

ONE Real Estate Debt Fund (OREDF)

30 June 2024

Manager commentary

The market environment in the area of mortgage financing is currently undergoing a period of change. Traditional mortgage providers are only cautiously expanding their existing commitments, particularly in the project development and investment property segment. In view of the finalisation of the Basel III guidelines (valid from 1 January 2025), this will continue to increase and we have an attractive and robust pipeline of loan requests of around CHF 150 million to look forward to. Accordingly, we will raise fresh capital for the fund during the next subscription window.

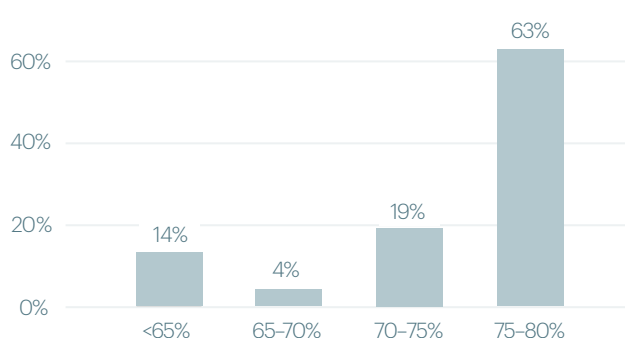
In the second quarter, all mortgage repayments totalling CHF 20 million were successfully reinvested. The ONE Real Estate Debt Fund (OREDF) is fully invested as at 30 June 2024. The average remaining term of the portfolio has increased slightly (plus 1 month) and now stands at 7 months. Taking into account the contractual extension options, the average remaining term is 11 months. In April, the annual dividends (70% of income) totalling around CHF 10 million were paid out to our investors. Depending on the share class in question, this corresponds to a dividend yield of 5.0 to 5.9%. The recent base rate cuts by the Swiss National Bank (SNB) have had a positive impact on the affordability of current mortgages and will contribute to a positive valuation of collateralised properties in the OREDF in the medium term. Due to the short remaining term and falling interest rates, the interest rate risk is categorised as low.

Performance

		DC share class	DI share class	DF share class
2024 (YTD)	Net performance	3.32%	3.43%	3.51%
	Dividend yield	tbd	tbd	tbd
2023	Net performance	6.01%	6.22%	6.47%
	Dividend yield	5.15%	4.96%	5.85%
2022	Net performance	5.70%	5.97%	6.18%
	Dividend yield	5.12%	5.08%	5.20%
2021 11 months	Net performance	4.99%	5.19%	5.38%
	Dividend yield	3.45%	3.51%	3.59%
NAV per share as at 30 June 2024		CHF 106.06	CHF 107.06	CHF 106.61
Total Expense Ratio (TER 2023)		1.76%	1.56%	1.35%
ISIN		CH0537282839	CH0537282821	CH0537282813

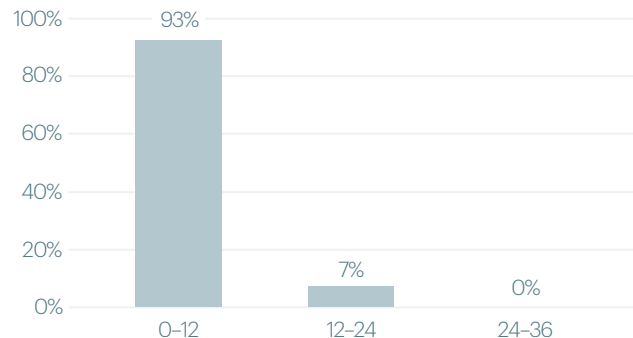
Loan to value (LTV)

weighted average: 74%



Remaining term in months

weighted average: 7 months



Investment strategy

The ONE Real Estate Debt Fund offers investors the opportunity to participate in a diversified, predominantly subordinated real estate loan portfolio (mortgages).

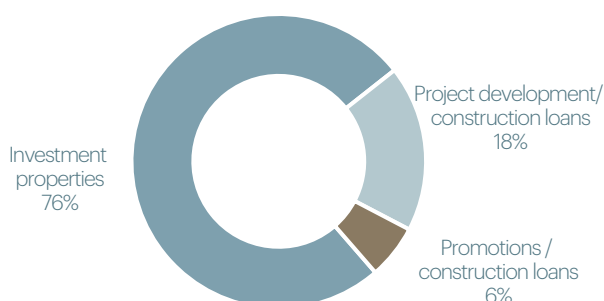
The fund invests in mortgages granted to professional players in the Swiss real estate market. The mortgages granted are always collateralised with a mortgage note on a plot of land and/or a property in Switzerland.

