traditional private equity, we take a **hands-on**, **execution-driven approach**.

Our dedicated **project directors** work directly within our portfolio companies to lead change from the inside, not from the sidelines.

This model enables us to scale faster, respond quicker, and unlock long-term value across industrial sectors.

What Sets Jet Apart

Embedded Leadership:
Project directors lead operational initiatives and influence key decisions.

Proven Expertise:
Our team brings deep industrial, M&A, and restructuring experience.

Agile Execution:
Real-time feedback loops enable fast, informed action.

Consensus-Driven:
All partners actively vote on investment decisions — delivering collective accountability and clarity.

Aligned Incentives:
Our success is tied to our portfolio's performance — we grow together.

Regulator:
CZECH NATIONAL BANK (CNB)

Depositary:
UNICREDIT BANK

Administrator:
QI INVESTIČNÍ SPOLEČNOST, A.S.

Valuer:
ERNST & YOUNG, S.R.O

Auditor:
KPMG ČESKÁ REPUBLIKA AUDIT, S.R.O.

Fund Manager:
JET INVESTMENT, A.S.

Highlights

Jet 2 & **Jet 3 Funds** Portfolio Highlights (2024)

Record Growth and Strategic Expansion at 2JCP

Jet 2 Fund

2JCP, part of the Jet 2 Fund, achieved a record-breaking turnover of EUR 77.5M in 2024, up 25% year-on-year, with an adjusted EBITDA of EUR 9.M. The company is targeting revenues of EUR 90.2M and an EBITDA of EUR 12.2M in 2025.

A key milestone was the signing of a multi-year framework agreement with Mitsubishi Power Americas for air intake and filtration systems for the 501 J gas turbine series. This strategic partnership significantly boosted 2JCP's order book, with up to EUR 25M in orders for 2025 alone.

To support growth and competitiveness, 2JCP launched a new supplier network in Vietnam. The gas energy sector now represents 80% of orders, with increasing focus on hydrogen and carbon capture projects expected to drive diversification in the coming years.

> **We see a strong future for gas and decarbonised energy, and are preparing 2JCP for sustainable long-term growth.**
>
> **Marek Palička**
> Project Director

Rockfin Builds on Strong Growth to Explore Strategic Opportunities

Jet 2 Fund

Jet 2 Fund's investment in Rockfin is reaching its final exit phase. Since its acquisition in 2022, Rockfin has doubled revenues to EUR 177.5M and tripled its EBITDA to EUR 29M, with a further increase expected in 2025 (revenue EUR 230M, EBITDA EUR 32.5M).

Despite challenging market conditions at the time of entry, including disrupted supply chains and rising financing costs, Rockfin underwent a successful transformation. The company launched new product lines, including its own hydrogen solutions, and expanded into the Middle East through a strategic partnership with Al Zamil, to name just some of the changes we implemented.

Significant investments were also made into new facilities in Poland, positioning Rockfin as a global leader in energy support systems.

> **With key milestones met and the fund's investment horizon nearing its end, we've initiated the sale process, targeting completion by year-end.**
>
> **Jiří Kroc**
> Project Director

Jet 2 Fund

Portfolio Overview

Jet 2 Fund's portfolio consists of strategically selected companies across key industrial and energy sectors, focusing on innovation and technological excellence. As of 31 December 2024, the portfolio includes:

2JCP (Industrial Engineering): Specializing in air inlet filter solutions for gas turbines, carbon capture, hydrogen, and waste-to-X applications, with a turnover of EUR 77.5M and 656 employees.

ROCKFIN (Machinery and Energy Services): A provider of liquid and gas systems for turbines, compressors, and generators, with a turnover of EUR 177.5M and 1218 employees.

EDS Group (Printing Services): A major supplier of printing solutions for blue-chip retailers and supermarkets, with a turnover of EUR 243.7M and 1004 employees.

Exited Investment

TEDOM (Machinery and Energy Services): Successfully sold to Yanmar in October 2024 after a 5.4-year value creation journey, with revenues doubled and a gross IRR of 44% p.a.

2JCP

Founded in **1992**, 2JCP is an **industrial engineering** and manufacturing group focused on the energy, food, and construction markets. With expertise in complex equipment and process systems, **2JCP** operates across nearly every continent, with major engineering hubs in the **UK**, **US**, and **Czechia**. The Group maintains two large manufacturing facilities in the **Czechia.**

2JCP

2024 Performance & Outlook

In 2024, 2JCP achieved record-breaking revenues of EUR 77.5M (CZK 1.83B), representing a 25% year-on-year increase. Its adjusted EBITDA reached EUR 9.9M (CZK 245M). Despite these strong results, the company slightly underperformed against its annual plan due to underutilized capacity in Q2 and a slump in the construction sector affecting the Třebíč division.

Nevertheless, the division returned to profitability and is expected to double its EBITDA in 2025.

For 2025, 2JCP aims to exceed EUR 97.4M (CZK 2.3B) in revenues with a projected EBITDA of EUR 13.1M (CZK 310M).

Key Developments Include:

- A EUR 63.6M (CZK 1.5B) framework agreement with Mitsubishi Power Americas turbine filtration systems
- Strategic subcontracting expansion in Vietnam to boost capacity and maintain competitiveness
- The gas energy segment made up 80% of 2024 orders, but 2025 will see increased activity in hydrogen and carbon capture projects, targeting total orders of EUR 139.8M (CZK 3.3B), with 30% coming from decarbonized energy.
- To support growth, 2JCP has approved EUR 2.5M (CZK 60M) in investments for 2025, including modernizing its Račice plant and upgrading machinery in Třebíč. A leadership change was also implemented, transitioning the company toward a management-driven structure.
- 2JCP continues to pursue its mid-term goal of reaching EUR 140M (CZK 3.5B) in revenues and an EBITDA of over EUR 21.2M (CZK 500M) by 2027.
- A year-end order book of EUR 93.2M (CZK 2.2B), with over EUR 74.1M (CZK 1.75B) expected to be realized in 2025

ESG Commitments

Environmental: Focused on lowering emissions, 2JCP has calculated its historical GHG emissions and implemented targets. Their engineering supports hydrogen- and gas-fired plants, and carbon capture tech.

Social: An internal endowment fund supports disadvantaged children and community sports and youth programs.

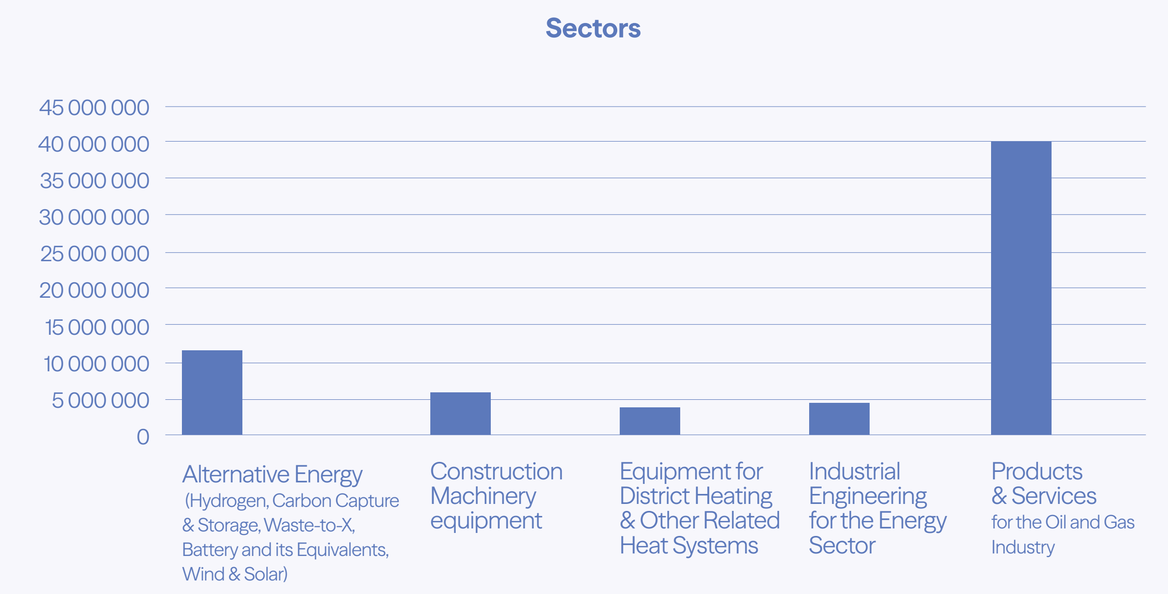
2JCP

Governance & Certifications:

