

Experts in  
alternative  
investments in  
the industrial  
heart of Europe



**Jet  
Investment**

**600** mil. EUR  
of assets under  
management

We are a leading Central European investment firm, modernizing the industry and generating high returns for investors for three decades. We have helped more than forty industrial companies to grow and prosper.



# Private Equity Venture Capital Real Estate

Dear fellow investors,

I am proud to say that since 1997 my investments have been exclusively associated with the products of Jet Investment, the investment firm I have founded together with my partners.

Over the past twenty-eight years, we have appreciated our invested capital by more than 21% p.a. on a weighted average, despite the fact that in the beginning, our team lacked the extensive experience it relies on today. Almost three decades and hundreds of business and managerial cases have made it an experienced and well-coordinated team that actively and successfully manages industrial companies and qualified investor funds. We are not afraid of innovations, creative thinking and new goals.

I am also glad that Jet Investment's focus now stretches beyond industrial companies. Thanks to our profound knowledge of the industry, we have extended our scope into real estate and venture capital. This not only expands investment opportunities, but also enables broader risk diversification, all under the umbrella of a single investment company led by a team of the region's most experienced investment managers.

**Igor Fait**  
**Managing Partner**

# Vision

We are actively developing investment opportunities in Central Europe, supporting the region's growth. We constantly look for investment opportunities that others overlook and turn them into success.

# Focus

We are changing the region that is our home. We believe that Central Europe is an innovative region full of people capable of changing the world. And we help them do it.

# Values

## Ingenuity

We strive to find solutions and opportunities that others miss.

## Dedication

We do everything 100% and are actively involved in our investments.

## Expertise

Every step is based on expertise and experience.

## Trust

We build long-term relationships based on fairness and transparency.

# Our Competitive Edge

## Industry know-how

We have been living the industry for 30 years. Each of our project directors draws on an average of 15 years of industry experience. Compared to purely financial investors, we benefit from a deep insight into the industry.

## Leader in the region

As a locally rooted investor with extensive industrial expertise, we are able to cross national borders to be one of the strongest regional leaders.

## Close to the portfolio

Few investors are so close to their companies. We are building our portfolio in the industrial heart of Europe and actively lead the companies to success. In person, on the spot.

# Jet Investment in Numbers

## 30 years

In industry

## 4000

Members of staff

## 30+

Industrial investment specialists

## 600 mil. EUR

Assets under management

## 45+

Projects since 1997

## 20+ % p. a.<sup>1)</sup>

Average annual investor return on all realized private equity projects from 1 April 1998 to 31 October 2024

## Member of

Signatory of:



## 1997–2015

Family office

## 2015

Jet 1  
Private Equity Fund

## 2018

Jet 2  
Private Equity Fund

## 2020

Jet Industrial Lease  
Industrial Real Estate Fund

## 2023

Jet 3  
Private Equity Fund

## 2024

Jet Venture 1  
Venture Capital Fund

# Our Team

We walk the path of gradual growth boosted by hard work. Without a competent team where everyone supports each other and values each other's successes, we would be half as good. We care about the development of the value of our investments as well as the personal development and satisfaction of our people.

## Entrepreneurial DNA

Our team combines industry know-how, operative approach and initiative.

## Strong leadership

The founding partners Igor Fait, Libor Šparlinek and Lubor Turza have been working together for almost thirty years.

## Senior team

Our Project Directors draw on an average of fifteen years of experience.



### Marek Malík

Managing Partner

Experienced in financial markets and in the management of industrial companies, Marek Malík appears as head of investment committees with the other partners and is responsible for acquisitions and divestments.

### Libor Šparlinek

Partner

For three decades, Libor Šparlinek has been focusing mainly on investor relations in addition to fundraising, supervising real estate projects and looking for synergies within portfolios.

### Igor Fait

Managing Partner

Igor Fait founded Jet Investment in 1997 and was present at all the company's milestones. With the other partners, he steers the company's strategy to this day.

### Lubor Turza

Partner

Much alike the other partners, Lubor Turza is in close contact with the management of industrial companies in the funds' portfolios and actively oversees their strategic development.

