Jet Industrial Lease

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

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 an opportunity for Czech manufacturers to accelerate development of their core businesses.

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

The value of industrial real estate lies not only in its location and quality, but also in the tenant's long-term creditworthiness. Our experience in industry enables us to evaluate and critically analyze 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 on industrial premises.

To help Central European industrialists and businesses

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.

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

average annual returns since the Fund's inception (as at 31 July 2026)*

10,41% p. a.

recommended investment horizon

5 years or more

shortened redemption period for shares

3 years

typical acquisition size

CZK 300 mn –2 bn

experience in industry

over 30 years

minimum investment (Jet Investment)

CZK 5 mn

minimum investment (via third party)

CZK 1 mn

Investment strategy: We invest where it makes sense

Investment focus and asset diversification

We focus primarily on investments in industrial real estate. However, an attractive return remains our key criterion, so we are interested in diversification. We could also potentially be involved in opportunistic investments in commercial assets in office and retail areas.

Active management

We select investment targets whose value we can multiply through everyday work. With our long managerial experience, we are able to focus on investments with the potential for high added value. By actively managing real estate assets, we will achieve 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 have to make economic sense on their own. We know from experience that this is the right way to grow real estate 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.

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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	Qualified investor fund 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 on investment shares of at least 10% p.a. by investing in real estate, primarily through purchases of ownership interests in companies that own real estate assets under long-term lease to creditworthy tenants. The Fund's sector focus will be primarily on investing in industrial real estate, typically in the form of sale & leaseback, and possibly other commercial properties, primarily in the Czech Republic, but potentially also in the broader Central European region. The Fund may also pursue its own development projects. In making its investments, the Fund may use 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 the occupancy rate, renegotiation of leasing conditions, etc.; d) development projects; e) other opportunistic investments in the market; f) distressed assets.
Recommended investment horizon	5 years or more
Shortened redemption period for shares	3 years
Fund's expected NAV	Several billions of CZK
Management fee	1.6% 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 the 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 3rd years.
Issue of investment shares	Monthly
Redemption	Redemption must be requested 12 months in advance
NAV calculation	Monthly
Listing na PSE	Yes, at the investment company's discretion
Valuation of underlying assets	Real estate—half-yearly by the valuators Fund—monthly by the administrator Valuation performed by Ernst & Young
Auditor	KPMG
Depository	UCB
Regulator	Czech National Bank

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