Ad hoc announcement according to Art. 53 LR

EDMOND DE ROTHSCHILD REAL ESTATE SICAV – SWISS ("ERRES-SWISS")
CAPITAL INCREASE ANNOUNCEMENT
(ISIN CH0124238004)

Morges, 22.05.2025 – **The Board of Directors confirms its decision to carry out a capital increase for its ERRES-Swiss sub-fund in July 2025. The Board of Directors has decided to fix the amount of the capital increase to approximately CHF 395 million (1 new share for 5 existing shares).**

Further to the press release of 28 March 2025, the Board of Directors of Edmond de Rothschild Real Estate SICAV confirms its decision to carry out a capital increase for its ERRES-Swiss sub-fund. The Board of Directors has decided to fix the amount of the capital increase to **approximately CHF 395 million**, corresponding to a **ratio of 1 new share for 5 existing shares**. The subscription period will run from **21 to 31 July 2025.**

The purpose of this operation is to finance, in whole or in part:

- the completion of construction of 3 new projects in Lausanne, Geneva and Thônex for a total of MCHF 28.0,
- the construction of 4 renovation/densification projects in Geneva for a total of MCHF 30.0,
- the forward payment of 10 residential acquisitions already signed in Geneva x3, Vernier, Thônex, Bernex, Lausanne x2 and Peseux x2 for a total of MCHF 118.0,
- the acquisition of a portfolio under exclusivity in Geneva, Vernier x2, Croix-de-Rozon and Yverdon for CHF 290.0 million,
- the reduction in the debt ratio so that it remains within the target of 28% on average over a financial year.

The final information and offering prospectus for the capital increase will be published on **11 July 2025**.

Information about Edmond de Rothschild Real Estate SICAV – Swiss ("ERRES-Swiss") is available on the Management Company website: www.solutionsandfunds.ch

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