

Edmond de Rothschild Real Estate Sicav – Commercial Income

March 2026

Window signage, bank lounges, Geneva

Strategy

The Edmond de Rothschild Real Estate SICAV – Commercial Income Sub-Fund invests in commercial real estate securities in Switzerland that generate an initial rental yield and aims in particular to build a sustainable portfolio by integrating environmental, social and governance («ESG») aspects into the management of the real estate portfolio, its assets and stakeholders (integration principle) and by applying a consistent exclusionary approach in particular by the establishment of criteria concerning the admission of tenants. The target average size of objects is 10 MCHF. The maximum leverage allowed is 50% in the first 3 years, 40% in the 4th year, then reduced to 33.33%.

OTC performance as of 31.03.2026

Market price	110,00	Volatility over 12 months	N/A
Market capitalisation (MCHF)	248,83	Premium	0,9%
Trading volume over 3 months	N/A	Index premium	30,2%

Performance (dividend reinvested)

	2024*	2025	2026	Since inception**
ERRES - Commercial Income	3,96%	3,71%	2,80%	10,84%
INDICE SWIIT	11,29%	10,62%	-4,25%	17,88%

*from 05.07.2024 to 31.12.2024 **from 05.07.2024 to 31.03.2026

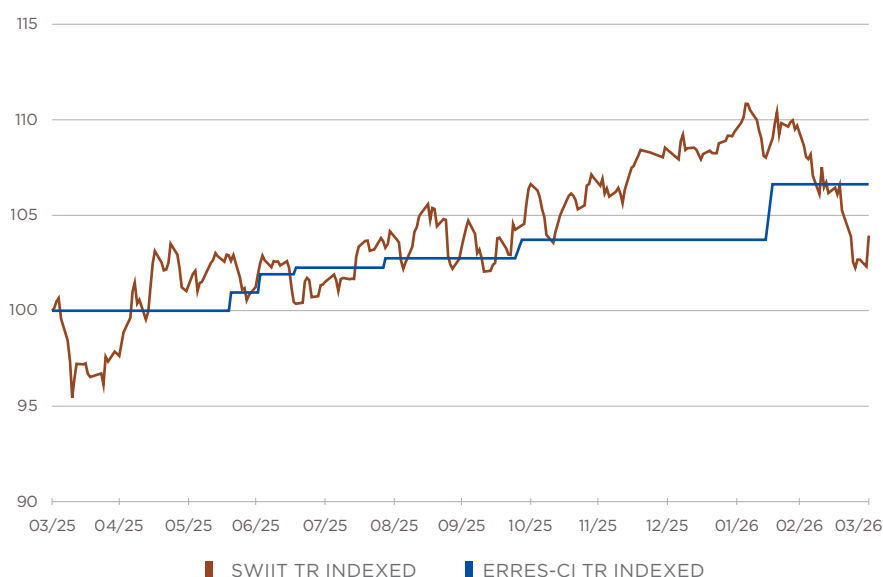


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Key figures from semi annual report as at 30.09.2025

Gross asset value	202 624 412	Investment yield (6 months)	2,68%
Net asset value	113 270 680	Rental loss rate	2,04%
NAV/share	105,15	Debt financing ratio	42,82%
EBIT-margin	88,09%	TER REF (GAV)	0,70%
Distribution	1,87	TER REF (MV)	1,00%
Payout-ratio	99,61%		

Off-market price movement



Manager's Commentary

New capital increase of CHF 71.1 million fully subscribed

Following the close of the subscription period on 6 March 2026, the manager of Edmond de Rothschild Real Estate SICAV – Commercial Income (“ERRES-CI”) is pleased to announce the success of its capital increase. The 646,308 new shares issued were fully subscribed, representing a total capital injection of CHF 71.1 million. The shares have been paid up on 13 March 2026, enabling the manager to proceed with the acquisition of new secured assets worth over CHF 100 million.

The proceeds from the issue will enable the portfolio to be further developed through the integration of commercial assets in line with the fund's strategy, with the aim of distributing a dividend of at least CHF 4.50 per share* over a full year, in accordance with the fund's launch objectives.

*Estimated and non-guaranteed return target; the target returns are the returns on equity after deduction of costs, fees and taxes within the vehicle over a ten-year period.

Presentation of a real estate asset

Rue des Ateliers 4 in Meyrin (GE)

Located in Meyrin, near Geneva Airport and the MEYSAVER industrial zone, this recently completed mixed-use building (2024) combines commercial space with a large parking facility. The asset benefits from excellent accessibility and a strategic position within a dynamic economic hub.

Fully let to high-quality tenants such as Sixt and Honda, it offers strong income visibility with a weighted average lease term of approximately 10 years. Its recent construction, certified Minergie, ensures high energy efficiency and limited CAPEX requirements.

Acquired for CHF 24 million, the property delivers a gross yield of around 4.9% and fits within a core strategy providing secure long-term income.



Rue des Ateliers 4 in Meyrin (GE)



Main characteristics

STRUCTURE	SICAV
NAME OF SICAV	Edmond de Rothschild Real Estate
NAME OF SUBFUND	Edmond de Rothschild Real Estate - Commercial Income
DOMICILE OF SICAV	Switzerland
ASSET CLASS	Direct real estate in Switzerland
CURRENCY	CHF
DATE LAUNCHED	05.07.2024
FINANCIAL YEAR ENDS	31 March
NAV CALCULATED	Semi-annual
SHARE SUBSCRIPTIONS / REDEMPTIONS	OTC trading via BCV
LIQUIDITY	Annual via the fund management company + OTC market
ISIN	CH1332870810
TELEKURS CODE	133287081
TICKER SYMBOL	ERRESCI SW Equity
BENCHMARK	N/A
CATEGORY OF SHARES	A (distribution)
DISTRIBUTION	Annual
INVESTMENT MANAGER	Edmond de Rothschild REIM (Suisse) SA
EXECUTIVE MANAGER	Solutions & Funds SA
CUSTODIAN	Banque Cantonale Vaudoise
AUDITOR	PricewaterhouseCoopers SA
OFFICIAL NOTIFICATIONS	Swiss Official Gazette of Commerce (SOGC)
TAX BREAKS	No
TAX VALUE PER SHARE (31.12.2025)	CHF 105.15

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18, rue de Hesse - CH-1204 Genève - edr-realestatesicav.ch