



MiFID II product governance / Retail investors, professional investors and eligible counterparties target market

– Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes, taking into account the five (5) categories referred to in item 18 of the Guidelines published by the European Notes and Markets Authority (**ESMA**) on 5 February 2018, has led to the conclusion that: (i) the target market for the Notes is eligible counterparties, professional clients and retail clients, each as defined in Directive 2014/65/EU (as amended, **MiFID II**); and (ii) all channels for distribution to eligible counterparties and professional clients are appropriate; and (iii) the following channels for distribution of the Notes to retail clients are appropriate - investment advice and portfolio management and non-advised sales and pure execution services, subject to the suitability and appropriateness obligations of the Distributor (as defined below) under MiFID II, as applicable. *The target market assessment indicates that Notes are incompatible with the needs, characteristic and objectives of clients which are fully risk averse or have no risk tolerance or are seeking on-demand full repayment of the amounts invested.* Any person subsequently offering, selling or recommending the Notes (a **Distributor**) should take into consideration the manufacturer's target market assessment; however, a Distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels, subject to the Distributor's suitability and appropriateness obligations under MiFID II, as applicable.

PRIIPs Regulation – PROHIBITION OF SALES TO EEA RETAIL INVESTORS WITHOUT KID – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**) without an updated key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA. For these purposes, a **retail investor** means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97, as amended, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129, as amended (the **Prospectus Regulation**).

UK PRIIPs Regulation – PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to, and should not be offered, sold or otherwise made available to, any retail investor in the United Kingdom (**UK**). For these purposes, a **retail investor** means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.



FINAL TERMS DATED 07 MARCH 2025

Issue of EUR 2,930,000 Index Linked Notes under the €850,000,000 Euro Medium Term Note Programme

by

EDMOND DE ROTHSCHILD (FRANCE)

Legal entity identifier (LEI): 9695002JOWSRCLLLNY11

PART A – CONTRACTUAL TERMS

This document constitutes the Final Terms of the Notes described herein for the purposes of Regulation (EU) 2017/1129, as amended (the **Prospectus Regulation**) and must be read in conjunction with the Base Prospectus dated 12 July 2024) and the supplement(s) (if any) to the Base Prospectus published and approved on or before the date of these Final Terms and any supplement to the Base Prospectus which may have been published and approved before the Issue Date (as defined below) (each a **Supplement**) (provided that to the extent any such Supplement (i) is published and approved after the date of these Final Terms and (ii) provides for any change to the Conditions, such changes shall have no effect with respect to the Conditions of the Notes to which these Final Terms relate) which together constitute a base prospectus for the purposes of the Prospectus Regulation (the **Base Prospectus**) in order to obtain all the relevant information. A summary of the issue of the Notes is annexed to these Final Terms.

The Base Prospectus and the Supplements are available for viewing on the Luxembourg Stock Exchange's website (www.luxse.com) and during normal business hours at the registered office of the Issuer and on its website (<https://www.edmond-de-rothschild.com/en/Pages/Information-reglementees.aspx#navlist5>).

- | | | | |
|----|-----|--|--|
| 1. | (a) | Series Number: | 4129EEUR001A |
| | (b) | Tranche Number: | 1 |
| | (c) | Date on which the Notes become fungible: | Not Applicable |
| 2. | | Specified Currency: | EUR |
| 3. | | Aggregate Principal Amount: | |
| | (a) | Series: | EUR 2,930,000 |
| | (b) | Tranche: | EUR 2,930,000 |
| 4. | | Issue Price: | 100 per cent. of the Aggregate Principal Amount |
| 5. | (a) | Specified Denominations: | EUR 1,000 |
| | (b) | Minimum Trading Size: | Applicable. The Minimum Trading Size is EUR 1,000 in aggregate principal amount. |
| | (c) | Calculation Amount: | EUR 1,000 |
| 6. | (a) | Issue Date: | 07 March 2025 |



- (b) Trade Date(s): 05 February 2025
- (c) Interest Commencement Date: Issue Date
7. Redemption Date: 07 March 2030
8. Type of Notes:
- (a) Interest: Not Applicable
- (b) Redemption: Index Linked Redemption Notes
- (Further particulars specified below in "PROVISIONS RELATING TO REDEMPTION")
9. Date of the corporate approval for issuance of Notes obtained: Decision of the *Conseil de surveillance* of the Issuer dated 15 May 2024
10. Method of distribution: Non-syndicated
11. Asset Conditions: Index Linked Asset Conditions applicable in accordance with Annex 1.

