

# 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 P 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: CZ0008045572      [www.jetinvestment.cz](http://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 authorised in the Czech Republic.  
Jet Investment, a.s. has been granted authorisation 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 does not distribute profit shares (dividends) or income from the management of the Fund. These 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. For this class, 16% of the total return is allocated if the return exceeds 5%. 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 Investment Shares of this class P may be acquired only by persons who also hold the founder shares of the Fund, or by persons approved by the owner of the founder shares of the Fund. 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](http://www.jetinvestment.cz), or also at your distributor. You can also find other practical information at [www.jetinvestment.cz](http://www.jetinvestment.cz), including information on the current value of the investment shares issued by the Sub-fund.



	If you terminate your investment after one year	If you terminate your investment after the recommended holding period
Total costs	CZK 8,535	CZK 124,494
Annual cost impact (*)	3,41 %	1,02 %

\* 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 97,29 % before costs and 96,27 % 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. 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.	CZK 7 517
Exit costs	There is no exit fee for this product.	CZK 0
Ongoing costs charged each year		
Management fees and other administrative or operating costs	0,38 % of the value of your investment per year. This is an estimate based on actual costs from the previous year.	CZK 921
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)	There is no performance fee for this product.	CZK 0

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

Recommended holding period: 5 years.

Funds can be withdrawn early at any time without any withdrawal fees.

### 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](http://www.conseq.cz)    **telephone:** +420 225 988 225    **e-mail:** [fondy@conseq.cz](mailto: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](http://www.cnb.cz)    **telephone:** +420 224 411 111    **e-mail:** [podatelna@cnb.cz](mailto: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](http://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.