EDMOND DE ROTHSCHILD

Communication
Geneva, 25 November 2026

Edmond de Rothschild REIM brings institutional investors together around a core residential portfolio in Geneva

- **Edmond de Rothschild REIM (Suisse) SA lays the foundation stone for Edmond de Rothschild Real Estate SICAV – Living Income (ERRES-LI), the new non-listed Swiss residential sub-fund of the ERRES SICAV**
- **CHF 55.9 million of equity raised (551,805 shares issued at CHF 101.25), combining cash subscriptions and contributions in kind**
- **Optimal use of capital and debt: this equity will be fully invested in a portfolio of eight buildings in the centre of Geneva, worth more than CHF 120 million**

Geneva, 25 November 2026 – Edmond de Rothschild REIM (Suisse) SA and the Board of Directors of Edmond de Rothschild Real Estate SICAV announce that they have brought investors together around a portfolio of eight core residential buildings in the heart of Geneva. This transaction marks the launch of ERRES – Living Income, the new non-listed sub-fund of the ERRES SICAV dedicated exclusively to Swiss residential real estate.

A core Geneva portfolio as a foundation

The initial portfolio comprises eight residential buildings in the centre of Geneva, worth more than CHF 120 million. The equity will be fully invested by mid-January 2027. The sub-fund thus starts with operating buildings and rental income from its first weeks.

Against a backdrop of a structural housing shortage, Geneva residential real estate offers stable and predictable income that is highly sought after by investors. The supply of quality buildings nevertheless remains scarce: accessing it requires the ability to structure transactions outside the direct market.

Optimal use of capital

The transaction combines cash subscriptions of CHF 37.6 million and contributions in kind of CHF 18.3 million. In total, 551,805 shares will be issued

on Monday 30 November at a price of CHF 101.25 per share, i.e. CHF 55.9 million of funds raised.

Share deals and contributions in kind allow investors to exchange buildings or shares in real estate companies for shares in the sub-fund. This mechanism, at the heart of the strategy, makes it possible to invest this initial equity in full in a portfolio of more than CHF 120 million, while limiting the friction and lead times of a conventional acquisition. ERRES-LI is not, however, limited to this type of transaction and will be able to acquire buildings directly on the market.

A sub-fund built to grow

From this Geneva base, ERRES – Living Income aims to build a diversified residential portfolio in Switzerland's dynamic urban and suburban areas. The sub-fund targets[1] a minimum annual distribution of CHF 2.75 per share and a total return of around 3.50% per year. Edmond de Rothschild REIM intends to grow the portfolio to around CHF 500 million within five years, through new subscriptions and new contributions.

"In an environment where access to quality residential assets is increasingly selective, the ability to source transactions, particularly through share deals and contributions in kind, is a key element of value creation. The success of this first raise confirms the relevance of this approach and the interest of investors wishing to optimise and reorganise their real estate exposure," says **Arnaud Andrieu, Co-CEO of Edmond de Rothschild REIM**.

"With this transaction, we are laying the foundation stone for ERRES – Living Income on solid ground: eight core buildings in the heart of Geneva and rental income from the first weeks. Our investors hold a fully operational income portfolio, which we will develop by welcoming new investors, new acquisitions and new contributions," adds **Jonathan Martin, Managing Director & Head of Fund Management of Edmond de Rothschild REIM (Suisse) SA**.

[1] The target return is based on the realisation of market assumptions formulated by Edmond de Rothschild REIM (Suisse) SA and does not constitute a promise of return.

About Edmond de Rothschild REIM

Edmond de Rothschild REIM is the real estate investment platform of the Edmond de Rothschild Group. Active for twenty years in the Swiss real estate market, its subsidiary Edmond de Rothschild REIM (Suisse) SA manages real estate funds for institutional clients, with teams in Geneva and Zurich.

About Edmond de Rothschild

Edmond de Rothschild is an investment house founded on the conviction that wealth, when put to work for the real economy, can serve a useful purpose and help make progress an ever-new idea.

Driven by a culture of financial foresight spanning nearly three centuries, it specialises in private banking and asset management and has recognised expertise in its core businesses (wealth management, wealth planning, life insurance, services for independent asset managers, corporate finance, private equity, real estate, infrastructure, liquid strategies and fund administration). Its 100% family ownership gives it genuine independence, allowing it to align with its clients' interests and fostering the emergence of financial solutions tailored to the specific needs of families, entrepreneurs and institutional investors. As at 31 December 2025, Edmond de Rothschild manages more than CHF 198 billion in assets and has a solid balance sheet with a solvency ratio of 19.1%. With more than 2,800 employees and 35 locations, it is a leading player in its main markets – including Geneva, Luxembourg, Paris and Monaco.

Edmond de Rothschild is at the heart of a unique ecosystem comprising agricultural, wine-making and hotel businesses, family philanthropic activities, the Gitana offshore racing team and the Caron perfume house.

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Edmond de Rothschild Real Estate SICAV – Living Income is a sub-fund reserved for qualified investors within the meaning of Art. 10 para. 3 CISA.