AGENDA

1. OVERVIEW
2. FINANCIAL RESULTS
3. COVID-19 UPDATE
4. PORTFOLIO ACTIVITIES
5. SUSTAINABILITY
6. OUTLOOK
1. OVERVIEW
KEY EVENTS

**Dividend**
Stable distribution of CHF 3,50 in July

**Vacancy rate**
Further decrease from 2.95% to 2.93%

**Developments**
Completion of “Les Vergers” – Meyrin
Good progress in “Blauäcker II” – Köniz

**Portfolio**
75 properties for a total market value of CHF 1,43 bn

**Capital increase**
Fully subscribed for CHF 272,2 millions in September

**Sustainability**
Continuous improvements and focused impactful initiatives
# Key Figures - Half Year Sept 2020

<table>
<thead>
<tr>
<th></th>
<th>September 2019</th>
<th>March 2020</th>
<th>September 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Net assets</strong></td>
<td>1'055 Mio CHF</td>
<td>1'078 Mio CHF</td>
<td>1'331 Mio CHF</td>
</tr>
<tr>
<td><strong>Property values</strong></td>
<td>1'302 Mio CHF</td>
<td>1'395 Mio CHF</td>
<td>1'433 Mio CHF</td>
</tr>
<tr>
<td><strong>NAV/Share</strong></td>
<td>115,09 (ex-dividend)</td>
<td>117,60</td>
<td>116,21 (ex-dividend)</td>
</tr>
<tr>
<td><strong>Premium</strong></td>
<td>21,47%</td>
<td>20,92%</td>
<td>20,04%</td>
</tr>
<tr>
<td><strong>Debt ratio</strong></td>
<td>25,24%</td>
<td>25,54%</td>
<td>18,94%</td>
</tr>
<tr>
<td><strong>EBIT-margin</strong></td>
<td>72,63%</td>
<td>71,35%</td>
<td>75,86%</td>
</tr>
<tr>
<td><strong>Rental loss rate</strong></td>
<td>2,81%</td>
<td>2,95%</td>
<td>2,93%</td>
</tr>
<tr>
<td><strong>TER(GAV)</strong></td>
<td>0,67%</td>
<td>0,70%</td>
<td>0,67%</td>
</tr>
<tr>
<td><strong>Investment yield</strong></td>
<td>1,24%</td>
<td>3,54%</td>
<td>1,84%</td>
</tr>
</tbody>
</table>
MARKET ENVIRONMENT

- Residential letting market still in a **shortage in Romandie** especially in cities where the demand is the highest and the construction activity low
  - Low and stable vacancy rates
  - Ability to increase under-rented flats upon tenant turnover
  - Resilient population growth even in period of crisis

- **Continuously low interest rate environment**
  - Investment market for core residential assets very competitive
  - Attractive financing conditions

- **Corporate tax regime greatly improved**
  - Increase competitiveness for Romandie
  - Better conditions to retain or attract economic activity
2. FINANCIAL RESULTS
## REVENUE EVOLUTION

<table>
<thead>
<tr>
<th>CHF millions</th>
<th>30.09.2019</th>
<th>30.09.2020</th>
<th>Comments</th>
</tr>
</thead>
</table>
| Rental income | 28,10      | 31,17      | • +10,9%  
|               |            |            | • Integration of new properties  
|               |            |            | • Vacancy reduction  
|               |            |            | • Rent increases  |
| Bank interests | -0,05      | -0,04      | • Negative interest rate management |
| Interim interests | 0,68      | 1,57      | • Three constructions projects |
| Subscribers’ participation in accrued income | 7,11      | 9,70      | • Position related to capital increase to avoid dilution of exiting shareholders |
| Other revenue | 0,81      | 0,96      | • Stable |
| **Total Revenue** | **36,65** | **43,37** | • +18,3% |
Decreased vacancy rate from 2.95% to 2.93%

Indicator of the quality of locations and properties

Strong commitment by the manager to monitor market evolutions and relet units
VACANCY MANAGEMENT (1/2)

