Product Presentation

BLKB (CH) Sustainable Property Fund

BLKB Fund Management Ltd.

July 2026

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.

Was morgen zählt

BLKB Fund Management

Table of contents

Product Information

Birsfelden

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

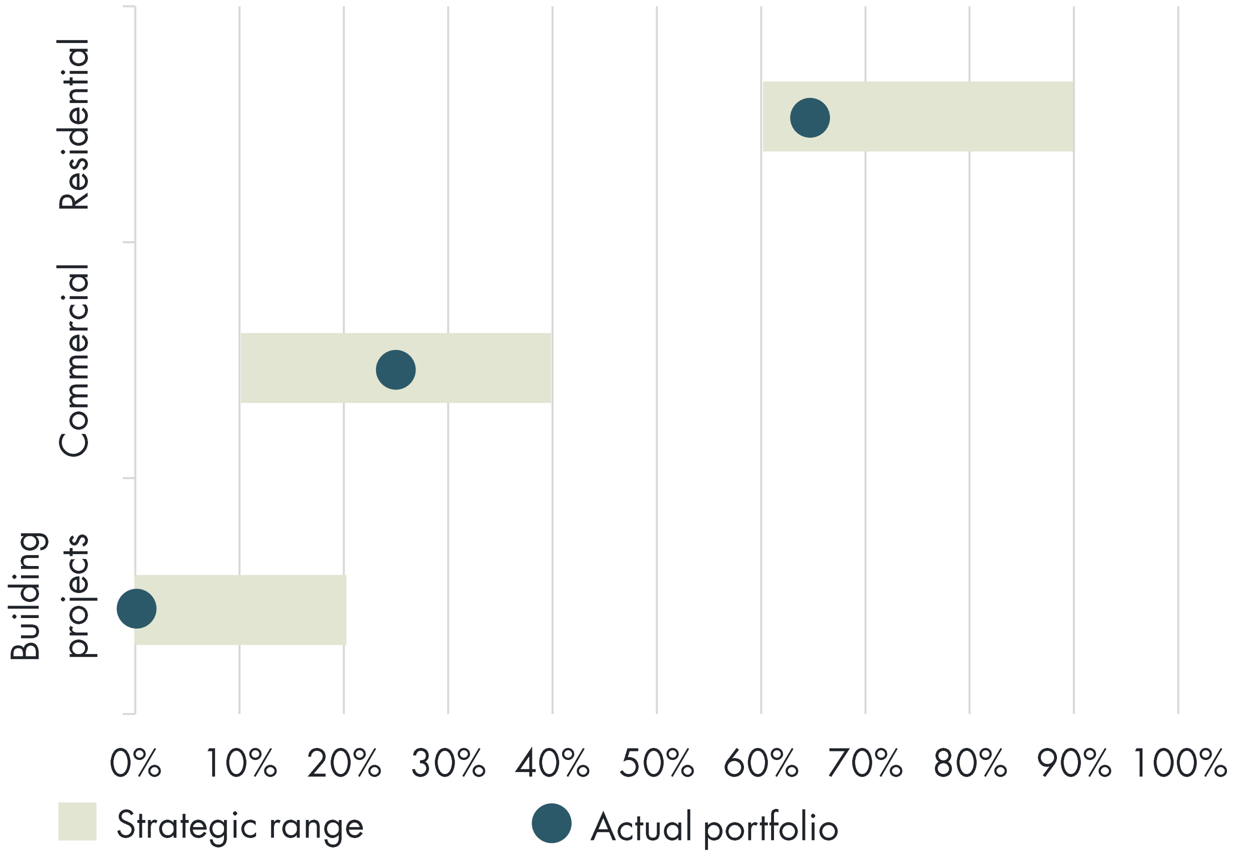
- ESG strategy
- GEAK A – C
- No fossil fuels

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



[1]For 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.

BLKB Fund Management

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

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Highlights financial year 2025

The 2025 financial year was shortened and covered the period from 30 July 2025 to 31 December 2025.

CHF 1.6 Mio.
Net income

1.23 %
Revaluation of the properties

3.0 %
Performance
(OTC Price)

1.20 CHF
Distribution per unit

68.47 %
Operating profit margin
(EBIT-Marge)

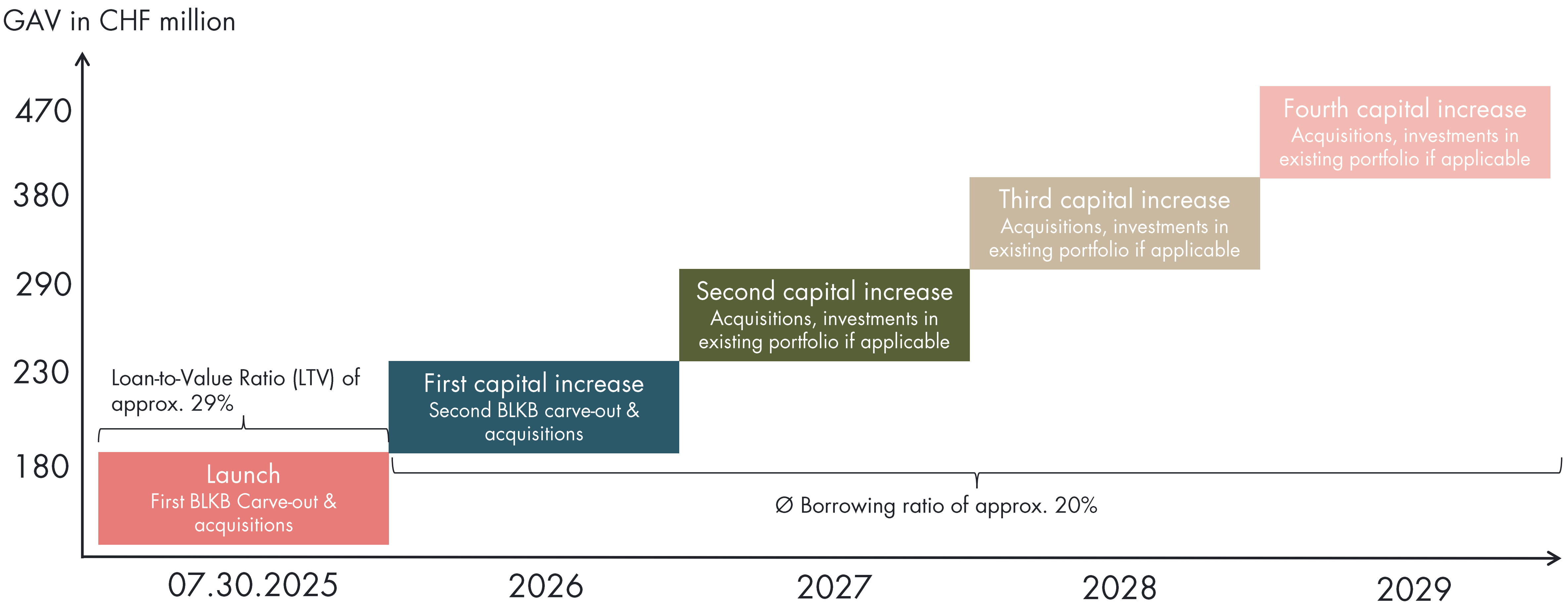
0.74 %
Fund operating expense ratio
(TER_{REF} GAV)