- ISO 9001:2016, ISO 14001:2016, OHSAS 45001:2018
- Code of ethics and a fully-adopted compliance framework

ESG Key Data:

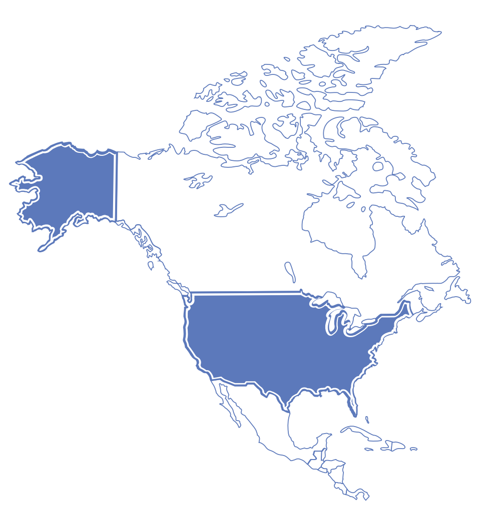
- **Total energy use**: 4.4 GWh/year, 6.5% from renewables
- **Water consumption:** 12 454 m³/year
- **Sponsorship & partnerships expenditures, socially oriented support:** EUR 46 500

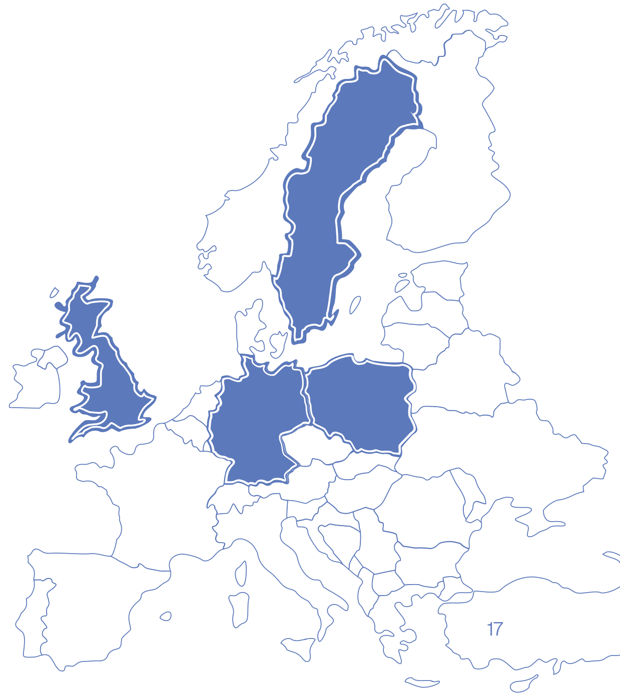


Global Footprint

Top 5 Markets by Revenue:

1. Germany: EUR 15.4M
2. Sweden: EUR 14.9M
3. Great Britain: EUR 14M
4. USA: EUR 9.1M
5. Poland: EUR 4.1M





2JCP continues to strengthen its position in clean and smart infrastructure, supported by bold investment, diversified markets, and a resilient industrial legacy.

ROCKFIN

Rockfin is a leading Polish engineering company specializing in the **design**, **production**, **testing**, and **servicing of mission-critical auxiliary equipment** for gas and steam turbines, compressors, and other critical infrastructure. The company is known for **high efficiency**, **cost optimization**, and **turnkey project execution** for global energy leaders.

ROCKFIN

2024 Performance & Outlook

In 2024, Rockfin achieved revenues of EUR 177.5M (CZK 4.46B), doubling its turnover since acquisition in 2022. Its EBITDA reached EUR 29M (CZK 721M), marking a threefold increase over the same period. The company has now enteredthe final phase of its planned exit, with preparations for the sale well underway.

Key Developments Include:

- Launch of a proprietary line of **hydrogen solutions**
- Expansion into the **Middle East** through a strategic partnership with Saudi-based Al Zamil
- Strengthening of **service operations** through the **acquisition** of Petroff

To support growth, Rockfin opened a new modern plant in Elbląg, established an engineering centre in Gdańsk, and expanded its facility in Gorlice – all in Poland. These investments position Rockfin as a global leader in mission-critical systems for the energy industry.

ESG Commitments

Environmental: Focused on energy transition and new energy equipment, including hydrogen technologies and advanced CHP units. GHG tracking and reduction plans are in place.

Social: Committed to lifelong learning and workforce development, particularly in Eastern Poland.

For 2025, Rockfin targets revenues of **EUR 233.0M** (CZK 5.5 B) and an **EBITDA** of **EUR 33.0M** (CZK 780M).

> **“With regard to the project objectives being met and also to the approaching end of the fund’s investment horizon, we decided to proceed with our exit from the company.”**
>
> Project Director **Jiří Kroc**, who added that the sale should be completed by the end of 2025.

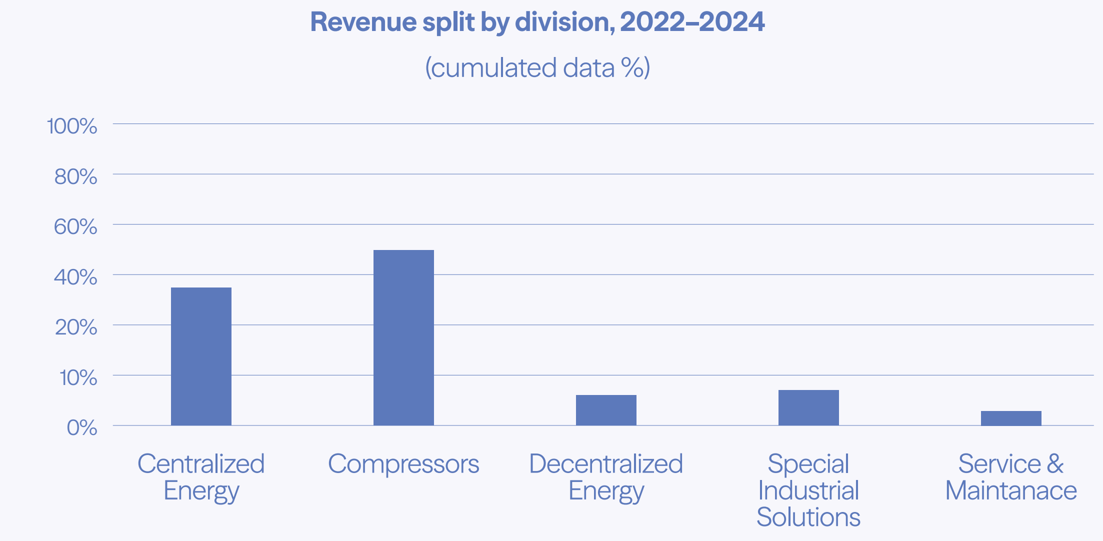
ESG Key Data:

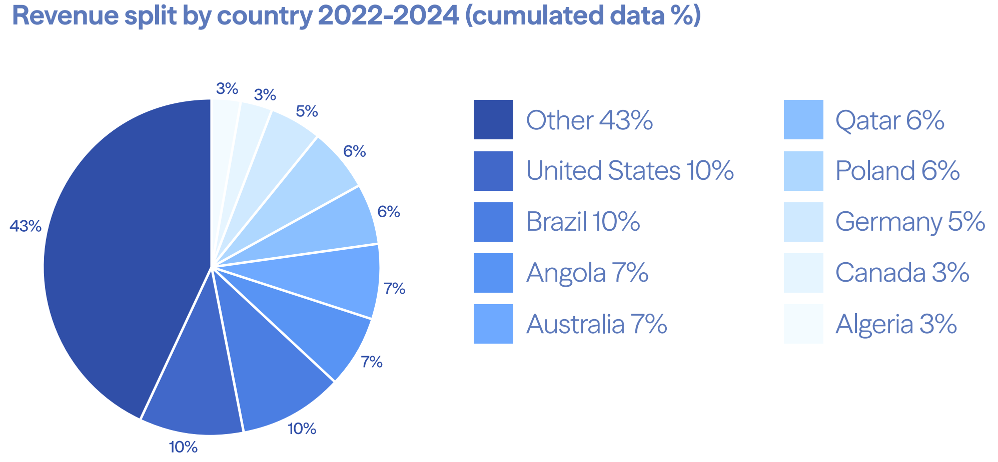
- **Energy use:** 2 395 884 kWh/year, with 10% from renewable energy
- **Direct emissions:** 842,220 tCO2e
- **Indirect emissions:** CO2 (market-based): 1 856.33 tCO2e
  CO2 (location-based): 1 430.34 tCO2e
- **Water consumption:** 7 642 m^3/2024
- **Expenditure on providing internships and apprenticeships for students and apprentices:** EUR 929 240