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

12. **Fixed Rate Note:** Not Applicable
13. **Floating Rate Note:** Not Applicable
14. **Linked Interest Note:** Not Applicable
15. **Zero Coupon Note:** Not Applicable

PAYOFF FEATURES (IF ANY) RELATING TO INTEREST

16. **Payoff Features:** Not Applicable

PROVISIONS RELATING TO REDEMPTION

17. **Redemption Determination Date(s):** For the purposes of determining the Final Redemption Amount, 05 February 2030.
- For the purposes of determining an Early Redemption Amount, each of the Automatic Early Redemption Observation Date defined in paragraph 18 (b) (iv) below.



18. **Redemption Method:**

- (a) Early Redemption Amount for the purposes of General Condition 6.2 (*Early Redemption Trigger Events*) determined in accordance with:

Standard Redemption

- (i) Redemption Payoff: Not Applicable
- (ii) Redemption Unwind Costs: Not Applicable
- (iii) Reference Price:

A price calculated pursuant to sub-paragraph (c) of the definition of "Reference Price" in Annex 6 (*Redemption Method Conditions*), where:

$$C = 1.75\%$$

$$N = 1$$

n =	Automatic Early Redemption Observation Date:
4	05 February 2026
5	05 May 2026
6	05 August 2026
7	05 November 2026
8	05 February 2027
9	05 May 2027
10	05 August 2027
11	05 November 2027
12	07 February 2028
13	05 May 2028
14	07 August 2028
15	06 November 2028
16	05 February 2029
17	07 May 2029
18	06 August 2029
19	05 November 2029

- (iv) Early Redemption Trigger Event(s):

Applicable

Applicable as per Automatic Early Redemption Trigger (Annex 5, Chapter 4)

- (b) Automatic Early Redemption Trigger:

- (i) Automatic Early Redemption Event:
- (ii) ERB ("Early Redemption Barrier"):

Option 1: Performance_ER is higher than or equal to ERB on the current Automatic Early Redemption Observation Date

100%



(iii) Automatic Early Redemption Date:

Each of the date defined in paragraph (iv) below.

(iv) Automatic Early Redemption Observation Date(s):

Automatic Early Redemption Observation Date:	Automatic Early Redemption Date:
05 February 2026	09 March 2026
05 May 2026	08 June 2026
05 August 2026	07 September 2026
05 November 2026	07 December 2026
05 February 2027	08 March 2027
05 May 2027	07 June 2027
05 August 2027	07 September 2027
05 November 2027	07 December 2027
07 February 2028	07 March 2028
05 May 2028	07 June 2028
07 August 2028	07 September 2028
06 November 2028	07 December 2028
05 February 2029	07 March 2029
07 May 2029	07 June 2029
06 August 2029	07 September 2029
05 November 2029	07 December 2029

(v) Automatic Early Redemption Observation Period:

Not Applicable

(vi) Range:

Not Applicable

(vii) Performance_ER :

Performance(i)

(viii) Performance(i):

Option 1 applies.

$$\frac{\text{Underlying Value}_{2i}}{\text{Underlying Value}_{1i}}$$

Initial Observation Date means 05 February 2025.

Underlying Value_{2i} means, in respect of an Automatic Early Redemption Observation Date, the Underlying Value(i) on such Automatic Early Redemption Observation Date.

Underlying Value_{1i} means the Underlying Value(i) on the Initial Observation Date.

Underlying Value(i) means the Underlying Value of the Underlying(i).

Underlying(i) means the Index – see further information set out in paragraph 22 “PROVISIONS RELATING TO THE UNDERLYING(S) IF ANY” below.



- (c) Final Redemption Amount for the purposes of General Condition 6.1 (*Redemption by Instalments and Final Redemption*) determined in accordance with:

Growth Redemption

- (i) Redemption Payoff: Determined in accordance with Common Digital to Participation Redemption

- (A) Common Redemption Payoff Provisions:

Applicable

- (I) Common Digital to Participation Redemption:

Applicable in accordance with Annex 2, Part B, Chapter 3

The Redemption Payoff applicable to a Redemption Determination Date for Notes for which Common Digital to Participation Redemption is applicable shall be calculated on such Redemption Determination Date as follows, expressed as a percentage:

- (i) if the Underlying Value_{xy} is higher than or equal to FRB on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage; or

- (ii) if the Underlying Value_{xy} is higher than or equal to FRB1 on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage₁; or

- (iii) if the Underlying Value_{xy} is higher than or equal to FRB2 on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage₂; or

- (iv) otherwise:

$$\text{Redemption Payoff} = \left(\frac{\text{Underlying Value}_{2i}}{\text{Underlying Value}_{1i}} \right)$$

Where

Fixed Percentage means 135%.

FRB means 100% of the Initial Underlying Value(i).

Fixed Percentage₁ means 117.50%.

FRB1 means 80% of the Initial Underlying Value(i).



Fixed Percentage₂ means 100%.

FRB2 means 60% of the Initial Underlying Value(i).

Initial Underlying Value(i) means the Underlying Value(i) on the Initial Observation Date.

