Ad hoc announcement according to Art. 53 LR

EDMOND DE ROTHSCHILD REAL ESTATE SICAV – SWISS ("ERRES-SWISS")
TERMS AND CONDITIONS OF THE CAPITAL INCREASE
(ISIN CH0124238004)

Morges, 11.07.2025 – **As announced in the press release of the 22nd of May 2025, the Board of Directors of Edmond de Rothschild Real Estate SICAV (the "SICAV") has decided to carry out a capital increase of the Edmond de Rothschild Real Estate SICAV - Swiss Sub-fund (the "Swiss Sub-fund"). The conditions of the issue are detailed below:**

Utilisation of the funds

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

- the completion of the 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 MCHF 290.0,
- the reduction in the debt ratio so that it remains within the target of 28% on average over a financial year.

Number of new shares

The number of new shares issued as part of this capital increase will be a maximum of 3,207,608 and the number of shares will therefore be increased from 16,038,043 to a maximum of 19,245,651.

Subscription deadline

The subscription period will run from 21st of July to 31st of July 2025 at 12:00 noon.

The new shares will be released on the 8th of August 2025.

Allocation of the subscription rights

The subscription rights will be allocated on 18th of July 2025 (after the close of trading); the shares will be traded ex-subscription rights from 21st of July 2025.

Trading of the subscription rights

The subscription rights will be traded on the SIX Swiss Exchange from 21st until 29th of July 2025 at 5:15 p.m. The price at which the subscription rights will be traded on the SIX Swiss Exchange depends on the changes in the bid and offer prices. There is no guarantee that an active and dynamic market for the subscription rights will develop during this period. There is no guarantee that the price of the subscription rights will remain constant. Trading will be done in Swiss francs (CHF).

Listing/Trading of the shares

The listing of all shares to be newly issued in accordance with the SIX Swiss Exchange collective investment schemes standard was requested and authorised and will take place on Friday 8th of August 2025. Trading will be done in Swiss francs (CHF).

Subscription ratio

A subscription right is granted to each existing share. 5 existing shares give the right to subscribe to 1 new share of the Swiss Sub-fund against payment of the price in cash.

Issue price

CHF 124.31 per new share.

The issue price has been set in accordance with the investment rules. It is based on the net asset value at 31st of March 2025 projected at 8th of August 2025 and takes into account changes in the value of real estate assets, a current profit-sharing operation (i.e. for the period from 1st of April to 8th of August 2025), ancillary fees (transfer duties, notary fees, rights, brokerage fees, emoluments, etc.) incurred by the Swiss Sub-fund in placing the amount paid and includes the issuance fee of 2%, which is below the maximum allowed by the investment rules. This amount includes the fees of the custodian bank and the management company.

Amount

Based on the issue price and the subscription ratio, the amount of the capital increase is **CHF 398'737'750.48.**

Planned timeline

Share subscription period: **21st of July to 31st of July 2025 at 12:00 noon.**

Trading of the subscription rights: **21st of July to 29th of July 2025 at 5:15 p.m.**

Value date of the release of the new shares: **8th of August 2025**

Listing of the new shares: **8th of August 2025**

Security number and ISIN

	Swiss Sub-Fund Shares	**Subscription rights**
Security number	12 423 800	146 216 551
ISIN Code	CH0124238004	CH1462165510

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

Contacts

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