



Was morgen zählt

Allschwil

Product Presentation

BLKB (CH) Sustainable Property Fund

BLKB Fund Management Ltd.

October 2025

The information provided on the following pages is intended exclusively for investors who qualify as qualified investors pursuant to § 5 of the fund agreement.

Only the original German-language version of this product presentation is binding. The English language translation is for information purposes only.

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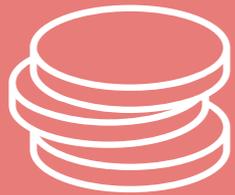
Product Information



Investment Objective and Investment Highlights

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. Through the sustainability objectives for the real estate fund, the Fund Management Company strives to make a direct contribution to more sustainable real estate in Switzerland.

Investment Highlights



Stable Income

- Immediate income generation
- Stable cash flows



High Quality

- High-Quality properties and locations
- Young technical age



Residential Focus

- Residential use of approximately 65%



Sustainability

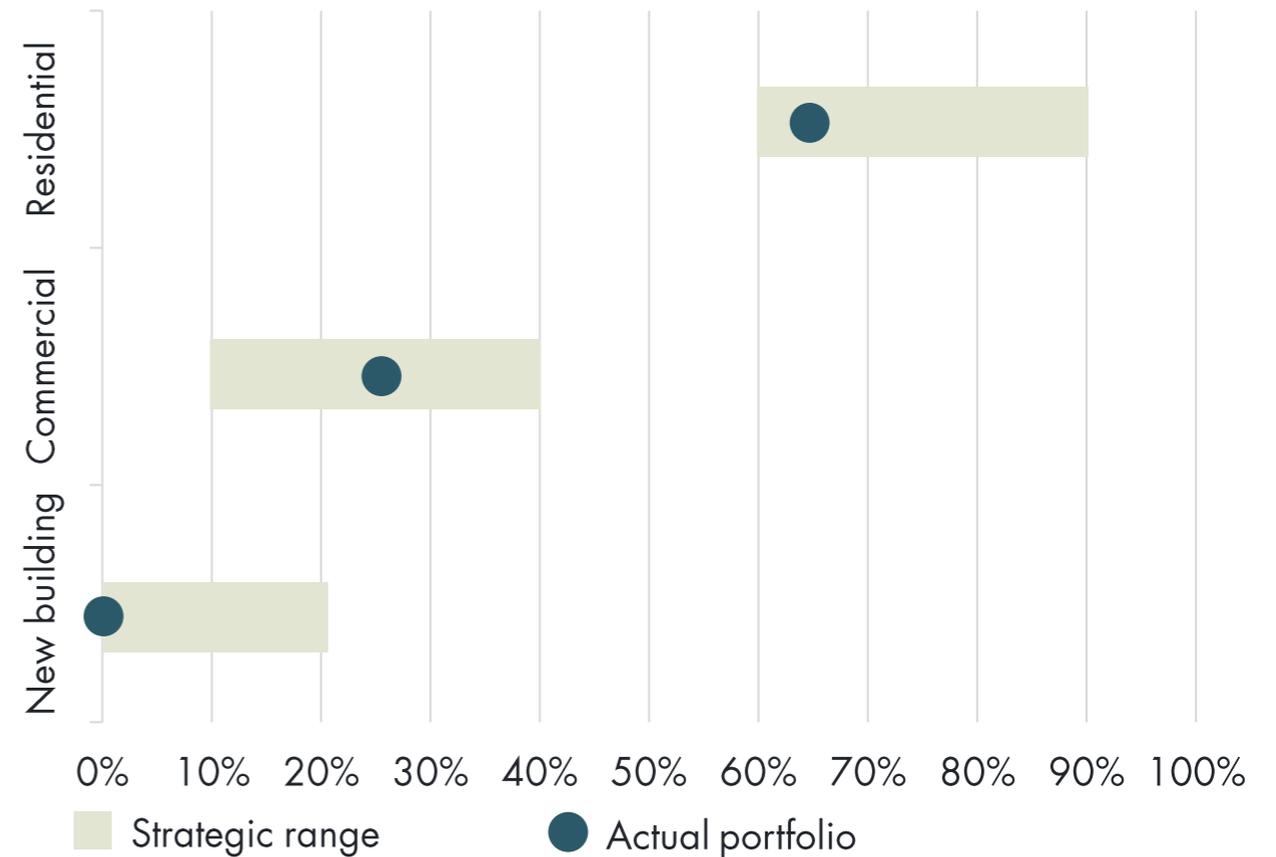
- ESG strategy
- GEAK A – C
- No fossil fuels

Investment Policy and Strategic Allocation

Investment Policy

Strategy	Core & Core Plus
Geographical diversification	Northwestern Switzerland, Bern, Central Switzerland and Zurich
Location quality	Macro/micro location rating: at least 3.0 on a scale of 1.0 – 5.0 (Wüest Partner location rating)
Types of use	Residential and commercial use (focus on offices/services, trade, business, parking)
Energy label	Cantonal Building Energy Certificates (hereinafter "GEAK") A to C on a scale of A (best) to G (worst) ¹

Strategic Allocation



¹For the ratings D to G, the minimum requirements must be met within 5 years through appropriate investment measures that are properly taken into account in the purchase price.