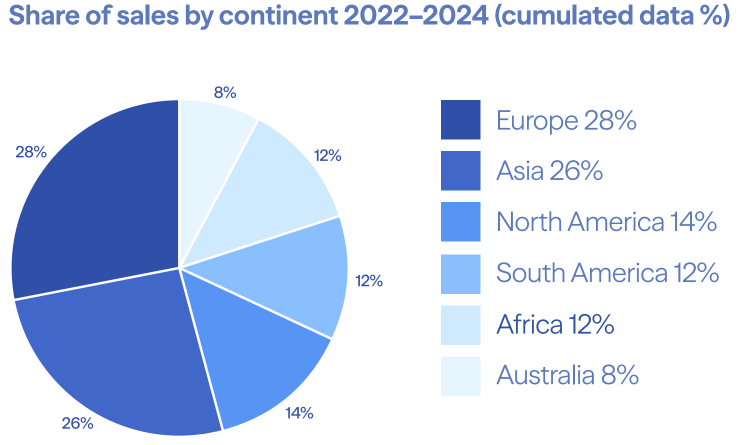
ROCKFIN

Governance & Certifications:

- ISO 9001:2015,
  ISO 14001:2015,
  ISO 45001:2018
- EN ISO 3834-2:2021,
  EN 1090-1,-2,
  ASME U-Stamp,
  PN-EN ISO/IEC 17025:2005,
  and others
- Strong code of ethics and compliance standards adopted







eds group

value in print

Founded in 1992 in Passau, Germany, **EDS Group** is one of the largest printing groups in Europe, with operations spanning Germany, Czechia, Hungary, Poland and Romania. The group specializes in heatset and sheetfed offset printing, digital printing, and value-added post-press services such as inserting, packaging, personalisation, fulfillment and addressing.

eds group

value in print

Main products include leaflets, magazines, books, and catalogues, supported by advanced production technologies such as continuous and digital printing. EDS operates seven production sites across five countries, and continues to strengthen its footprint in Central Europe, particularly in Germany.

2024 Performance & Outlook

EDS Group reported revenues of EUR 243.7M (CZK 5.86B) and exceeded its EBITDA target with EUR 19.1M (CZK 477.5M), marking a year-on-year increase of EUR 0.4M. Growth was primarily driven by a 3% rise in print volume and a notable increase in market share in stitched and glued magazines in the German and Swiss publishing markets.

For 2025, the company expects single-digit growth in both volume and profitability, even in an otherwise declining market, reaffirming its role as Central Europe's leading player in high-volume offset printing.

Key Developments Include:

- A new multinational contract with Aldi Süd to print leaflets in four European countries
- Full retention of key retail clients during the 2024–25 tender season
- Strengthening of the core segment in advertising leaflets amid a declining market

In line with its long-term consolidation strategy, EDS completed the sale & leaseback of the TYPOS printing house in Plzeň for EUR 8.3M. Additionally, EDS acquired full ownership by purchasing a minority stake from Kartesia in late 2024.

"We are successful in terms of efficiency in a market that is gradually being abandoned by competitors with more rigid cost structures. We expect this trend to continue, bringing further business and acquisition opportunities, which we will evaluate carefully."

Project Director **Alexander Kosovský**

eds group
value in print

ESG Commitments

Environmental: EDS Group prioritizes environmental sustainability and employee responsibility, integrating modern printing technology to minimize material waste. All production sites are certified under PSO ISO 12647, ensuring high-quality and sustainable printing processes. The company also adheres to ink sustainability practices, using mineral oil-free and non-toxic inks to reduce its ecological footprint.

Social: Operating across seven production sites in both urban and rural areas, EDS Group actively contributes to local communities. The company supports sports and cultural organizations through sponsorships, reinforcing its commitment to social responsibility.

Governance & Certifications:

Governance & Certifications: Transparency and voluntary compliance are at the core of EDS Group's operations. The company upholds multiple international certifications, ensuring high-quality standards and strong corporate governance across the group.

- ISO 50001:2015 (Energy Management)
- SA 8000:1008 (Social Accountability)
- ISO 14001:2015 (Environmental Management)
- ISO 45001:2018 (Health & Safety)
- ISO 27001:2013 (Information Security)
- ISO 12647-2:2004 (Printing Process Quality Control)

ESG Key Data:

- **Water consumption:** 85 570 m^3/year
- **GHG emissions footprint Scope 1:** 11 801 tCO_2e/year
- **GHG emissions footprint Scope 2:** 40 529 tCO_2e/year
- **Internal ESG policy**

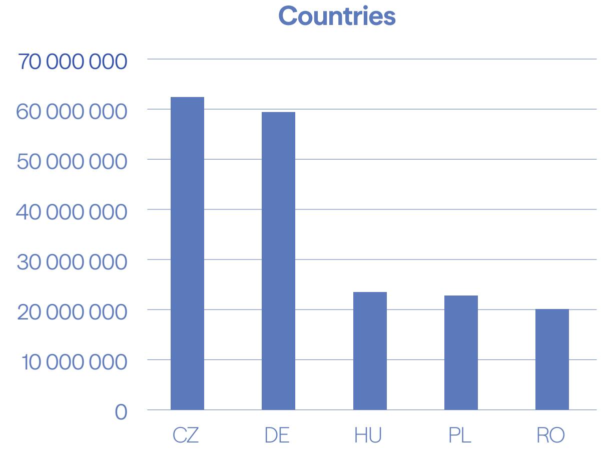
eds group
value in print

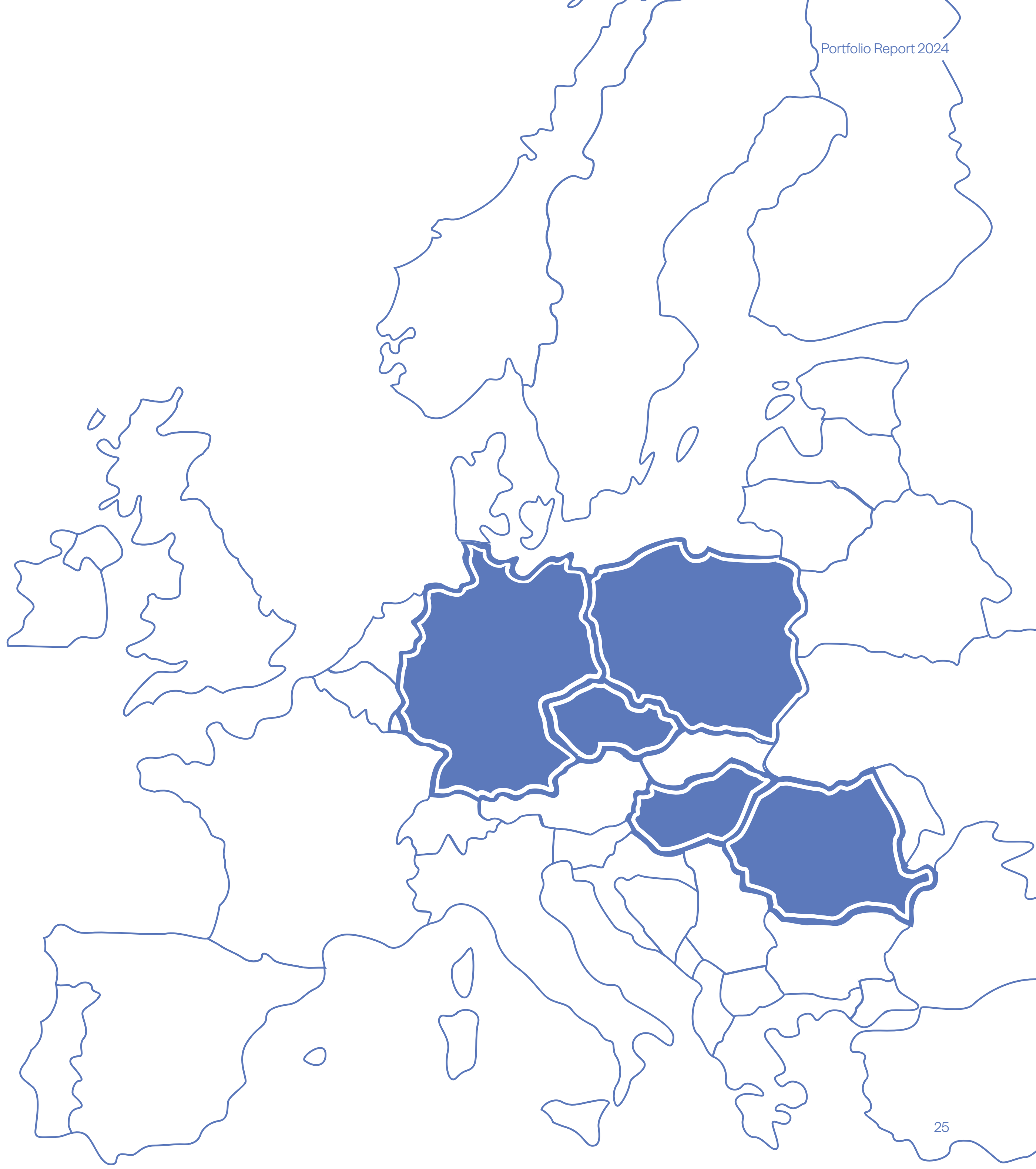
Global Footprint

Top 5 Markets by Revenue:

1. Czechia: EUR 61.6M
2. Germany: EUR 59.7M
3. Hungary: EUR 23.3M
4. Poland: EUR 22.9M
5. Romania: EUR 20.4M

EDS continues to innovate in sustainable production while maintaining its role as a regional leader in full-service printing and logistics.