Initial Observation Date means 05 February 2025

Redemption Observation Date means 05 February 2030

Underlying Value_{2i} means the Underlying Value(i) on the Redemption Observation Date.

Underlying Value_{1i} means the Underlying Value(i) on Initial Observation Date.

Underlying Value_{xy} means the Underlying Value of Underlying(i).

Underlying Value(i) means the Underlying Value of the Underlying(i).

Underlying(i) means the Index – see further information set out in paragraph 22 “PROVISIONS RELATING TO THE UNDERLYING(S) IF ANY” below.

	(ii)	Redemption Unwind Costs:	Not Applicable
	(iii)	Payoff Feature Unwind Costs:	Not Applicable
	(iv)	Reference Price:	100%
(d)	Fair Market Value Redemption Amount:		Not Applicable
	(i)	Hedge Amount	Not Applicable
	(ii)	Fair Market Value Redemption Percentage:	Not Applicable
(e)	Instalment Redemption Amount determined in accordance with:		Not Applicable
(f)	Physical Settlement:		Not Applicable
(g)	Clean-up Call Option (General Condition 6.6 (<i>Clean-up Call Option</i>))		Not Applicable
19.	Instalment Notes:		Not Applicable



20. **Linked Redemption Note:** Applicable - Index Linked Redemption Note
- (See paragraph "PROVISIONS RELATING TO THE UNDERLYING(S) IF ANY" for further information in relation to the Underlying(s))

PAYOFF FEATURES (IF ANY) RELATING TO REDEMPTION

21. **Payoff Features:** Not Applicable

22. **PROVISIONS RELATING TO THE UNDERLYING(S) IF ANY**

Applicable

- (a) **Index Linked Note:** Index Linked Redemption Note: Applicable in accordance with Annex 1, Chapter 2.
- (i) **Single Underlying:** Applicable
- (A) **Applicable for the purposes of:** Common Redemption Payoff "Common Digital to Participation Redemption"
- Early Redemption Trigger "Automatic Early Redemption Trigger"
- (B) **Index:** The STOXX[®] Europe 600 Real Estate Index
- (C) **Custom Index:** No
- (D) **Exchange:** As defined in Annex 1 Chapter 2
- (E) **Multiple Exchange:** Applicable
- (F) **Index Sponsor:** STOXX Limited
- (G) **Related Exchange:** All Exchanges
- (H) **Valuation Time:** Closing
- (I) **Bloomberg Ticker:** SX86P
- (ii) **Basket / Multi-Asset Basket:** Not Applicable
- (iii) **Additional Disruption Event:** Applicable in accordance with Index Linked Asset Condition 4.5
- Change in Law is applicable
- Hedging Disruption is applicable
- Increased Cost of Hedging is applicable
- Dividend Disruption



- | | | |
|--------|-----------------------------|---|
| (iv) | Other Events: | Applicable |
| (v) | Averaging Date Disruption: | Not Applicable |
| (vi) | Observation Date(s): | The Redemption Determination Date and each Automatic Early Redemption Observation Date. |
| (vii) | Maximum Days of Disruption: | Eight (8) Scheduled Trading Days |
| (viii) | Payment Extension Days: | Two (2) Payment Business Days |
| (ix) | Clearance System: | As specified in Index Linked Asset Condition 2 |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- | | | | |
|-----|-----|---|--|
| 23. | (a) | Bearer Form: | Temporary Bearer Global Note exchangeable for a Permanent Bearer Global Note which is exchangeable for Definitive Bearer Notes only upon an Exchange Event |
| 24. | | Business Day Convention for the purposes of "Payment Business Day" election in accordance with General Condition 5.5 (<i>Payment Business Day</i>): | Following Payment Business Day |
| 25. | | Additional Financial Centre(s): | Not Applicable |
| 26. | | Additional Business Centre(s): | Not Applicable |
| 27. | | Talons for future Coupons or Receipts to be attached to Definitive Bearer Notes and dates on which such Talons mature: | No, unless Definitive Bearer Notes are issued. |
| 28. | | Redenomination (for the purposes of General Condition 3.1 (<i>Redenomination</i>)): | Not Applicable |
| 29. | (a) | Redemption for tax reasons (General Condition 6.3 | Applicable |
| | | Notice period: | Minimum notice period: 30 days
Maximum notice period: 90 days |
| | (b) | Special Tax Redemption (General Condition 6.4 (<i>Special Tax Redemption</i>)): | Applicable |
| | (c) | Redemption for FATCA Withholding (General Condition 6.5 (<i>Redemption for FATCA Withholding</i>)): | Applicable |
| | (d) | Events of Default (General Condition 10 (<i>Events of Default</i>)): | Not Applicable |