Real Estate Portfolio as of July 30, 2025¹

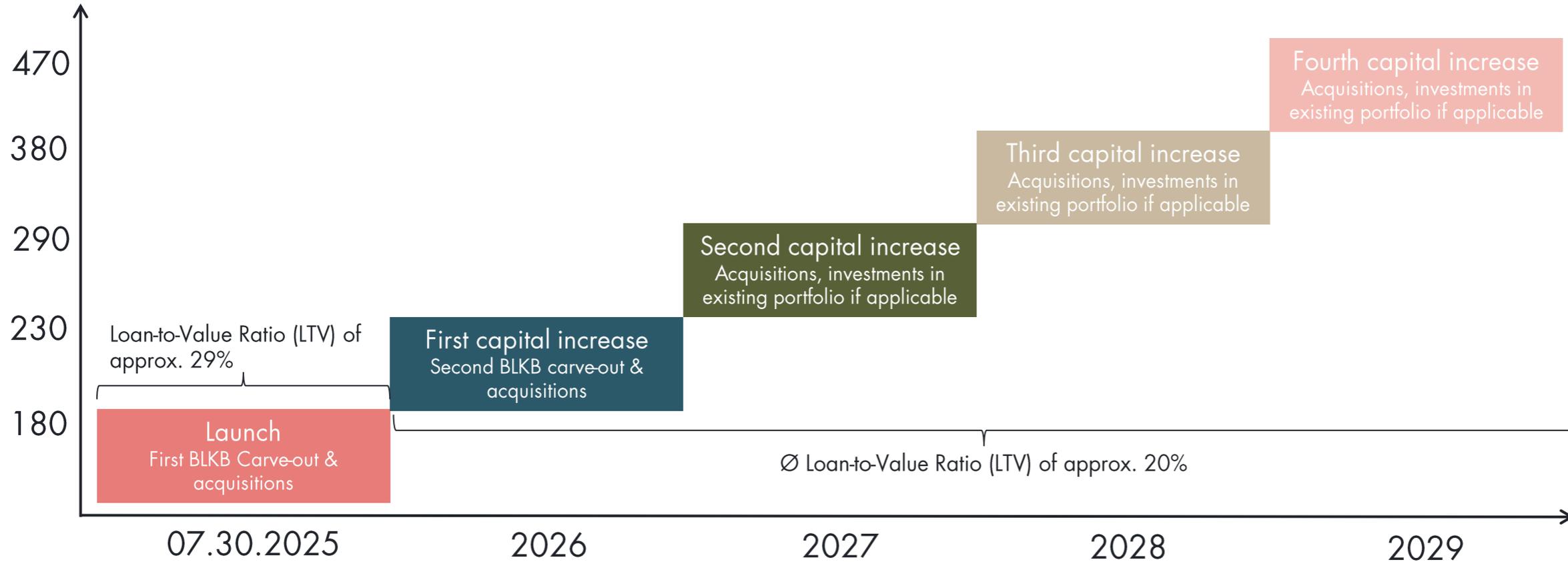
8 Properties in the cantons AG, BL, BS, LU, SO

<p>179 million CHF Gross Asset Value</p>	<p>177.3 million CHF Market Value Real Estate Portfolio (discount rate 2.8%)</p>	<p>6.5 million CHF Target Rent p.a.</p>	<p>10 Ø Technical Age of the Properties</p>
<p>22 million CHF Ø Market Value per Property</p>	<p>3.7%/3.1% Gross- / Net Return</p>	<p>64 % Residential Use (proportion of target rent)</p>	<p>0 kg CO₂-eq/m² Scope 1 Emissions</p>
<p>1.3 million Shares in Circulation</p>	<p>> 2.5 % Target Dividend Yield</p>	<p>3.0 % Vacancy Rate as of March 1, 2025¹</p>	<p>A-C Range of GEAK ratings</p>

¹Valuation date for all properties (excl. Gebenstorf) is March 1, 2025. The property in Gebenstorf was valued at completion, as of August 1, 2025.

Growth Strategy 2026 - 2029

GAV in CHF million



- 2026: First capital increase based on second BLKB carve-out and acquisitions
 - 2027-2029: Yearly capital increase based on acquisitions and investments in existing portfolio
 - From 2028: Intended expansion of the group of investors and IPO on SIX Swiss Exchange
 - Until 2029: GAV of approx. CHF 470 million targeted
- Listing

Management Company, Partner and Fund Data

The Management Company, BLKB Fund Management Ltd., has the purpose to conduct fund business for collective investment schemes and to provide individual investment advisory services in the real estate sector for third parties. It holds a license as a fund management company and is supervised by the Swiss Financial Market Supervisory Authority (FINMA).

BLKB Fund Management Ltd. based in Binningen is a 100% subsidiary of Basellandschaftliche Kantonalbank, Liestal.

Partner

Market Maker	Bank J. Safra Sarasin Ltd.
Valuation Expert	Wüest Partner AG
Fund Accounting	Huwiler Treuhand AG
Sales Agent	Basellandschaftliche Kantonalbank
Custodian	Banque Cantonale Vaudoise
Property Management	Wincasa AG

