EDMOND DE ROTHSCHILD REAL ESTATE SICAV - COMMERCIAL INCOME (ISIN CH1332870810)

Issue of Shares October 2026

Subscription Form

Submission: To the client's bank; for forwarding to the custodian bank

Edmond de Rothschild Real Estate SICAV is an investment company with variable capital. The "Edmond de Rothschild Real Estate SICAV – Commercial Income" investor sub-fund falls into the 'real estate fund' category pursuant to articles 36 and seq. in conjunction with articles 58 and seq. of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA). The "Edmond de Rothschild Real Estate SICAV – Commercial Income" investor subfund is intended solely for qualified investors within the meaning of Articles 10(3) and 10(3ter) of CISA and Articles 4(3) to 4(5) and Articles 5(1) of FinSA. This subscription is based on the issue prospectus and the prospectus with integrated investment regulations and articles of association of Edmond de Rothschild Real Estate SICAV.

Subscription period	from 5 to 16 October 2026, 12.00 CET
Subscription ratio	3 shares (3 subscription rights) entitle to subscribe 1 new share of Edmond de Rothschild Real Estate SICAV – Commercial Income.
Issue price	CHF 109.52 per share The issue commission and additional costs are included in the issue price.
Settlement date	23 October 2026

Details of the subscribing investor

Investor _____

Address _____

Place _____

Distribution partner _____

As owner(s) of _____ subscription rights of the Edmond de Rothschild Real Estate SICAV - Commercial Income, I/we subscribe in accordance with the terms and conditions set forth in the issue prospectus :

After exercising _____ subscription rights (Valoren-Nr. 159 385 953 / ISIN CH1593859536)

After selling _____ subscription rights (Valoren-Nr. 159 385 953 / ISIN CH1593859536)

_____ **Shares of Edmond de Rothschild Real Estate SICAV - Commercial Income**

At the issue price CHF 109.52 per share
Issue commissions and additional costs are included in the issue price
Valoren-Nr. 133 287 081 / ISIN CH1332870810

The issuance of the new shares shall be made against payment of the issue price on 23 October 2026.

Note: If the investor wishes to subscribe for more shares than will be granted by exercising the subscription rights held, he is requested to complete a free subscription form.

Payment and booking of the shares; settlement

Payment of the subscribed shares

Charged to my account nr:_____

with _____

Booking of the shares

in my securities account: _____

With: _____

By signing, the subscribing investor(s) confirm(s):

- to be a qualified investor within the meaning of Articles 10(3) and 10(3ter) of CISA and Articles 4(3) to 4(5) and Articles 5(1) of FinSA (see text of the sections on the following page);
- to have taken note of the contents of the current issue prospectus and the prospectus with integrated investment regulations and articles of association of Edmond de Rothschild Real Estate SICAV;
- to irrevocably undertake to pay the issue price for the subscribed shares in cash as per the time of payment under subscription.

_____, _____ _____

Place / date Signature(s)

Exclusion of liability:

The SICAV and the custodian bank reserve the right to postpone or not to carry out the issue of new shares at any time prior to the date of payment due to events of a national or international, monetary, financial, economic, political or settlement nature or in the event of other occurrences that would seriously jeopardize the success of the offer.

Contacts

Custodian : Banque Cantonale Vaudoise, Lausanne - Immo Desk, Tel.: +41 (0)21 212 40 96

Delegated fund management company: Solutions & Funds Ltd, Morges, Tél : + 41 (0)22 365 20 70

Fund Manager : Edmond de Rothschild REIM (Switzerland) Ltd, Geneva, Tél : + 41 (0)79 611 94 13 - j.martin@reim-edr.ch

CISA Art. 10 Investors

[3] Qualified investors within the meaning of this Act are professional clients as defined in Article 4 paragraphs 3–5 or Article 5 paragraphs 1 and 4 FinSA

[3ter] Qualified investors also include retail clients:

a. for whom one of the following persons provides portfolio management or investment advice in accordance with Article 3 letter c numbers 3 and 4 FinSA within the scope of a permanent portfolio management or investment advice relationship:
   1. financial intermediary in accordance with Article 4 paragraph 3 letter a FinSA,
   2. a foreign financial intermediary that is subject to prudential supervision in the same way as the financial intermediary under number 1,
   3. an insurance company pursuant to the Insurance Oversight Act of 17 December 200426 (IOA); and
b. who have not declared in writing or in another form verifiable by text that they do not wish to be considered as such.

CISO Art. 6a Investors

The financial intermediary:

a. shall, within the meaning of Article 10 paragraph 3ter of the CISA, inform investors that they are deemed qualified investors;
b. shall explain the risks that this entails; and
c. shall inform them that they have the option of declaring in writing or in another form demonstrable via text that they do not wish to be deemed qualified investors.

FinSA Art. 4 Client segmentation

[3] Sont considérés comme des clients professionnels:

Professional clients are:

a. financial intermediaries as defined in the Banking Act of 8 November 1934 (BankA), the Financial Institutions Act of 15 June 2018 (FinIA) and the CISA;
b. supervised insurance institutions;
c. foreign clients subject to prudential supervision as the persons listed under a and b above;
d. central banks;
e. public entities, institutions and foundations with professional treasury operations;
f. occupational pension schemes with professional treasury operations and other occupational pension institutions providing professional treasury operations;
g. companies with professional treasury operations;
h. large companies;
i. private investment structures with professional treasury operations created for high-net-worth retail clients.

[4] Institutional clients are professional clients as defined in paragraph 3 letters a to d as well as national and supranational public entities with professional treasury operations.

[5] A large company is a company which exceeds two of the following parameters:

a. balance sheet total of CHF 20 million;
b. turnover of CHF 40 million;
c. equity of CHF 2 million.

FinSA Art. 5 Opting out and opting in

[1] High-net-worth retail clients and private investment structures created for them may declare that they wish to be treated as professional clients (opting out).

[4] Swiss and foreign collective investment schemes and their management companies which are not already deemed to be institutional clients within the meaning of Article 4 paragraph 3 letter a or c in conjunction with Article 4 paragraph 4 may declare that they wish to be treated as institutional clients.