Geais 19 – Epalinges (VD)
- Residential building with small apartments let to a single tenant
- Existing tenant CHUV leaves the building at lease termination
- A single tenant strategy has been favoured with a successful relocation to EVAM (association to facilitate integration of migrants)
- 15 year lease contract
- 5% increased in rental income
- No vacancy at rotation

Sommerhalden 13/15 – Brugg (AG)
- After a complete renovation – carried with tenants occupying the building – the vacancy reached 25% in March 2020
- As of September 2020 the vacancy was decreased to 14%
- The target is now to bring vacancy below 3% at the end of March 2021
- Active marketing campaign
- Rental potential once the building is fully rented
- The building is now positioned in a new life cycle
VACANCY MANAGEMENT (2/2)

L’Ancienne-Poste 36 – Valorbe (VD)
► Almost 30% of vacancy in March 2020
► Active management and efforts in the letting activity
► Decrease of 4% of the total gross rent
► 0% vacancy as at 30th September 2020

Biopôle IV – Epalinges (VD)
► Nestlé will leave as of 30th November 2020
► Indemnity of 500 KCHF obtained for using agreed lease break option
  › This indemnity is treated as rental income for the transition period
► 2’750 sqm of office “plug and play” to rent
► Active letting activity in progress
  › Discussions with interested parties (existing tenants of the building and third parties)
ZOOM ON VACANCIES

Top 5 vacant properties

- Brugg - Sommerhaldenstrasse 13-15
- Genève - Sources 22
- Niederwangen - Freiburgstrasse 555
- Conthey - Cantonale 18
- Meyrin - Antoine Verchère 1-3

- 5 buildings / 3 situations
- Letting activity closely managed by the asset management team
- The situation is improving on all five buildings
EXPENSES

► Reduced **real estate expenses**
  › From 11.2% to 7.4% of total revenues
  › Sustainable level around 9-12% for a full year

► Reduced **interest expenses**
  › From 6.75% to 5.32% of total revenues
  › Early-termination of CHF 24 millions with close to no penalty

► Stable **tax burden** at around 17-19% of total revenues
  › Progressive improvements in Geneva

► General **fund expenses** under control
  › Cost management and economies of scale
VALUATION

► Five properties revalued at the Sept 20 cut off
  › Only assets with material changes are revalued (construction, significant increases or decreases in rental income...)
  › Unrealized gain of CHF 3,54 millions
  › Mostly on construction projects
► Positive contribution of new acquisitions
  › Unrealized gain of CHF 0,54 millions
► Artificial unrealized loss on properties that have not yet been revalued
  › Will be compensated in the year-end accounts
  › Unrealized loss of CHF 0,90 millions

► Total net unrealised capital gain : CHF 3,18 millions
3. COVID UPDATE
CURRENT ALLOCATION

By theoretical rental income including all signed acquisitions

Geographical allocation
- Geneva: 51%
- Vaud: 22%
- Neuchâtel: 4%
- Fribourg: 9%
- Zürich: 4%
- Aargau: 2%
- Others: 6%
- Basel: 2%

Sector allocation
- Residential: 60%
- Commercial: 31%
- Mixed: 9%
CURRENT ALLOCATION
By theoretical rental income including all signed acquisitions

Rents by Use

- Residential: 65%
- Commercial: 35%
- Public sector: 4%
- Office: 8%
- Industrial and artisanal: 7%
- Health and others: 4%
- Storage & Logistics: 4%
- Food Retail: 4%
- Non food retail: 3%
- Hotels & Restaurants: 2%
- Office: 8%
SELECTED COMMERCIAL BUILDINGS

**Biopôle III**
Epalinges (VD)
Tenants: Lausanne Cantonal Hospital (CHUV)
Surface: 4’894 m2
Vacancy rate: 0%
WAULT: 10 years
Net yield: 4,83% on MV

**Grey 55**
Lausanne (VD)
Tenant: technology, security and printing solutions
Surface: 9’260 m2
Vacancy rate: 0%
WAULT: 9 years
Net yield: 3,93% on MV