The ONE Real Estate Debt Fund generates attractive returns in CHF through the selective financing of first-class residential/commercial real estate and promotions.

Key figures

Fund manager	Property One Investors AG
Fund management	Solutions & Funds SA
Custodian bank	Zürcher Kantonalbank
Net fund assets	CHF 175.88 million
Loan volume	CHF 188.77 million
Subscription/cancellation of shares	quarterly/half-yearly
Base currency	CHF
Domicile	Switzerland
Valuation/dividend payment	quarterly/annually

Mortgages by segment



Mortgages by cantonal distribution

Zurich	55.6%
Aargau	10.0%
Solothurn	8.7%
Geneva	5.3%
Schwyz	4.5%
St. Gallen	4.0%
Bern	3.0%
Thurgau	3.0%
Zug	1.7%
Other	4.2%

Top 5 Mortgages

Canton	Remaining term	Amount	LTV	Segment	% LV
AG	7 mths.	16 m	76%	Investment	8%
SG/TG/SO	9 mths.	10 m	79%	Investment	5%
ZH	12 mths.	10 m	59%	Investment	5%
SZ	5 mths.	8 m	60%	Investment	4%
ZH	8 mths.	8 m	71%	Investment	4%
Total		52 m			26%

Top 5 Borrowers

Canton	Ø wtd. remaining term	Amount	Ø wtd LTV	No. loans	% LV
ZH	9 mths	23 m	75%	4	12%
ZH	7 mths	19 m	74%	6	10%
SG/TG/SO	7 mths	17 m	78%	2	9%
AG	7 mths	16 m	76%	1	8%
ZH	7 mths	16 m	76%	1	8%
Total		88 m		16	46%

Mortgages by type of use

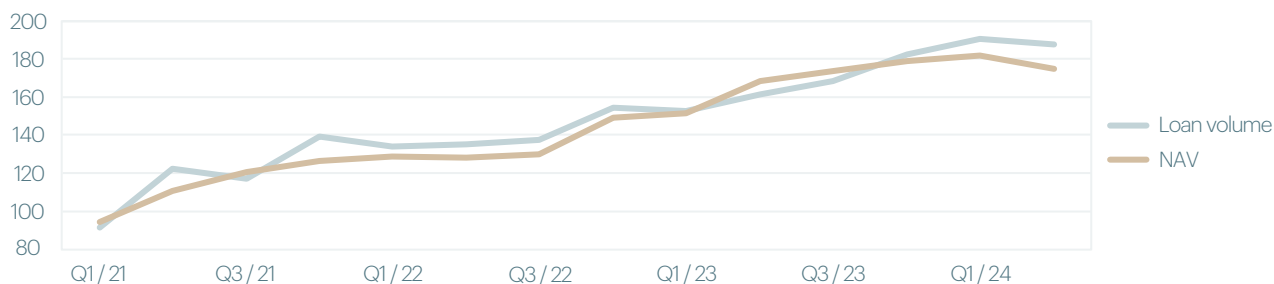


Portfolio key figures

	Dec. 22	Dec. 23	Jun. 24
Number of mortgages	44	52	56
Average loan-to-value priority (LTV)	58%	53%	61%
Average total loan-to-value (LTV)	75%	75%	74%
Duration	1.2 years	0.6 years	0.5 years
Duration incl. options	n/a	0.9 years	0.9 years
Average weighted interest rate	6.30%	7.10%	7.22%
SARON (3M)	0.28%	1.71%	1.51%

* 30-70% residential share

NAV and credit volume (in CHF million)



The ONE Real Estate Debt Fund has not recorded any defaults on interest or repayments since its launch (February 2021) (zero default rate).

The ONE financing umbrella is a contractual "other funds for alternative investments"-type investment fund with special risk. The subfunds mainly invest in loans within the real estate sector (private real estate debt), among other investments, and therefore predominantly but not exclusively in subordinated or first mortgages. This means that the associated risks cannot be compared to those of securities funds or other funds for traditional investments. Investors are specifically advised to note the risks listed in the prospectus, the limited liquidity, the limited risk diversification and the difficulty in valuing the investments in the umbrella fund which are, for the most part, not listed or traded. In particular, investors must be prepared and able to bear losses of capital, including total loss.

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