Jet 3 Fund

Portfolio Overview

In 2024, Jet 3 Fund continued to strengthen its focus on resilient sectors through strategic investments in construction materials and advanced composites. The portfolio now comprises two core platforms – LIKOV and Fiberpreg – both poised to benefit from long-term structural trends in energy efficiency and lightweight materials.

LIKOV, acquired in late 2023, delivered revenues of EUR 60M and an EBITDA of EUR 7M despite challenging conditions in the European construction market. The company is preparing for future growth through product innovation.

Fiberpreg, acquired in early 2024, focuses on high-performance prepreg solutions for aerospace, automotive, and clean tech sectors. While its 2024 results were affected by automotive sector headwinds, the ongoing EUR 6.5M investment into a next-generation impregnation line is expected to unlock new contracts and accelerate expansion into top-tier aviation applications.

LIKOV is a leading European manufacturer and distributor of plastic and aluminium building profiles and construction accessories, especially for external insulation systems. The company, with its own production facility in Kuřim, South Moravia, and 150 employees, has a strong export orientation, as 53% of its production is exported to 250 customers in 39 countries.

With a strong focus on technical innovation, energy efficiency, and regulatory compliance, LIKOV plays a critical role in supporting Europe's transition toward more sustainable building practices.

2024 Performance & Outlook

In 2024, LIKOV recorded revenues of EUR 55M (CZK 1.384B) and an EBITDA of EUR 7M (CZK 175.3M), delivering solid results despite persistent weakness across key European construction markets. Revenue grew by 4% year-on-year, while the EBITDA declined slightly due to product mix pressures and lower margins in core segments.

For 2025, LIKOV targets revenue of EUR 60.3M (CZK 1.515B) and EBITDA of EUR 7.3M (CZK 184M), supported by product expansion, market diversification, and operational investments.

Key Developments Include:

- Launch of LIKOGIT branded fillers and entry into DIY retail networks
- Rollout of new anchor consoles under the LIKOV brand with ETA certification

ESG Commitments

ESG Key Data:

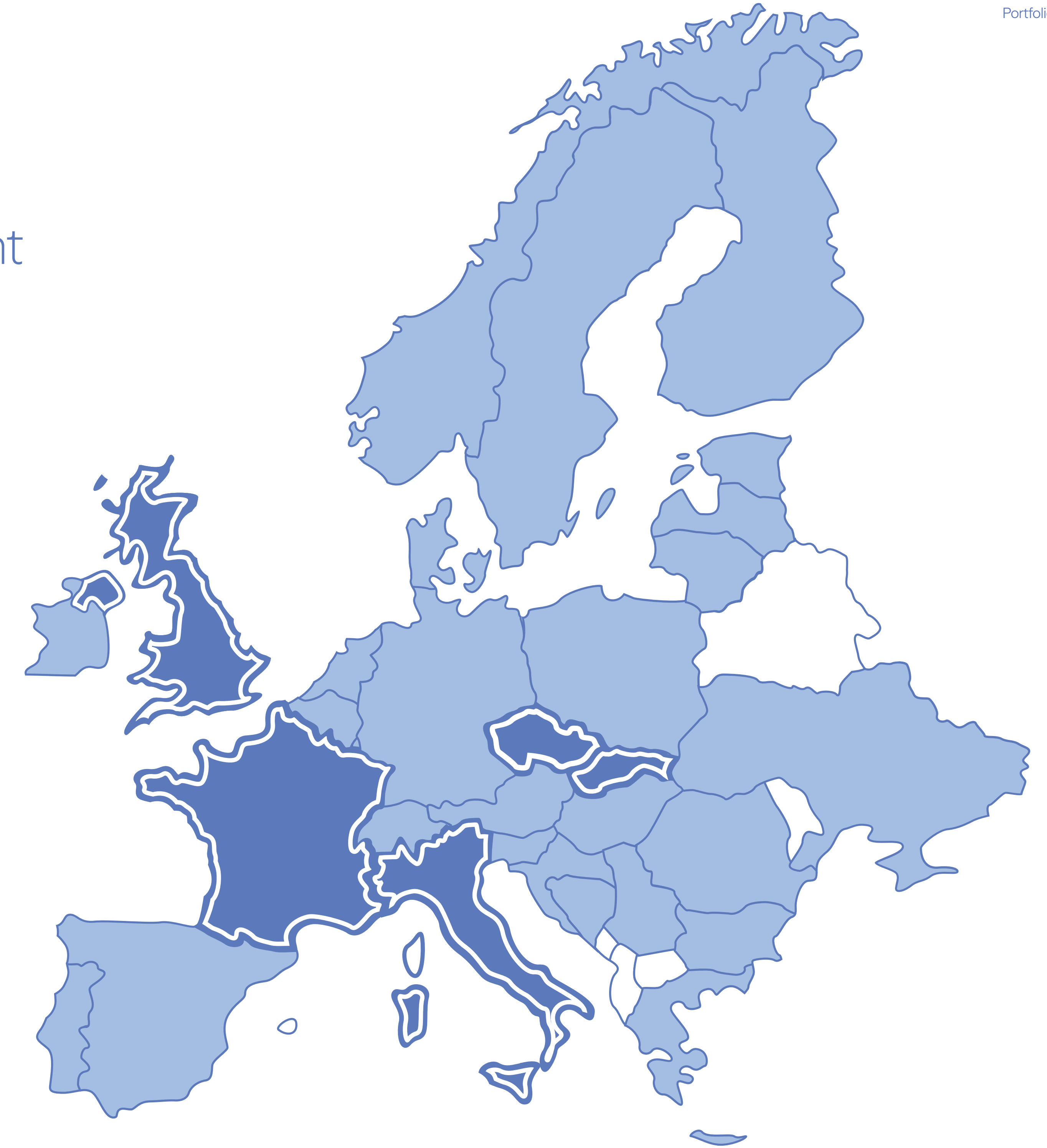
- **Energy Consumption**: 3.77 GWh/year
- **Water Usage**: 2 049 m³/year
- **Social Responsibility**: EUR 10K in sponsorship & social support, 2 employees with disabilities
- **GHG emissions footprint Scope 1:** 202 tCO2e/year
- **GHG emissions footprint Scope 2**: 2 419 tCO2e/year