**Maison Carrée 31**
Satigny (GE)
Tenant: storage, protection and management of documents
Surface: 4’459 m2
Vacancy rate: 0%
WAULT: 9 years
Net yield: 4,37% on MV
# TOP 10 COMMERCIAL TENANTS

<table>
<thead>
<tr>
<th>Building</th>
<th>Type</th>
<th>Activity</th>
<th>Sqm</th>
<th>Tenant</th>
<th>Net annual rent</th>
<th>% rental income</th>
<th>Years from 30.09.2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maison-Carrée 31</td>
<td>Industrial</td>
<td>Storage solutions</td>
<td>2 848</td>
<td>Iron Mountain (Suisse) SA</td>
<td>2 186 556</td>
<td>3,26%</td>
<td>16,26</td>
</tr>
<tr>
<td>Grey 55</td>
<td>Industrial + Office</td>
<td>High security printing solutions</td>
<td>2 205</td>
<td>KBA-Notasys SA</td>
<td>2 173 920</td>
<td>3,24%</td>
<td>9,26</td>
</tr>
<tr>
<td>Biopôle III</td>
<td>Office</td>
<td>University Hospital</td>
<td>1 773</td>
<td>CHUV</td>
<td>1 700 000</td>
<td>2,53%</td>
<td>10,34</td>
</tr>
<tr>
<td>Multiple buildings</td>
<td>Retail</td>
<td>Food retail</td>
<td>6 117</td>
<td>Migros</td>
<td>1 337 522</td>
<td>1,99%</td>
<td>23,70</td>
</tr>
<tr>
<td>Multiple buildings</td>
<td>Retail</td>
<td>Food retail</td>
<td>5 547</td>
<td>Coop</td>
<td>1 310 719</td>
<td>1,95%</td>
<td>2,51</td>
</tr>
<tr>
<td>Biopôle IV</td>
<td>Office</td>
<td>Health science and nutrition</td>
<td>1 787</td>
<td>Nestec Ltd</td>
<td>1 021 356</td>
<td>1,52%</td>
<td>0,17</td>
</tr>
<tr>
<td>Casino 51</td>
<td>Retail</td>
<td>Fashion retail</td>
<td>2 658</td>
<td>Zara Suisse sàrl</td>
<td>1 000 000</td>
<td>1,49%</td>
<td>2,17</td>
</tr>
<tr>
<td>Veyrot 11</td>
<td>Office</td>
<td>Sciences</td>
<td>2 876</td>
<td>A.D.A.M. SA</td>
<td>719 004</td>
<td>1,07%</td>
<td>1,50</td>
</tr>
<tr>
<td>Bois-des-Frères 81</td>
<td>Industrial</td>
<td>Transport and protection</td>
<td>603</td>
<td>Globe Limo SA</td>
<td>506 532</td>
<td>0,75%</td>
<td>3,92</td>
</tr>
<tr>
<td>Falconnier 9</td>
<td>Office</td>
<td>Financial services</td>
<td>1 493</td>
<td>Caceis (Switzerland) SA</td>
<td>504 022</td>
<td>0,75%</td>
<td>4,84</td>
</tr>
<tr>
<td><strong>Top 10 tenants</strong></td>
<td></td>
<td></td>
<td><strong>27 907</strong></td>
<td></td>
<td><strong>12 459 631</strong></td>
<td><strong>18,55%</strong></td>
<td><strong>9,32</strong></td>
</tr>
</tbody>
</table>
COMMERCIAL ANALYSIS

► Diversified tenant base
  › More than 280 commercial leases
  › Top 5 and top 10 tenants represent 13.0% and 18.6% of ERRES’s total rental income

► Long-term leases
  › Weighted average unexpired lease term (WAULT) of 6.53 years

► Very few tenants directly impacted by the crisis
  › Only 5% of total rental income in non-food retail, catering and restaurants and
  › 1st wave: CHF 183K of rent reduction booked / another CHF 150K to be signed
  › 2nd wave: closures in Romandie with some tenant demands
  › 0.5%-0.7% of total revenue loss expected for 2020/21
4. PORTFOLIO ACTIVITIES
# DEAL FLOW / DEVELOPMENT FLOW 2020/21

