

# BLACKSTONE EUROPEAN PROPERTY INCOME FUND

## S U P P L E M E N T A R Y   D I S C L O S U R E S

As of July 25, 2025

**TO:            The limited partners and prospective investors in Blackstone European Property Income Fund S.L.P. (the “Fund”)**

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The annual report for the Fund for the financial year ended December 31, 2024 is now available on the Fund’s website at [www.bepimmo.com](http://www.bepimmo.com).

On March 18, 2025, a large institutional investor (the “Investor”) invested €630 million in BEPIF common shares at BEPIF’s net asset value (“NAV”) as of February 28, 2025. BEPIF has already deployed approximately half of that investment to acquire a 25% interest in The Arch Company (“ArchCo”), a railway arch portfolio of approximately 5,300 units and 15 million square feet that is 90% concentrated in London. BEPIF acquired its stake in ArchCo from a third-party seller and will own it alongside Blackstone-controlled vehicles, including another Blackstone Real Estate vehicle which acquired part of ArchCo in 2019 and is retaining its interests. Given the scale of the investment, Blackstone and the Investor have entered into a strategic partnership, which includes economic, governance and other terms governing their broader relationship and the terms of their investment in BEPIF. The investment is subject to a five-year lock-up period<sup>1</sup>. Following the expiry of the lock-up, the Investor may redeem its shares ratably over two years, subject to the 2% monthly and 5% quarterly fund level limitations on redemptions. The Investor will also have additional rights to convert its shares and related interests into ArchCo or one or more other BEPIF assets subject to certain conditions.

In order to manage BEPIF’s GBP currency exposure, Blackstone, in continuation of its support for the Fund, has agreed to convert, effective April 1, 2025, EUR 429 million of preferred equity held by Blackstone in BEPIF Aggregator into GBP. The conversion has taken place at the 4/1 FX rate (of 1.197 GBP/EUR, resulting in a conversion from EUR 429 million to GBP 358 million). At this time, no change will be made to the preferred equity rate of 4.0%, despite the significant difference between the Bank of England base rate (4.5%) and the European Central Bank base rate (2.5%)<sup>2</sup> at the time. The preferred equity rate remains waived to 0% until December 31, 2025, in accordance with previously announced support measures set out below.

As more fully described in the limited partnership agreement of the Fund (“LPA”), the Fund permits limited partners to request redemptions on a monthly basis. See Article 15 “Redemption of Units” in the LPA. Since formation, BEPIF’s redemption program (the “Redemption Program”) has allowed for redemptions generally limited to 2% of NAV in any month and 5% of NAV in a calendar quarter<sup>3</sup>. This structure was designed both to prevent a liquidity mismatch and maximize long-term shareholder value.

In accordance with the Redemption Program, BEPIF fulfilled redemption requests equal to 2% of NAV in each of April and May 2025, leaving 1% of NAV eligible for redemption in June 2025. As a result, in total, approximately EUR 36 million of redemption requests were satisfied in the second quarter of 2025. Encouragingly, new redemption requests have come down meaningfully and, since January 1, 2024, BEPIF has satisfied redemptions in excess of new requests, thereby reducing the backlog. Additionally, EUR 44 million of redemption requests were rescinded since January 2024<sup>4</sup>.

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<sup>1</sup> The investment is being held through a Selected Parallel Entity as defined in the LPA and is therefore excluded from the calculation of the NAV used to determine the redemption limits for the duration of the lock-up period.

<sup>2</sup> Base rates are as of April 1, 2025.

<sup>3</sup> Refers to the up to 2% of NAV monthly redemption limit and up to 5% of NAV quarterly redemption limit under the Redemption Program. For the avoidance of doubt, both of these limits are measured across the BEPIF fund complex as a whole (excluding any Selected Parallel Entities) and assessed during each month in a calendar quarter. Shares or units issued as payment of the Management Fee are not subject to the limitations and calculations related to the Redemption Program (including exclusion from the calculation of NAV used to determine the redemption limits). Further, BEPIF may make exceptions to, modify or suspend the Redemption Program in exceptional circumstances and not on a systematic basis. Please see the Prospectus and [www.bepif.com](http://www.bepif.com) for more information on the Redemption Program.

<sup>4</sup> Shareholders may withdraw or revoke Redemption Requests with the Investment Manager’s consent until 5 p.m. Central European Time on the last Business Day before the Redemption Date (subject to the Investment Manager’s discretion to accept after such time). Please refer to the Prospectus for further information.

Adjusting for redemption requests that are anticipated to be satisfied in July, there would be approximately EUR 73 million of cumulative unsatisfied redemption requests<sup>5</sup>. Under the terms of the Redemption Program, these redemption requests will be automatically resubmitted for the next available redemption date unless investors choose to withdraw or revoke them before then.

