



EDMOND DE ROTHSCHILD REAL ESTATE SICAV – SWISS

STRATEGY

Edmond de Rothschild Real Estate SICAV - Swiss («ERRES») invests in properties throughout Switzerland. The fund focuses its investment strategy on generating a stable rental yield on its properties, with complementary value creation on assets under construction, renovation or repositioning. In order to implement this strategy, the SICAV's target sector allocation breaks down into two-thirds residential properties to ensure recurring and stable income and one-third commercial properties (offices and artisanal) to boost results. Geographically, around three-quarters of the properties are concentrated in the Lake Geneva area and the balance in the dynamic urban centers of the rest of Switzerland. The portfolio is mainly made up of assets of CHF 10 to 60 million.

STOCK MARKET PERFORMANCE AS OF 31.12.2020

Market price (CHF):	159.1	Premium:	35.9 %
Market capitalisation (MCHF):	1823	Index premium:	43.7 %
Trading volume over 3 months (MCHF):	77.9	Index Weighting:	3.17%
Volatility over 12 months:	13.59	Sharpe Ratio (risk-free -0.50%):	0.83

STOCK MARKET EVOLUTION OVER 12 MONTHS



MAIN FEATURES

Structure:	SICAV
Name of SICAV:	Edmond de Rothschild Real Estate
Name of subfund:	Edmond de Rothschild Real Estate – Swiss
Domicile of SICAV:	Switzerland
Asset class:	Direct property holdings in Switzerland
Currency:	CHF
Date launched:	16.03.2011
Financial year ends:	31 March
NAV calculated:	Semi-annually
Share subscriptions / redemptions:	Traded on SIX Swiss Exchange
Liquidity:	Daily on the stockmarket
ISIN:	CH0124238004
Telekurs code:	12423800
Ticker symbol:	ERRES
Benchmark:	SXI Real Estate Funds Broad (TR)
Category of shares:	A (distribution)
Distribution:	Annual
Investment Manager:	Edmond de Rothschild REIM (Suisse) SA
Executive Manager:	CACEIS (Switzerland) SA
Custodian:	Banque Cantonale Vaudoise
Auditor:	KPMG S.A.
Official notifications:	in Le Temps and the FOSC
Tax breaks:	Exempt for Swiss private investors
Tax value per share (at 31.12.2020):	CHF 10.33

ANNUAL PERFORMANCES (DIVIDEND REINVESTED)

	2011*	2012	2013	2014	2015	2016	2017	2018	2019	2020	Since inception**
ERRES SWISS	12.25%	-0.23%	-9.23%	16.54%	9.78%	11.63%	13.06%	-7.09%	24.26%	10.72%	109.82%
SWIIT index	3.61%	6.27%	-2.77%	14.99%	4.17%	6.85%	6.60%	-5.32%	20.67%	10.81%	84.92%

*from 16.03.2011 to 31.12.2011 | **from 16.03.2011 to 31.12.2020

KEY FIGURES FROM LAST ANNUAL REPORT AS OF 30.09.2020

Gross asset value:	CHF 1 636 489 525.50	Distribution:	CHF 3.50 / share	Rental loss rate:	2.93%
Net asset value:	CHF 1 331 126 541.86	Payout-ratio:	97.75%	Debt financing ratio:	18.94%
NAV / share:	CHF 116.21	Investment yield:	1.84%	TER Ref (GAV) :	0.67%
EBIT-margin:	75.86%	(from 1.04.20 to 30.09.20)		TER Ref (MV) :	0.75%

MANAGER'S COMMENTARY:

HALF-YEAR REPORT

ERRES's strong half-year results as at 30 September 2020 reflect the portfolio's very good positioning in terms of location, vacancy risk and environmental profile.

- › **Vacancy rate down from 2.95% to 2.93% since March 2020**, underscoring the quality of the properties in the portfolio, their excellent locations and the manager's ability to anticipate and manage tenants' needs.
- › **Residential allocation increased**, in particular in **Geneva**, thanks to the development projects completed and acquisitions secured, for which ownership is expected to be transferred by the end of the year.
- › **Minimal impact of the health crisis** on rental in-

come with a projected loss of about 0.5% to 0.7% of total revenues for the financial year.

- › **A successful CHF 272.2 million capital increase**, which was fully subscribed and will be used to finance the acquisitions secured and the development projects underway.
- › **Targets for 2020/21 reiterated**, including an increase in the dividend to CHF 3.55/share.

FISCAL VALUE

As at 31.12.2020 the tax value of ERRES was CHF 10.33 per share compared to a stock market value of CHF 159.10. As a reminder, this value is taken into account for the determination of the taxable base when calculating the wealth tax for investors domiciled in Switzerland.

CHEMIN DE MOUILLE-GALAND 2 TO 2F IN VERNIER (GE)

This is the largest property complex in Edmond de Rothschild Real Estate SICAV's portfolio, with 282 flats representing more than 17,000 m² and a market value of CHF 119 million at 31 March 2020.

Since its acquisition in 2012, significant work has been undertaken to improve the building's energy performance and the quality of the flats. Following the completion of this work on the envelope, the production of domestic hot water and the installation of mechanical ventilation, the buildings were awarded the Minergie label in 2015.

An unrealised capital gain of more than CHF 23 million is shown in the financial statements as at 30 September 2020, and these buildings deliver a gross yield of 4.13%.

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