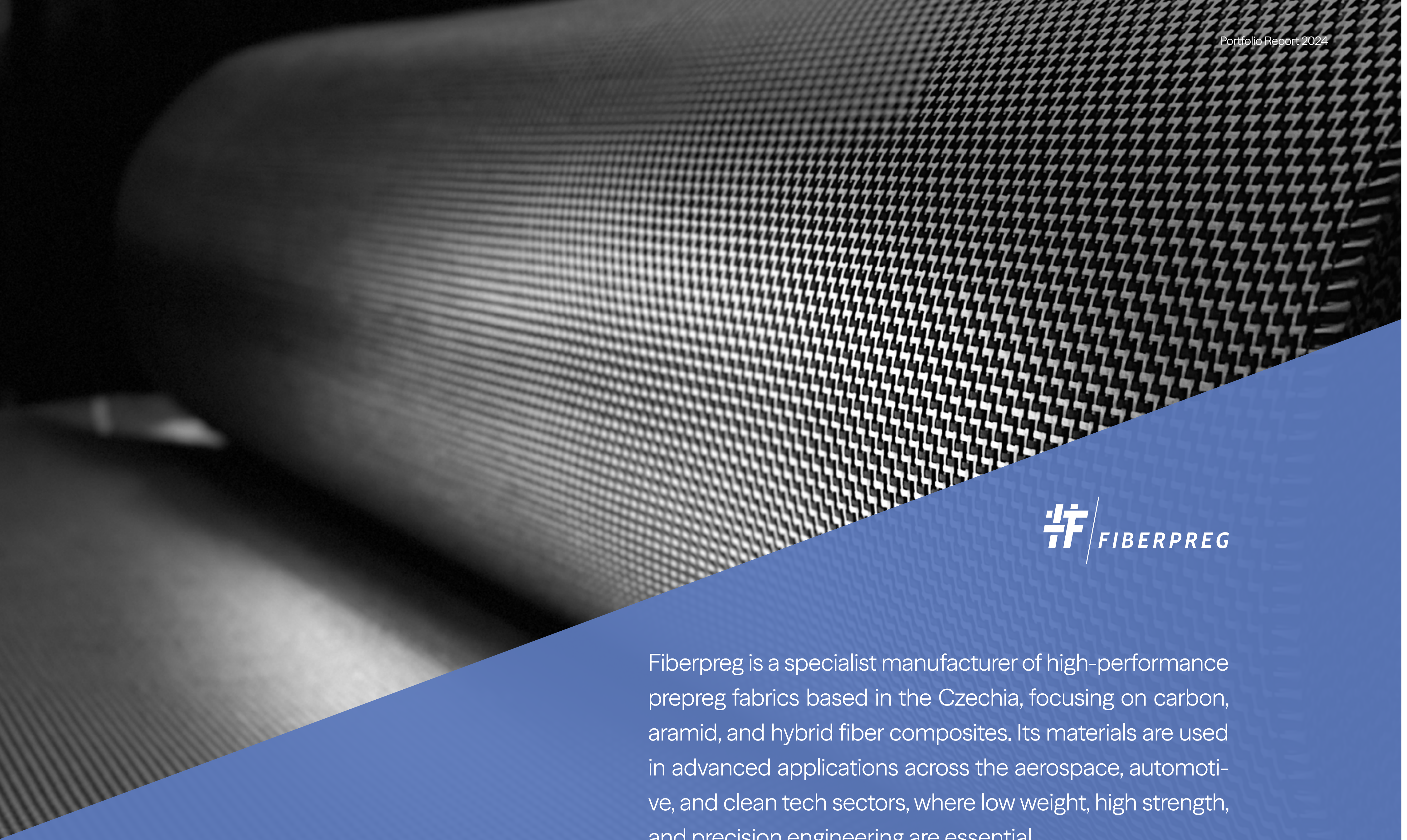
> **Building strong, long-term customer relationships and expanding our offering with more sophisticated, higher-margin products is key to our future."**
>
> **Project Director**
> **Petr Filka**
>
> **"We're also seeing significant potential in demand for energy-saving construction solutions across Europe."**

Global Footprint

Top 5 Markets by Revenue:

1. Czechia
2. France
3. Slovakia
4. Italy
5. UK





FIBERPREG

Fiberpreg is a specialist manufacturer of high-performance prepreg fabrics based in the Czechia, focusing on carbon, aramid, and hybrid fiber composites. Its materials are used in advanced applications across the aerospace, automotive, and clean tech sectors, where low weight, high strength, and precision engineering are essential.

The company serves a demanding global customer base with strict technical requirements, offering tailored solutions for both prototyping and series production.

FIBERPREG

2024 Performance & Outlook

In 2024, Fiberpreg reported revenues of EUR 3.7M (CZK 83M) and a negative EBITDA of EUR -0.4M (CZK -7M), falling short of expectations due to ongoing weakness in the European automotive sector. Despite these challenges, the company intensified its efforts in the aerospace segment, advancing several major sampling and prototype testing programs.

For 2025, Fiberpreg targets revenues of EUR 5.3M (CZK 125M) and a return to profitability, driven by enhanced operational efficiency, a stronger production team, and increased automation.

Key Developments Include:

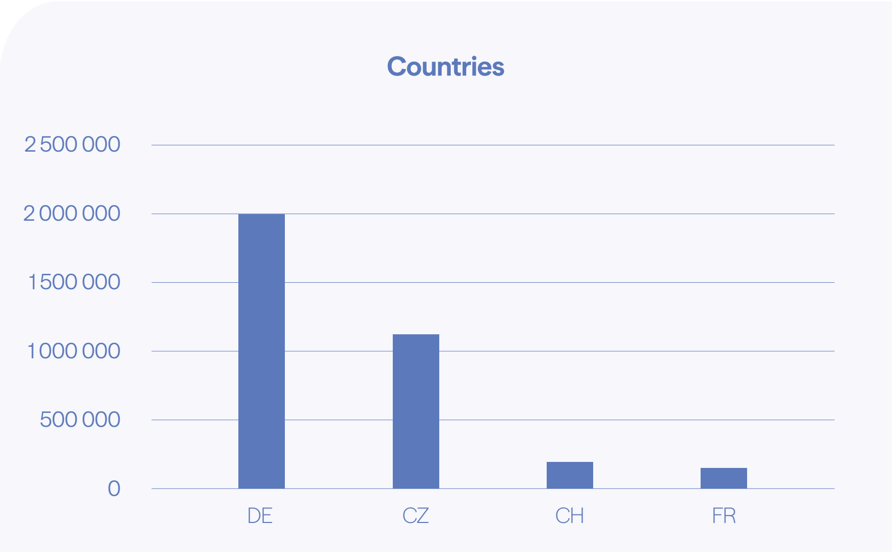
- Continued development of a EUR 6.5M next-generation impregnation line, set to significantly increase capacity and product quality
- Focused efforts on acquiring long-term contracts in aerospace and clean tech sectors
- Internal restructuring to optimize procurement and logistics processes

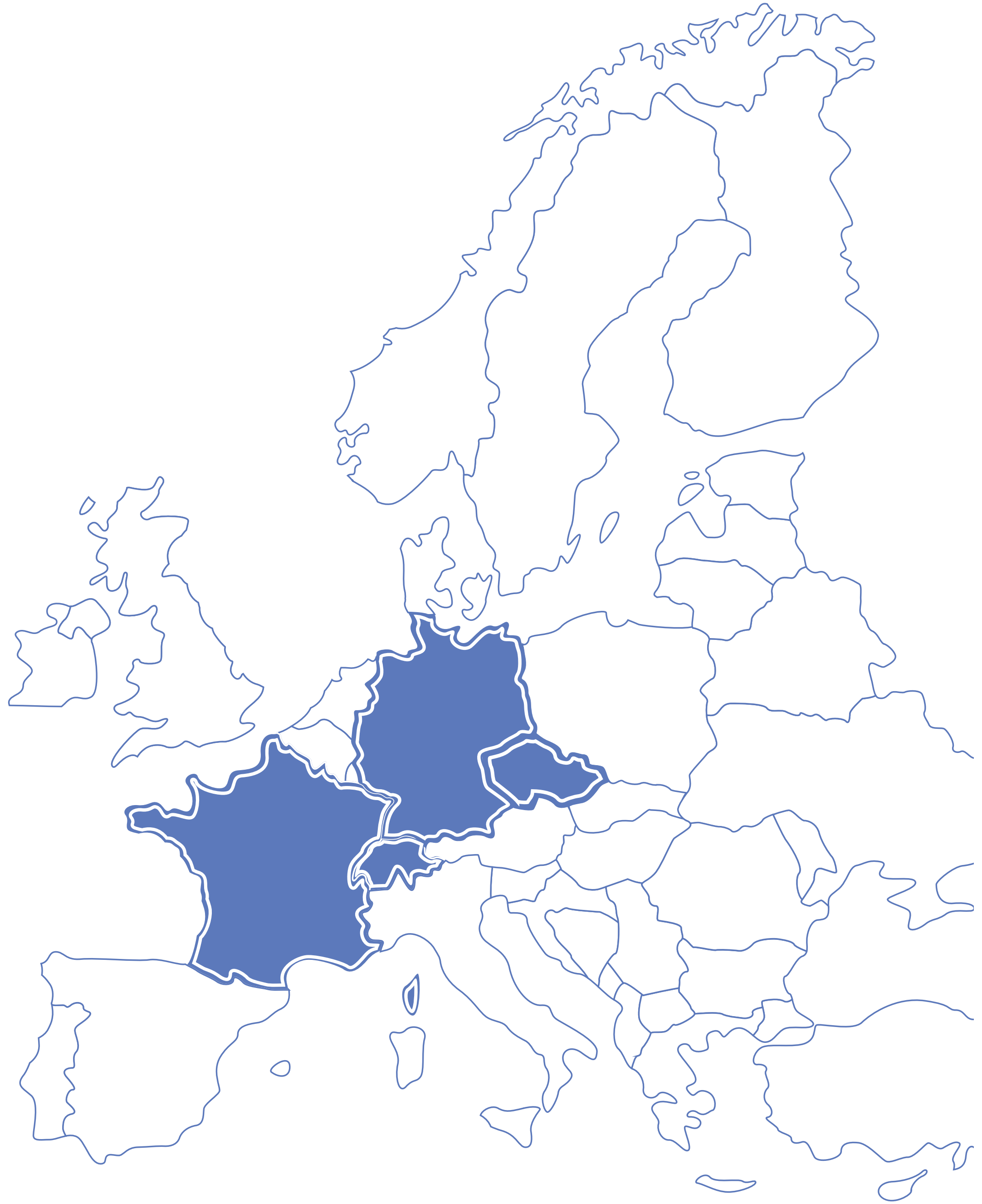
FIBERPREG

Global Footprint

Top 5 Markets by Revenue:

