



Edmond de Rothschild Real Estate SICAV – Helvetia

LAUNCH CALENDAR

Subscription period	16 - 25 April 2012
Issue price	CHF 101.50 per share The issue price includes the 1.5% issue fee
Scheduled launch date	2 May 2012
Scheduled SIX listing	8 May 2012

SECURITY NUMBERS

	Telekurs	ISIN
Class A (distribution)	14979788	CH0149797885

FUND STRUCTURE

Structure	SICAV open to the public
Incorporation	Switzerland
Investment Manager	Banque Privée Edmond de Rothschild S.A.
Fund Management Company	CACEIS Switzerland S.A.
Custodian	Banque Cantonale Vaudoise
Auditor	KPMG S.A., Geneva
Swiss Stock Exchange Liquidity (SIX)	Daily
Liquidity offered by the SICAV	Yearly (12 months' notice)
Management fee on total AUM	Maximum 1%

BOARD OF DIRECTORS

Alexandre Col (Chairman)	Banque Privée Edmond de Rothschild Executive Committee member
Charles Spierer (Vice Chairman)	CBRE Suisse Board Chairman
Jean Golinelli	CBRE Suisse CEO
François Moser	Régie Moser, Vernet & Cie Partner
François Rayroux	Lenz & Staehelin Partner
Sylvain Roditi	Banque Privée Edmond de Rothschild Deputy CEO
Max Zollinger	KM&P Partner and Board Member

Swiss real estate fund

Invests in residential and commercial property

Combines stable revenues and capital gains derived from a selective value-added approach that includes the acquisition of portfolios with a view to repositioning them or selling part of them

Combines expertise in real estate and finance

INVESTMENT STRATEGY

- ▶ The SICAV owns Swiss real estate directly and via investment vehicles.
- ▶ It is diversified by region, by property segment and by management style.
- ▶ It invests in Switzerland's most dynamic urban and peri-urban areas.
- ▶ It invests in residential and commercial property.
- ▶ The SICAV focuses on the acquisition of real estate portfolios.
- ▶ It aims for capital gains resulting from the added value generated by portfolio restructuring including the resale of some of the acquired portfolios' buildings.

INVESTMENT MANAGEMENT

- ▶ Banque Privée Edmond de Rothschild S.A., Geneva (BPER), manages the SICAV by delegation given from the Fund Management Company CACEIS Switzerland S.A..
- ▶ The Board of Directors, composed of seven members, is responsible for supervising the SICAV.
- ▶ BPER is a publicly traded Swiss bank with over 40 years' experience in fund management. It spearheads the Edmond de Rothschild Group, whose illustrious controlling family can claim two and a half centuries of successful wealth management and financial innovation.

PORTFOLIO CONSTRUCTION

- ▶ The SICAV has a three-pronged investment strategy:
 - Portfolio acquisition combining a steady yield and capital gains through added value and portfolio repositioning
 - Multi-product development with medium-term capital gains and steady long-term rental income
 - Majority stakes in investment vehicles providing synergies and arbitrage opportunities.
- ▶ The use of these three approaches is dictated by their complementary characteristics in terms of geographical and sector exposure, added value and arbitrage.
- ▶ The final portfolio will be diversified and will offer steady real estate returns.

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Legal notice

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