- (e) Illegality and Force Majeure (General Condition 18 (*Illegality and Force Majeure*)): Applicable
30. Gross Up (General Condition 8.2 (*Gross Up*)): Not Applicable
- (a) Issuer Gross Up: Not Applicable
31. Calculation Agent: Edmond de Rothschild (France)
32. Delivery Agent (*ETF Linked Notes subject to physical delivery or Share Linked Notes subject to physical delivery*): Not Applicable
33. Business Day Convention: Subject to any other Business Day Convention specified in these Final Terms in relation to a period or payment date, Modified Following Business Day Convention
34. Benchmark Provisions:
- (a) Relevant Benchmark: Applicable as per the relevant Additional Conditions applicable to the Notes.
- (i) Relevant Index Benchmark: As per the definition in Index Linked Asset Condition 2.
- (b) Specified Public Source: As per the definition in the Definitions Conditions
- (c) Additional Relevant Rate Benchmark: Not Applicable
- (d) Impacted Index: Not Applicable

OPERATIONAL INFORMATION

35. Branch of Account for the purposes of General Condition 5.4 (*General provisions applicable to payments*): Not Applicable

THIRD PARTY INFORMATION

Not Applicable

Signed on behalf of Edmond de Rothschild (France):

Duly represented by:

Fabrice COILLE



PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (a) Listing and admission to trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Luxembourg Stock Exchange's regulated market with effect from 07 March 2025 and to be listed on the Official List of the Luxembourg Stock Exchange.

2. RATINGS

Ratings: The Notes to be issued have not been rated

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save as discussed in "Subscription and Sale" in the Base Prospectus and save for any fees payable to the Dealers, and any distributor in connection with the issue of Notes (if any), so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer.

4. REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- (a) Reasons for the offer: See "Use of Proceeds" in the Base Prospectus
- (b) Estimated net proceeds: EUR 2,930,000
- (c) Estimated total expenses: See "Use of Proceeds" in the Base Prospectus

5. YIELD

Not Applicable

6. PERFORMANCE OF RATES

Not Applicable

7. PERFORMANCE OF UNDERLYING AND OTHER INFORMATION CONCERNING THE UNDERLYING

Underlying: Where past and future performance of the Underlying or any other information in relation to the Underlying (if any) can be obtained from:

The STOXX® Europe 600 Real Estate Index

Bloomberg Screen: SX86P Index

<https://stoxx.com/index/sx86p/>

For the avoidance of doubt, the Index is not composed by the Issuer or by any legal entity belonging to its group and is not provided by a legal entity or natural person acting on behalf of or in association of the Issuer.



Post-issuance information

The Issuer does not intend to publish post-issuance information in relation to any underlying element to which the Notes are linked.

8. DISTRIBUTION

- | | | |
|-----|--|---|
| (a) | Method of distribution: | Non-syndicated |
| (b) | If non-syndicated, name and addresses of Dealers: | <p>The following Dealers are procuring subscribers for the Notes:</p> <p>Edmond de Rothschild (France) - 47 rue du Faubourg Saint Honoré 75008 Paris</p> <p>Edmond de Rothschild (Europe) - 4, rue Robert Stumper, L- 2557 Luxembourg, Luxembourg</p> |
| (c) | Indication of the overall amount of the underwriting commission and of the placing commission: | Maximum 2.00 per cent. of the Aggregate Principal Amount |
| (d) | U.S. Selling Restrictions: | Reg. S Compliance Category; TEFRA D/TEFRA C |
| (e) | Prohibition of Sales to EEA Retail Investors: | Not Applicable |
| (f) | Prohibition of Sales to UK Retail Investors: | Applicable |

9. OPERATIONAL INFORMATION

- | | | |
|-----|--|--------------------------|
| (a) | ISIN: | XS2997534842 |
| (b) | Temporary ISIN: | Not Applicable |
| (c) | Common Code: | 299753484 |
| (d) | VALOREN Code: | Not Applicable |
| (e) | Other applicable security identification number: | Not Applicable |
| (f) | Relevant clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking, S.A. and the relevant identification number(s): | Not Applicable |
| (g) | Delivery: | Delivery against payment |
| (h) | Names and addresses of additional Paying Agent(s) (if any): | Not Applicable |



- (i) Notes intended to be held in a manner which would allow Eurosystem eligibility:

No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them, the Notes may then be deposited with one of the ICSDs as common safekeeper). Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intraday credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

10. **BENCHMARKS REGULATION**

Benchmarks Regulation: Article 29(2)
statement on benchmarks:

Applicable: Amounts payable under the Notes are calculated by reference to the STOXX® Europe 600 Real Estate Index, which is provided by STOXX Limited.

As at the date of these Final Terms, STOXX Limited is included in the register of administrators and benchmarks established and maintained by the European Notes and Markets Authority (**ESMA**) pursuant to Article 36 of [the Benchmarks Regulation (Regulation (EU) 2016/1011, as amended) (the **Benchmarks Regulation**)].

