

BLKB (CH) Sustainable Property Fund

Fund information

Security number	135294809
ISIN	CH1352948090
Currency	CHF
Fund domicile	Switzerland
Launch date	30.7.2025
End of financial year	31.12.
Distribution policy	Distributing
Fund manager & portfolio manager	BLKB Fund Management Ltd.
Market maker	Bank J. Safra Sarasin Ltd.
Custodian bank	Banque Cantonale Vaudoise
Auditor	PricewaterhouseCoopers Ltd.

Key fund data¹

Net asset value (NAV)	CHF 131 231 407
Gross asset value (GAV)	CHF 182 797 305
NAV per unit (before distribution)	CHF 100.95
Units in circulation	1 300 000
Distribution per unit	n.a.
Dividend yield (annualised)	n.a.
Operating profit margin (EBIT margin)	68.39 %
Borrowing ratio	27.04 %
Return on equity (ROE) ²	2.79 %
Net return on completed buildings	3.12 %
Fund operating expense ratio (TER _{REF} GAV)	0.75 %

Investment objective

The BLKB (CH) Sustainable Property 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.

To achieve that end, the Fund Management Company relies on a holistic approach to sustainability based on the ESG ("Environment", "Social", "Governance") model for the real estate portfolio. This approach ensures that ecological and social criteria as well as aspects of good corporate governance are considered in management and decision-making processes concerning the properties.

Investment policy

The BLKB (CH) Sustainable Property Fund primarily invests in real estate assets in the regions of Northwestern Switzerland, Zurich, Central Switzerland and Bern, as well as other investments permitted under the Fund Contract. The properties are held in direct ownership by the fund.

Key characteristics of the portfolio

Strategy	Core & Core Plus
Geographic diversification	Northwestern Switzerland, Bern, Central Switzerland, Zurich (Wüest Partner monitoring regions)
Location	Macro/micro location rating: at least 3.0 on a scale 1.0 to 5.0 (Wüest Partner location rating)
Type of use	Residential and commercial uses (focus on offices/services, trade, business, Car parks)
Energy label	GEAK A – C on a scale of A (best) to G (worst)*

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

Key figures of the portfolio¹

Market value of the properties	CHF 181.2 Mio.
Target gross return p.a.	3.60 %
Number of properties	8
Target rental income p.a.	CHF 6.5 Mio.
Rent default rate	2.75 %

Performance OTC price in %^{1,2}

	3M	6M	Since launch
BLKB (CH) Sustainable Property Fund	0	0	3.0
SXI Real Estate Funds Broad (TR)*	5.3	0.8	8.0

*It should be noted that the SXI Real Estate® Funds Broad Total Return Index is only listed as a guide and may not be used as a benchmark for value development and performance measurement.

Total return in %^{1,2}

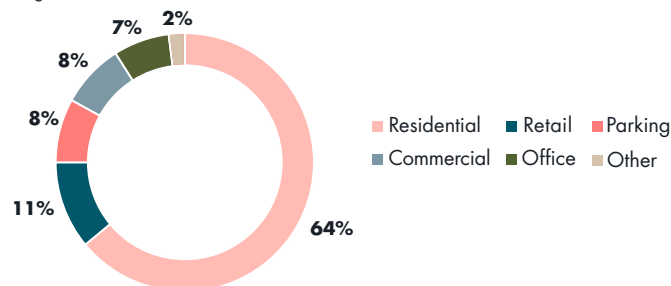


1) Data as of June 30, 2026

2) Historical performance is not an indicator of current or future performance, and performance data do not include the commission and costs incurred on the issue and redemption of units.

Portfolio distribution by use

Target rental income as of 30.6.2026



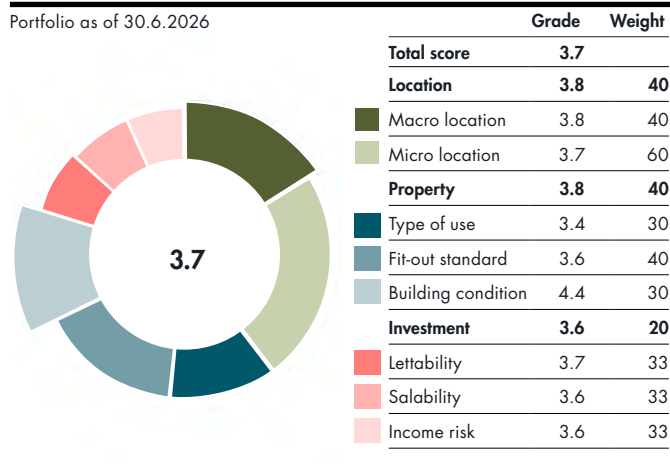
Market matrix, Wüest Partner

Circle size equivalent to relative market value 30.6.2026



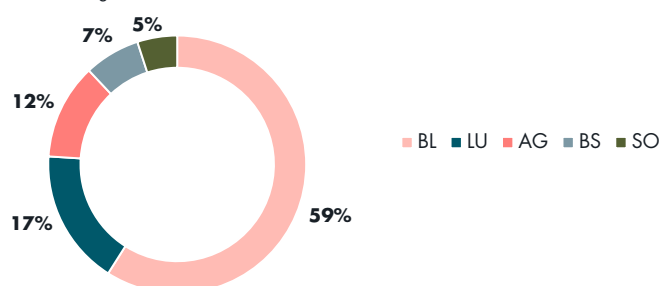
Quality profile, Wüest Partner

Portfolio as of 30.6.2026



Portfolio distribution by canton

Market-weighted as of 30.6.2026

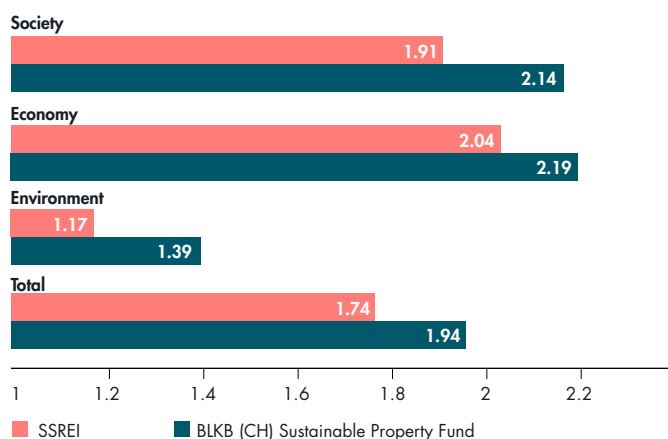


Sustainability indicators³

Energy mix, non-fossil (Share of renewable)	70%
Greenhouse gas emissions (Scope 1+2)	t CO ₂ e 66
CO ₂ intensity (Scope 1+2)	kg CO ₂ e/m ² 2.4
Energy intensity (Scope 1+2)	kWh/m ² _{EBF} 39.8
Water intensity	m ³ /m ² 0.8
Energy efficiency class	Range A – C / Average B (GEAK category total energy)

Swiss Sustainable Real Estate Index (SSREI)

Sustainability rating 2025



³Sustainability indicators according to AMAS (Asset Management Association Switzerland) for the year 2024, calculated by Wincasa Ltd., Novalytica Ltd., not audited by the external auditor. The term CO₂-equivalents (CO₂e) is used to distinguish greenhouse gas emissions from different sources, express them under one single unit, and make them comparable. The energy and electricity data relates to general electricity and does not include tenant electricity. The property in Gebenstorf was completed in 2025 and is not included in consumption data of 2024.

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