BCP

BCP PROPERTY VALUE ADD FUND



FUND UPDATE

July 2026

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Important Update

The BCP Property Value Add Fund has been navigating very difficult market conditions over the last few years, particularly for properties outside core locations. Our Update in February 2026 set out significant developments with The Fumbally Estate in particular and the write down in the valuation of that asset.

Since then the unit price of the fund has stabilised and in this update we provide a brief update on all projects since then.

UNIT PRICE MOVEMENTS TO 30TH JUNE 2026:

	QTR	YTD	1 Year
Unit Class A	2.65%	-1.27%	-16.00%
Unit Class B	2.78%	-1.02%	-15.59%
Unit Class C	2.84%	-0.90%	-15.39%

Please note that the Fund is currently closed to redemptions.

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Fumbally

Since the Minister for Justice's repudiatory breach of our binding pre-contract agreement to provide emergency accommodation at Fumbally, we have pivoted the asset management plan into a conversion to apart-hotel. We have signed heads of terms with a pan-European hotel operator, and we submitted a planning application for the conversion. We have had a further information request from Dublin City Council, which appears positive for application, following a supportive pre-application process for the hotel use and our design. In Q4 2025, we initiated legal proceedings against the Minister for Justice for a substantial damages claim, which is proceeding via our appointed solicitors William Fry and our Senior Counsel Paul Gallagher. The proceedings are currently at Voluntary Disclosure stage, with a formal Mediation phase having failed to reach settlement. We have raised litigation funding to fund the legal claim in full. We are currently exploring a refinance of the senior debt, including capex finance allowing to complete the conversion ourselves and sell the stabilised asset to a core investor, which is the better option for investors.



60 Dawson Street

The 6 floors of offices in this landmark building are fully let to ServiceNow, Pinterest, and Renaissance Re. The retail is on its way to being fully let, with the remaining space in lease negotiation stage. We refinanced with DEKA in 2024, and given that office market sentiment is now improving for the most prime assets, like 60 Dawson Street, a sale is being explored in the coming months.



St. Andrews House, Dublin 2

The retail has been upgraded to include some better retailers on Exchequer Street, and there are currently two lease negotiations ongoing for the South William Street building. The three apartments in South William Street were refurbished and leased out. We have secured full vacant possession of the offices and achieved planning permission for an apart-hotel conversion, and have signed heads of terms with a leading European operator to pre-let the apart-hotel. We refinanced Bank of Ireland in late 2025 with a loan from Topland. While Topland have offered terms to finance the office-to-apart hotel conversion, they have stipulated that we must sell 4-5 South William Street, which is not an attractive option given its stand-alone value is circa €3.6 million versus €4.1 million as part of the larger asset. Additionally, Timbercreek offered a better CAPEX facility, therefore, we refinanced with Timbercreek to deliver the aparthotel conversion with no requirement to sell 4-5 South William Street.



Block R, Eastpoint Business Park, Dublin 3

This building is fully let to Google, who have a flexible lease with break options every two years. Despite the break options, Google have not broken to date, even though they have left other buildings in Eastpoint. We understand that there is important critical infrastructure installed in the Google building that they rely on. However, Google's agent has indicated there is a possibility they will leave at the next break in September 2027. Therefore, alternative tenancy / change-of-use options are being explored. We refinanced the Bank of Ireland loan in late 2025 with a new loan from Hilco. If Google break, the building will potentially need change-of-use and the business plan will be extended. There is high vacancy in the park so this a challenged asset.

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POTENTIAL RISKS AND NOTICES TO INVESTORS

The principal areas of risk for investors are as follows:

- Rents may not increase after rent reviews
- The tenants default and the properties remain vacant
- Properties that are refurbished/ redeveloped may remain vacant after completion of works
- Associated property development risks
- The property market is cyclical and a loss could occur if the assets have to be sold in a downturn
- Asset values and borrowings in the Fund may be subject to exchange rate risk
- Borrowings may in future be subject to a certain level of exposure to fluctuations in interest rate risks. Interest rates have risen sharply but may rise further in the future, which would impact fund returns
- Property is an illiquid asset class and delays could occur in realising the sale of any property assets, which in turn could delay your exit from this investment.
- Borrowing facilities may expire and it might not be possible to refinance these facilities, which could lead to the forced sale of a property and could adversely affect the unit price

MANAGEMENT OF THE FUND

BCP Asset Management undertakes investment management of the assets held by the Fund. BCP's costs are met from the annual management fee. As investment managers, BCP Asset Management will have sole discretion on the timing of the sale of the assets in the Fund.

YOUR INVESTMENT AND ESG

The Sustainable Finance Disclosure Regulations (SFDR) apply to this Fund which is classified as Article 6 'like'. The Fund does not have as its objective sustainable investment, nor does it promote environmental or social characteristics. The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

The impact of sustainability risks on the returns of the Fund have been assessed by the Alternative Investment Fund Manager (AIFM), the Manager and the Investment Manager, taking due account of the nature and scale of its activities. They have elected for the time being not to consider the principal adverse impacts of investment decisions of the Fund on sustainability factors. The AIFM considers this a pragmatic and economical approach to compliance with its obligations under the SFDR.

Please also see the risks outlined in the Prospectus of the Fund.

The Fund is permitted to borrow and enter leverage arrangements. The Fund will not borrow to purchase a property where the resulting level of total leverage would exceed 60% of the gross assets of the Fund. Whilst borrowing gives the potential for enhanced returns, it also increases the potential impact of the risks outlined above.

Warning: Past performance is not a reliable guide to future performance. Warning: Where redemption requests exceed the cash in the Fund, or 10% of the NAV of the Fund, the Fund retains the right to freeze redemptions to avoid circumstances such as a forced sale of assets. Warning: The value of the property assets may fall as well as rise and it is possible that you may lose the total amount invested. The risks involved in geared property are greater than property without gearing. Warning: This is a capital at risk product. Warning: Forecasts are not a reliable indicator of future performance.

PLEASE CONTACT YOUR FINANCIAL ADVISOR OR BCP (01 668 4688 / INVEST@BCP.IE) FOR MORE INFORMATION.

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BCP Asset Management DAC, trading as BCP, is regulated by the Central Bank of Ireland. BCP Fund Management DAC is regulated by the Central Bank of Ireland. BCP has a holding in the BCP Property Value Add Fund.