## Management



**Igor Fait**  
Managing Partner



**Marek Malík**  
Managing Partner



**Lubor Turza**  
Partner



**Libor Šparlinek**  
Partner

## Operations & Sales



**Gabriela Tlačbavová**  
Legal & Compliance



**Jan Brávek**  
Director / CSO



**Milan Gašo**  
Director / CFO



**Joanna Stec-Gamracy**  
Director / Sales Poland



**Elisabeta Faitová**  
Director / CMO

## Private Equity



**Oldřich Šoba**  
Director / Czechia



**Marek Chłopek**  
Director / Poland



**Kamil Levinský**  
Managing Director



**Roger Dorsch**  
Managing Director

## Real Estate



**Pavel Drabina**  
Managing Director



**Jan Kos**  
Director / Acquisitions



Jet Investment is built and developed with a clear vision – to find hidden opportunities in the industry in Central Europe, invest in promising companies and projects and transform them into successful leaders at the European and global level.

We build on an entrepreneurial spirit, deep knowledge of industries and a pro-active approach to management. Our team of experienced specialists is directly involved in the transformation of the companies in which we invest, adapting their product focus to market requirements, modernizing operations, increasing efficiency and thus building their long-term value. With years of experience, we are often a preferred partner for the founders and management of target companies, which gives us access to exclusive investment opportunities.

Our strategy is delivering concrete results – so far, we have invested in 22 platforms, created over 1 000 jobs and saved even more. Since 1997, we have achieved a gross appreciation of 25%, or 21% net appreciation for investors, thanks to a combination of expertise, effective management and the ability to identify hidden value where others overlook it.

**Marek Malík**  
Managing Partner

# Unlocking the Potential of Central Europe



Long-term industrial tradition  
Superior technical education  
Strong innovation potential

Nearly 40% of the European industry is concentrated in Central Europe. Czechia, Germany, Poland, Austria and Slovakia form a promising market, rich in opportunities we can find and develop. We modernize Central European companies and move them towards global success.

- **Private Equity, Venture Capital, Real Estate**  
Selected active projects
- **Jet Investment**  
Headquarters and branch offices



## Investment Opportunities

We have a flair for finding profitable solutions. For Jet fund investors, we seek out and successfully manage the most attractive investment opportunities in the private equity, venture capital and industrial real estate sectors. Our investors participate in high returns, which would be very difficult to achieve individually with the same degree of risk.

### Private Equity

Jet Funds

### Venture Capital

Jet Ventures Funds

### Real Estate

Jet Industrial Lease Fund

# Private Equity



We are helping a new generation of European industry leaders succeed. We build thriving businesses that bring cutting-edge products to the market and introduce new technologies.

**Through Jet private equity funds, individual and institutional investors from the Czech Republic and abroad participate with us in building and growing the Central European industry.**

Industry in Central Europe builds on a strong tradition that is unparalleled in other European regions. This is due, among other things, to the continuity established since the Industrial Revolution, relying on quality technical education, innovations and a strategic location.

At Jet Investment, however, we are pushing the industry even further. Through research and development, we bring new products and services to customers. Through the implementation of modern trends and innovations, we transform the industry to make it healthier, more effective, economically efficient and responsible.

We are moving Central European companies to the forefront of the global economy.

**Oldřich Šoba**  
Director

**Focus**  
Manufacturing companies and related services

**Phases**  
Buy-out, growth, turnaround, rescue

**Geographical focus**  
Czechia, Poland, Germany, Austria, Slovakia

**Target return**  
20 % p. a. <sup>2)</sup>

**Financial involvement of Jet Investment**  
10–20 %

**Minimum investment through Jet Investment**  
400 000 EUR

**Minimum investment through Conseq**  
40 000 EUR

**Investment horizon**  
10 + 2 years

35+

Realized projects

20+ % p.a.<sup>1)</sup>

Average annual investor return on all realized private equity projects from 1 April 1998 to 31 October 2024



## How we deliver returns for our investors

We acquire majority shares in small and medium-sized industrial enterprises.

In the portfolio companies, we modify inefficient management structures, introduce innovations, give impulses to new directions in business and implement a vision to improve their market position.

We bring companies together in sectoral synergy platforms to develop them further.

