



EDMOND DE ROTHSCHILD REAL ESTATE SICAV ("ERRES")

TERMS AND CONDITIONS OF THE CAPITAL INCREASE

As announced in the press release of the 29th of July 2021, the Board of Directors of Edmond de Rothschild Real Estate SICAV (the "SICAV") has decided to carry out a capital increase of the Edmond de Rothschild Real Estate SICAV - Swiss sub-fund (the "Swiss Sub-fund").

The Swiss Sub-fund's growth strategy as defined by the manager and the Board of Directors continues, and is achieving particularly positive results. Despite a complex and competitive environment, recurring revenues for the past year are up strongly from the previous year and the level of rent loss has proven sustainably low, demonstrating the manager's ability to adapt to market conditions.

The income available for distribution, arising from both the FY 2020-21 earnings of CHF44.6 million and the retained earnings from previous financial years, amounted to a historical level of CHF70.4 million (i.e. CHF6.14 per share). The dividend for FY 2020-21, exclusively from the ordinary real estate income of the year, excluding the contribution of the retained earnings from previous financial years, was increased to CHF3.60/share.

In this context, the Board of Directors wishes to continue the development of the Swiss Sub-fund with, in particular, the integration of properties that strengthen the quality of the portfolio, both because of their prime location and their mostly residential positioning. As already mentioned in the previous press release, the capital increase of **CHF 279.7 million**, corresponding to a **subscription ratio of 1 new share for 5 existing shares**, will finance:

- the delivery of residential properties at the end of construction in the Quartier de l'Étang in Vernier for an amount of MCHF 92.8,
- the ongoing construction of two residential properties in the Canton of Geneva and one mixed-use property in the Canton of Berne for MCHF 61.6,

- the already secured acquisition of two residential portfolios in Geneva and the Lausanne area for MCHF 81.3,
- the ongoing acquisition of a mixed-use building in Geneva and the acquisition of a commercial building in Geneva with residential development potential for MCHF 31.6,
- and to manage the level of debt in accordance with the Fund's strategy.

On this basis, the conditions of the issue are detailed below:

Number of new shares

The number of new shares issued as part of this capital increase will be a maximum of 2,291,149 and the number of shares will therefore be increased from 11,455,745 to a maximum of 13,746,894.

Subscription deadline

The subscription period will run from 30th of August to 10th of September 2021 at 12:00 noon.

The new shares will be released on the 23rd of September 2021.

Allocation of the subscription rights

The subscription rights will be allocated on 27th of August 2021 (after the close of trading); the shares will be traded ex-subscription rights from 30th of August 2021.

Trading of the subscription rights

The subscription rights will trade on the SIX Swiss Exchange from 30th of August until 8th of September 2021 at 5:15 p.m. The price at which the subscription rights will be traded on the SIX Swiss Exchange depends on the changes in the bid and offer prices. There is no guarantee that an active and dynamic market for the subscription rights will develop during this period. There is no guarantee that the price of the subscription rights will remain constant. Trading will be done in Swiss francs (CHF).

Listing/Trading of the shares

The listing of all shares to be newly issued in accordance with the SIX Swiss Exchange collective investment schemes standard was requested and authorised and will take place on Thursday 23rd of September 2021. Trading will be done in CHF.

Subscription ratio

A subscription right is granted to each existing share. 5 existing shares give the right to subscribe to 1 new share of the Swiss Sub-fund against payment of the price in cash.

Issue price

CHF 122.08 per new share.

The issue price has been set in accordance with the investment rules. It is based on the net asset value at 31st of March 2021 projected at 23rd of September 2021 and takes into account changes in the value of real estate assets, a current profit-sharing operation (i.e. for the period from 1st of April to 23rd of September 2021), ancillary fees (transfer duties, notary fees, rights, brokerage fees, emoluments, etc.) incurred by the Swiss Sub-fund in placing the amount paid and includes the issuance fee of 2%, which is below the maximum allowed by the investment rules. This amount includes the fees of the custodian bank and the management company.

Amount

Based on the issue price and the subscription ratio, the amount of the capital increase is CHF **279'703'469.92**.

Planned timeline

Share subscription period: **30th of August to 10th of September 2021 at 12:00 noon.**

Trading of the subscription rights: **30th of August to 8th of September 2021 at 5:15 p.m.**

Value date of the release of the new shares: **23rd of September 2021**

Listing of the new shares: **23rd of September 2021**

Security number and ISIN

	Swiss Sub-Fund Shares	Subscription rights
Security number	12423800	112317226
ISIN Code	CH0124238004	CH1123172269

For more details, please refer to the **offer document** on the SICAV's website, www.edr-realestatesicav.ch, or on the website of the fund's management company, CACEIS (Switzerland) SA.

For any further questions, please contact:

Edmond de Rothschild REIM (Suisse) SA

Pierre Jacquot

p.jacquot@reim-edr.ch

Arnaud Andrieu

a.andrieu@reim-edr.ch

www.edr-realestatesicav.ch