Initial Offering of BLKB (CH) Sustainable Property Fund: subscription period from 24 June to 23 July 2025

Press Release of BLKB Fund Management Ltd. of 10 June 2025, Binningen

The launch of BLKB (CH) Sustainable Property Fund is planned for 30 July 2025. Qualified investors[1] may subscribe to units in the Fund of BLKB Fund Management Ltd. from 24 June to 12 noon on 23 July 2025. The fund provides an opportunity to invest in an existing high-end Swiss real estate portfolio predominantly for residential use.

BLKB (CH) Sustainable Property Fund invests directly in energy-efficient real estate, mainly in cities and agglomerations in Northwestern Switzerland as well as the adjacent regions of Bern, Central Switzerland and Zurich. Investments are to be made primarily in properties with residential use, supplemented by mixed-use properties and commercial properties. The real estate fund's investment objective is to maintain the long-term value of the assets and to distribute appropriate income while taking sustainable development into account.

A key component of the investment policy of BLKB (CH) Sustainable Property Fund is that sustainability criteria are an integral part of the investment decisions and operation of the properties. Sustainability criteria are systematically included in the overall decision-making process and applied throughout the whole life cycle of the properties.

A widely diversified portfolio with a high proportion of residential properties, selectively developed for the real estate fund

The initial offering is intended exclusively for qualified investors. It has a volume of up to CHF 160 million, with BLKB also intending to invest in the fund. The new launch enables investors to enter the fund at the net asset value (NAV) plus the issue fee. The proceeds of the issue will be used to acquire a widely diversified property portfolio with a market value of around CHF 177 million, ensuring that the fund will have stable rental income from day one. Seven of the eight properties in the portfolio were acquired by BLKB in the last two years specifically for the launch of the fund. One of those properties is an existing BLKB property.

The property portfolio to be acquired is distinguished by high energy efficiency and a young technical age of ten years on average. All of the properties use non-fossil energy sources and do not emit any direct CO^2 emissions (Scope 1). The five residential properties and three mixed-use residential and commercial properties are in prime locations in the regions of Northwestern Switzerland (83%) and Central Switzerland (17%). The portfolio has a high proportion of residential properties (64% of target rental income) and a low vacancy rate of 3,0% as of 1 March 2025.

BLKB (CH) Sustainable Property Fund is managed by BLKB Fund Management Ltd. as the management company. The properties are managed by Wincasa AG. The role of custodian bank is played by Banque Cantonale Vaudoise and its distribution partners Zürcher Kantonalbank and BLKB. After the launch, Bank J. Safra Sarasin AG will ensure over-the-counter trading. Quotation on the SIX Swiss Exchange is intended at a later time.

[1] The real estate fund mentioned in this press release is exclusively intended for qualified investors within the meaning of Art. 10(3) and (3ter) of the Collective Investment Schemes Act in conjunction with Art. 4(3)–(5) as well as Art. 5(1) and (4) of the Financial Services Act.

Fund information

Name	BLKB (CH) Sustainable Property Fund
Security no. / ISIN	Security no.: 135294809 / ISIN: CH1352948090
Legal Form	Contractual investment fund under Swiss law
Domicile of fund	Switzerland
Group of investors	Restricted to qualified investors within the meaning of Art. 10(3) and (3ter) of the Collective Investment Schemes Act in conjunction with Art. 4(3)–(5) as well as Art. 5(1) and (4) of the Financial Services Act.
Investment period	Unlimited
Fund currency	CHF
Utilisation of earnings	Distribution
Accounting year	Each accounting year runs from 1 January to 31 December. The first financial year has a shortened duration and ends on 31 December 2025.
Amount issued	Up to 1,600,000 units
Type of issue	The issue will be carried out on a commission basis (on a "best effort" basis) as part of a placement in Switzerland.
Subscription period	The subscription period runs from 24 June to 12 noon (CEST) on 23 July 2025.
Allocation	The allotment is expected to be announced on 24 July 2025
Designated allotments on third-party terms	BLKB, Liestal: up to CHF 10 million
Payment for securities subscribed	30 July 2025
Delivery of the units	Via SIX SIS Ltd
Issue Price and Issue Fee	The issue price per unit amounts to CHF 100.00 plus the issue fee. The issue fee has been structured as a graduated scale and amounts to 1.50% (1 to 49,999 units), 1.35% (50,000 to 99,999 units), 1.25% (100,000 to 149,999 units), and 1.15% (150,000 units or more).
Utilisation of the issue proceeds	The proceeds of the issue will be used by BLKB, Liestal to acquire a widely diversified property portfolio with an approximate market value of CHF 177 million.
Fund Management Company	BLKB Fund Management Ltd., Binningen
Portfolio Management	BLKB Fund Management Ltd., Binningen
Custodian Bank	Banque Cantonale Vaudoise, Lausanne
OTC trading	Bank J. Safra Sarasin AG, Zurich
Audit firm	PricewaterhouseCoopers AG, Zurich
Expert appraisers	Wüest Partner AG, Zurich
Distribution	Zürcher Kantonalbank, Zurich (Sole Lead Manager) BLKB, Liestal (Co-Manager)

The issue prospectus may be downloaded from www.swissfunddata.ch or www.blkb-fm.ch.

About BLKB Fund Management Ltd.

BLKB Fund Management Ltd. is licensed as a fund management company in accordance with the Financial Institutions Act ("FinIA") and supervised by the Swiss Financial Market Supervisory Authority FINMA. The purpose of BLKB Fund Management Ltd. is to perform fund business for collective investment schemes and provide individual asset management and investment advisory services in the real estate sector for third parties. BLKB Fund Management Ltd. has its registered office in Binningen and is a wholly owned subsidiary of Basellandschaftliche Kantonalbank (BLKB), Liestal.

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