Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Name of Product: Edmond de Rothschild Real Estate SICAV- Swiss

Name of PRIIP manufacturer: Solutions & Funds SA

ISIN: CH0124238004

Website: www.solutionsandfunds.com

Call +41 22 365 20 70 for more information

Eidgenössische Finanzmarktaufsicht FINMA is responsible for supervising Solutions & Funds SA in relation to this Key Information Document

Date: 11 August 2026

Warning: You are about to purchase a product that is not simple and may be difficult to understand

What is this product?

Type
The Edmond de Rothschild Real Estate fund is a sub-fund of an open-ended investment company (société d'investissement à capital variable, SICAV) governed by Swiss law in the "Real estate funds" category according to the Swiss Federal Act of 23 June 2006 on collective investment schemes.

Term
The investment is designed for a long term investment horizon and recommends a minimum holding period of five years or longer.

Objectives
The investment objective of Edmond de Rothschild Real Estate SICAV - Swiss consists primarily in preserving the substance of the invested capital over the long term and distributing appropriate income. To that end, the Product invests throughout Switzerland in buildings intended for residential and mixed use, as well as in commercial buildings. The Product invests both in new construction projects or buildings meeting the latest sustainability standards and in existing buildings requiring refurbishment.

Intended retail investor
The Product is suitable for shareholders with a long-term investment horizon above all seeking regular income. Shareholders may allow temporary fluctuations in the market price of the shares of the Product and are not dependent on the realisation of the investment.

What are the risks and what could I get in return?

Risk Indicator:

1	2	3	**4**	5	6	7

Lower risk ← → Higher risk

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.
We have classified this product as 4 out of 7, which is a medium risk class.
This rates the potential losses from future performance at a medium level, and poor market conditions could impact our capacity to pay you.
Be vigilant about currency risk if your reference currency differs from that of the Product. Because you may receive payments in a different currency, the final return you obtain depends on the exchange rate between the two currencies.
This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios:

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.
What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.
The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years.
Markets could develop very differently in the future.
The stress scenario shows what you might get back in extreme market circumstances.
This type of unfavourable scenario occurred for an investment between April 2022 - April 2023 (if you exit after 1 year), August 2017 - August 2022 (if you exit after 5 years).
This type of moderate scenario occurred for an investment between January 2023 - January 2024 (if you exit after 1 year), December 2019 - December 2024 (if you exit after 5 years).
This type of favourable scenario occurred for an investment between July 2020 - July 2021 (if you exit after 1 year), July 2016 - July 2021 (if you exit after 5 years).

Recommended holding period: 5 years Example Investment: 10’000 CHF Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	**You could lose some or all of your investment.**		
Stress	**What you might get back after costs**	4’890 CHF	3’770 CHF
	Average return each year	-51.1 %	-17.8 %
Unfavourable	**What you might get back after costs**	7’830 CHF	9’120 CHF
	Average return each year	-21.7 %	-1.9 %
Moderate	**What you might get back after costs**	10’240 CHF	10’510 CHF
	Average return each year	2.4 %	1.0 %
Favourable	**What you might get back after costs**	11’980 CHF	12’720 CHF
	Average return each year	19.8 %	5.0 %

What happens if Solutions & Funds SA is unable to pay out?

Investors who have invested in this product will not suffer any financial losses in the event of a default by Solutions & Funds SA, as the sub-fund is considered an independent legal entity with separately managed assets.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- 10’000 CHF is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	648 CHF	1’367 CHF
Annual cost impact (*)	6.5 %	2.6 %

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period your average return per year is projected to be 3.0 % before costs and 0.5 % after costs.

Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	3.0 % Impact of the costs you are required to pay when making your investment (maximum costs; you may pay less). The person selling you the product will inform you of the actual charge.	300 CHF
Exit costs	2.0 % Impact of the costs you are required to pay when exiting your investment.	200 CHF
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.7 % Impact of costs deducted each year for investment management.	70 CHF
Transaction costs	1.0 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	100 CHF
Incidental costs taken under specific conditions		
Performance fees [and carried interest]	There is no performance fee for this product.	0 CHF

How long should I hold it and can I take money out early?

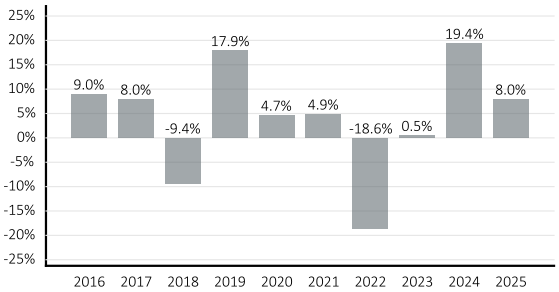
Recommended holding period: 5 years

In accordance with the investment objective described above, the product is designed for a long term investment horizon. It is an open-ended product. Investors can sell their investment on a daily basis (on business days).

How can I complain?

If you have any complaints about the product, please contact the person who recommended it to you or the fund management company directly: Solutions & Funds SA, Promenade de Castellane 4, 1110 Morges, email: info@solutionsandfunds.com.

Other relevant information



This chart shows the fund's performance as the percentage loss or gain per year over the last 10 years.
Past performance is not a reliable indicator of future performance. Markets could develop very differently in the future.
It can help you to assess how the fund has been managed in the past.
Performance is shown after deduction of ongoing charges. Any entry and exit charges are excluded from the calculation.
The share class shown has been launched on 16 February 2026.
The historical performance was calculated in CHF.

The calculations of previous performance scenarios can be found under https://documents.anevis-solutions.com/solufunds/CH0124238004_scenario_export.csv

As the fund manager of this collective investment scheme, we are required to provide you with the relevant fund documents (the current fund prospectus and contract, as well as the semi-annual and annual reports) free of charge. These and other fund documents are available on our website, "www.solutionsandfunds.com," under the "Funds" section. This document may serve as a reference for any other class of the fund.