

PROPERTY ONE

Press Release

Zug, December 3, 2020

Property One Investors AG receives FINMA approval

Property One Investors AG, the real estate investment management division of the Property One Group, has been approved by the FINMA (Swiss Financial Market Supervisory Authority) as a licensed manager of collective assets. The real estate specialist is thus opening a new chapter in the company's history and will offer interested investors and potential borrowers access to innovative real estate financing.

The Property One Group is a broad-based real estate specialist with interdisciplinary teams working in the areas of Investment Management, Financing, Development, Building and Sales & Rentals as well as Real Estate Family Office. The FINMA approval as a manager of collective assets for Property One Investors AG clears the way for the holistic real estate advisor to independently offer and arrange alternative financing solutions for real estate developers and real estate investors.

Subordinated loans as a supplement to traditional financing

This addition to traditional real estate financing creates a new market segment for real estate professionals. In future, they will be able to partially finance projects directly via Property One. Especially for project developers, subordinated mortgages are a welcome addition to the financing structure. They receive solution-oriented access to capital, also for partial or bridge financing, can lend more against properties and thus optimize their use of equity capital. All types of use are eligible for financing, such as residential, office, commercial, industrial, retail or special use - the only exception being owner-occupied residential property. Important prerequisite for borrowers: the loans arranged by Property One are only suitable for properties in Switzerland and borrowers domiciled in Switzerland.

A regulated way for investors to invest in mortgage-backed loans is opening up. Private Real Estate Debt is an asset class that is becoming increasingly popular and offers an attractive risk-return ratio in a negative interest rate environment. Great importance is attached to credit assessment and project security. Thanks to regular interest payments, the asset class has a fixed income character and only a low correlation to the equity markets.

Gap in real estate financing market closed

Property One expects that the demand for alternative financing solutions will generally increase because established providers are acting more restrictively, among other things due to regulatory requirements, thus creating a growing gap in the professional real estate financing market. Property One has been issuing subordinated loans on a private placement basis for several years.

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Expansion of the Board of Directors and the Executive Board

As part of the approval as a manager of collective assets, the Board of Directors and the management of Property One Investors AG was strengthened. Ms. Françoise Devenoges and Dr. David Wicki-Birchler were appointed to the Board of Directors and Mr. Christian Gees to the Executive Board.

Françoise Devenoges is a proven expert in the field of collective investment schemes and portfolio management. She is also a specialist in the field of loans and credit analysis and related risk management.

Dr. David Wicki-Birchler is a proven expert in the field of legal & compliance and in the areas of alternative investments and collective investment schemes. He has more than 15 years of professional experience in the financial industry.

Christian Gees has been working for Property One Investors AG since 2018 and built up the «Products & Investment Solutions» division. Christian Gees has many years of professional experience in the financial and real estate industry and is a specialist for investment products, collective investments and related topics.

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About Property One

Property One is an independent, owner-run group of companies owned by private shareholders, consisting of the companies Property One Partners AG, Property One Investors AG and Property One Ticino SA. It provides services along the entire real estate value chain. Under one roof, the group unites the four business divisions Investment Management, Development and Planning, Sales & Rentals and Real Estate Family Office. Property One combines expertise in all aspects of real estate with knowledge of financial investments. In total, the Group manages a portfolio of more than CHF 900 million and employs 40 real estate and financial specialists in Zurich, Zug and Ascona.

Property One Investors AG has extensive, long-standing experience in the sourcing, structuring and processing of mortgages. To date, it has placed more than CHF 310 million in private real estate debt in Switzerland and currently manages a portfolio of more than CHF 150 million in loans.

www.propertyone.ch

Disclaimer

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