2.80 %
Dividend yield
(annualised)

3.21 %
Net return on completed buildings
(annualised)

28.13 %
Borrowing ratio

Growth Strategy 2026 - 2029



- 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

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Real Estate Portfolio

Neuendorf

Real Estate Portfolio 2025

Basel (BS)

Market Value
CHF 11.8 million
Type of use
Residential
Construction/Renovation
1975/2006

Allschwil (BL)

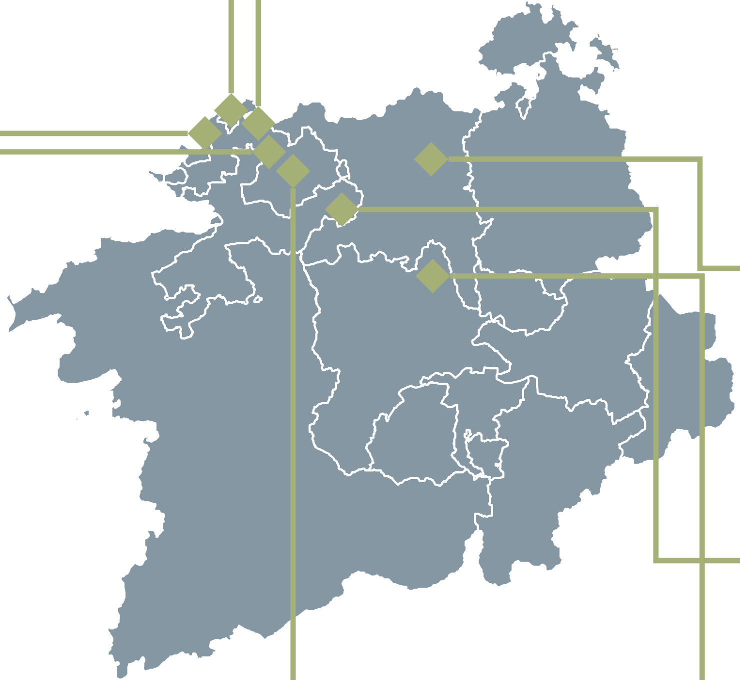
Market Value
CHF 21.5 million
Type of use
Residential
Construction
2023

Frenkendorf (BL)

Market Value
CHF 23.3 million
Type of use
Mixed
Construction
2014

Sissach (BL)

Market Value
CHF 30.8 million
Type of use
Mixed
Construction
2001



Birsfelden (BL)

Market Value
CHF 30.4 million
Type of use
Mixed
Construction
2021

Gebenstorf (AG)

Market Value
CHF 21.7 million
Type of use
Residential
Construction
2025

Neuendorf (SO)

Market Value
CHF 9.5 million
Type of use
Residential
Construction/Renovation
Dorfstrasse 37:1900/2014
Dorfstrasse 37a: 2019

Beromünster (LU)

Market Value
CHF 30.6 million
Type of use
Residential
Construction
2019

Valuation date for all properties is December 13, 2025.

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Key figures - Real estate portfolio as of 31.12.2025

8
Properties with young technical age

3.63 %
Gross yield

2.5 %
Vacancy rate

179.5 Mio. CHF
Market value

2.76 %
Discount rate

64 %
Residential use by target rental income

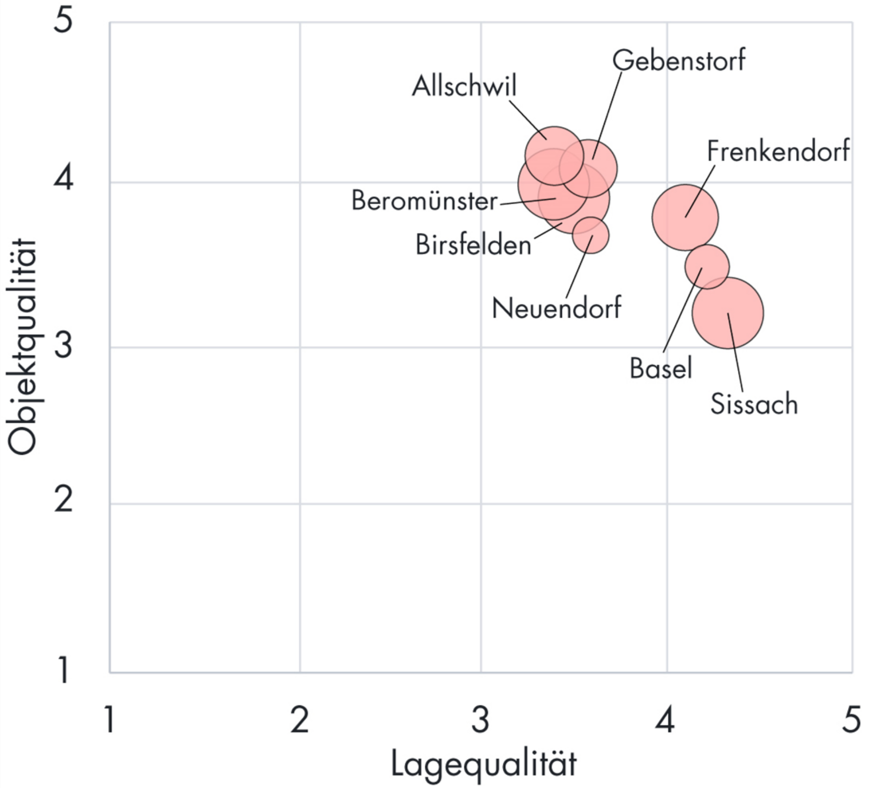
6.5 Mio. CHF
Target rental income p.a.

3.7
Quality profile Wüest Partner (Skala 1-5)

Portfolio Quality

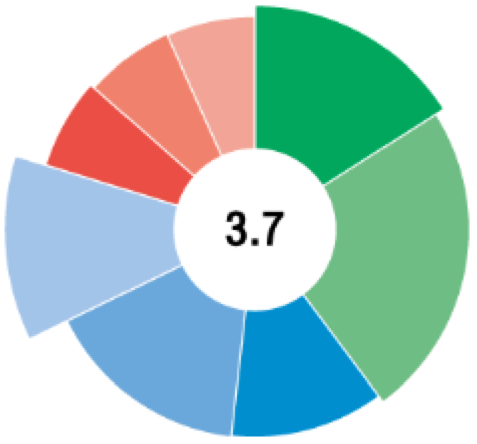
Market matrix Wüest Partner

Circle size is equal to relative market value 2025



Wüest Partner Quality Profile

2025 Portfolio Report



	Note	Gewichtung
Gesamtnote	**3.7**	
Lage	**3.7**	**40**
Makrolage	3.9	40
Mikrolage	3.7	60
Objekt	**3.8**	**40**
Nutzung	3.4	30
Standard	3.6	40
Zustand	4.4	30
Investment	**3.6**	**20**
Vermietbarkeit	3.7	33
Verkäuflichkeit	3.6	33
Ertragsrisiko	3.6	33