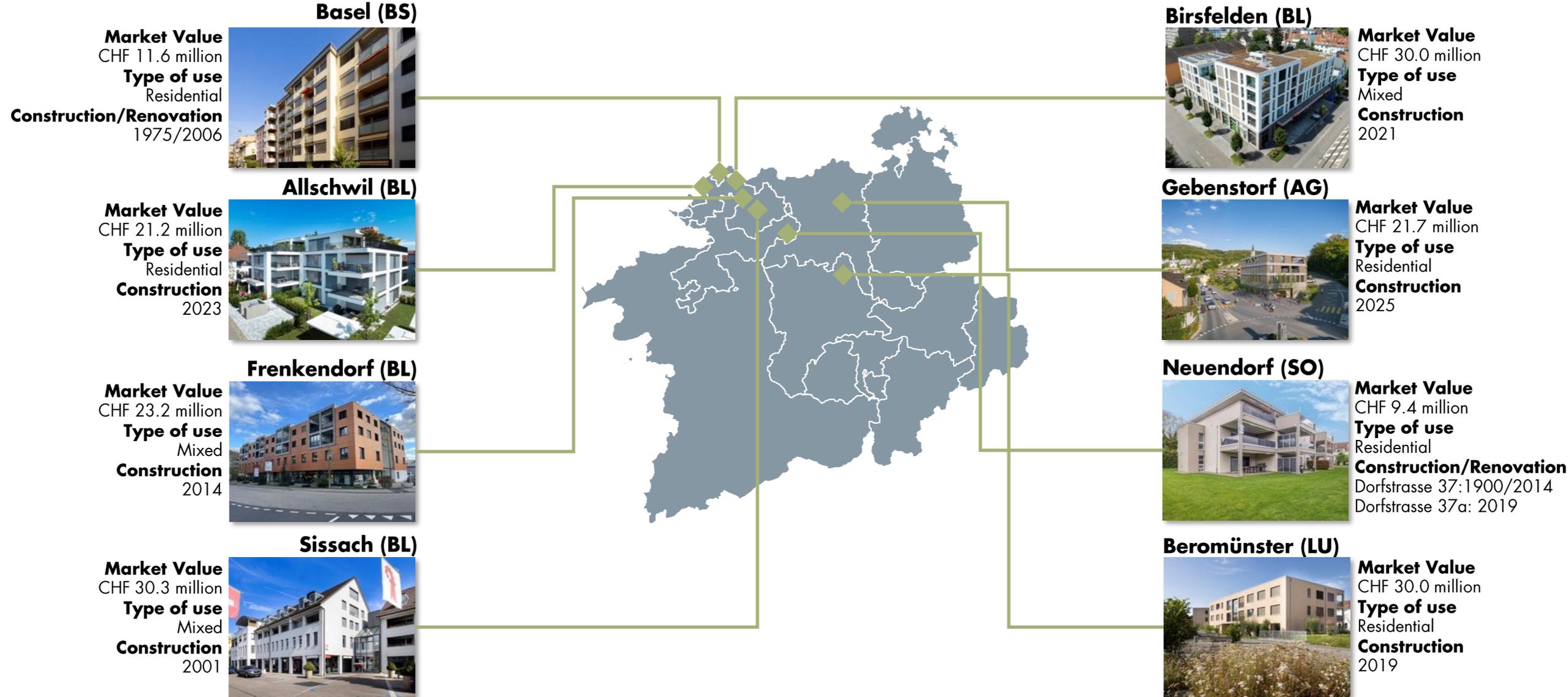
Fund Data

Valor	135294809
ISIN	CH1352948090
Domicile	Switzerland
Currency	CHF
Distribution of Income	Yearly distribution
Launch	July 30, 2025
Fiscal Year End	December 31
Benchmark	SXI Real Estate Funds Broad TR

Real Estate Portfolio



Real Estate Portfolio 2025



Valuation date for all properties (excl. Gebenstorf) is March 1, 2025. The property in Gebenstorf was valued at completion, as of August 1, 2025

Portfolio Quality

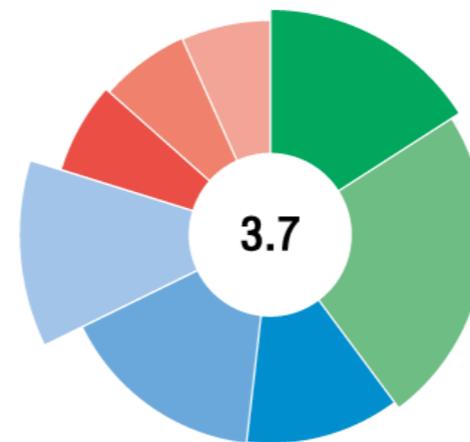
Market matrix Wüest Partner

Circle size is equal to relative market value 2025



Wüest Partner Quality Profile

2025 Portfolio Report



	Grade	Weight
Total score	3.7	
Location	3.7	40
Macro-location	3.8	40
Micro-location	3.6	60
Properties	3.8	40
Use	3.5	30
Standard	3.5	40
Condition	4.5	30
Investment	3.6	20
Rentability	3.7	33
Marketability	3.6	33
Earnings risk	3.6	33

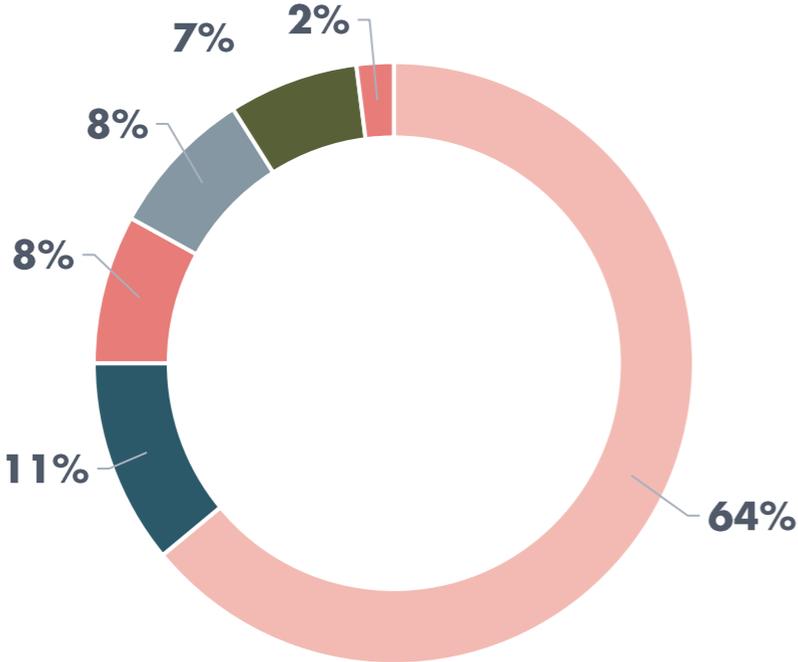
Note: 1=worst score, 5 = best score

- All properties are in good to very good locations (min. 3.3 / max. 4.3)
- Above-average building standard and "as new" condition reflect the portfolio's recently built assets (min. 3.2 / max. 4.2)