TERMS AND CONDITIONS OF THE OFFER

11. Not applicable



PART C – INDEX SPONSOR DISCLAIMER]

STOXX® Europe 600 Real Estate Index

All information herein and under the Notes relating to the Index (including, without limitation, its level, composition, method of calculation and changes in its components) is derived from publicly available information released by the Index Sponsor and other public sources, and neither the Issuer nor the Dealer has independently verified or will independently verify any such information. Neither the Issuer nor the Dealer undertakes to review the performance or value of the Index during the life of the Notes or to advise any investor or prospective investor in the Notes of any information coming to the attention of the Issuer or the Dealer. Neither the Issuer nor the Dealer makes any representation, warranty, or guarantee (express or implied) regarding (i) the accuracy, completeness or adequacy of the information relating to the Index or (ii) the performance of the Index. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by www.stoxx.com, no facts have been omitted which would render the reproduced inaccurate or misleading.

STOXX Limited, Deutsche Börse Group and their licensors, research partners or data providers have no relationship to the Issuer, other than the licensing of the STOXX® Europe 600 Real Estate Index and the related trademarks for use in connection with the Notes.

STOXX Limited, Deutsche Börse Group and their licensors, research partners or data providers do not:

- » Sponsor, endorse, sell or promote the Notes.
- » Recommend that any person invest in the Notes or any other securities.
- » Have any responsibility or liability for or make any decisions about the timing, amount or pricing of Notes.
- » Have any responsibility or liability for the administration, management or marketing of the Notes.
- » Consider the needs of the Notes or the owners of the Notes in determining, composing or calculating the STOXX® Europe 600 Real Estate Index or have any obligation to do so.

STOXX Limited, Deutsche Börse Group and their licensors, research partners or data providers give no warranty and exclude any liability (whether in negligence or otherwise) in connection with the Notes or their performance. STOXX does not assume any contractual relationship with the purchasers of the Notes or any third parties.

Specifically,

- » STOXX Limited, Deutsche Börse Group and their licensors, research partners or data providers do not give any warranty, express or implied and exclude any liability about:
- » The results to be obtained by the Notes, the owner of the Notes or any other person in connection with the use of the STOXX® Europe 600 Real Estate Index and the data included in the STOXX® Europe 600 Real Estate Index;
- » The accuracy, timeliness, and completeness of the STOXX® Europe 600 Real Estate Index and its data;
- » The merchantability and the fitness for a particular purpose or use of the STOXX® Europe 600 Real Estate Index and its data; the performance of the Notes generally.
- » STOXX Limited, Deutsche Börse Group and their licensors, research partners or data providers give no warranty and exclude any liability, for any errors, omissions or interruptions in the STOXX® Europe 600 Real Estate Index or its data;



» Under no circumstances will STOXX Limited, Deutsche Börse Group or their licensors, research partners or data providers be liable (whether in negligence or otherwise) for any lost profits or indirect, punitive, special or consequential damages or losses, arising as a result of such errors, omissions or interruptions in the STOXX® Europe 600 Real Estate Index or its data or generally in relation to the Notes, even in circumstances where STOXX, Deutsche Börse Group or their licensors, research partners or data providers are aware that such loss or damage may occur.

The licensing agreement between the Issuer and STOXX is solely for their benefit and not for the benefit of the owners of the Notes or any other third parties.



ANNEX

SUMMARY

This section constitutes the summary that will be used for the issue of the Notes.

1. INTRODUCTION AND DISCLAIMERS

Edmond de Rothschild France (**the Issuer**) is a société anonyme with an executive board (*Directoire*) and a supervisory board (*Conseil de Surveillance*), whose registered office is located at 47 rue du Faubourg Saint-Honoré, 75008 Paris, France.

This document constitutes the Summary to the prospectus dated 07 March 2025 in respect of the Notes described herein for the purpose of Regulation (EU) 2017/1129, as amended (the **Prospectus Regulation**) and must be read in conjunction with:

- the Base Prospectus approved on 12 July 2024 by the CSSF in Luxembourg, 283 route d'Arlon L-1150 Luxembourg, email: direction@cssf.lu, as competent authority under the Prospectus Regulation, and its supplements (the **Base Prospectus**), completed by
- the Final Terms dated 07 March 2025 (the **Final Terms**),

which together constitute a prospectus for the purposes of the Prospectus Regulation containing the necessary information concerning the issuer and the securities offered to the public or to be admitted to trading on a regulated market.

Full information on the Issuer and the issue of the Notes is only available on the basis of the combination of the Base Prospectus and the Final Terms.