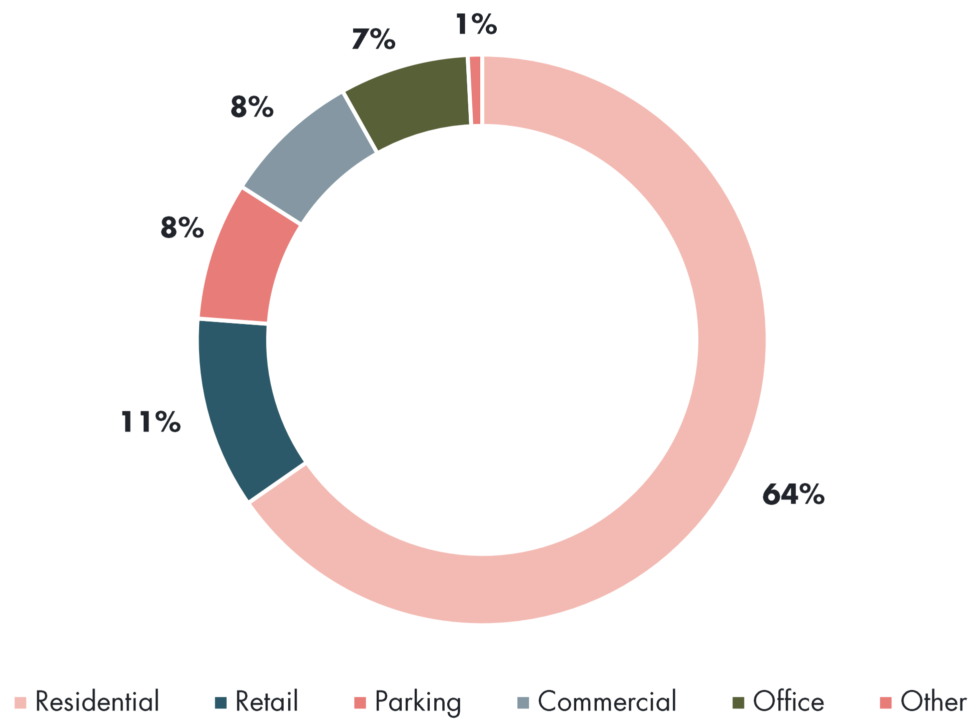
Hinweis: 1 = schlechteste Note, 5 = beste Note

- All properties situated in good to very good location
- Exceptional building standard and excellent condition represent the young age of the properties

Use allocation and geographical distribution

Portfolio distribution by use

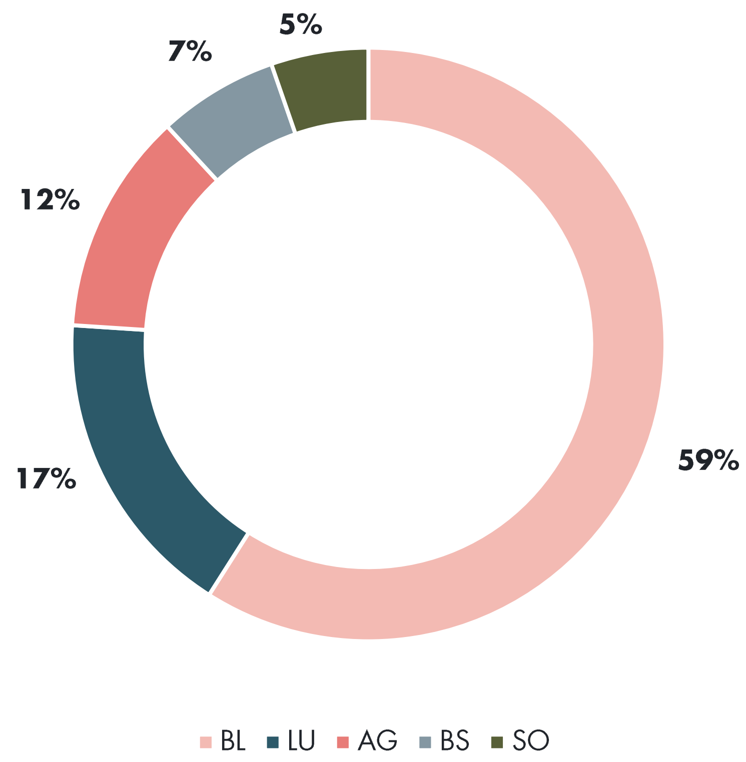
Target rental income as of 31.12.2025



– Clear focus on residential use

Portfolio distribution by canton

Market-weighted as of 31.12.2025

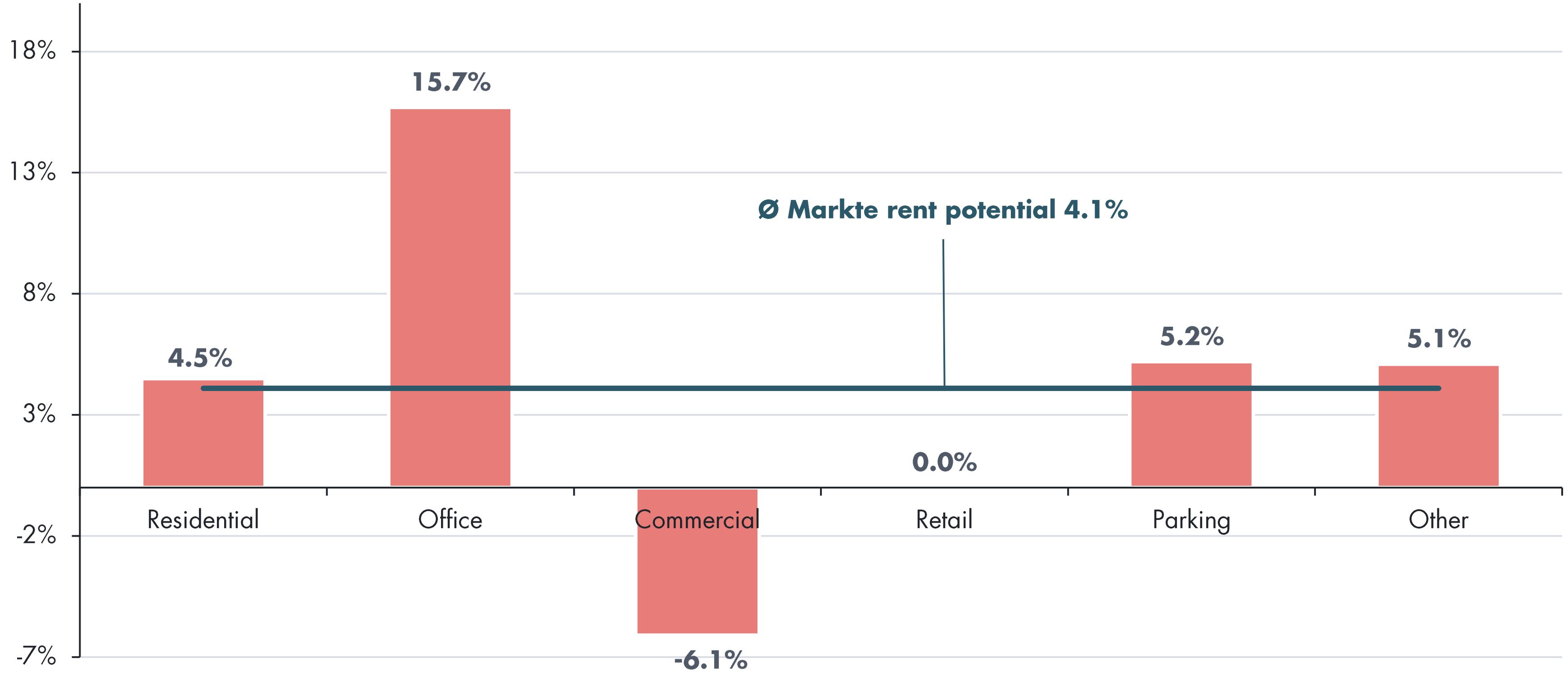


– Investments clearly focused on Northwestern Switzerland
– Other possible regions for investments: Berne und Zurich

