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

Issue of Shares October 2026

Free 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
Price	will be determined after the subscription period. It includes the issue price of CHF 109.52 per share (the issue commission and additional costs are included in the issue price) as well as the compensation for the subscription rights required for this subscription.
Settlment date	23 October 2026

Details of the subscribing investor

Investor _____

Address _____

Place _____

Distribution partner _____

Subscription

The undersigned subscribe(s) in accordance with the terms and conditions of the issue prospectus:

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

At a price which will be determined after the subscription period. It includes the issue price of CHF 109.52 per share (the issue commission and additional costs are included in the issue price) as well as the compensation for the subscription rights required for this subscription.

Valoren-Nr. 133 287 081 / ISIN CH1332870810

The undersigned hereby unconditionally and irrevocably undertake(s) to pay the amount corresponding to the new shares subscribed or, in the event of a reduction, the corresponding reduced amount, with a value date of 23 October 2026, and hereby authorise(s) his/her/their custodian bank to debit his/her/their account.

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

Submission of subscription

This subscription form, duly completed and signed, must be sent no later than 12 noon on 16 October 2026 to:

Original:	At the investor's bank
Copy per email to the custodian bank:	Banque Cantonale Vaudoise Fund & Immo Desk email: immo.desk@bcv.ch

In order for your subscription to be accepted, please send this subscription form to your bank so that it can confirm your subscription using the same contact details above.

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 have notified their bank of this subscription;
- to have asked his/her/their bank to forward this form to the custodian bank;
- be aware that the subscription will only be accepted after confirmation by a Swiss bank of this subscription;
- release their bank from banking secrecy in relation to this subscription, in particular by authorising it to forward this form to the custodian bank;
- 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)

Confirmation by the investor's bank

By sending this subscription form to the custodian bank (contact details above), the investor's bank confirms that:

1) That this subscription may be accepted by the custodian bank; and
2) That the subscriber is indeed an investor (circle of investors) authorised by the prospectus with integrated investment regulations and articles of association.

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, Tel : +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] 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.