



Edmond de Rothschild REIM makes new acquisition in the UK

Edmond de Rothschild Real Estate Investment Management (REIM) has acquired a hotel in Marlow for £5.6m, England on behalf of a diversified pan-European strategy, reflecting an initial yield of approximately 7.25%. The transaction marks the second deal completed on behalf of this particular strategy in the UK, bringing the total value of investments to £10 million.

Built in 2019 and fully renovated in 2024, it is let to Travelodge, a leading hotel group in the UK which operates a vast network of hotels across the country and enjoys a strong position in a highly resilient market segment. The lease, with a remaining term of 29 years, ensures excellent long-term rental stability, supported by a top-tier tenant and a modern asset.

The property is located in Marlow, an attractive and affluent town near London, England. This strategic location appeals to both tourists, thanks to the presence of local attractions, and business travelers. The hotel is just a five-minute walk from Marlow train station, which offers rail links into London in just over an hour, and benefits from excellent road access via the A404 motorway.

This acquisition strengthens the pan-European strategy's exposure to the UK and the hotel sector, while further diversifying a resolutely pan-European and multi-sector portfolio. It is fully aligned with a secure rental strategy, characterized by a 100% occupancy rate and a remaining lease term of approximately 15 years.

The purchase is the second in as many months by Edmond de Rothschild REIM UK on behalf of this diversified pan-European strategy alongside its wider activities in the commercial and residential sectors. In December, the fund acquired a Travelodge in Stafford, England.

Kristelle Wauters, President of Edmond de Rothschild REIM France, comments:
"This acquisition allows us to consolidate our presence in the United Kingdom and fully illustrates the ability of our local teams, based in London, to identify recently built assets, leased on very long terms to high-quality tenants, thus strengthening the long-term viability of our portfolio."

This acquisition was carried out by the UK team of Edmond de Rothschild REIM, advised by DLA (legal), CS2 (technical) and Joiner Cummings (agents).

Edmond de Rothschild REIM is the real estate investment platform of Edmond de Rothschild, managing ¹€13.6 billion in assets across eight offices in Europe. These

assets are invested in diverse strategies with a strong focus on ESG (Environmental, Social, and Governance). The platform brings together 150 real estate investment professionals and experts across Europe, covering the entire real estate value chain, from investment to asset management. These multi-sector teams operate in a variety of sectors, including industrial properties, logistics, corporate offices, residential properties, and healthcare and research facilities throughout Europe.

About Edmond de Rothschild

Edmond de Rothschild is an investment house founded on the conviction that, when put at the service of the real economy, wealth can do useful work and contribute to making progress an ever-new idea.

Driven by a culture of financial foresight spanning nearly three centuries, it specializes in private banking and asset management and possesses recognized expertise in its core businesses (wealth management, estate planning, life insurance, services for independent wealth managers, corporate finance, private Equity, real estate, infrastructure, liquidity strategies, and fund administration). Its 100% family ownership gives it genuine independence, allowing it to align with its clients' interests and fostering the development of financial solutions tailored to the specific needs of families, entrepreneurs, and institutional investors. As of December 31, 2024, Edmond de Rothschild managed over CHF 184 billion in assets and boasted a strong balance sheet with a CET1 ratio of 19.7%. With more than 2,700 employees and 29 locations, it is a leading player in its main financial centers - including Geneva, Luxembourg, Paris, and Monaco.

Edmond de Rothschild is at the heart of a unique ecosystem comprised of agricultural, wine-growing, hotel activities, family philanthropic activities, the Gitana offshore racing stable and the Caron perfume house.

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LEGAL NOTICES

The Edmond de Rothschild EUROPA Real Estate Investment Company was granted a visa by the French Financial Markets Authority (AMF) on April 23, 2024 (AMF Visa No. 24-08), updated by Visa 25-04 on February 25, 2025. It is managed by Edmond de Rothschild REIM (France), a portfolio management company authorized in France under number GP-10000005 and regulated by the French Financial Markets Authority.

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