We look for strategic partners for successfully developed companies to sell them with profit.

## What makes our strategy unique

### We understand the industry

We choose companies with a future. Our goal is to adapt and modernize traditional industry to Industry 4.0, taking full advantage of the opportunities of the technological revolution and improving everyone's lives.

### We actively manage the companies

The portfolio companies are managed by our team of experts in the field. Every acquisition is managed by a project director on a daily hands-on management basis, where his or her remuneration is based on the company's long-term results.

### We create industry platforms

We use acquisition and organic investments to build industry platforms from our portfolio companies. The aim is to strengthen their market position, mutual business and production synergies or to take advantage of downstream and upstream production chains.

## Successful exit projects

**TEDOM**

appreciation 6.7×

**KORDÁRNA**  
KORDÁRNA PLUS A.

appreciation 5.8×

**LESS & TIMBER**

appreciation 6.3×

+22 more

# Venture Capital

We prepare the European business for the future. We support Central European technology start-ups having the potential to transform entire industries.

**Through our Venture Capital funds, investors become part of the transformation of the European industry and are directly involved in the emergence of innovative leaders of the future.**



Europe is on the verge of experiencing a new tech-industrial revolution. It will be driven by next-generation technologies, which are often in an advanced state to be naturally implemented. They will help the European industry become more competitive and will significantly contribute to further growth. We want to work together with our investors to stand behind this transformation and benefit from it.

**Kamil Levinský**  
Managing Director Jet Ventures

## Focus

Growing, innovative B2B and technology industry start-ups in the fields of AI and machine learning, Internet of Things, Industry 4.0, deep tech, cybersecurity, robotics and drones or 3D printing

## Phases

Late seed, series A

## Geographical focus

Czechia, Germany, Austria, Slovakia, Poland

## Equity ticket

2 mil. EUR

## Target return

20 % p. a. <sup>2)</sup>

## Financial involvement of Jet Investment

Min. 10% of fund size

## Minimum investment through Jet Investment

200 000 EUR

## Minimum investment through Conseq

40 000 EUR

## Investment horizon

10 + 2 years

## Target size

60 mil. EUR

## What makes our strategy unique

### Growing start-ups

We invest in companies that have already gone through the initial stage of development, have a market-tested product, annual revenues of approximately 1 million EUR and solid year-on-year growth of at least 100%, and need capital and know-how for further expansion.

### Experienced management

The fund is headed by executive managers with experience from multinational companies and angel investors with an excellent track record of supported projects. All is covered by the background and long-term know-how of Jet Investment.

### Heart of European industry

We invest in the Czech Republic, Slovakia, Poland, Austria and Germany. In these regions with a long industrial tradition and excellent start-up environment, we search for projects with a global potential.

## How we deliver returns for our investors

For the fund, we acquire minority stakes in 16-20 start-ups having the potential to develop breakthrough technologies and transform entire industrial ecosystems.

The portfolio companies are offered financial capital as well as smart money, i.e. know-how, contacts to experts and customers in the field and, above all, the opportunity to test their products in real life in mature companies from the private equity portfolio.

After the initial phase, we provide additional capital to a third of the best start-ups from the portfolio to support their further growth and development.

We look for strategic partners for successfully developed companies to sell them with profit.

# Real Estate

We turn industrial real estate into investment opportunities. Relying on many years of experience in industry, we truly understand the needs of industrial real estate.



The Jet Industrial Lease Fund invests in prosperous industrial properties generating the highest possible appreciation on the real estate market. Our team actively manages and develops the production facilities, while our investors participate in the returns from the stable leases.

Funds otherwise passively invested in buildings can be used much more efficiently by the companies for investments and growth of their core business. On the other hand, a prosperous business is the best tenant for a landlord.

Such tenants pay on time, do not relocate the production or employees, and open up development opportunities for us. All this in turn leads to solid returns for our investors. Also, investing in an industrial real estate fund with secured rents is the most reliable anti-inflationary tool.

