

INVEST IN DUTCH REAL ESTATE

SHARE ISSUANCE

Cumulative Participating Preferred Stock

Size: € 2.400.000

- ✓ Quarterly dividend
- ✓ Full profit sharing
- ✓ Participation from € 12.000
- ✓ Dutch real estate



ER CAPITAL NV

DE VASTGOEDONDERNEMING

Attention! This investment falls outside AFM supervision. No license and no prospectus required for this activity.





ER CAPITAL

Are you looking for a solid investment opportunity with attractive returns? ER Capital, your trusted partner for investing in Dutch real estate, offers you the opportunity to benefit from our cumulative participating preferred shares with a 6% fixed cash dividend.

ER Capital NV is a real estate company, based in Rotterdam. Our daily work consists of buying, developing, managing and leasing Dutch real estate. The real estate market in The Netherlands is constantly evolving and historically has a reputation for stability, even during economic fluctuations. In times of uncertainty, real estate acts as a safe haven, allowing investors to diversify their portfolio and mitigate risk.

At ER Capital, we have been committed to creating a resilient portfolio since 2007. We invest in various segments of commercial real estate, including office properties, commercial properties and redevelopment sites that are carefully selected for rentability, spread and development potential. This way, we minimize the risk of depreciation and vacancy, providing stability and growth potential for our investors. By participating in ER Capital NV now, you are able to benefit from our experience and position yourself for a sustainable projected annual return of approximately 10%.

SHARE ISSUANCE




ER Capital's stock issue consists of 800,000 preferred shares with additional profit rights at an issue price of €3 each. The annual preferred yield is 6% in cash.

We aim for, and expect, an annual total return of over €0.30 per share. That means an **average annual return of 10%**.

- Expected total return approximately 10%
- 6% preferred cash dividend per year
- Quarterly payout
- Invested exclusively in Dutch real estate

The minimum participation in this stock issue is € 12.000,-.



Stock price	€ 3,- per certificate
Annual cash dividend	6%
Payout	Every quarter
Minimum participation	€ 12.000,-
Application period	No later than June 26 2024
Issuance costs	Investment € 12.000 - € 20.000: 1% Investment € 20.000 - € 50.000: 0,5% Investment € 50.000 or more: 0%

6% CUMULATIVE PARTICIPATING PREFERRED STOCK



6% dividend per year



Quarterly dividend



Dutch real estate only

DUTCH REAL ESTATE

Every day we are looking for opportunities to sustainably expand our real estate portfolio. Currently, our real estate represents a total value of approximately €40 million. We only invest in Dutch real estate. Because we know our properties inside-out, and are fully aware of the legal and fiscal context of our investments, we are able to accurately assess the risk. Our focus is on commercial real estate with an acreage of 1,000 to 4,000 m², preferably multi-tenant and light industrial properties. Our experience shows that market demand for these is greatest and that they offer the highest level of stability.





With quarterly settlements of our fixed dividend, ER Capital's preferred shares offer not only financial security, but also the opportunity for investors to benefit directly from our offer.

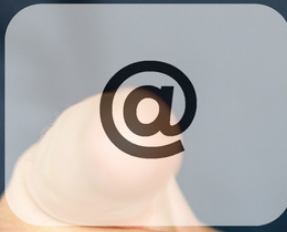
PARTICIPATION

Are you interested in participating in our enterprise, with full profit sharing? Then take advantage of our offer to secure a handsome and steady return on your investment.

Additional information

If you have any questions, feel free to contact us at +31 10 2881446 or info@ercapital.nl. We are here to help you get a solid return on your investments.

* Disclaimer: The value of your investment is liable to fluctuation. Past performance is no guarantee for future results. Returns mentioned in this brochure are based in part on assumptions that are subject to change or result from models that do not necessarily reflect reality.



POINTS OF CONTACT



SEBO EELKMAN ROODA

Managing director

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In business since 1994. Because of his financial background, he approaches real estate from the right perspective.

MARTIN QUIST

Investor relations

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Has been working at ER Capital for over 16 years in all aspects of the business. Martin can answer all your questions.



REGINA DE JONGH

Investor relations

✉ regina@ercapital.nl

With a long career in finance, relationship management and entrepreneurship, Regina is your gateway to investing with ER Capital.

EVA OLDE MONNIKHOF

Director marketing & investor relations

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With her extensive professional experience outside the financial real estate industry, Eva is able to convey the world of ER Capital in clear language.





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