**SIGNED AS OF 30.09.2020**

<table>
<thead>
<tr>
<th>Property</th>
<th>Transfer of ownership</th>
<th>Gross yield on acquisition price</th>
<th>Theoretical rental income in MCHF</th>
<th>Rental income 20/21 in MCHF</th>
<th>Rental income 21/22 in MCHF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vevey 254 (La Pâla) Bulle (FR)</td>
<td>Residential</td>
<td>April 20</td>
<td>4.73%</td>
<td>0.97</td>
<td>0.97</td>
</tr>
<tr>
<td>Coopératives 5, Voisinage 1, Equilibre 1-2 et Réccréations 25 (Les Vergers) Meyrin (GE)</td>
<td>Residential</td>
<td>August 20*</td>
<td>4.60%</td>
<td>2.96</td>
<td>0.80</td>
</tr>
<tr>
<td>Genève 109 Thônex (GE)</td>
<td>Mixed-use</td>
<td>November 20</td>
<td>3.76%</td>
<td>0.96</td>
<td>0.21</td>
</tr>
<tr>
<td>Dancet 8 Genève (GE)</td>
<td>Residential</td>
<td>November 20</td>
<td>3.66%</td>
<td>0.55</td>
<td>0.23</td>
</tr>
<tr>
<td>Carl-Vogt 47 Genève (GE)</td>
<td>Mixed-use</td>
<td>November 20</td>
<td>3.63%</td>
<td>0.36</td>
<td>0.12</td>
</tr>
<tr>
<td>18Miles company (GE + VD)</td>
<td>Residential</td>
<td>December 20</td>
<td>4.09%</td>
<td>9.94 (2019 numbers)</td>
<td>2.48</td>
</tr>
<tr>
<td>Etang 46-48-50 (Etang E1) - Vernier GE)</td>
<td>Residential</td>
<td>August 21</td>
<td>3.88%</td>
<td>2.25</td>
<td>1.07</td>
</tr>
<tr>
<td>Grenouilles 4-5-7-9 (Etang E2/E3) - Vernier (GE)</td>
<td>Residential</td>
<td>August 21</td>
<td>3.96%</td>
<td>2.30</td>
<td>1.18</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>4.10%</strong></td>
<td><strong>20.29</strong></td>
<td><strong>7.06</strong></td>
</tr>
</tbody>
</table>

*Construction project already owned by ERRES during construction; date of completion
UPDATE ON INITIAL LETTING
SITUATION AS OF MID-NOVEMBER

► Vevey 254 (La Pâla) – Bulle (FR)
  › Handover 1st of April with 95% occupancy rate
  › Since July: all 55 apartments rented
  › Reasonable pricing in a challenging market: CHF 230/sqm/year
    • Good quality and location
  › Commercial surface vacant with interested parties
  › One-year rental guarantee

► Coopératives 5, Voisinage 1, Equilibre 1-2 et Récréations 25 (Les Vergers) – Meyrin (GE)
  › Handover in August
  › Today: 83/102 apartments rented
    • Challenging market for larger apartments but in line with business plan at acquisition
  › Serious interest for a kindergarten for the big commercial space
    • Three other smaller areas rented
SELECTED ACQUISITIONS

**Genève 109**
Thônex (GE)
Mixed-use building
Denner on ground floor
Residential rental level around Q10 WP

**Dancet 8**
Genève (GE)
Residential building
Plainpalais neighbourhood
Rental level around Q10 WP

**Carl-Vogt 47**
Genève (GE)
Mixed-use building
Restaurants and therapists
Residential rental level around Q30 WP
INTEGRATION OF A REAL ESTATE COMPANY

- **Residential portfolio of 18 properties**
  - Investment volume of more than CHF 260 millions
- **16 properties in Geneva and 2 properties in Canton Vaud (Nyon and Lausanne)**
- **Off-market transaction in share-deal**
- **Current net yield of 3.05%**
- **Estimated net yield after elevations and value creation potential of 3.57%**
- **Transfer of ownership mid-December according to plan**

