

Key Information Document



Jet
Industrial Lease

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Jet Industrial Lease SICAV, a.s., Jet Industrial Lease Sub-fund SICAV, Class I2 CZK (hereinafter referred to as „Sub-fund“)

Product Creator

Jet Investment, a.s., registered office at Hlinky 49/126, Pisárky, 603 00 Brno, Company ID: 038 90 333
ISIN: CZ0008045598 www.jetinvestment.cz Call +420 724 357 700 for more information.

The Czech National Bank is responsible for the supervision of Jet Investment, a.s. in relation to this Key Information Document.
This product with its investment component has been authorized in the Czech Republic.
Jet Investment, a.s. has been granted authorization in the Czech Republic and is subject to the supervision of the Czech National Bank.

This Key Information Document was created on 15 May 2026
You are about to purchase a product that is not simple and may be difficult to understand.

The nature of the product

Type

This product is a sub-fund of an investment fund, specifically a qualified investor fund in the form of a joint stock company with variable share capital.

Term

The sub-fund was created for an indefinite period of time. Given this, there is no maturity date.

A Sub-Fund or a Fund may be terminated, for example, following a decision of the Fund Manager, a merger or consolidation of the Fund, the winding up of the Fund with liquidation or following such a decision of the Czech National Bank, for example, if the Sub-Fund has no depositary for more than 3 months or if the capital of the Fund does not reach the threshold of EUR 1,250,000 within 12 months from the date of its creation. A Sub-Fund or a Fund may also be dissolved due to non-statutory reasons, such as economic and restructuring reasons (in particular in the event of economic problems of the Fund), which may lead to the Investor not being able to hold an investment in the Sub-Fund for its intended investment horizon. No guarantee can or is given as to the Shareholder's ability to remain in the Sub-Fund.

Objectives

The objective of the Sub-Fund is to provide long-term appreciation of investors' funds by investing primarily in interests in real estate companies that own, typically, long-term leased real estate assets that are leased to creditworthy tenants, or directly in such real estate. With respect to sector focus, the Sub-Fund will invest primarily in the industrial and logistics real estate sector, retail real estate, office and residential segments. The Sub-Fund may also undertake its own development projects. The Sub-Fund may also invest in claims related to real estate or real estate companies (in particular for the purpose of acquiring equity interests in real estate companies or real estate). Regarding the territorial aspects, the investments will take place mainly in the Czech Republic and in Central European countries (Germany, Austria, Slovakia, Poland). Investments in real estate assets in other European countries are not excluded, but are complementary. The Sub-Fund may pay out profit shares (dividends) of the Sub-Fund to the owners of Investment Shares I, however, this is not expected primarily and the Sub-Fund is therefore not obliged to pay out profits in the form of dividends (the investment is made through the redemption of the Investment Shares held by the investor). The profit share is calculated as the ratio of the investor's holding to the Fund's capital. Unpaid profit shares (dividends) and income from the management of the Fund are reinvested and reflected in the increased value of the Investment Shares of the Sub-Fund. The Sub-Fund does not copy or intend to copy the composition of an equity or bond index or any other index and does not track or intend to track any index or other financial quantitative indicator (benchmark). The investment shares of this class are denominated in CZK. The sub-fund is a financial product under Article 8 of the SFDR (so-called "light green"). The sub-fund promotes environmental and social characteristics by applying the principles of gradually reducing the energy intensity of buildings, responsible water management, and reducing greenhouse gas emissions to all assets held. In the social context, the Sub-fund adheres to the principles of responsible employment, maintains long-term and fair relationships with stakeholders (investors, clients, tenants, banks, etc.), and emphasizes transparency and regular disclosure of information.