Portfolio allocation by use and geographical distribution

Portfolio Distribution by Use

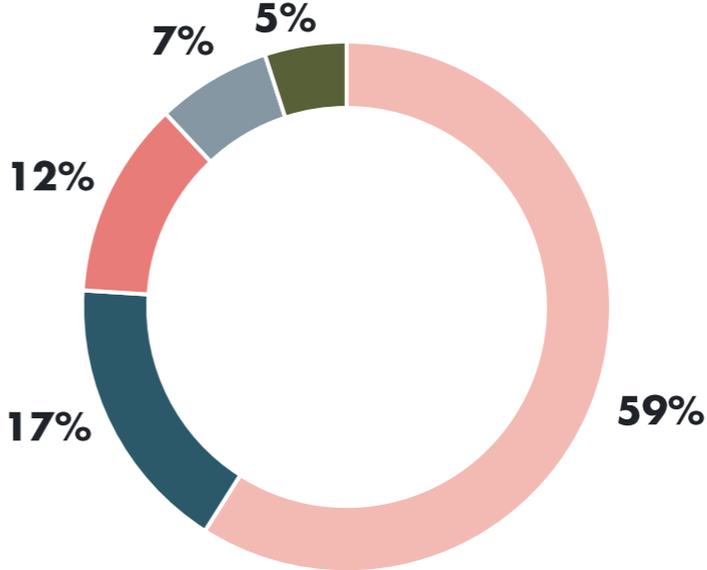
Target Rent in 2025



■ Residential ■ Retail ■ Parking ■ Businesses ■ Offices ■ Others

Portfolio Distribution by Canton

Weighted by market value¹



■ BL ■ LU ■ AG ■ BS ■ SO

- Clear focus on residential use (64% of target rent)
- Avg. Market Rent Potential (Wüest Partner): 3.8%

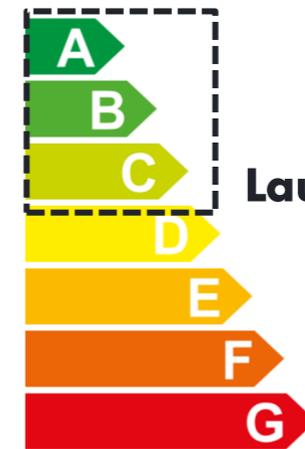
- Possibility for new investment regions: Berne and Zurich

Valuation date for all properties (excl. Gebenstorf) is March 1, 2025. The property in Gebenstorf was valued at completion, as of August 1, 2025

Technical Age and GEAK rating

Property	Year of construction	Technical age	Direct CO2 Emissions	Overall Energy Efficiency	Building Envelope Efficiency
Allschwil	2023	2023	A	A	B
Basel	1975	1995	A	B	C
Beromünster	2019	2019	A	B	B
Birsfelden	2021	2021	A	B	B
Frenkendorf	2014	2014	A	B	B
Gebenstorf	2025	2025	A	B ²	B ²
Neuendorf	1900/2019	2014/2019	A	B	B
Sissach	2001	2001	A	B/C	C

Avg. year of construction¹: 2011
Avg. technical age¹: 10 years



Launch Portfolio 2025

GEAK
Cantonal building energy certificate (GEAK)

- 5 out of 8 properties were built within the last 6 years
- The property in Basel was fully renovated in 2006
- The property in Neuendorf was core-renovated (building 37) and newly built (building 37a) in 2019
- No major cyclical renovations are expected in the next 10 years

¹ The calculations are weighted by market value. The technical age is approximated based on repairs previously performed by building component group.

² No GEAK certificate is currently available for the property in Gebenstorf (completion date: 1 Aug. 2025). The rating is estimated based on the construction method (Minergie).

Sustainability

An aerial photograph of a modern residential development in Beromünster, Switzerland. The image shows several multi-story apartment buildings with light-colored facades and flat roofs. Many of the roofs are covered with greenery (green roofs) and have solar panels installed. The buildings are arranged around a central courtyard area that includes a playground with a blue slide, a sports court, and various landscaping elements like trees and shrubs. In the background, a dense residential area with traditional European-style houses and a church with a tall steeple is visible. The overall scene is bright and sunny, suggesting a clear day.

Beromünster

Sustainability Strategy

The implementation of the sustainability policy for this real estate fund is carried out through the integration of sustainability criteria in investment decisions (ESG integration), as well as in the development and operation of the properties (impact investing and climate alignment).

For existing properties and within the property acquisition process, a structured sustainability assessment is applied. As part of this assessment, the potential impacts of an investment on the targets defined in the sustainability strategy are identified and reported.

The real estate fund's sustainability approach is characterized by the integration of a range of qualitative and quantitative Key Performance Indicators (KPIs) across the environmental, social, and governance dimensions. Sustainability aspects are systematically incorporated into the entire decision-making process and implemented throughout the entire life cycle of the properties.