- **Outstanding location**
- **87% residential income**
- **0.43% vacancy rate**
CONSTRUCTION PROJECT

► Bläuacker II – Köniz (BE)

› 29 apartments, 35 parking units and 1’944 m² of commercial spaces
› CHF 1.06 millions theoretical rental income with gross/net yields of 4.54/3.88%
› Construction started in Q1 2020 after negotiation with neighbors and delivery is expected in Q3-Q4 2021
› Strong interested parties for commercial spaces and half of the apartments already reserved
› https://www.blaeuacker.ch/
ELEVATION PROJECT

► Prulay 37 – Meyrin (GE)

› Building bought in August 2012 and permit obtained in January 2020
› Elevation and creation of 16 new apartments on two additional floors
  • Small apartments adapted to tenant needs
› Energy optimization and Minergie certification (see p. 30)
› Total costs of CHF 4,5 millions
› Gross yield of 5,69% on the project
› Delivery expected in December 2021
5. SUSTAINABILITY
INITIATIVES
Existing buildings

► Portfolio level
  › Two pilot projects for photovoltaic solar panels on commercial buildings
  › Three pilot projects on heating optimisation devices (IoT)
  › Analysis of opportunity to switch to carbon-free electricity

► Asset specific
  › Prulay 37, Meyrin (GE): Minergie certification including replacement of windows, increase isolation and photovoltaic solar panels
  › Sources 22, Geneva (GE): refurbishment and HEE certification
  › General Wille-Strasse 65, Feldmeinen (ZH): innovative recycling solution offered to tenants
INITIATIVES

New buildings

► New construction projects
  › Quartier de l’Etang, Vernier (GE)
    • Sites 2000 Watts
    • GeniLac system (see next slide)
    • Soft mobility
  › Bläuacker II, Köniz (BE)
    • Minergie-ECO according to Eco-BKP 2020
    • Additional PV solar panels

► Acquisitions
  › Situation assessed and measures planned to bring properties within strategy
  › 18Miles + other Geneva building:
    • Plus: mobility, accessibility, usage, affordable rents
    • Minus: gas/oil heating, medium to high IDC
**FOCUS URBAN HEATING IN GENEVA**

- **Advantages** of such solutions
  - Renewable and local energy, with reduced CO2 emissions
  - Efficiency and reliability
  - Ideal for city-center buildings that have strong social, mobility, but where heat pump, wood pallets, solar panels are not easy to install and we often lack space

- **Limited availability today** but will improve in the future
FOCUS GENILAC

► **100% renewable** using water from Lac Léman
  › https://www.youtube.com/watch?v=sYBfNciFSVQ (in French)
  › Used for heating and cooling
  › Reduction of electricity needs

► Quartier de l’Etang: **first new development** project to be connected
  › https://youtu.be/67LNJhvQz4 (in French)
  › -80% CO2 emissions versus traditional heating systems
  › -80% electricity needed for the cooling system
6. OUTLOOK
# Dividend Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Income Distribution</th>
<th>Capital Gain Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>2.80</td>
<td>0.20</td>
</tr>
<tr>
<td>2015</td>
<td>3.00</td>
<td>0.20</td>
</tr>
<tr>
<td>2016</td>
<td>3.12</td>
<td>0.09</td>
</tr>
<tr>
<td>2017</td>
<td>3.30</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>3.40</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>3.40</td>
<td>0.10</td>
</tr>
<tr>
<td>2020</td>
<td>3.50</td>
<td></td>
</tr>
<tr>
<td>2021E*</td>
<td>3.55</td>
<td></td>
</tr>
<tr>
<td>2022E*</td>
<td>3.60</td>
<td></td>
</tr>
<tr>
<td>2023E*</td>
<td>3.65</td>
<td></td>
</tr>
</tbody>
</table>

*Numbers without modelling potential asset sales and realized capital gains*
OUTLOOK 2020/21