Warning to the reader

This Summary should be read as an introduction to the Final Terms. Any decision to invest in the Notes should be based on a thorough review of the Base Prospectus as a whole, including any documents incorporated by reference thereto, any supplement from time to time and the Final Terms, by the investor.

An investor may lose all or part of the capital invested in the Notes issued by the Issuer. Where an action relating to the information contained in the Base Prospectus is brought before a court, the plaintiff investor may, under national law, be required to bear the costs of translation of the Base Prospectus before the commencement of the legal proceedings.

Civil liability will only be sought from the persons who filed the Summary, including any translation thereof, but only if the contents of the Summary are found to be misleading, inaccurate or inconsistent when read together with other parts of the Base Prospectus and the Final Terms or if it does not provide, when read together with the other parts of the Base Prospectus and the Final Terms, key information to assist investors when considering investing in such Notes.

2. KEY INFORMATION ABOUT THE ISSUER

2.1 Who is the issuer of the Notes?

The Issuer is limited liability company incorporated on 7 March 1957 under the laws of the Republic of France as a “société anonyme”, registered at the *Registre du Commerce et des Sociétés* in Paris under reference B 572 037 026 and having its registered office at 47 rue du Faubourg Saint-Honoré, 75008 Paris. Its legal entity identifier (LEI) is 9695002JOWSRCLLLNY11.

The Issuer is subject to article L.210-1 and following of the French Commercial Code (*Code de commerce*) and the decree of 23 March 1967 relating to commercial companies and the French Monetary and Financial Code (*Code monétaire et financier*) concerning the supervision of credit institutions.



A. Principal activities

Founded in 1953, the Edmond de Rothschild Group (the Group) is a conviction-driven investment house dedicated to the belief that wealth is what tomorrow can be made of, specializes in Private Banking and Asset Management, and serves an international clientele of families, entrepreneurs and institutional investors. The Group is also active in Corporate Finance, Private Equity, Real Estate and Fund Services.

B. Organizational Structure / Major shareholders

The detailed table sets out the principal shareholders of the Issuer and the percentage of their capital stock:

Shareholders	Number of shares	Percentage
Edmond de Rothschild (Suisse) S.A.	5,538,329	100
Others individuals shareholders	59	0.00
Total	5,538,388	100.00

C. Key executives

Renzo Evangelista is president of the Executive Board.

Fabrice Coille is member of the Executive Board and Deputy CEO.

Nicolas Giscard d'Estaing is member of the Executive Board and Corporate Secretary.

D. Statutory Auditors

The deputy statutory auditors of the Issuer are Grant Thornton Audit and PricewaterhouseCoopers Audit SA.

2.2 What is the key financial information concerning the Issuer?

The following tables show selected key financial information (within the meaning of Regulation 2019/979) of the Issuer for the financial years ended 31 December 2022 and 31 December 2023:

(in thousands of €)	31 December 2022 (audited) restated (*)	31 December 2023 (audited)
Cash and amounts due from central banks	3,844,162	2,475,815
Financial assets at fair value through profit or loss	87,362	80,481
Hedging derivatives	61,080	47,755
Financial assets at fair value through equity	1,503	990
Securities at amortised cost	73,465	79,218
Loans and receivables due from credit institutions	539,590	835,091
Loans and receivables due from customers	1,530,671	1,212,759
Valuation adjustments on portfolios subject to interest-rate hedging	-54,443	-35,377
Current tax assets	5,584	389
Deferred tax assets	13,892	12,625



Accruals and other assets	231,966	144,166
Investments in associates	16,478	8,534
Property and equipment and finance leases (lessee accounting)	37,182	34,399
Right-of-use assets	20,791	17,924
Intangible assets	28,036	48,646
Goodwill	50,125	50,125
Total	6,487,444	5,013,540

	31 December 2022 (audited) restated (*)	31 December 2023 (audited)
Total assets	6,487,444	5,013,540
Total liabilities & Equity	6,487,444	5,013,540
Consolidated income statement		
Net banking income	334,227	380,539
Net income	70,451	59,723
Equity capital		
Shareholders' equity	480,441	442,216
Consolidated Cash Flow Statement		
change in net cash	1,211,523	-1,343,548

(*) Some 2022 data have been restated because of the reclassification of an investment from “Non-current assets held for sale” to “Investments in associates” and a valuation adjustment on portfolios subject to interest-rate as assets.

No qualifications are contained in the audit report dated 13 April 2023 and the audit report dated 29 March 2024 (included in the Base Prospectus).