Sustainability Objectives

E Environment



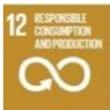
Energy and greenhouse gas emissions



Biodiversity



Resource-Saving Construction



Water



S Social



Location quality



Mobility



Tenant well-being



Regional added value



G Governance



Sustainability guidelines and sustainability labels



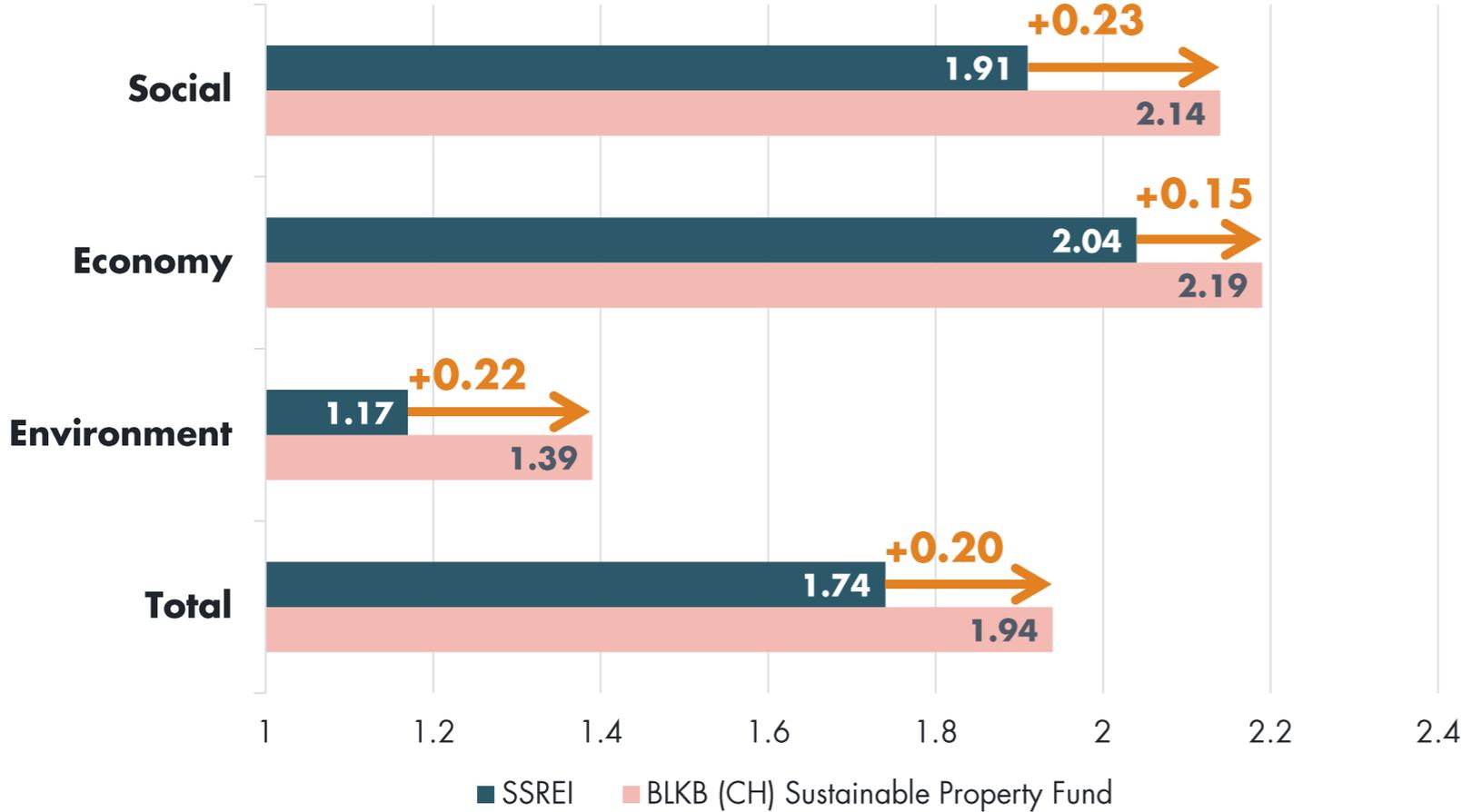
Transparency



Sustainability risk management

Sustainability Benchmarking

Nachhaltigkeits-Rating Portfolio 2025



Swiss Standard for Assessing the Sustainability of Existing Buildings



Certified by



recognized by



– The external SSREI sustainability rating confirms the high quality of the property portfolio in a benchmark comparison

Contact Information



Contact Information

Fund Management and Portfolio Management



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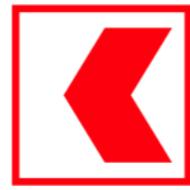
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Risk Disclosures

Information about the risks involved in trading financial instruments can be found on the Swiss Banking [website](http://www.swissbanking.ch) (www.swissbanking.ch).