- Well positioned portfolio in terms of **location, vacancy risk and environmental profile**
- **Improved dividend expectations** at CHF 3.55/share
- Strong focus and **active management** on maintaining a **low vacancy rate**
- Resilient **portfolio with limited** Covid-19 impact on rental income
- Maintain **portfolio growth** with the integration of **core residential** assets in **Geneva**
- **Opportunistic** asset disposals depending on market conditions
- **Targeted sustainability initiatives** to improve portfolio positioning
- Keeping **fund expenses** at **optimum** levels
CONTACTS

Pierre JACQUOT  
CEO EdR REIM  
p.jacquot@reim-edr.ch  
Tél: 079 406 33 08

Jonathan MARTIN  
Senior manager  
j.martin@reim-edr.ch  
Tél: 079 611 94 13

Arnaud ANDRIEU  
CEO EdR REIM Switzerland  
a.andrieu@reim-edr.ch  
Tél: 079 250 78 19
This marketing material has been issued by Edmond de Rothschild REIM (Suisse), S.A., (hereinafter “EdR REIM”) located at 30 rue du Rhône, 1204 Geneva, Switzerland, a subsidiary of Edmond de Rothschild (Suisse) S.A. and manager of collective assets authorised and regulated by the Swiss Financial Market Supervisory Authority (FINMA). It is not intended for persons who are citizens of, domiciled or resident in, or entities registered in a country or jurisdiction in which its distribution, publication, provision or use would infringe existing laws or regulations.

This material has no contractual value and is provided to you for information purpose only and should not be construed as personalised investment advice or a recommendation or solicitation or offer to buy, sell or hold any security or financial instruments or to adopt any investment strategy. Some instruments and services, including custody, may be subject to legal restrictions or may not be available worldwide on an unrestricted basis.

This material is based on information obtained from sources or third party materials considered reliable. EdR REIM uses its best effort to ensure the timeliness, accuracy, and comprehensiveness of the information contained in this document. Nevertheless, all information and opinions expressed herein are subject to change without notice. No guarantee is provided as to the exhaustiveness or accuracy of this material.

The information contained within this material has not been reviewed in the light of an individual’s specific circumstances, objectives or needs. Furthermore, tax treatment depends on the individual circumstances of each person and may be subject to change in the future. Therefore, a prospective investor is not released from the need to exercise his/her own judgment with regard to his/her specific investment objectives or to seek financial, legal or tax advice from professional advisers as appropriate.

This document does neither constitute legal nor tax advice.

Every investment entails risks, particularly the risk of fluctuating prices and returns. Past performance and volatility are no indication of future performance or volatility and are not constant over time. Special risks are associated with foreign investing, including currency fluctuations, economic instability and political developments. The investor may not receive back the full amount invested. When an investment is denominated in a currency other than the reporting currency, changes in exchange rates may have an adverse effect on the value of that investment. The liquidity of an investment is subject to supply and demand. Some products may not have a well-established secondary market or in extreme conditions may be difficult to value, resulting in price volatility and making it difficult to obtain a price to dispose of the asset. Furthermore, the instruments or investment strategies mentioned in this material may carry risks other risks.

The documentation pertaining to the financial instruments mentioned in the present material (such as prospectus and/or KID) can be found at www.edmond-de-rothschild.com under the “Funds” section, or can be obtained upon request free of charge.

No entity part of the Edmond de Rothschild Group, neither its directors, officers nor employees, can be held liable for direct or indirect harm, losses, costs, claims, compensation or any other expenses that may result from the use or distribution of this material or from any decision to invest, divest or take no action on the basis of this material.

Reproducing or distributing this material in whole or in part to any third party without the prior written consent of EdR REIM is prohibited. Copyright © Edmond de Rothschild REIM (Suisse) S.A. and EDMOND DE ROTHSCHILD (Suisse) S.A. - All rights reserved.
EDMOND DE ROTHSCILD, BOLD BUILDERS OF THE FUTURE.
www.edmond-de-rothschild.com