2.3 What are the issuer's specific risks?

The following risks have been identified as being significant and specific to the Issuer and of a nature, should they materialize, to have a significant negative impact on its business activity, its financial position and its access to various sources of financing:

- 1) the counterparty risk is the risk that a customer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Issuer;
- 2) the market risk is the risk that the Issuer's operating results, financial condition and prospects may be negatively affected by conditions in global financial markets;



- 3) the liquidity risk is the risk that the Issuer will encounter difficulty in realizing assets or otherwise raising funds to meet commitments;
- 4) the operational risk and associated risks include fraud, compliance risks and information systems risk;
- 5) the non-compliance risk relates to the fact that the Issuer operates in a highly regulated environment that imposes costs and significant compliance requirements; changes in regulations may increase the cost and complexity of doing business; and
- 6) the implementation in France of the EU Bank Recovery and Resolution Directive could materially affect the rights of the Noteholders, the price or value of their investment in the Notes and/or the ability of the Issuer to satisfy its obligations under the Notes.

3. KEY INFORMATION ON THE SECURITIES

3.1 What are the main characteristics of securities?

A. General

The debt securities (the "**Notes**") issued by the Issuer are structured Notes with the cash amount payable on redemption being linked to the performance of the STOXX® Europe 600 Real Estate Index (the **Underlying**). The Notes are identified by the ISIN Code XS2997534842.

The maximum nominal amount of the Notes offered is EUR 2,930,000, represented by 2,930 Notes with a specified denomination of EUR 1,000 each. The issue price is 100% of the aggregate nominal amount.

The Notes are denominated in Euro (the **Specified Currency**) and the redemption amount payable in respect of the Notes will be in the Specified Currency.

The Notes will be issued on 07 March 2025 (the **Issue Date**) in the form of dematerialized bearer securities. The **Maturity Date** of the Notes will be 07 March 2030.

The Notes are governed by English Law.

B. Ratings

Not applicable, the Notes have not been rated.

C. Description of the rights, ranking and restrictions attached to the Notes

The Notes will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and rank *pari passu* among themselves and (save for certain obligations required to be preferred by law) equally with all other present and future unsecured and unsubordinated obligations of the Issuer, from time to time outstanding.

Provided that, the Notes have not been previously redeemed, cancelled or purchased, Noteholders have the right to receive payments on account of interest and principal.

If a disruption event or any other event affecting the Underlying or the Notes occurs on any relevant observation or other date:

- the relevant date for valuation of the Underlying affected by the disruption event will be postponed and alternative provisions for valuation of will apply; and
- the Issuer may (i) elect to notify to the Noteholders an early redemption of the Notes, (ii) make such adjustments to the terms and conditions of the Notes as it considers appropriate to reflect the consequences of the disruption event or (iii) elect to redeem the Notes at the Maturity Date on the basis of the capitalization of the market value of the Notes including any costs or gains to the Issuer or its Affiliates in unwinding any hedging arrangements entered into in respect of the Notes during the period starting on or around the date of occurrence of the relevant event to the Maturity Date.



D. Interest

The Notes do not bear any interest.

E. Redemption

Autocall Redemption:

An Automatic Early Redemption Event shall occur if Performance(i) is higher or equal to ERB on the current Automatic Early Redemption Observation Date.

$$\text{Performance}(i) = \frac{\text{Underlying Value}_{2i}}{\text{Underlying Value}_{1i}}$$

ERB (“Early Redemption Barrier”) = 100%

Underlying Value_{2i} means, in respect of an Automatic Early Redemption Observation Date, the Underlying Value(i) on such date.

Underlying Value_{1i} means the Underlying Value(i) on the Initial Observation Date.

Initial Observation Date means 05 February 2025.

The Early Redemption Amount for each Note shall be calculated as follows:

$$100\% + i * 1,75\%$$

where

i means the relevant Automatic Early Redemption Observation Date going from 4 to 19.

Final Redemption:

Unless previously redeemed or purchased and cancelled, the Notes will be finally redeemed by the Issuer, by way of cash settlement, on the Maturity Date. The investor will receive a cash settlement amount per Note in the Specified Currency equal to the following **Final Redemption Amount** calculated by reference to the performance of the Underlying as follows, expressed as a percentage:

- (i) If the Underlying Value_{xy} is higher than or equal to FRB on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage; or

- (i) if the Underlying Value_{xy} is higher than or equal to FRB1 on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage₁; or

- (i) if the Underlying Value_{xy} is higher than or equal to FRB2 on the Redemption Observation Date:

Redemption Payoff = Fixed Percentage₂; or

- (ii) otherwise:

$$\text{Redemption Payoff} = \left(\frac{\text{Underlying Value}_{2i}}{\text{Underlying Value}_{1i}} \right)$$

where:

Fixed Percentage means 135%.

FRB means 100% of the Initial Underlying Value(i).

Fixed Percentage₁ means 117.50%.

FRB1 means 80% of the Initial Underlying Value(i).

Fixed Percentage₂ means 100%.

FRB2 means 60% of the Initial Underlying Value(i).

Initial Underlying Value(i) means the Underlying Value(i) on the Initial Observation Date.



Initial Observation Date means 05 February 2025.