BLKB

Fund Management

Appendix: Fact Sheets Real Estate Portfolio

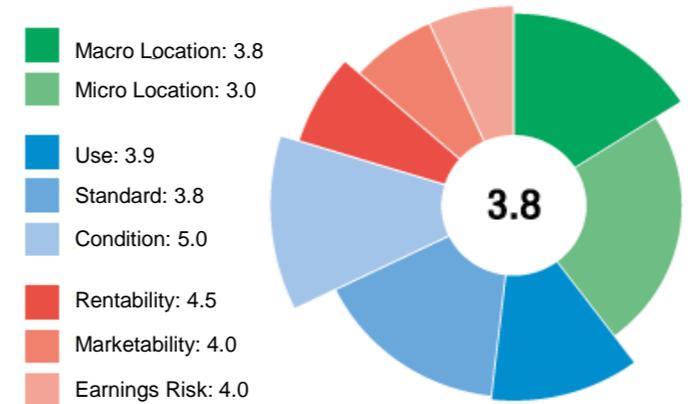
Allschwil, Bachgrabenweg 16



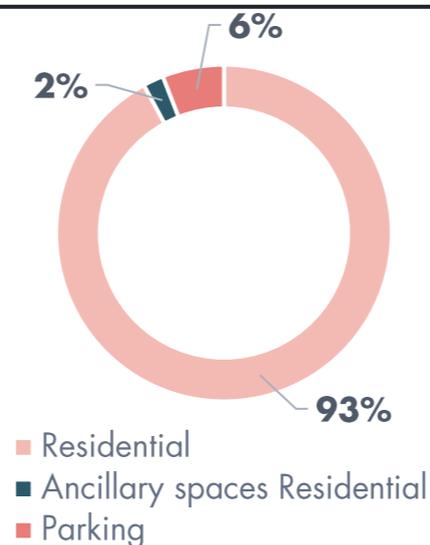
Master data as of 1 March 2025

Year of construction	2023
Market value	CHF 21,190,000
Target net rent p.a.	CHF 661,740
Gross/Net initial returns	3.12% / 2.82%
Discounting (real)	2.60%
Rentable area	2,034
Number of residential units	21
Vacancy rate as of reference date	1.4%
Market Rent Potential	1.4%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
B	A	A

Heating System: Borehole Heat Pump
 Photovoltaic system: None (planned)

Basel, Markgräferstrasse 35

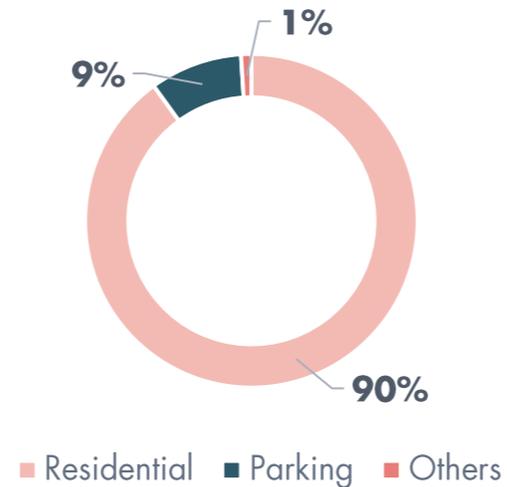


Master data as of 1 March 2025

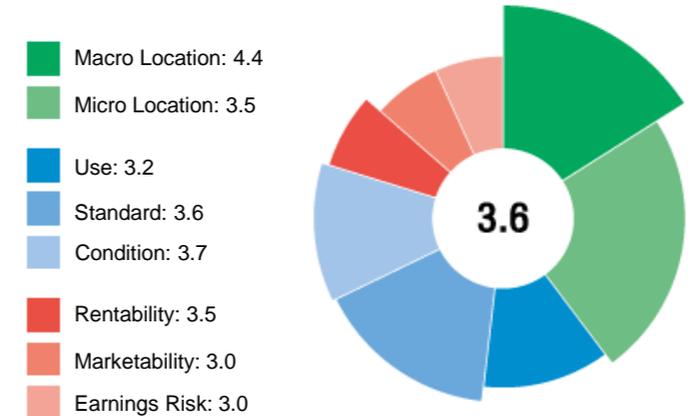
Year of Construction/Full Renovation	1975/2006
Market value	CHF 11,570,000
Target net rent p.a.	CHF 384,571
Gross/Net initial returns	3.32% / 2.85%
Discounting (real)	2.50%
Rentable area	1,787
Number of residential units	27
Vacancy rate as of reference date	0.6%
Market Rent Potential	11.3%



Use Allocation



Wüest Partner Quality Profile



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
C	B	A

Heating System: District heating
 Photovoltaic system: Yes (29.7 kWp)

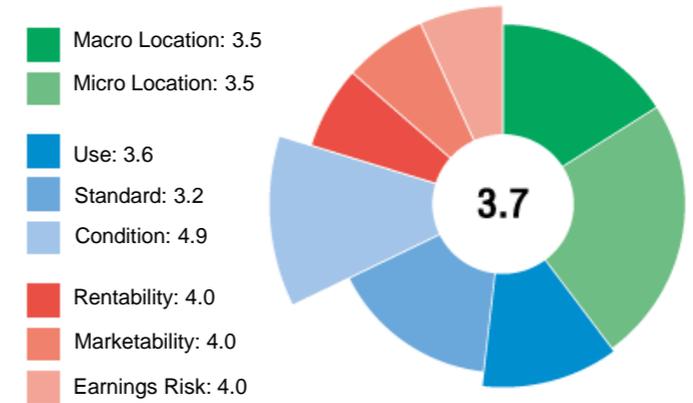
Beromünster, Spittelgass 7/9/11/13



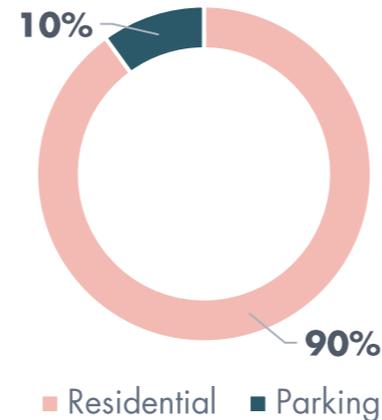
Master data as of 1 March 2025

Year of construction	2019
Market value	CHF 30,010,000
Target net rent p.a.	CHF 1,056,300
Gross/Net initial returns	3.52% / 3.15%
Discounting (real)	2.80%
Rentable area	3,873 m ²
Number of residential units	64
Vacancy rate as of reference date	2.4%
Market Rent Potential	1.8%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
B	B	A

Heating System Borehole Heat Pump
 Photovoltaic system Yes (61.2 kWp)