Market rent potential

Market rent potential by main use

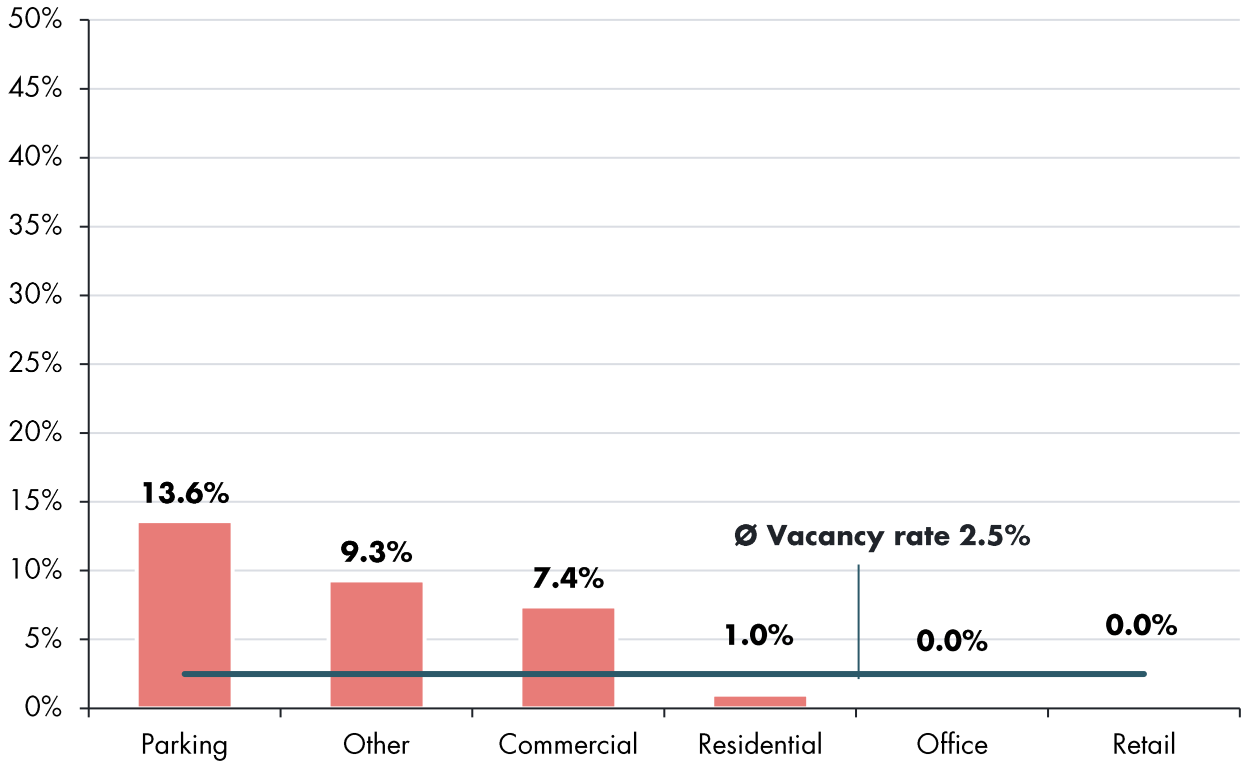
Acc. to valuation by Wüest Partner as of 31.12.2025



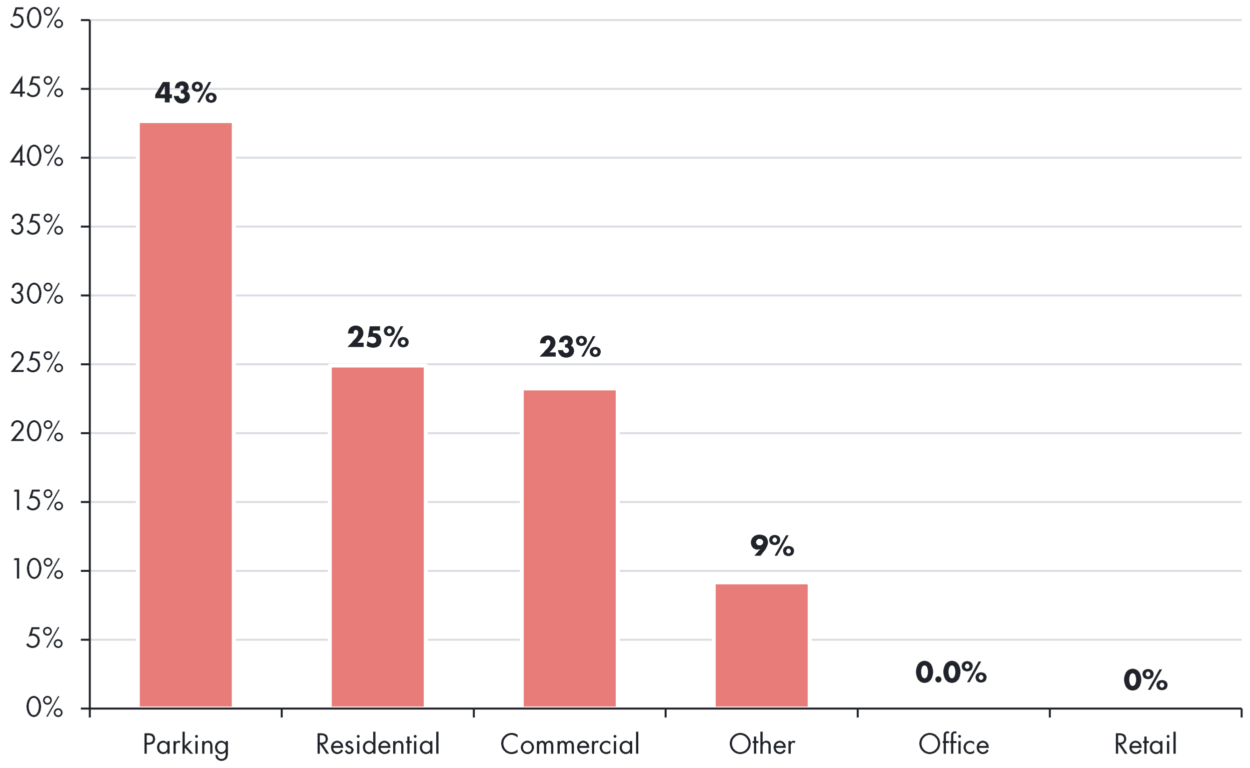
– Ø Market rent potential calculated by Wüest Partner is 4.1 %

Vacancy rate summary

Vacancy rate as of 31.12.2025
in % of target rent



Share of total vacancies
Vacancy rate in % of target net rent



- The vacancy rate was 2.5 % as of 31.12.2025
- 2 out of 221 apartments were vacant as of 31.12.2025
- The vacancies for the parking spaces are mainly related to the parking garages in Sissach and Gebenstorf

Sustainability

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	

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Key figures - Sustainability[1]

2.4
kg CO_2-eq/m²
Intensity of green house gas emissions (Scope 1 and 2)

70 %
Renewable energy related to common electricity

100 %
Coverage

B
Average energy efficiency (GEAK)

39.8 (kWh/m²)
Energy intensity (Scope 1 and 2)

B
Average public transport quality class

[1] Sustainability indicators according AMAS for the year 2024, calculated by Alphaprop Ltd.