1. Germany: EUR 2M
2. Czechia: EUR 1M
3. Switzerland: EUR 0.2M
4. France: EUR 0.1M





Portfolio Report 2024

Jet
Private Equity

Jet
Industrial Lease

Real Estate

Jet Industrial Lease: Strategy & Mission

At Jet Industrial Lease, we invest in industrial real estate with the same **precision and strategic insight** we apply across all our portfolio companies. **Our mission** is to **unlock capital for industrial businesses**, support **long-term growth**, and **ensure stable returns** for investors.

What Sets Jet Apart

Industrial Know-How
We understand real estate from both sides, as investors and users. Our in-house expertise allows us to maintain asset quality through hands-on management and technical oversight.

Empowering Business Growth
By acquiring and leasing back industrial properties, we free up capital for companies to reinvest into their core operations. We act as a long-term partner, not just a landlord.

Strategic Portfolio Diversification
We assess properties not only by location or quality, but by the creditworthiness and long-term prospects of tenants. Our industrial background gives us a competitive edge in this analysis.

Creating Long-Term Value
Through ownership separation and expert property management, we enhance asset value for both tenant and investor, optimising operations and unlocking growth potential.

Disciplined & Fair Process
Our offer process is grounded in discretion, detailed due diligence, and a personal approach. We ensure smooth, transparent execution tailored to every transaction.

Experts in Sale & Leaseback
We acquire high-performing industrial properties and lease them back to the original owners, securing immediate rental income for the fund.

Regulator:
CZECH NATIONAL BANK (CNB)

Depositary:
UNICREDIT BANK

Administrator:
QI INVESTIČNÍ SPOLEČNOST, A.S.

Valuer:
ERNST & YOUNG, S.R.O

Auditor:
KPMG ČESKÁ REPUBLIKA AUDIT, S.R.O.

Asset Manager:
JET INVESTMENT, A.S.

Portfolio Overview

In 2024, Jet Industrial Lease SICAV significantly expanded its portfolio with strategic acquisitions in Czechia, Poland, and Germany, focusing on light industrial, logistics, and R&D assets. New additions include fully leased sites such as AL-KO (DE), Airport Business Centre (CZ), and five tenant-anchored properties across Poland.

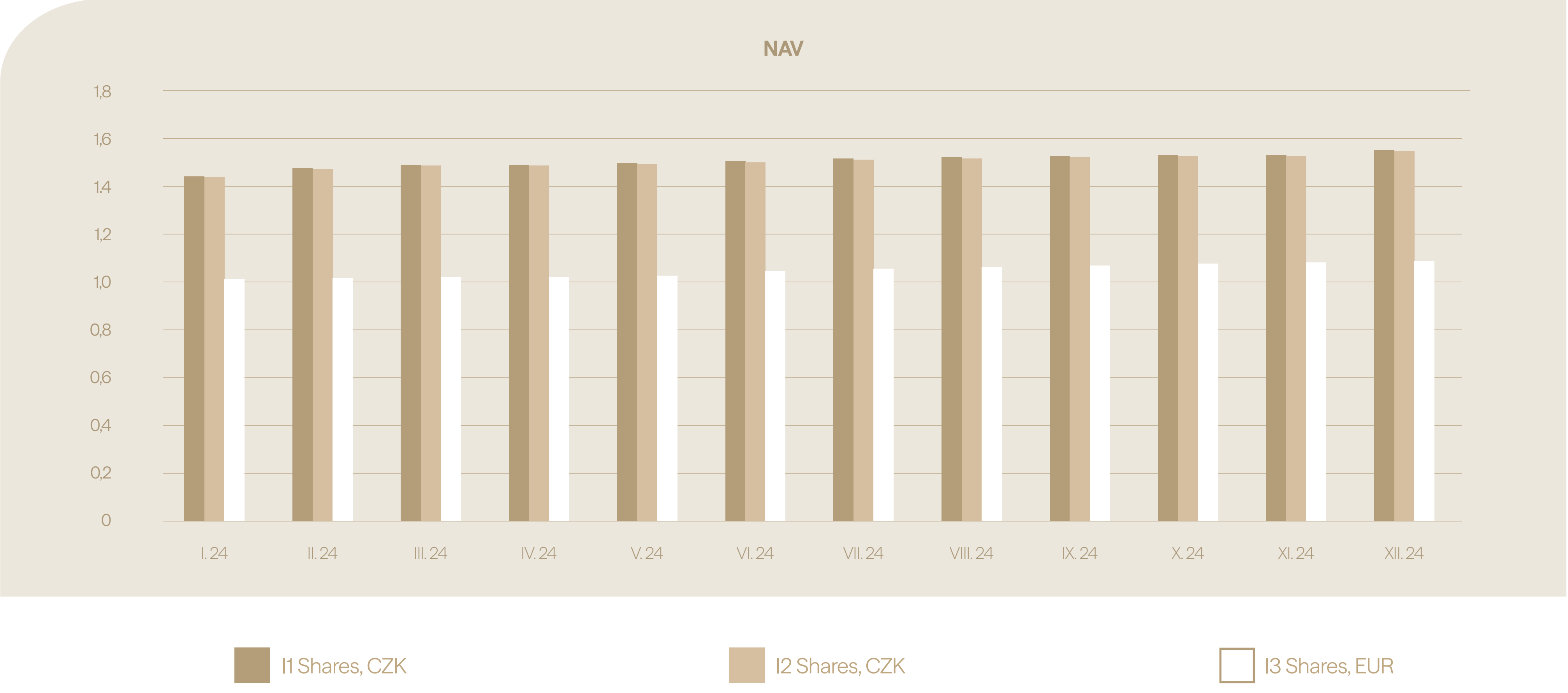
The fund also secured development land near Prague through Techpark Odolena Voda. With these acquisitions, the portfolio now comprises nine assets with a combined GLA of 118 000 m², delivering long-term, inflation-protected rental income and further enhancing the fund's regional diversification.

Project	Acquisition Date	Location
AL-KO	Aug-2021	Großkötz, Germany (Bayern)
Brześć Kujawski	Dec-2021	Brześć Kujawski, Poland (Kuyavian-Pomeranian Voivodeship)
Koluszki	Dec-2021	Koluszki, Poland (Łódź Voivodeship)
Września	Dec-2021	Września, Poland (Poznań Voivodeship)
Polkowice	Aug-2021	Polkowice, Poland (Lower Silesian Voivodeship)
Międzyrzecz	Dec-2021	Międzyrzecz, Poland (Lubusz Voivodeship)
Airport Business Centre	Dec-2021	Prague (Praha- Ruzyně), Czechia
Nučice	Jun-2021	Nučice, Czechia (Central Bohemia Region)
Techpark Odolena Voda	Dec-2024	Odolena Voda, Czechia (Central Bohemia Region)
Hoeckle Austria	Dec-2024	Langenegg, Austria

The portfolio continues to diversify with acquisitions in logistics, printing, and public administration sectors. Czech assets complement the Polish industrial footprint, introducing a shorter WAULT profile for high-demand sectors such as vinyl manufacturing and public infrastructure.

Performance

- Average increase in 2024: 8.03%
- Average annual return since the fund's inception: 11.46%



ABC Ruzyně

Airport Business Centre

Prague, Czechia

Strategic Asset in a Gateway Location

Airport Business Centre is the only office complex at Ruzyně Airport with expansion potential. The eight-floor facility offers 15 484 m^2 of leasable space, and benefits from a strong logistics and public-sector tenant base.