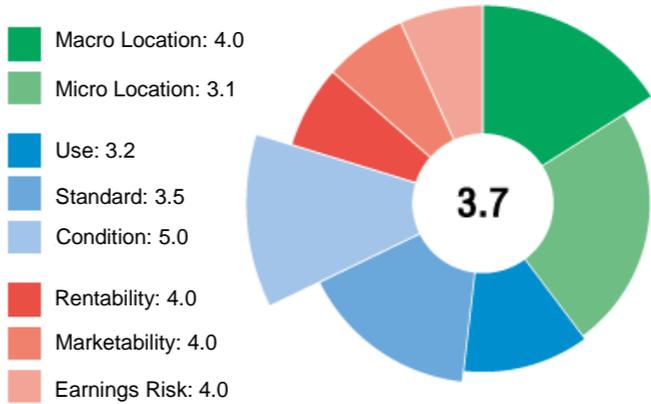
Birsfelden, Rheinfelderstr. 38/40 & Wartenbergstr. 49/51/49a



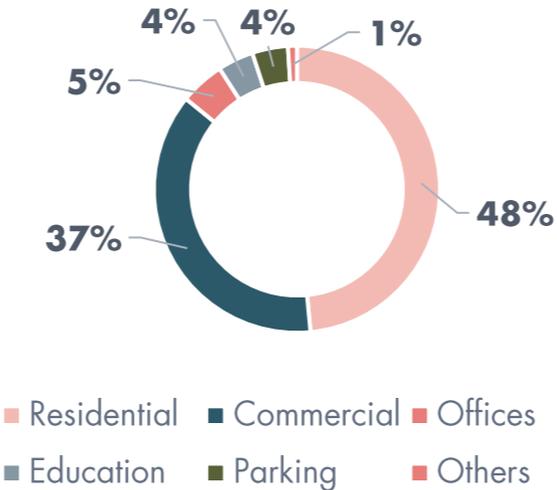
Master data as of 1 March 2025

Year of construction	2021
Market value	CHF 29,970,000
Target net rent p.a.	CHF 1,022,599
Gross/Net initial returns	3.41% / 3.09%
Discounting (real)	2.85%
Rentable area	2,357 m ²
Number of residential units	22
Vacancy rate as of reference date	0.5%
Market Rent Potential	0.9%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
B	B	A

Heating System: Borehole Heat Pump
 Photovoltaic system: Yes (16.9 kWp)

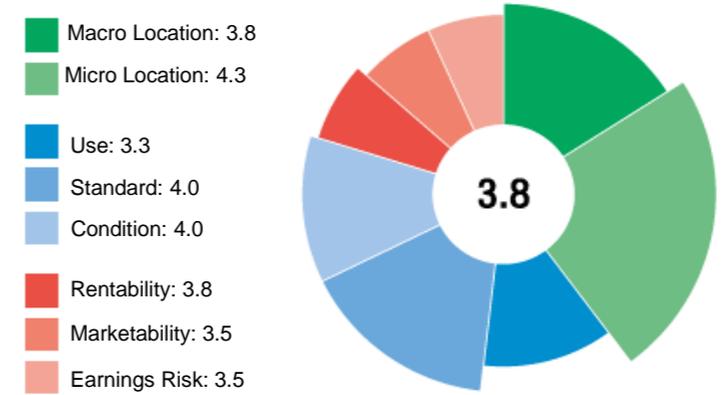
Frenkendorf, Niederschönthalstrasse 2 (ground lease)



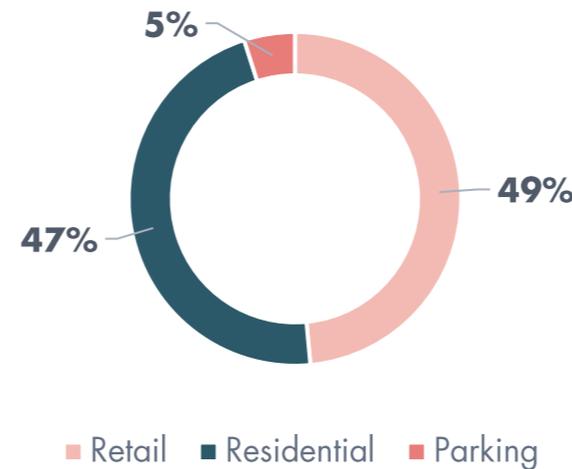
Master data as of 1 March 2025

Year of construction	2014
Market value	CHF 23,220,000
Target net rent p.a.	CHF 970,865
Gross/Net initial returns	4.18% / 3.39%
Discounting (real)	2.85%
Rentable area	4,570 m ²
Number of residential units	20
Vacancy rate as of reference date	0.4%
Market Rent Potential	2.7%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
B	B	A

Heating System: District Heating
 Photovoltaic system: Yes

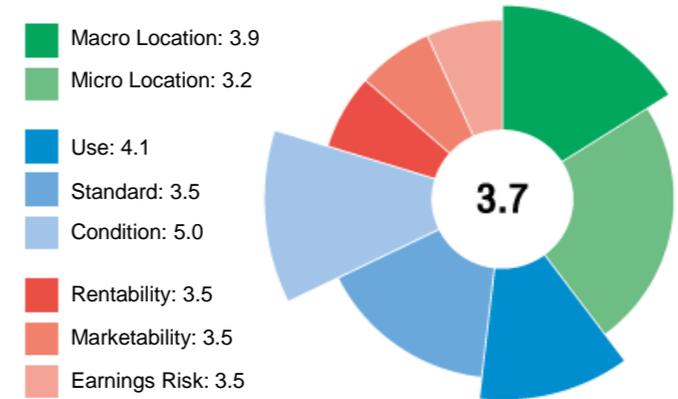
Gebenstorf, Landstrasse/Kinziggrabenstrasse