Environmaental metrics[1]

Actual environmental indicators

0

Direct CO_2-Emissions
kg CO_2e/m^2 (Scope 1)

2.4

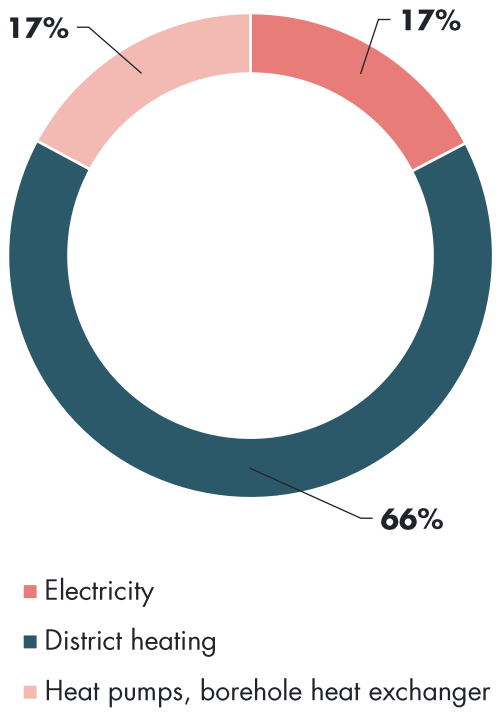
Intensity of green house gas emissions
kg CO_2e/m^2 (Scope 1 and 2)

39.8

Energy intensity
kWh/m^2

Energy source distribution

in % of overall energy consumption (kWh)



100 % Coverage ratio
ERA (m^2) of the completed buildings for which energy consumption data is collected in % of total ERA

100 % Primary data
Measured final energy consumption (kWh) of completed buildings in % of total energy consumption

70 % Renewable energy
related to common electricity

0.80 Water intensity
Water consumption per energy reference area [m^3/m^2 EBF]

– Real estate portfolio without any direct CO_2-Emissions (Scope 1) and high total energy efficiency
– Very low intensity of green house gas emissions and energy intensity (Scope 1 and 2)

[1] Sustainability indicators according to AMAS for the year 2024, calculated by Alphaprop Ltd

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Social and governance metrics

Social

Location quality

3.9

Macro-location
Use-based macro location (municipality rating by Wüest Partner)
Score [1 to 5] (market-weighted)

3.7

Micro-location
Use based micro-location (micro-location model by Wüest Partner)
Score [1 to 5] (market-weighted)

A: 24% / B: 54% / C: 22%

Mobility
Public transport quality rating (Federal Office for Spatial Development)
Score [A to D] (market-weighted)

n/a (first data collection in 2026)

Tenant well-being
Score [1 to 5]

Governance

Sustainability guidelines and energy labels

100 %

Energy label
Area-weighted share of properties with energy label

A: 25% B: 69% C: 6%

Energy efficiency ratings
Area-weighted share of properties with the relevant energy efficiency rating [A to G] in the GEAK category overall energy

B

Average energy efficiency rating
Area-weighted average energy efficiency rating
[A bis G] in the GEAK category overall energy

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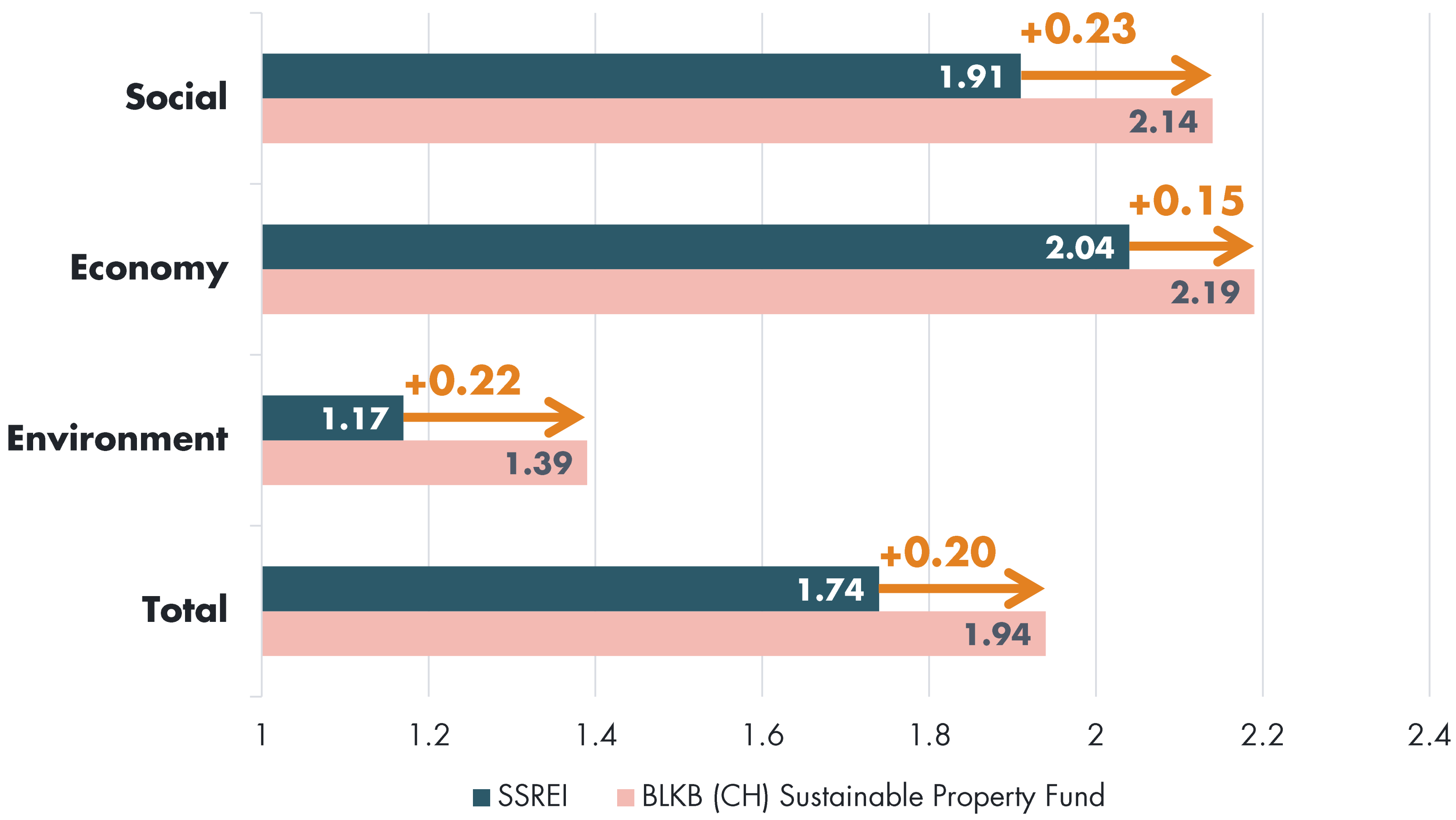
Sustainability Benchmarking