Property Breakdown

- **Offices**: 12 832 m^2
- **Retail**: 1 122 m^2
- **Warehouses**: 496 m^2
- **Other Areas**: 92 m^2
- **Parking**: 309 spaces (49 covered)

Performance Snapshot

- **Net Turnover:** EUR 3.1M
- **Total Assets:** EUR 19M
- **EBITDA:** EUR 0.9M
- **WAULT:** 3.6 years
- **IRR:** 11%

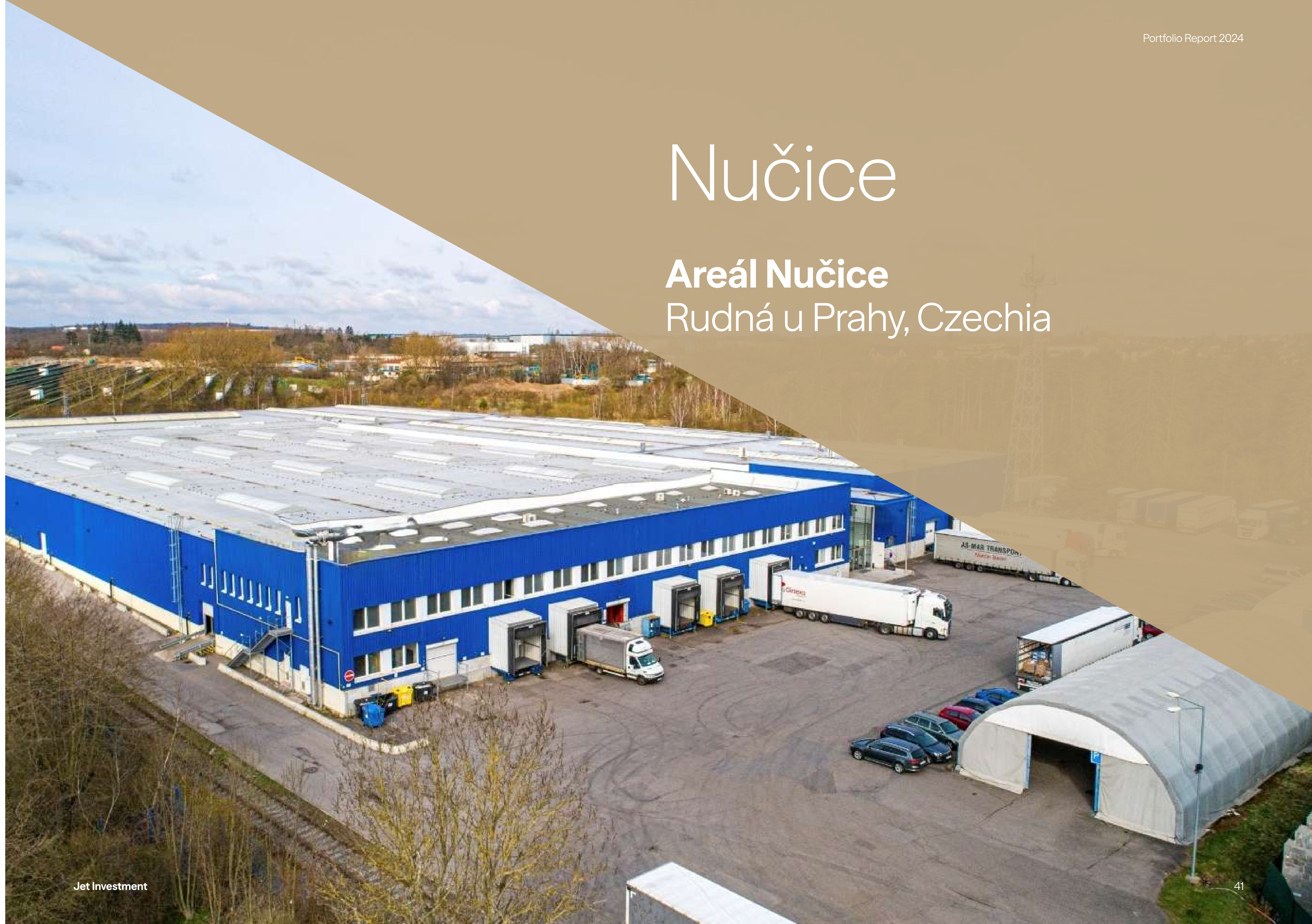
Occupancy and Tenants

Occupancy stands at 98%, with a diversified mix of approximately 50 tenants, including logistics, tech, public sector, and aviation companies:

- General Directorate of Customs
- Expeditors International
- CS SOFT
- Air Dispatch
- CargoPartner CR
- Dachser CR
- ERMEWA SA
- Lagardere Duty Free
- Lufthansa Cargo
- EL AL Israel Airlines
- Largermax forwarding and logistics

Nučice

Areál Nučice
Rudná u Prahy, Czechia



Strategically Positioned Logistics Asset with Expansion Potential

Nučice is anchored by GZ Media, the world's largest vinyl record manufacturer. Located just southwest of Prague, the site benefits from proximity to the D5 motorway and the Prague ring road, providing optimal access for logistics and light industrial operations.

The facility includes a leasable area of **22 200 m²**, primarily for warehouse and production use, with partial administrative space. The site offers **future expansion capacity** of up to **8 000 m²**, strengthening its long-term potential.

Tenant & Sector Overview

- **Anchor Tenant**: GZ Media
- **Total Tenants**: 5
- **Sectors**: Tobacco products, media, and mobile operations
- **Lease Term**: Long-term lease contracts with established counterparties
- **Occupancy**: High-quality, stable tenant base

Key Metrics

- **Net Turnover**: EUR 1.8M
- **Total Assets**: EUR 16.2M
- **EBITDA**: EUR 1.4M
- **Initial Acquisition Yield**: 9.5%
- **WAULT**: 3.9 years

AL-KO Industrial Complex in Germany

Location & Profile

- Situated at Ichenhauser Strasse 14, D-89359 Kötz (Bavaria), near a motorway, approx. 30 minutes from Ulm and 1.25 hours from Munich.
- **A comprehensive industrial complex including**:
  - 2 industrial/logistics halls
  - 3 administration buildings
- **Hosts AL-KO's Technology, Service & Training Centre for**:
  - Development and manufacturing of garden and forest equipment
  - Ventilation systems and automotive parts

Property Breakdown

- **Office Buildings**: 4 236 m²
- **Production Hall**: 15 203 m²
- **Training Centre**: 556 m²
- **Warehouse Space**: 1 179 m²
- **Total Land Area**: 41 943 m²
- **Total Rentable Area**: 21 174 m²

Tenants & Lease

- Lease Structure: triple net lease
- 100% occupancy with:
  - **AL-KO GmbH**
  - **ALOIS KOBER GmbH**
  - **Empaios Facility GmbH**

Performance Metrics

- **Net Turnover:** EUR 3.3M
- **Total Assets:** EUR 31.8M
- **EBITDA:** EUR 2.1M
- **WAULT:** 7.7 years
- **RR:** 11%

Logistics Sites in Poland

A high-quality automotive logistics portfolio with premium tenants, the Poland portfolio comprises five state-of-the-art industrial sites across western Poland, developed between 2016 and 2022. With a Gross Leasable Area (GLA) of 60 768 m² on 165 136 m² of land, the portfolio is leased to global tier-1 automotive suppliers under triple net lease structures, ensuring minimal landlord obligations and stable cash flows.

Each asset is tailored to a single tenant, reflecting the bespoke industrial needs of the portfolio's occupiers. Several sites also offer future development potential, enhancing long-term value creation.

Key Metrics

- **Net Turnover**: EUR 4.8M
- **Total Assets**: EUR 51.9M
- **EBITDA**: EUR 3.6M

Portfolio Overview

- **Locations**:
  Brześć Kujawski – LEAR / Kongsberg
  Koluszki – Kongsberg
  Września – Benteler
  Międzyrzecz – Adler
  Polkowice – Sanden
- **GLA**: 61 055 m²
- **Production/Warehouse Area**: 52 755 m²
- **Administrative Area**: 8 300 m²
- **Structure**: Single tenant leases | triple net lease

Blue-Chip Tenants

- **Kongsberg Automotive**
  Chassis, fluid transmission & power electronics (Oslo listed)
- **LEAR Corporation**
  Automotive seating & electronic systems (NYSE: LEA)
- **Benteler**
  Austrian supplier of automotive structures and steel tubing
- **SANDEN**
  Global leader in thermal systems (3M+ compressors/year)
- **Adler Pelzer Group**
  Acoustic & thermal insulation for passenger vehicles

This portfolio represents Jet's commitment to long-term industrial value creation in Central Europe, combining secure income with growth upside from development potential.