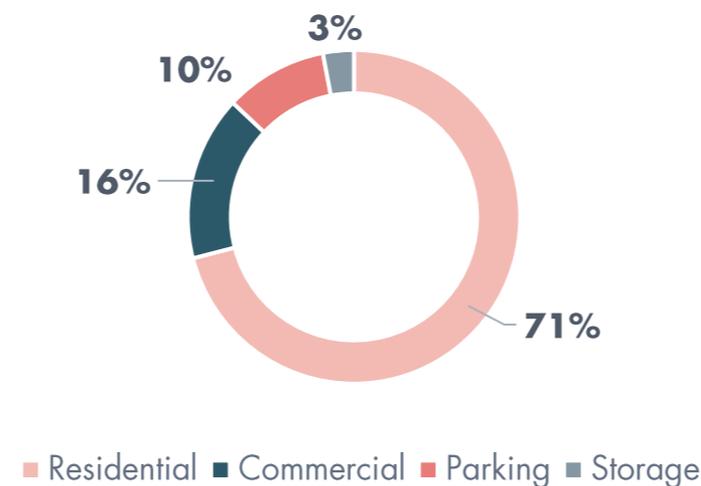
Master data as of 1 August 2025

Year of construction	2025
Market value	CHF 21,730,000
Target net rent p.a.	CHF 758,280
Gross/Net initial returns	3.49% / 2.90%
Discounting (real)	2.75%
Rentable area	2,923 m ²
Number of residential units	24
Vacancy rate as of reference date	8.6% (as of 30 Apr. 2025)
Market Rent Potential	-0.2%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating (Approximation)		
Enveloppe	Overall Energy	CO ₂ Emissions
B	B	A

Heating System	Borehole Heat Pump
Photovoltaic system	Yes (106.4 kWp)
Certificate	Minergie

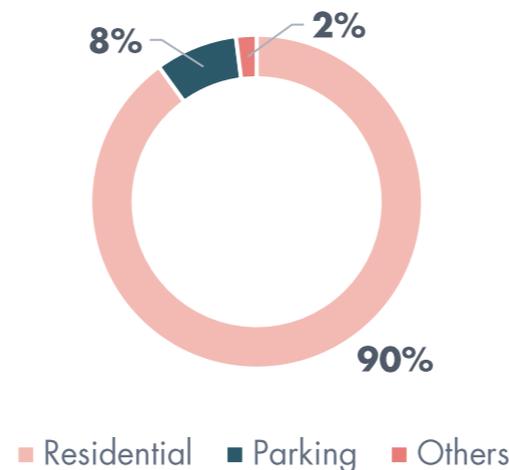
Neuendorf, Dorfstrasse 37/37a



Master data as of 1 March 2025

Year of Construction/Renovation	37: 1900/2014 37a: 2019
Market value	CHF 9,370,000
Target net rent p.a.	CHF 389,856
Gross/Net initial returns	4.16% / 3.42%
Discounting (real)	2.85%
Rentable area	1,786m ²
Number of residential units	17
Vacancy rate as of reference date	9.5%
Market Rent Potential	0.4%

Use Allocation



Wüest Partner Quality Profile

- Macro Location: 3.0
- Micro Location: 4.0
- Use: 3.2
- Standard: 3.7
- Condition: 4.2
- Rentability: 3.0
- Marketability: 3.5
- Earnings Risk: 3.0



ESG KPIs

GEAK Rating (Approximation)

Enveloppe	Overall Energy	CO ₂ Emissions
B	B	A

Heating System: Ground Water Heat Pump
 Photovoltaic system: No

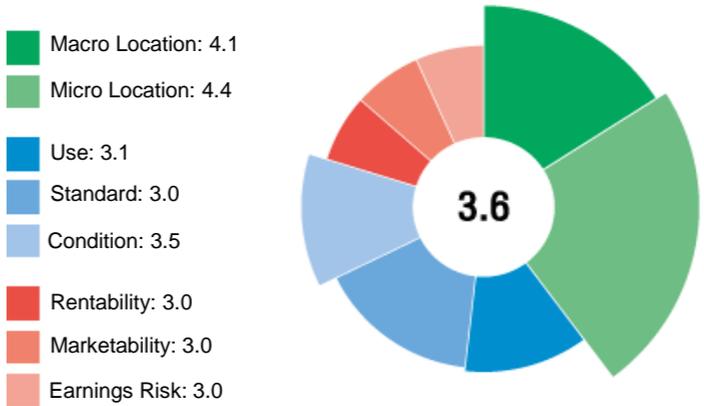
Sissach, Hauptstrasse 40/42/44



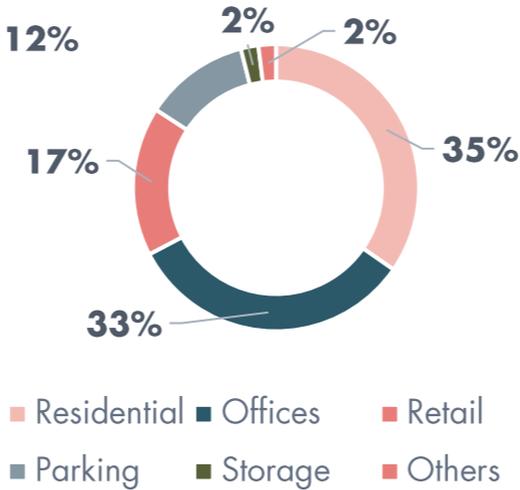
Master data as of 1 March 2025

Year of construction	2001
Market value	CHF 30,270,000
Target net rent p.a.	CHF 1,264,184
Gross/Net initial returns	4.18% / 3.71%
Discounting (real)	2.95%
Rentable area	6,211m ²
Number of residential units	26
Vacancy rate as of reference date	3.6%
Market Rent Potential	11.3%

Wüest Partner Quality Profile



Use Allocation



ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO ₂ Emissions
C	C B	A

Heating System: District heating
 Photovoltaic system: No