Nachhaltigkeits-Rating Portfolio 2025



Swiss Standard for Assessing the Sustainability of Existing Buildings

SSREI

Certified by

recognized by

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

Contact Information

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Appendix:
Fact Sheets Real Estate Portfolio

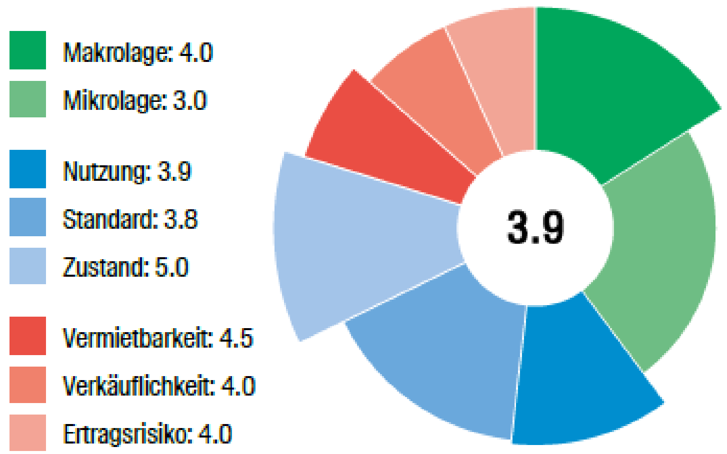
Basel

Allschwil, Bachgrabenweg 16

Master data as of 31.12.2025

Construction	2023
Market value	CHF 21’460’000
Target net rent p.a.	CHF 660’264
Gross/Net initial returns	3.08% / 2.80%
Discount rate (real)	2.60%
Rentable area	2’034
Number of residential units	21
Vacancy rate	0.3%
Market rent potential	2.3%

Quality profile, Wüest Partner



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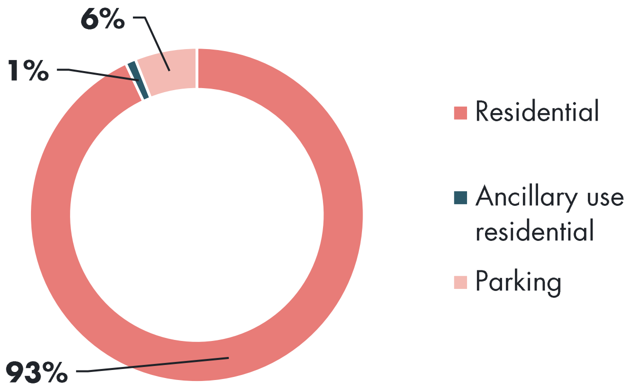

ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO_2 Emissions
B	A	A

Heating System	Borehole Heat Pump
Photovoltaic system	None (planned)

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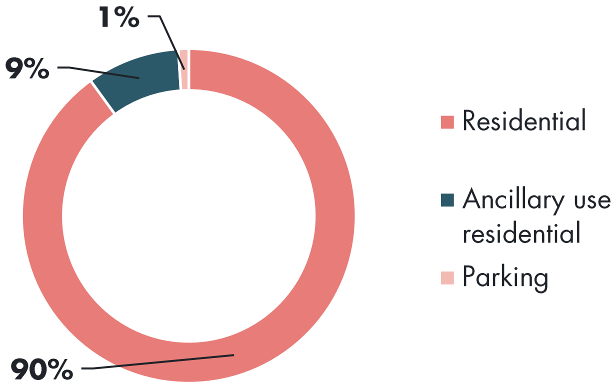
Basel, Markgräflerstrasse 35

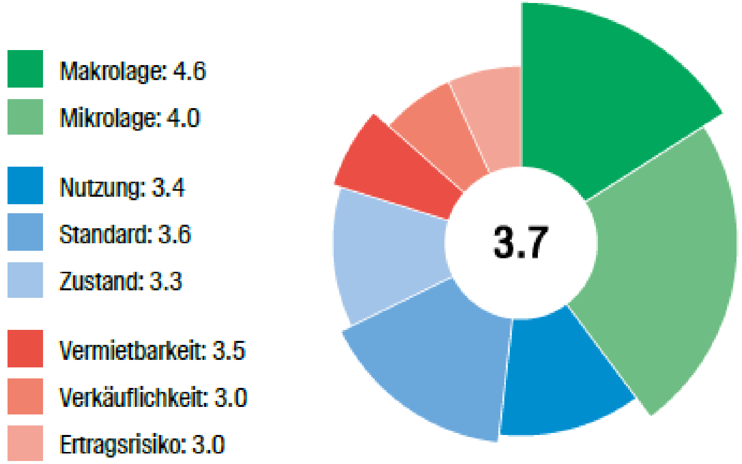
Master data as of 31.12.2025

Construction/Full renovation	1975/2006
Market value	CHF 11'760'000
Target net rent p.a.	CHF 387'103
Gross/Net initial returns	3.29% / 2.83%
Discount rate (real)	2.45%
Rentable area	1'787
Number of residential units	27
Vacancy rate	0.4%
Market rent potential	10.6%

Use Allocation



Quality profile, Wüest Partner



ESG KPIs

GEAK Rating

Envelope	Overall Energy	CO_2 Emissions
C	B	A

Heating System	District heating
Photovoltaic system	Yes (29.7 kWp)

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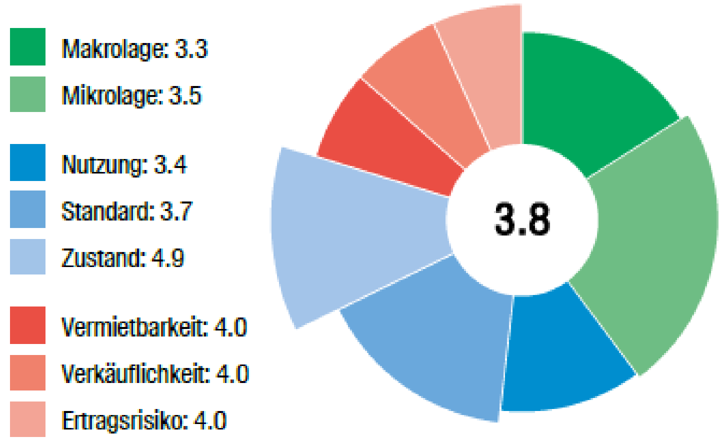
Beromünster, Spittelgass 7/9/11/13

Master data as of 31.12.2025

Construction	2019
Market value	CHF 30’560’000
Target net rent p.a.	CHF 1’058’100
Gross/Net initial returns	3.46% / 3.11%
Discount rate (real)	2.75%
Rentable area	3’873 m²
Number of residential units	64
Vacancy rate	0.2%
Market rent potential	2.3%

