

EBLX INVEST SCSp, SICAV-RAIF

Qualified Investors Term Sheet | 2025

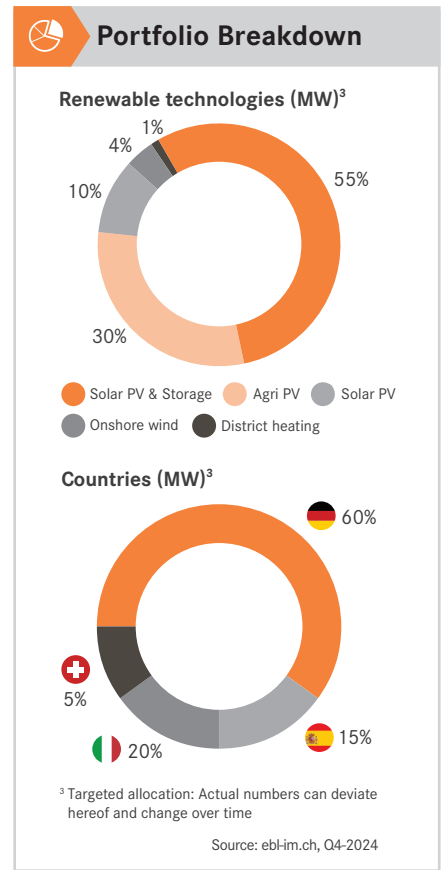
Unique investment opportunity into a strategic-run, “core” renewable energy infrastructure SICAV-RAIF fund focusing primarily on a set of already secured, diversified, high-quality solar PV projects and complementary, other renewable energy assets in mature Western European markets and Switzerland, offering an attractive target IRR of 6-9%¹ and full compliance with [Article 9 of the SFDR](#).²

Portfolio

- Technologies: Solar PV, Solar PV & energy storage, onshore wind, district heating
- Countries: Germany, Italy, Spain, Switzerland
- No. of targeted investments: 20–30

Key Facts

- Exclusively focused on renewable energy infrastructure
- Art. 9 SFDR compliant
- Multidimensional diversification: proven technologies, Western European markets, already secured project pipeline
- Defensive risk profile: 100% core, no terminal value risk
- Majority brownfield
- Stable and predictable cash flows, large inflation protection
- Cost efficient structure, very competitive fee levels
- ~ 1 GW of assets are already secured, access to attractive market projects



Investment Highlights

125 years in energy infrastructure, 30+ in renewables:

EBL relies on a century in the energy sector and three decades in green energy investments.

Very attractive risk-return profile:

Defensive, combining the key qualities of the core infrastructure asset class with the full visibility on the specific asset portfolio.

Solar focus, complemented by energy storage, onshore wind and district heating:

Prioritizes solar PV as it is the most established renewable energy technology and the fastest-expanding renewable sector.

Secured, diversified ~ 1 GW portfolio of high-quality assets:

Pre-identified and selectively sourced, attractive market projects ensure highest transparency, low investment risk, and predictable, fast fund deployment.

Proven investment success:

More than a decade of successful investments jointly with reputable, institutional Swiss investors.

Dedicated, highly experienced team, and fully committed fund sponsor:

Up to EUR 110 million pre-investment into the development pipeline and EUR 50 million commitment into the fund by EBL.

ESG and energy transition commitment:

Fully SFDR Article 9 compliant, supporting global ESG efforts.

¹Target IRR: Actual return can deviate hereof and change over time. Past performance is not a reliable indicator of future results. The value of an investment can go down as well as up and is not guaranteed.

²Article 9 SFDR: Please scan QR-Code on page 2.

Key Terms

Fund structure	Luxembourg SICAV-RAIF
Asset class	Infrastructure (Art. 53 Abs. 1 lit. dbis BVV 2)
SFDR 2019/2088	Article 9 product
LEI code	5299006KRZE9EGQFK851
1st closing	January 2024
Total capital commitment (to date)	EUR 106 million
Target fund size	EUR 250 (hard cap EUR 500 million)
Target IRR (net)¹	6–9%
Maturity	26 years (2050, plus 2 + 2 years)
Investment period	4 years (end of 2027, extendable by 1 year)
Min. investment ticket	EUR 1 million
Distributions	Annual
Management fee	60 basis points on paid-in capital (additional 9,000 EUR/MW per executed investment)
Performance fee	None
TER KGAST	c. 83 basis points on paid-in capital / c. 105 basis points on average NAV
Initiator	EBL (Genossenschaft Elektra Baselland)
AIFM	IPConcept (Luxembourg) S.A.
Depositary bank	DZ-PRIVATBANK S.A., Luxembourg

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Fund Manager

EBL Infrastruktur Management AG (EBL-IM) is a manager of collective assets registered under the laws of Switzerland, supervised by the Swiss Financial Market Supervisory Authority FINMA. EBL-IM is a fully owned subsidiary of EBL, an independent and private cooperative in Baselland, Switzerland, founded in 1898.

EBL is an energy supplier in the Canton of Baselland and other cantons and an active investor in renewable energy in Baselland, Switzerland and Europe for more than 30 years. Since 2010, EBL invests together with qualified Swiss investors in CSP generation plants in Spain and Italy. EBL Fernwärme AG, founded in 2012, has invested in five Swiss district heating systems and therefor collected CHF 49 million from 3rd party investors. EBL Wind Invest AG raised EUR 117 million from six highly reputable Swiss investors and invested in 14 onshore wind parks with 150 MW in Germany. In total, the external funds from 3rd party investors managed and invested by EBL into renewable energy currently amounts to EUR 680 million.



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