Blackstone has and continues to provide substantial support to BEPIF in the short to medium term by maintaining the following strategic initiatives:

1. **Management Fee Waiver:** the Investment Manager has elected to voluntarily waive the Management Fee for all investors in BEPIF temporarily (the “**Management Fee Waiver**”)<sup>6</sup>. The Management Fee Waiver came into effect on October 1, 2023, for a period of six months until March 31, 2024, and was subsequently extended until June 30, 2024, December 31, 2024 and December 31, 2025. The Management Fee Waiver and its extensions apply automatically and no action is required on your part to benefit from them. The Investment Manager may, at its discretion, but is not obliged to, extend the Management Fee Waiver beyond December 31, 2025.
2. **Expense Cap:** the Investment Manager may, in its sole discretion, apply a discretionary expense cap on certain Fund Expenses and Organizational and Offering Expenses to be borne by BEPIF in any given month for a defined period as determined by the Investment Manager in its sole discretion and defer the payment and/or reimbursement of the expenses in excess of such expense cap to subsequent periods. If such cap is applied, the Investment Manager may remove this cap at any time and in its sole discretion (including prior to expiration). Upon expiration, BEPIF will bear any unpaid or unreimbursed Fund Expenses and/or any other outstanding unreimbursed amounts of Organizational and Offering Expenses deferred pursuant to this arrangement, in equal installments over the 60 months following the date such cap has expired or has been removed.

The Investment Manager has elected to voluntarily apply an expense cap of 0.50% (annualized) of BEPIF’s NAV on the Fund Expenses and Organizational and Offering Expenses (the “**Expense Cap**”). The Expense Cap came into effect on October 1, 2023, for a period of six months until March 31, 2024, and was subsequently extended until June 30, 2024, December 31, 2024 and December 31, 2025<sup>7</sup>. The Expense Cap may be removed or extended at any time by the Investment Manager and in its sole discretion, including prior to December 31, 2025.

3. **Preferred Equity Rate Waiver:** As at June 30, 2025, Blackstone held EUR 517 million<sup>8</sup> of preferred equity (in aggregate, including accrued dividends and Additional Contributions (as defined below)) in BEPIF Aggregator. The preferred equity has been issued at a fixed rate of 4.0%<sup>9</sup>. Blackstone has elected temporarily to voluntarily waive the 4.0% preferred equity rate (the “**Rate Waiver**”). The Rate Waiver came into effect on December 1, 2023, for a period of seven months until June 30, 2024, and was subsequently extended until December 31, 2024 and December 31, 2025. Blackstone may, at its discretion, but is not obliged to, extend the Rate Waiver beyond December 31, 2025. In addition, Blackstone may, at its entire discretion, but is not obliged to, make additional contributions to BEPIF Aggregator in the form of preferred equity (with such additional contributions also benefitting from the Rate Waiver for the relevant period of time) (the “**Additional Contributions**”) and liquidity from disposition proceeds or otherwise may be used to repay or reduce any outstanding amount in the near term.

If you have any questions about the contents of this communication, please contact [PrivateWealthEMEA@Blackstone.com](mailto:PrivateWealthEMEA@Blackstone.com).

#### **Important Disclosure Information**

<sup>5</sup> Valid redemption requests as of July 25, 2025, for July 31, 2025 redemption date, and based on NAV per unit as of June 30, 2025.

<sup>6</sup> For the avoidance of doubt, in respect of Class A and Class INS Units, the Management Fee Waiver applies solely to the 1.25% Management Fee retained by the Investment Manager and does not apply to the 0.75% portion of the Management Fee attributable to the Rebate.

<sup>7</sup> For the avoidance of doubt, the Expense Cap has applied since its inception in October 2023 to certain fees, costs, and expenses incurred by the Fund for certain third-party service providers, including, but not limited to, the fees payable to the Depositary, the Statutory Auditor and the Administrative and Accounting Delegate, as set out in clause 27.1.3. of the LPA, such that any excess costs during that time will have been funded by Blackstone accordingly.

<sup>8</sup> Comprises GBP 358 million and EUR 100 million. FX rate used is 1.1650 as of June 30, 2025.

<sup>9</sup> Dividend rate.

*All information provided is as of July 25, 2025, unless otherwise indicated. This information may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer to sell, or a solicitation of an offer to buy, any security or instrument in or to participate in any trading strategy with any Blackstone fund, account or other investment vehicle (each a “**Blackstone Fund**”), nor shall it form the basis of, or be relied on in connection with, any contract or investment decision. None of Blackstone, its funds, nor any of their affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of this information and this information should not be relied upon as a promise or representation as to past or future performance of a Blackstone Fund or any other entity, transaction, or investment. Capitalized terms used herein but not otherwise defined have the meanings set forth in the LPA. When used in this document, “BEPIF” refers to the BEPIF fund complex as a whole, including the Fund, its parallel entities and their feeders.*

*There is no current public trading market for the units, and Blackstone does not expect that such a market will ever develop. Therefore, redemption of units by the Fund will likely be the only way for you to dispose of your units. The Fund expects to redeem units at a price equal to the applicable net asset value as of the redemption date and not based on the price at which you initially purchased your units. Units redeemed within one year of the date of issuance will be redeemed at 95% of the applicable net asset value as of the redemption date, unless such deduction is waived by the Fund in its discretion, including without limitation in case of redemptions resulting from death, qualifying disability or divorce. As a result, you may receive less than the price you paid for your units when you sell them to the Fund pursuant to the Redemption Program. The vast majority of the Fund’s assets usually consists of real estate properties and other investments that cannot generally be readily liquidated without impacting the Fund’s ability to realize full value upon their disposition. Therefore, the Fund may not always have a sufficient amount of cash to immediately satisfy redemption requests. As a result, your ability to have your units redeemed by the Fund may be limited and at times you may not be able to liquidate your investment. Please refer to the LPA and, in particular, Annex 1: “Risk Factors, Potential Conflicts of Interest and Other Considerations – Transfers & Liquidity” for further details.*