Quality profile, Wüest Partner



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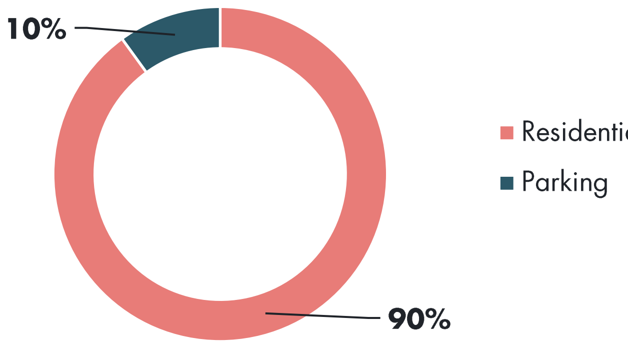

ESG KPIs

GEAK Rating

Enveloppe	Overall Energy	CO_2 Emissions
B	B	A

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

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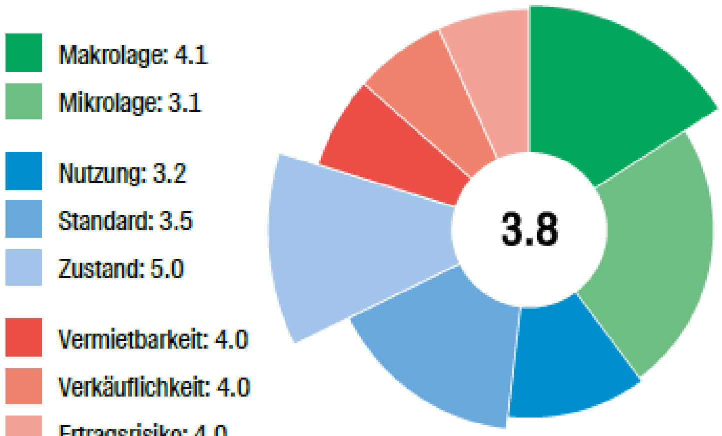
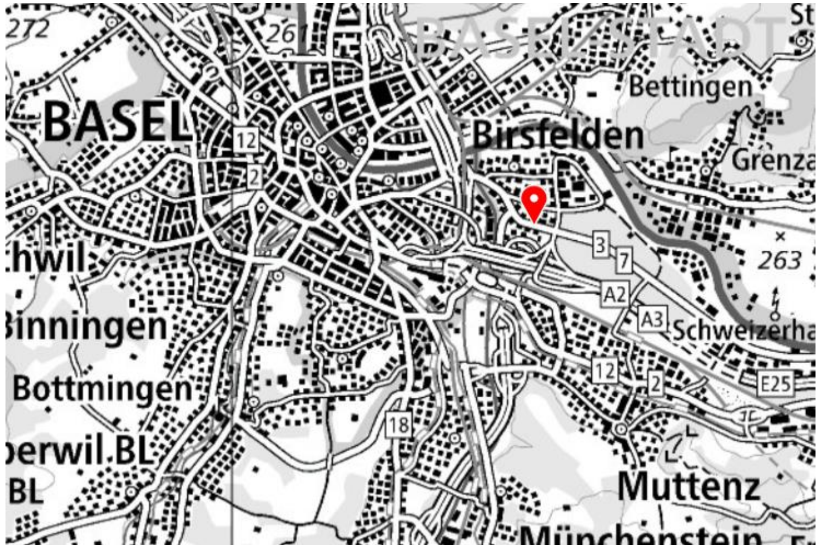
Birsfelden, Rheinfelderstr. 38/40 & Wartenbergstr. 49/51/49a

Master data as of 31.12.2025

Construction	2021
Market value	CHF 30'400'000
Target net rent p.a.	CHF 1'023'331
Gross/Net initial returns	3.37% / 2.98%
Discount rate (real)	2.80%
Rentable area	2'365 m²
Number of residential units	22
Vacancy rate	2.7%
Market rent potential	0.9%

Quality profile, Wüest Partner





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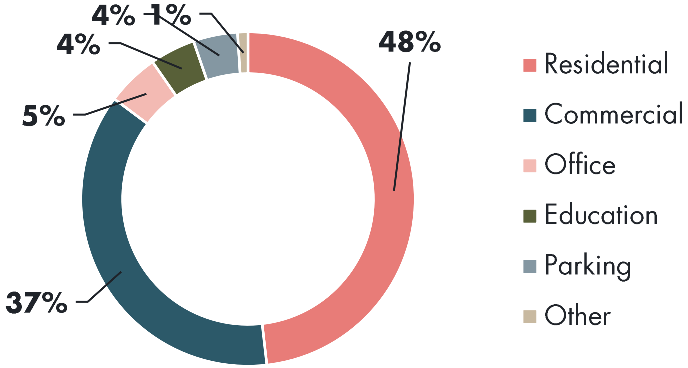

ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO_2 Emissions
B	B	A

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

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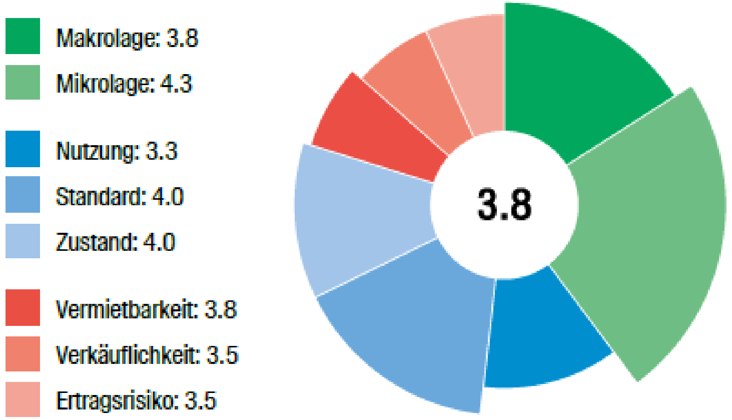
Frenkendorf, Niederschönthalstrasse 2 (ground lease)

Master data as of 31.12.2025

Construction	2014
Market value	CHF 23’280’000
Target net rent p.a.	CHF 971’045
Gross/Net initial returns	4.17% / 3.38%
Discount rate (real)	2.85%
Rentable area	4’526 m²
Number of residential units	20
Vacancy rate	2.2%
Market rent potential	3.1%

Quality profile, Wüest Partner



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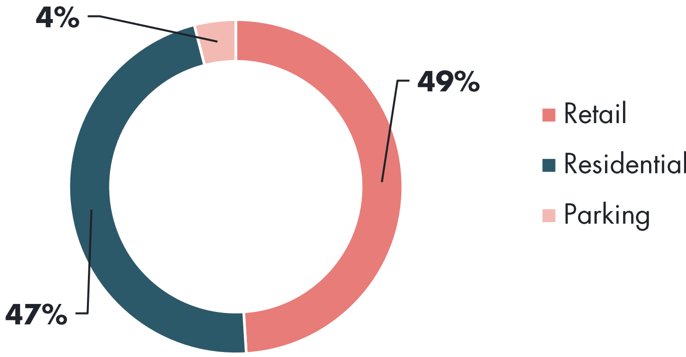

