BLKB (CH) Sustainable Property Fund successfully concludes its shortened first financial year

Media release of BLKB Fund Management AG of 9 March 2026, Binningen

Following its launch on 30 July 2025, the BLKB (CH) Sustainable Property Fund successfully concluded its shortened first financial year on 31 December 2025. The sustainable real estate fund generated solid net income of CHF 1.6 million. The market value of the initial portfolio increased by 1.23% to CHF 179.5 million as at the valuation date. The distribution per unit is CHF 1.20, which comes to an annualised distribution yield of 2.80%.

BLKB Fund Management AG, of which BLKB holds a 100% stake, launched its first real estate fund under Swiss law on 30 July 2025. The BLKB (CH) Sustainable Property Fund successfully concluded its shortened first financial year on 31 December 2025. The market value of the initial portfolio rose to CHF 179.5 million (+1.23%) as at the valuation date of 31 December 2025.

Michel Molinari, CEO of BLKB Fund Management AG, says: «In the shortened first financial year, the BLKB (CH) Sustainable Property Fund demonstrated its operational earning power.» Rental income came to CHF 2.6 million in total. The portfolio's large share of residential properties contributes 64.20% of the target rental income. Accordingly, the low vacancy rate further dropped to 2.47% as at 31 December 2025. Net income generated in 2025 comes to CHF 1.61 million.

As expected, net fund assets during the reporting period were affected by the one-off transaction costs from acquiring the initial portfolio, costs that were largely offset by the portfolio's positive performance. Net fund assets came to CHF 129.2 million as at 31 December 2025. This corresponds to a net asset value of CHF 99.41 per unit and a moderate decline of 0.59%. From 30 July 2025 until 31 December 2025, the unlisted BLKB (CH) Sustainable Property Fund yielded 3.0% based on the OTC price trend.

As the manager, BLKB Fund Management AG has set the payout ratio at 96.78% for the 2025 financial year. This results in a distribution to investors of CHF 1.20 per unit and an annualised distribution yield of 2.80%.

BLKB Fund Management AG intends to further expand its real estate portfolio during the 2026 financial year. To this end, a first capital increase is envisaged starting in the second half of 2026. BLKB will use the proceeds from the issuance to purchase other properties under its strategy and to repay borrowed capital. The aim is to list the fund on the SIX Swiss Exchange in the medium term.

Management roadshow on 12 March 2026
BLKB Fund Management AG's Executive Board has invited qualified investors and analysts to a digital roadshow (held in German) on 12 March 2026 from 14:00 until 15:30 during which it will explain the 2025 annual financial statements and provide an overview of the real estate fund's further development. There will also be the opportunity to ask questions and talk with Executive Board members. Registration takes place via the website www.blkb-fm.ch.

Fund information

Name	BLKB (CH) Sustainable Property Fund
Security number / ISIN	Securities no.: 135294809 / ISIN: CH1352948090
Legal form	Contractual investment fund under Swiss law
Fund domicile	Switzerland
Investor base	Available only to qualified investors within the meaning of Art. 10 para. 3 and 3ter of the Federal Act on Collective Investment Schemes in conjunction with Art. 4 para. 3–5 and Art. 5 para. 1 and 4 of the Federal Financial Services Act.
Appropriation of income	Distributing
Payment in full	30 July 2025
Fund manager	BLKB Fund Management AG, Binningen
Portfolio manager	BLKB Fund Management AG, Binningen
Custodian bank	Banque Cantonale Vaudoise, Lausanne
Over-the-counter trading	Bank J. Safra Sarasin AG, Zurich
Auditor	PricewaterhouseCoopers AG, Zurich
Valuation expert	Wüest Partner AG, Zurich

The prospectus with the integrated fund contract is available at www.swissfunddata.ch or www.blkb-fm.ch.

About BLKB Fund Management AG

BLKB Fund Management AG 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). Its purpose is to carry out transactions for collective investment schemes and provide third parties with individual asset management and advisory services in the real estate sector. BLKB Fund Management AG has its registered office in Binningen and is wholly owned by Basellandschaftliche Kantonalbank, Liestal.

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Disclaimer

The real estate fund referred to in this media release is intended exclusively for qualified investors within the meaning of Art. 10 para. 3 and 3ter of the Swiss Federal Act on Collective Investment Schemes in conjunction with Art. 4 para. 3–5 and Art. 5 para. 1 and 4 of the Swiss Federal Financial Services Act.

Details about the real estate fund are for information and advertising purposes only and do not constitute any legal, tax or financial advice and cannot be construed as an offer or recommendation to buy or sell investment instruments, other financial services or as a request or invitation to purchase a product. The sole binding basis for the acquisition or subscription of fund units is the prospectus with integrated fund contract.

The prospectus with the integrated fund contract can be obtained free of charge from the fund manager, BLKB Fund Management AG, Baslerstrasse 33, CH-4102 Binningen, or from the custodian bank, Banque Cantonale Vaudoise, Place Saint-François 14, CH-1001 Lausanne.