Logistics Sites in Poland

High-quality industrial properties across key automotive hubs in western Poland. Jet Investment's Poland portfolio comprises a network of strategically located industrial sites, primarily serving global automotive suppliers.

Designed with robust infrastructure and long-term leasing strategies, the portfolio offers exceptional income stability, strong tenant covenants, and development potential in selected locations.

Portfolio Overview

- **Total GLA**: 61 055m²
- **Land area**: 174 234 m²
- **Production & Warehouses**: 52 755 m²
- **Office/Admin space**: 8 300 m²
- **Net Turnover**: EUR 4,776M
- **Total Assets**: EUR 51,928M
- **EBITDA**: EUR 3,006M
- **Lease Type**: 100% single tenant | triple net lease
- **Development potential**: Available in selected locations

Key Assets

Brześć Kujawski | Poland

- **Tenant**: Lear Corporation / Kongsberg Automotive
- **Leasable Area**: 23 019 m²
- **Total Land Area**: 59 500 m²
- **WAULT**: 12.6 years
- **IRR**: 10%
- **Use**: Automotive – heating systems and precision assemblies

Koluszki | Poland

- **Tenant**: Kongsberg Automotive
- **Leasable Area**: 16 981 m²
- **Total Land Area**: 32 105 m²
- **WAULT**: 8.9 years
- **IRR**: 10%
- **Use**: Automotive – structural and thermal components

Września | Poland

- **Tenant**: Benteler
- **Leasable Area**: 5 322 m²
- **Total Land Area**: 31 896 m²
- **WAULT**: 4.8 years
- **IRR**: 10%
- **Use**: Automotive – chassis and structural modules

Logistics Sites in Poland

The Poland portfolio continues to deliver long-term value through strategic industrial assets. Each site is secured under long-term lease agreements with high-credit tenants from the automotive and manufacturing sectors.

The assets are strategically distributed across western Poland, forming a resilient, yield-generating industrial platform.

This portfolio represents Jet's commitment to long-term industrial value creation in Central Europe, combining secure income with growth upside from development potential.

Key Assets

Polkowice

- **Tenant:** Sanden Manufacturing Poland
- **Location**: Polkowice, Poland
- **Leasable Area** / **Land Area**: 7 000 m² / 23 000 m²
- **WAULT**: 10.2 years
- **IRR**: 10%
- **Core Insight**: The Thermal Systems production site supports key automotive supply chains. The long lease horizon underpins the stable income profile.

Międzyrzecz

- **Tenant:** Adler Polska
- **Location**: Międzyrzecz, Poland
- **Leasable Area** / **Land Area**: 9 000 m² / 28 000 m²
- **WAULT**: 5.0 years
- **IRR**: 10%
- **Core Insight**: Dedicated to acoustic and thermal insulation technologies for the auto sector. Positioned for ongoing tenant innovation and growth.

Langenegg Site

The Hoeckle Austria GmbH production area is situated in Langenegg, in the western part of Austria, covering approximately 14 000 m². It includes a main building for production and logistics, as well as an administrative section. The acquisition was executed through a sale and leaseback transaction. A triple net lease agreement was established with Hoeckle for a duration of 10 years, with a commitment to repurchase the property.

Hoeckle Austria GmbH is focused on producing a wide range of high-precision crankshafts and connecting rods for high-performance cars, recreational vehicles and industrial applications.

Production Area

- Hoecke Austria GmbH, Langenegg
- 14 000 m²
- Sale & lease back
- Triple net lease agreement
- Contract duration 10 years
- Repurchase commitment

Jet Industrial Lease

Jet Ventures

Jet Ventures

Jet Ventures is a venture capital fund launched by Jet Investment to support high-growth B2B and industrial-tech startups across Central Europe, including Czechia, Poland, Austria, Germany, and Slovakia. The fund targets late-seed to Series A stage companies that have achieved product-market fit and demonstrated significant customer traction.

What Sets Jet Apart

Industrial Expertise:
Leveraging over 25 years of experience in industrial private equity, Jet Ventures provides startups with access to a vast network of industry experts and a portfolio of industrial SMEs.

Strategic Partnership:
Beyond funding, Jet Ventures offers strategic support, helping startups accelerate their growth and integrate into traditional industrial sectors.

Investment Focus:
The fund focuses on startups passionate about AI, big data, machine learning, advanced manufacturing, IoT, supply chain, robotics, and cybersecurity.

Flexible Investment:
Initial investments can reach up to €2 million, with follow-on investments up to €2.5 million per startup.

Jet Ventures aims to bridge the gap in European venture capital support for industrial innovation, fostering the next generation of industrial champions in the region.

Regulator:
CZECH NATIONAL BANK (CNB)

Depositary:
UNICREDIT BANK

Administrator:
QI INVESTIČNÍ SPOLEČNOST, A.S.

Valuer:
ERNST & YOUNG, S.R.O

Auditor:
KPMG ČESKÁ REPUBLIKA AUDIT, S.R.O.

Fund Manager:
JET INVESTMENT, A.S.

Jet Venture 1

Portfolio Overview

Launched in 2024, Jet Venture 1 SICAV is Jet Investment's first venture capital fund, focused on early-stage industrial-tech and **B2B startups across Central Europe**. With a target fund size of **EUR 50–70M** and an **expected net return of 20% p.a.**, the fund is currently in its fundraising phase, aiming to build a portfolio of **16–20 high-growth companies** with proven market traction.

Jet Venture 1 targets innovation-driven companies **operating in AI**, **robotics**, **advanced manufacturing**, **IoT**, **and deeptech**.

The fund combines capital with strategic support, drawing on Jet's industrial expertise and pan-European investment network to help startups scale within traditional industry value chains.

The fund's first investment was completed even before its official launch – a EUR 1.25M commitment to PARTORY, a Czech digital manufacturing platform using AI and machine learning to optimize sourcing of custom mechanical parts. With 1,500 verified suppliers and clients like Honeywell and Thyssenkrupp, PARTORY posted 300% year-on-year revenue growth and is on track to become a regional leader in industrial automation.

PARTORY

PARTORY is a Czech industrial-tech startup revolutionizing the procurement of custom mechanical parts through artificial intelligence and machine learning. Operating as a digital manufacturing platform, PARTORY connects clients with over 1 500 verified European suppliers, automatically matching technical drawings with optimal production technologies and machine availability.

By reducing sourcing time from months to days and cutting costs by up to 15%, the company helps manufacturers streamline operations and scale more efficiently. With a strong customer base including Honeywell and Thyssenkrupp, PARTORY is poised to become a key enabler of industrial automation across Europe.

PARTORY

2024 Performance & Outlook

In 2024, PARTORY secured its first institutional funding with a €1.25M investment from Jet Investment, marking the company's transition into the next stage of growth. The startup reported 300% year-on-year revenue growth, driven by increased demand from large industrial clients seeking automation in sourcing and procurement.

For 2025, PARTORY aims to expand its supplier network beyond the current 1 500 verified partners, and strengthen its presence in Western Europe. The company expects continued double- or triple-digit revenue growth as digital sourcing gains momentum in manufacturing.

Key Developments Include:

- Integration of an AI- and ML-driven quoting engine that matches technical drawings with optimal machines and suppliers
- Successful acquisition of high-profile clients such as Honeywell, Thyssenkrupp, and Dražice
- Scalable platform allowing real-time pricing, production slot reservation, and supplier qualification

As Jet Venture 1's first portfolio company, PARTORY exemplifies the fund's focus on high impact, industrial-tech innovation with global potential. The company's business model helps clients reduce sourcing time from months to days and lower procurement costs by up to 15%, positioning it as a catalyst for digital transformation in manufacturing.

> **"With a strong customer base and rapid growth, PARTORY has the potential to become a leading player not only in the European region but also globally."**
> **Kamil Levinský,**
> **Jet Venture 1 Managing Partner**

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Private Capital Public Purpose

We uncover the potential in the heart of European industry.

We are members of:

Principles for Responsible Investment

Signatory of: PRI Principles for Responsible Investment

Czech Capital Market Association (Asociace pro kapitálový trh České republiky)

AKAT ČR

Czech Sustainable Investment Forum

czechsif

Czech Private Equity & Venture Capital Association

CVCA Czech Private Equity & Venture Capital Association

Slovak Venture Capital and Private Equity Association

slovca

Polish Private Equity and Venture Capital Association (Polskie Stowarzyszenie Inwestorów Kapitałowych)

psik Polskie Stowarzyszenie Inwestorów Kapitałowych

Jet Investment