ESG KPIs

GEAK Rating		
Enveloppe	Overall Energy	CO_2 Emissions
B	B	A

Heating System	District Heating
Photovoltaic system	Yes

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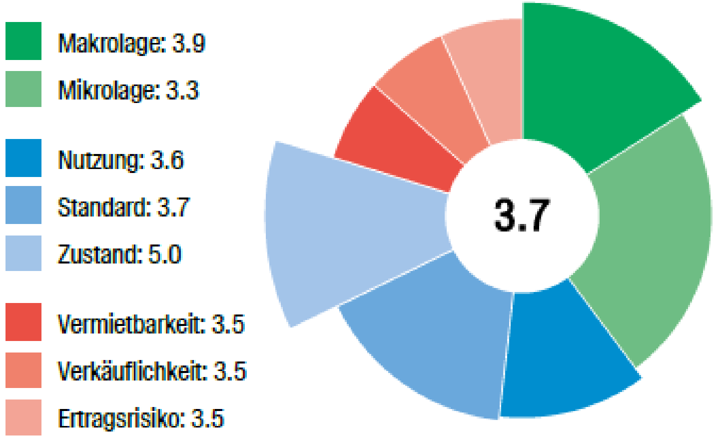
Gebenstorf, Landstrasse/Kinziggrabenstrasse

Master data as of 31.12.2025

Construction	2025
Market value	CHF 21’740’000
Target net rent p.a.	CHF 758’280
Gross/Net initial returns	3.49% / 2.99%
Discount rate (real)	2.75%
Rentable area	2’923 m²
Number of residential units	24
Vacancy rate	8.9%
Market rent potential	0.5%

Quality profile, Wüest Partner



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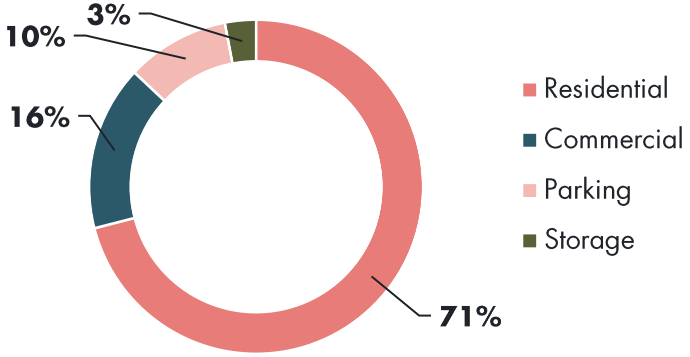

ESG KPIs

GEAK Rating (Approximation)

Enveloppe	Overall Energy	CO_2 Emissions
B	A	A

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

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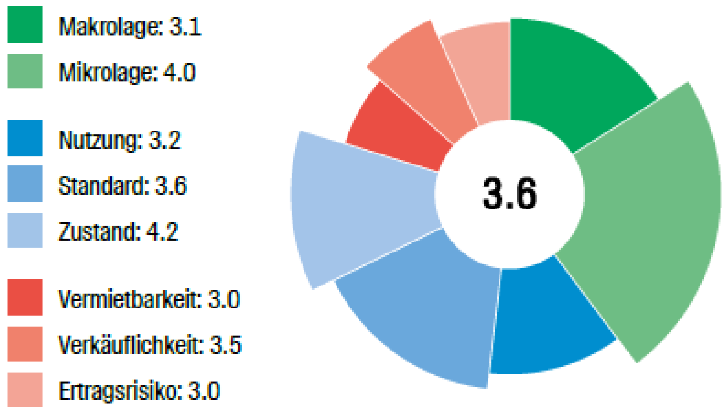
Neuendorf, Dorfstrasse 37/37a

Master data as of 31.12.2025

Construction/Renovation	37: 1900/2014 | 37a: 2019
Market value	CHF 9’516’000
Target net rent p.a.	CHF 383’772
Gross/Net initial returns	4.03% / 3.36%
Discount rate (real)	2.80%
Rentable area	1’779 m²
Number of residential units	17
Vacancy rate	1.8%
Market rent potential	1.8%

Quality profile, Wüest Partner



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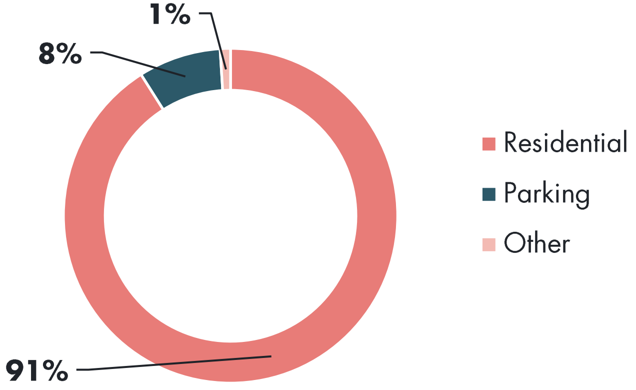

ESG KPIs

GEAK Rating (Approximation)

Enveloppe	Overall Energy	CO_2 Emissions
B	B	A

Heating System	Ground Water Heat Pump
Photovoltaic system	No

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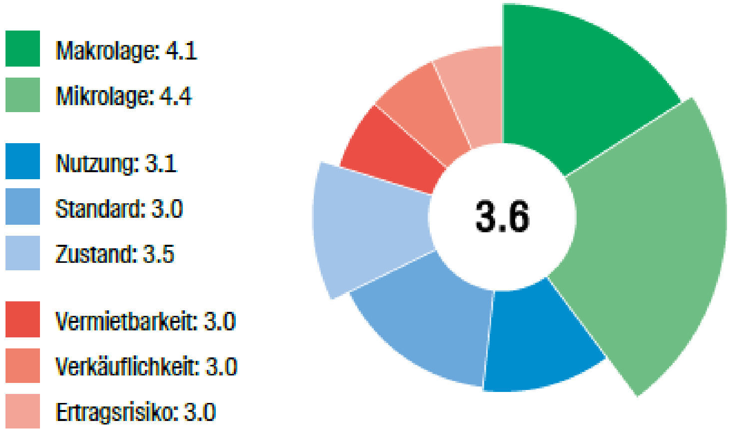
Sissach, Hauptstrasse 40/42/44

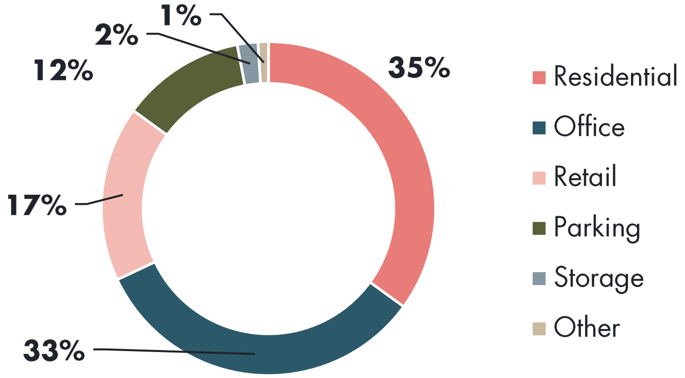
Master data as of 31.12.2025

Construction	2001
Market value	CHF 30’800’000
Target net rent p.a.	CHF 1’270’886
Gross/Net initial returns	4.13% / 3.56%
Discount rate (real)	2.90%
Rentable area	6’211 m²
Number of residential units	26
Vacancy rate	2.6%
Market rent potential	10.8%

Quality profile, Wüest Partner



Use Allocation



ESG KPIs

GEAK Rating

Envelope	Overall Energy	CO_2 Emissions
C	C B	A

Heating System	District heating
Photovoltaic system	No

BLKB Fund Management