



Notice 5.1.2026

eQ Commercial Property: Status and processing of redemption payments

The payment date for redemptions with the 31 December 2025 redemption date of the Special Investment Fund eQ Commercial Properties will have to be postponed in accordance with Section 8 of the fund's rules. The redemptions will be executed at a later date to be announced separately and will be paid at the fund unit value applicable at that time.

The table below provides a summary of the fund's redemptions for which the payment date has been postponed:

Redemptions of the eQ Commercial Properties Fund with postponed payment dates (Section 8 of the Fund Rules):

Redemption date	Notified payment date	Payment	Payment date	Payment notification date
30 June 2024	2 July 2024	–	Payment date postponed	–
30 December 2024	11 December 2024	–	Payment date postponed	–
30 June 2025	2 July 2025	–	Payment date postponed	–
31 December 2025	5 January 2026	–	Payment date postponed	–

The postponement applies uniformly to all redemption orders, regardless of their size. Redemptions are processed and executed in accordance with the fund's rules, in the order of receipt, so that redemptions reaching the same redemption date are executed simultaneously. No action is required from the unit-holders in this matter.

The payment of redemptions requires successful property sales, as rental cash flows alone are not sufficient to cover them. Property transactions are always thorough and time-consuming processes. In the current market environment, sales must be carefully considered to ensure outcomes that are beneficial for all unit-holders. The core mission of our funds is to provide all unit-holders, on an equal basis, with a sound real estate allocation and the strongest possible long-term returns, and this objective guides our decision-making also in exceptional market conditions.

Market environment and fund operations

The eQ Commercial Properties Fund invests in domestic retail and office properties, primarily located in growth centers and the Helsinki Metropolitan Area. The fund's investments are diversified by use type. Currently, the allocation is as follows: retail properties 48%, office properties 41%, and other properties (e.g. hotels and logistics) 11%.

In the retail property segment, a slight recovery in transaction volumes has been seen this year, but in the office property segment the transaction market remains at an exceptionally low level. As a result, the challenges of the office market are reflected in the operations of the fund as a whole. The fund must maintain sufficient diversification across different sectors and therefore cannot sell only retail properties, as this would cause the weight of office properties to increase excessively. We are



advancing carefully considered property sales processes within the limits allowed by the current market situation.

The fund's operations and property management continue normally and steadily. The properties are managed in a systematic manner, rental income is at a good level, and tenants are meeting their obligations (Source: the fund's financial review Q3/2025).

Investor perspective and contact

Real estate investing is a long-term activity. Real estate investments have traditionally offered stable performance, but in the short term there may be exceptional periods, such as those we have recently experienced. If your personal situation has not changed and the share invested in real estate still corresponds to your investment plan, there is no reason to make hasty decisions. The important role and function of real estate investments in a long-term investment portfolio has not changed—on the contrary. They continue to provide investors with highly valuable diversification benefits in portfolios otherwise consisting of traditional equity and fixed-income investments. The average long-term annual return expectation for real estate investments is approximately 5–8% (Source: INREV & eQ Asset Management).

If you have any questions, would like to consider alternatives, or wish to discuss your situation in more detail, please contact us—either your designated contact person or our customer service team. We are happy to help.

We have also renewed the financial reporting of our real estate funds. The new reports are available on the fund's website.

If you wish, you may cancel your redemption request by sending an informal cancellation request by email to eQ Asset Management's customer service or to your designated contact person. Please remember to include your contact details, such as your name and telephone number. eQ Fund Management Company will decide on the acceptance of cancellations, and any approved cancellation will be confirmed separately to the unit-holder by email.

Contact details:

[asiakaspalvelu\(at\)eQ.fi](mailto:asiakaspalvelu(at)eQ.fi)

+358 9 6817 8700