

PROPERTY ONE

Finance

INFO SHEET FOR INVESTORS

ONE Real Estate Debt Fund

Property One – your expert for private real estate debt.

Fund description and investment strategy

The ONE Real Estate Debt Fund is the first fund under Swiss law for investments in subordinated real estate loans. The fund offers investors the opportunity to acquire stake in a diversified portfolio of real estate loans (mortgages). The fund invests in loans granted to professional players in the Swiss real estate market. The loans issued are always tied to a parcel of land and/or a property in Switzerland, which serve as collateral. The ONE Real Estate Debt Fund generates attractive returns in CHF through selective financing of prime residential/commercial properties and financing for sale.

Information on the fund can be found in the fact sheets:



Primary Features of – ONE Real Estate Debt Fund

Direct investments in a **portfolio of subordinated loans**

The loans are always secured by a **mortgage certificate**

Clear **focus on downside protection**

Short- to medium-term loans with a **maximum term of 36 months** are granted

It is financed up to a **maximum loan-to-value ratio of 80%, with the risk taken into account**

The minimum loan amount is CHF 1 million

Only **real estate in Switzerland** is pledged as collateral

The focus is on **all types of use** – residential, commercial and special uses

The loans are associated **with regular interest** payments

The **portfolio** is continuously **risk-adjusted** (reinvestment/new investment)

Attractive market opportunity

Demand for alternative forms of financing has been on the rise for years now, as conventional lenders only offer limited lending options. This can result in temporary financing gaps that can be closed using subordinated loans. Subordinated loans can also serve to optimise the capital structure or free up additional equity

for further market opportunities. Property One's offering is aimed at professional players in the Swiss real estate market, including property owners, architects, project developers, building contractors, etc., and offers an additional option alongside conventional real estate financing.

Team with many years of experience

The investment manager Property One Investors Ltd. has been active in the private real estate debt market in Switzerland for many years and is one of the most experienced players in this field today. Our investment management team boasts extensive and long-standing experience in the sourcing, structuring and

processing of subordinated loans, and combines expertise in all aspects relating to real estate with financial knowledge. Since the start of its real estate lending business, Property One has reviewed loan applications with an investment volume of more than CHF 1.5 billion.

Impressive track record

Their know-how in the real estate and financing sector allows the investment management team to thoroughly review and assess all loan requests. To date, a considerable number of transactions

have been completed, and no loan defaults have been recorded. The investments yielded a net return of over 5% p.a.

Private Real Estate Debt as an asset class – attractiveness for investors

The risk-adjusted returns of loan funds prove to be an alternative to traditional real estate investments

Diversified access to financing opportunities in the real estate sector

Bridging of financing gaps in the real estate sector

Attractive CHF interest rate in a challenging interest rate environment

Alternative investment solution compared to Swiss corporate bonds

Lower correlation with the capital markets

Access to an asset class previously reserved for institutional investors

Attractive risk-return profile

Key information of – ONE Real Estate Debt Fund

Name	ONE Real Estate Debt Fund (OREDF)	
Currency	CHF	
Legal form	Swiss investment funds in accordance with the Swiss Collective Investment Schemes Act (CISA) The fund agreement, which has been approved by the FINMA, sets out the necessary information and details, and forms the basis for any subscriptions.	
Portfolio manager	Marcel Egger, Property One Investors AG	
Asset manager	Property One Investors AG	
Custodian	Zürcher Kantonalbank, ZKB	
Administrator/ fund management	Solutions & Fonds AG	
Auditing company	PWC AG	
Launch	Februar 2021	
Term	Open-ended fund with unlimited term	
Investment	Subordinated loans/mortgages for real estate in Switzerland	
Target return (net)	> 5.00% p.a.	
Minimum subscription per unit class	DI CHF 1,000,000	DC CHF 250,000
Administrative commission	DI 1.20%	DC 1.40%
Valor No.	DI 53728282	DC 53728283
Liquidity	<ul style="list-style-type: none">• Evergreen structure with semi-annual liquidity and at least six months' notice of termination (depending on the share class) at the end of each quarter• Quarterly subscriptions• No liquidity during the first two (DC) or three years (DI) from launch (1 February 2021)	
Outside financing**	Up to 30% of NAV possible	
Investors	Qualified investors as per CISA (FINIG/FIDLEG)	

**To secure investment opportunities in the short term, to satisfy redemption requests or to bridge committed subscriptions, temporary loans may be taken out for a maximum of 30% of the net fund assets.

Property One Investors AG as a specialist for the selection and management of real estate loans

Property One Investors AG (POI) is an owner-run company limited by shares based in Zug. The company was established in 2013. POI is a specialised provider of services covering all aspects of real estate as an investment. The focus is on the real estate and private real estate debt asset classes. POI has

been licensed as a manager of collective assets since December 2020 and is subject to supervision by the Swiss Financial Market Supervisory Authority (FINMA). Other companies in the Property One Group include Property One Partners AG and Property One Ticino SA.

Your contact at Property One Investors AG



Kevin Hinder
Co-Founder, CEO
M +41 79 458 37 72
kevin.hinder@propertyone.ch

This document was prepared by Property One Investors Ltd. (hereinafter "POI") with the greatest of care and to the best of its knowledge. However, POI does not provide any warranty as to its content and completeness and excludes any liability for losses arising from the use of this information. This document is a piece of marketing material. The opinions expressed in this document are those of POI at the time of writing and are subject to change without notice. Unless otherwise stated, all figures are unaudited. The information in this document does not constitute investment, legal, tax or other advice and should not be relied upon as the sole basis for investment or other decisions. The document is for information purposes only and for the use of the recipient. Responsibility for the further use of information contained in this document rests entirely with the recipient. It does not constitute an offer or a recommendation to buy or sell financial instruments or financial services and does not relieve the recipient from making his or her own assessment. In particular, the recipient is advised, if necessary with the assistance of a consultant, to check the information with regard to its compatibility with his or her own circumstances in terms of legal, regulatory, tax and other consequences. This document may not be reproduced in whole or in part without the written permission of POI. It is expressly not directed at persons whose nationality or place of residence prohibits access to such information under applicable laws.

The ONE Real Estate Debt Fund is an investment fund under Swiss law of the type "other funds for alternative investments" for qualified investors pursuant to the Swiss Collective Investment Schemes Act (CISA). The prospectus with integrated fund agreement can be obtained free of charge. Subscriptions are only permissible on the basis of and in compliance with it. The granting of credit requires an in-depth assessment and approval of the counterparty, the security and the transaction as a whole.