Intended retail investor

The Sub-fund may be offered, or the investment shares of the Sub-fund may be acquired only by a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll., on Investment Companies and Investment Funds. The Sub-fund is intended for qualified investors with very advanced knowledge of investment who intend to supplement their portfolio with alternative types of investments with higher return potential, who are at the same time willing to bear a higher level of risk of loss and are able to accept the loss of their investment even in full, who accept the limited liquidity of their investment, and whose investment in the Sub-fund represents surplus funds and a limited part of their total investment.

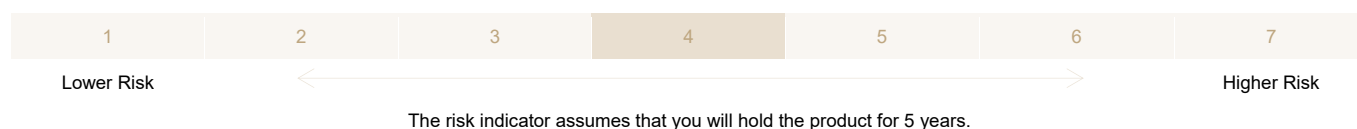
The Sub-fund is not suitable for investors who intend to recover their invested funds in less than the recommended investment horizon.

Additional Information

The depositary of the Sub-fund is UniCredit Bank Czech Republic and Slovakia, a.s., with registered office at Prague 4, Želetavská 1525/1, Postal Code 140 92, Registration number: 649 48 242. Further information about the Sub-fund, the Sub-fund's Articles of Association containing a description of the investment strategy and objectives of the Sub-fund, the latest annual report in the Czech language will be available free of charge in paper form at the address of the administrator QI investiční společnost, a.s., with registered office at Rybná 682/14, Prague 1, Postal Code 110 05, Registration number: 279 11 497, electronically at www.jetinvestment.cz, or also at your distributor. You can also find other practical information at www.jetinvestment.cz, including information on the current value of the investment shares issued by the Sub-fund.

What are the risks and what could I get in return?

Risk indicator



The actual risk may differ significantly if you redeem your investment at an early stage, and you may receive less than the amount initially invested. Early redemption is possible; however, it may involve substantial additional costs. The Summary Risk Indicator (SRI) provides guidance on the level of risk associated with this product in comparison to other products. It illustrates the likelihood of losses due to market fluctuations or the possibility that we may not be able to make payments to you.

This product has been assigned to risk class 4 out of 7, representing a medium level of risk. This classification reflects the potential for medium losses in future performance and indicates that adverse market conditions could affect our capacity to meet payment obligations.

Other materially significant risks not reflected in the SRI include, but are not limited to, operational risk, settlement risk, risks arising from the Fund's investment focus (in particular, concentration risk), legal risk, and political risk. This product does not provide any protection against future market performance, and you could lose part or all of your investment.

Performance scenarios

The figures shown include all costs of the product itself but may not include all the costs you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be predicted with accuracy. The unfavourable, moderate, and favourable scenarios shown are examples illustrating the worst, average, and best performance over the last 5 years. Markets could develop very differently in the future.

Recommended holding period:	5 years	If you terminate your investment after one year	If you terminate your investment after the recommended holding period
Example investment:	CZK 250,000		
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you could get back after deduction of costs	CZK 0	CZK 211,823
	Average return each year	<-100%	-3,31 %
Unfavourable	What you could get back after deduction of costs	CZK 0	CZK 361,768
	Average return each year	<-100%	7,41 %
Moderate	What you could get back after deduction of costs	CZK 5 647	CZK 426,860
	Average return each year	-97,74 %	10,75 %
Favourable	What you could get back after deduction of costs	CZK 14,680	CZK 525,936
	Average return each year	-94,13 %	14,97 %

The stress scenario shows what you could get back in extreme market conditions.

What happens, if Jet Investment, a.s. is unable to pay out?

The return on an investment in the Sub-fund, or any part thereof, or the return on such investment is **neither assured nor guaranteed**. The Sub-fund is not a secured or guaranteed fund. No guarantees are provided by third parties for the protection of investors.