Redemption Observation Date means 05 February 2030.

Underlying Value₂₁ means the Underlying Value(i) on the Redemption Observation Date.

Underlying Value₁₁ means the Underlying Value(i) on Initial Observation Date.

Underlying Value_{xy} means the Underlying Value of Underlying(i).

Underlying(i) means the STOXX® Europe 600 Real Estate Index.

F. Other redemption events:

The Notes may be redeemed early following certain disruption events or adjustment events affecting the Underlying at an amount determined by the Calculation Agent as of the date for such early redemption in its absolute discretion (acting reasonably) based on the market value of the Notes as determined by the Calculation Agent and by deducting the cost to the Issuer of unwinding any contractual or swap arrangement concluded by it for the purpose of hedging its obligations under the Notes.

The Issuer may redeem early any or all FATCA Affected Notes and, in circumstances where the Issuer elects not to redeem a FATCA Affected Note, the holder of such FATCA Affected Note can subsequently request the Issuer to redeem such FATCA Affected Note, at an amount determined by the Calculation Agent as of the date for such early redemption in its absolute discretion (acting reasonably) based on the market value of the Notes as determined by the Calculation Agent and by deducting the cost to the Issuer of unwinding any contractual or swap arrangement concluded by it for the purpose of hedging its obligations under the Notes.

A **FATCA Affected Note** means a Note in respect of which (i) the Issuer has or will become obliged to make any withholding or deduction pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986, as amended (the **Code**) or any withholding or deduction otherwise imposed pursuant to Sections 1471 through 1474 of Code, or any fiscal or regulatory legislation, rules or practices adopted pursuant to any intergovernmental agreement entered into in connection with the implementation of such sections of the Code and (ii) such obligation cannot be avoided by the Issuer taking reasonable measures available to it.]

3.2 What are the main risks specific to securities?

There are risk factors which are material for the purpose of assessing the risks related to the Notes, including the following:

- 1) The autocall redemption amount and the Final Redemption Amount of the Notes are dependent upon changes in the market value of the Underlying, which could adversely affect the market value of the Notes.
- 2) The Notes are not principal protected and investors are exposed to the performance of the Underlying; accordingly, they risk losing all or a part of their investment if the value of the Underlying does not move in a positive direction.
- 3) The Notes may have no established trading market when issued, and one may never develop; if a market does develop, it may not be very liquid; illiquidity may have an adverse effect on the market value of the Notes.
- 4) French insolvency law could have an adverse impact on Noteholders seeking repayment in the event that the Issuer were to become insolvent and could have a material adverse effect on the market value of the Notes.
- 5) The risks associated with the provisions of Regulation (EU) 2016/1011 (the so-called Benchmark Regulation), which may have an adverse effect on the performance of the Underlying or lead to its disappearance and as a consequence, could have an adverse effect on the value or liquidity of, and return on, the Notes.
- 6) If a disruption event or any other event affecting the Underlying or the Notes (a **Disruption Event**) occurs on an any relevant observation or other date:
 - any consequential postponement of the relevant date or alternative provisions for valuation provided in the terms and conditions of such Notes may have an adverse effect on the value and liquidity of such Notes; and
 - the Issuer may (i) elect to notify to the Noteholders an early redemption of the Notes or (ii) make such adjustments to the terms and conditions of the Notes as it considers appropriate to reflect the consequences of the Disruption Event or (iii) elect to redeem the Notes at the Maturity Date on the basis of the capitalization of the market value of the Notes including any costs or gains to the Issuer or its Affiliates in unwinding any hedging arrangements entered into in respect of the Notes.
- 7) Movements in the level of the index or indices may be subject to significant fluctuations that may not correlate with changes in the relevant index or indices and the timing of changes in the relevant level of the index or indices may affect the actual yield of the Notes. The market price of the Notes may be volatile and may depend



on the time remaining to the redemption date and the volatility of the level of the index or indices. The level of the index or indices may be affected by the economic, financial and political events in one or more jurisdictions, including but not limited to the stock exchange(s) or quotation system(s) on which any securities comprising the index or indices may be traded. Noteholders are exposed to the risk that changes in the levels of the index or indices may adversely affect the value of the Notes.

4. KEY INFORMATION ON THE PUBLIC OFFER OF SECURITIES AND/OR ADMISSION TO TRADING ON A REGULATED MARKET

4.1 Under what conditions and according to what timetable can I invest in this security?

The Notes are expected to be admitted to trading on the Luxembourg Stock Exchange market on the Issue Date.

4.2 Why is this prospectus being prepared?

The prospectus is drawn up so that the Notes may be admitted to listing on the Official List of the Luxembourg Stock Exchange.

The net proceeds from the issue of the Notes of up to EUR 2,930,000 will be used for the general financing needs of the Issuer.