**Pavel Drabina**  
Managing Director Jet Industrial Lease



10+  
projects

135  
mil. EUR of  
assets under  
management

**Focus**

Industrial, logistics and occasionally other commercial real estate

**Strategy**

Sale & leaseback transactions, value-added real estate investments

**Geographical focus**

Europe – priority focus on Czechia, Poland, Germany, Austria, Slovakia

**Investment horizon**

5+ years

**Financial involvement of Jet Investment**

10%

**Minimum investment through Jet Investment**

200 000 EUR

**Minimum investment through Conseq**

40 000 EUR

**Average annual appreciation since fund inception on 20 October 2020, as at 31 December 2024**

11.43% p. a.<sup>1)</sup>

**Yield since fund inception on 20 October 2020, as at 31 December 2024**

54.03% <sup>1)</sup>

**How we deliver returns for our investors**

We subject the properties and residing future tenants to a thorough analysis. Relying on the group's know-how, we can effectively check the tenant's creditworthiness and business prospects, reducing the investment risk from the outset.

We acquire universally usable industrial real estate, preferably with a potential for further value growth.

We lease the production buildings, halls and other real estate back to prosperous businesses and other stable tenants. Through competent management and development of buildings, we maintain high quality for tenants and increase the value of the portfolio properties.

We continuously increase the value of real estate, which leads to the opportunity to collect higher rent. We are actively involved in development and redevelopment of the buildings; we are able to cope with changes of their use. Part of the returns is generated from real estate revaluation and currency hedging. Turn-around or development project opportunities are another source of the fund's returns.

**What makes our strategy unique**

**Specialists in sale & leaseback**

We buy prosperous industrial properties and lease them back to the original owner. The fund immediately collects income from the lease.

**Selecting long-term creditworthy tenants**

We are interested in long-term leases (10-15 years). Following an in-depth due diligence process, we only buy properties with strong rental prospects. We support the European industry, being the best promise of long-term market growth, and we expand along.

**Active real estate management and development**

We invest in properties with an added value, which we increase even more. As owners of a number of companies, we know what the management and development of industrial sites requires.



# How to invest with Jet Investment

First and foremost, investing is a matter of trust. It is a relationship that we enter into and benefit from together. We know our investors personally, many of them invest with us repeatedly and across generations. It is thus very important for us to understand the needs and vision of each and every one of them.

If you are considering investing in any of the Jet funds, we will be glad if you get in touch with us.

**Our Investor Relations team will discuss your expectations, introduce the investment products in detail and guide you through the entire investment process.**

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## Important notes

This brochure was created for information purposes only and to explore the interest of potential qualified investors in the investments.

It is not intended to serve as a comprehensive guide to investments and does not substitute the investment fund statute. It only provides a brief overview of the structure of investments with Jet Investment. The parameters of the presented product ideas are indicative.

The brochure is not a substitute for professional advice on the financial instruments specified herein, nor is it a substitute for an extensive risk disclosure statement. The information is not intended to be an offer or invitation to purchase or sell financial instruments. It is intended exclusively for information purposes and Jet Investment, a.s. strongly recommends investors to seek investment and/or legal and/or tax advice before making an investment decision.

The information contained in the brochure should not be considered advice on a particular investment or fiscal or legal advice.

The value of an investment may rise or fall, and thus every decision should be made both on the basis of careful consideration with regard to all potential risks and on the basis of extensive professional advice.

For more specific advice, please contact your investment advisor. Jet Investment, a.s., having its registered office at Hlinky 49/126, 603 00 Brno, Czech Republic, registered with the Regional Court in Brno, does not provide guarantees or assurances, whether express or implied, regarding the accuracy, correctness, timeliness or completeness of the information contained in the brochure. No rights can be derived from the information contained in this brochure. Printing errors excepted. Taxation of income is not considered in the calculations, it depends on the personal circumstances of each investor and is subject to statutory regulations, which may change, and the supervision of the relevant authorities.

Only qualified investors can become shareholders, beneficiaries, founders, partners or silent partners of the funds.

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<sup>1)</sup> Past performance cannot serve as a forecast of future returns.

<sup>2)</sup> The scenarios presented are an estimate of future performance based on historical data concerning development of the value of the particular investment and/or on the current market conditions and do not constitute an accurate indicator. Your gain will vary depending on the actual market situation and the time of holding the investment/product.

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