What costs are associated with the investment?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over Time

The tables below show the costs deducted from your investment to cover different types of costs. The actual amounts depend on how much you invest, how long you hold the product, and how well the products performs. The figures are provided as illustrations, based on an example investment amount and various holding periods.

We have assumed, that:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario,
- CZK 250,000 is invested

	If you terminate your investment after one year	If you terminate your investment after the recommended holding period
Total costs	CZK 238,347	CZK 80,629
Annual cost impact (*)	95,34 %	4,48 %

* This illustrates how costs reduce your return each year over the holding period. For example it shows that if you terminate your investment after the recommended holding period, your average return per year is projected to be 15,23 % before costs and 10,75 % after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. These figures include the maximum distribution fee that the person selling you the product may charge 3,10 % of amount invested CZK 7,517 CZK. This person will inform you of the actual distribution fee.

Composition of Costs

One-off costs upon entry or exit		If you terminate your investment after one year
Entry costs	This includes distribution costs of 3,10 % of amount invested. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	Up to CZK 7,517
Exit costs	If investment shares are redeemed within the first three years from the date of issuance, an exit fee of 95% of the redemption amount (95% of the purchase price of the redeemed investment shares) will be charged. If a redemption request is submitted based on a redemption call and on the date specified in the redemption call, no exit fee will be charged.	Up to CZK 221,416
Ongoing costs charged each year		
Management fees and other administrative or operating costs	2,18 % of the value of your investment per year. This is an estimate based on actual costs from the previous year.	CZK 5,286
Transaction fees	0,04 % of the value of your investment per year. This is an estimate of the costs incurred when buying and selling underlying investments for the product. The actual amount will vary depending on the volume of purchases and sales.	CZK 97
Incidental costs taken under specific conditions		
Performance fees (and capital appreciation fees)	The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the past five years.	CZK 4,030

How long should I hold it and can I take money out early?

Recommended holding period: 5 years. If investment shares are redeemed within the first three years from their issuance, an exit fee of 95% of the redemption amount (95% of the purchase price of the redeemed shares) will apply. Redemption requests must be preceded by a notice – information about the intended redemption – which must be delivered to the fund no earlier than three years after the issuance date of the shares to be redeemed, and no later than 12 months before the valuation date on which the request is submitted. After three years from the issuance date, the exit fee no longer applies. If a shareholder submits a redemption request in response to a redemption call and on the date specified in that call, no exit fee will be charged.

How can I make a complaint?

A complaint or claim can be made in writing (by post or email), by telephone or in person at the contact details below:

Address for sending correspondence: QI investiční společnost, a.s., with registered office at Prague 1, Rybná 682/14, Postal Code: 110 05

website: www.conseq.cz **telephone:** +420 225 988 225 **e-mail:** fondy@conseq.cz

If you are not satisfied with the fund's or product creator's response to your complaint or claim, you may refer the complaint or claim to the Czech National Bank's supervisory authority:

website: www.cnb.cz **telephone:** +420 224 411 111 **e-mail:** podatelna@cnb.cz

The courts of the Czech Republic shall have jurisdiction over disputes arising from contracts related to the investor's investment in the Sub-fund, unless mandatory legal provisions provide otherwise. The contractual obligations associated with the investor's investment in the Sub-fund shall be governed by the laws of the Czech Republic, unless the relevant contract stipulates otherwise.

Other relevant information

The current value of the investment shares is published on the Fund's website. More detailed information about the Fund/Sub-Fund is set out in the statute. Upon request, the Fund will provide you with the Fund/Sub-Fund Statute, the Key Information Document, and the most recently published annual report, either in electronic or printed form. These documents are also available at www.jetinvestment.cz, where you can also find the current value of the Sub-Fund's investment shares.

Tax legislation

The Sub-Fund is governed by Czech law, which affects how its income is taxed. The taxation of your income from Sub-Fund investment shares is determined by the tax laws of your home country.