

# Edmond de Rothschild Real Estate Sicav – SWISS

March 2026

Window signage, bank lounges, Geneva

## Strategy

Edmond de Rothschild Real Estate SICAV – Swiss (or “the sub-fund”) invests in real estate throughout Switzerland. The sub-fund focuses its investment strategy on generating stable rental income from its properties, with additional measures to create value from assets under construction, renovation, or repositioning. To implement this strategy, the sub-fund’s target sector allocation is divided into two-thirds residential properties, ensuring recurring and stable income, and one-third commercial properties (offices and industrial) to boost results. Geographically, around three-quarters of the properties are concentrated in the Lake Geneva region, with the remainder located in dynamic urban centers elsewhere in Switzerland. The portfolio mainly comprises assets valued at between CHF 10 million and CHF 60 million.

## Stock market performance as of 31.03.2026

Market price (CHF)	165,0	Premium	34,1%
Market capitalisation (mios CHF)	3 175,5	Index premium	30,2%
Trading volume over 3 months (mios CHF)	142,5	Index weighting	4,1%
Volatility over 12 months	12,4%	Sharpe Ratio (risk-free 0.50%)	0,47

## Performance (dividend reinvested)

	2022	2023	2024	2025	2026*	Since inception**
ERRES SWISS	-15,66%	3,34%	22,47%	15,71%	-6,25%	172,76%
INDICE SWIIT	-15,17%	5,03%	17,59%	10,62%	-4,25%	120,23%

\*from 31.12.2025 to 31.03.2026 \*\*from 16.03.2011 to 31.03.2026

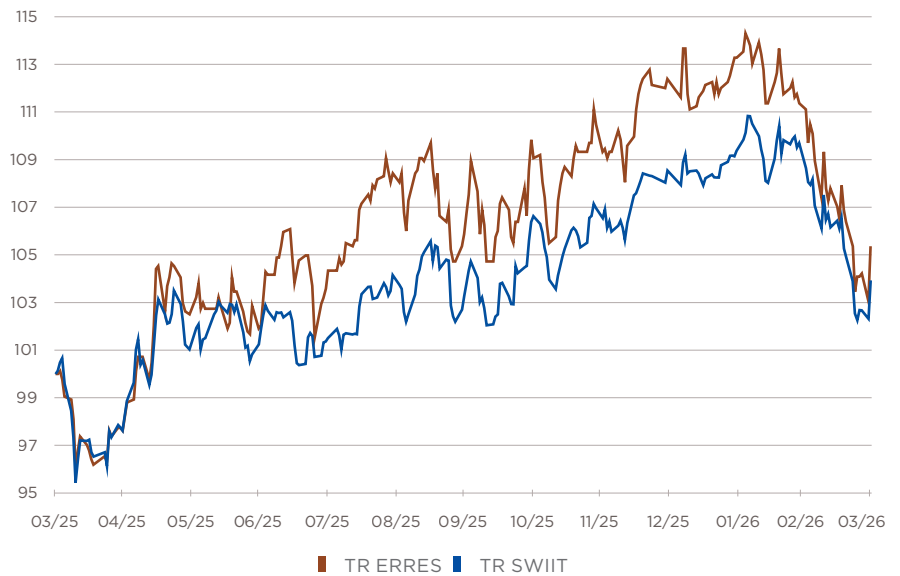


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## Key figures from semi-annual report as at 30.09.2025

Gross asset value	3 377 434 857	Investment yield (6 months)	1,65%
Net asset value	2 341 106 692	Rental loss rate	2,37%
NAV/share	121,64	Debt financing ratio	27,33%
EBIT-margin	74,33%	TER REF (GAV)	0,61%
Distribution / Share (07.2025)	3,80	TER REF (MV)	0,68%
Payout-ratio	80,35%		

## Stock market evolution over 12 months



## Presentation of an asset

### **Route d'Annecy 281 à La Croix-de-Rozon (GE)**

Located in the new “La Mûre” district in Bardonnex, this residential project comprises the development of three buildings totaling 84 apartments within a development zone. The scheme is set in a human-scale residential environment, emphasizing green spaces, soft mobility and high-quality integration into the local landscape.

The asset offers a defensive profile with regulated and affordable rents, as well as sustained rental demand in the Canton of Geneva. Meeting high energy standards (Minergie/HPE), it ensures strong operational efficiency and limited long-term CAPEX requirements.

The project represents a total investment of approximately CHF 58 million, with a gross yield close to 4% and an expected delivery in the first quarter of 2027.



Route d'Annecy 281 à La Croix-de-Rozon (GE)



## Main characteristics

<b>STRUCTURE</b>	SICAV
<b>NAME OF SICAV</b>	Edmond de Rothschild Real Estate
<b>NAME OF SUBFUND</b>	Edmond de Rothschild Real Estate – Swiss
<b>DOMICILE OF SICAV</b>	Switzerland
<b>ASSET CLASS</b>	Direct property holdings in Switzerland
<b>CURRENCY</b>	CHF
<b>DATE LAUNCHED</b>	16.03.2011
<b>FINANCIAL YEAR ENDS</b>	31 March
<b>NAV CALCULATED</b>	Semi-annually
<b>SHARE SUBSCRIPTIONS / REDEMPTIONS</b>	Traded on SIX Swiss Exchange
<b>LIQUIDITY</b>	Daily on the stockmarket
<b>ISIN</b>	CH0124238004
<b>TELEKURS CODE</b>	12423800
<b>TICKER SYMBOL</b>	ERRES
<b>BENCHMARK</b>	SXI Real Estate Funds Broad (TR)
<b>CATEGORY OF SHARES</b>	A (distribution)
<b>DISTRIBUTION</b>	Annual
<b>INVESTMENT MANAGER</b>	Edmond de Rothschild REIM (Suisse) SA
<b>EXECUTIVE MANAGER</b>	Solutions & Funds SA
<b>CUSTODIAN</b>	Banque Cantonale Vaudoise
<b>AUDITOR</b>	PricewaterhouseCoopers SA
<b>OFFICIAL NOTIFICATIONS</b>	La FOSC
<b>TAX BREAKS</b>	Partial exemption
<b>TAX VALUE PER SHARE (31.12.2025)</b>	CHF 47.88

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EDMOND DE ROTHSCHILD REAL ESTATE SICAV - 18, rue de Hesse - CH-1204 Geneva - [edr-realestatesicav.ch](http://edr-realestatesicav.ch)