



# PROPERTY ONE

ASSET MANAGER.

## Annual Report 2024

### ONE Real Estate Debt Fund

Investment fund under Swiss law, classified as “other funds for alternative investments” with specific risks for qualified investors.

|  |
|--|
| <b>Fund Management</b>   |
| Solutions & Funds SA (Zurich Branch)<br>Schweizergasse 10<br>8001 Zurich   |
| <b>Custodian Bank</b>  |
| Zürcher Kantonalbank<br>Bahnhofstrasse 9<br>8001 Zurich  |
| <b>Portfolio Management</b>  |
| Property One Investors AG<br>Chamerstrasse 18<br>6300 Zug  |
| <b>Auditing Firm</b>   |
| PricewaterhouseCoopers AG<br>Birchstrasse 160<br>8050 Zurich   |
| <b>Contact</b>   |
|  <b>Kevin Hinder</b><br>M +41 79 458 37 72<br>kevin.hinder@propertyone.ch |
|  <b>Marcel Egger</b><br>M +41 79 488 89 95<br>marcel.egger@propertyone.ch |

# Content

|  |    |
|--|----|
| <b>Fund Description and Investment Strategy</b>  | 2  |
| <b>Preface</b>   | 3  |
| <b>Manager Commentary</b>  | 4  |
| <b>Facts and Figures</b>   | 6  |
| <b>Valuation Principles</b>  | 18 |
| <b>Notification of Matters with Special Economic or Legal Significance</b>                               | 20 |
| <b>Short Report of the Collective Investment Scheme Auditing Firm on the Annual Financial Statements</b> | 21 |

# Fund Description and Investment Strategy

The ONE Real Estate Debt Fund (OREDF) is the first fund for investments in subordinated mortgages under Swiss law. The fund provides investors with the opportunity to participate in a diversified real estate loan portfolio (mortgages). The fund's investments are made in mortgages granted to professional players in the Swiss real estate market. The loans granted are always secured by a debt certificate on a property and/or real estate in Switzerland, which serves as collateral. The OREDF generates attractive returns through selective financing of prime residential and commercial properties, as well as developments.

**Information about the fund can be found in the factsheets:**



# Preface

The OREDF had another successful business year. In its fourth year since the launch in February 2021, the fund achieved outstanding results. In the reporting year, the investment manager was able to deliver an impressive net annual performance of 6.84% (DI share class), significantly exceeding the targeted return of 5.50%.

With its focus on subordinated, mortgage-secured loans, the OREDF, as a first mover in the regulated area, has created a previously unavailable financing source for professional real estate investors and developers in the Swiss market. The fund offers qualified investors access to a diversified, mortgage-secured portfolio of subordinated mortgages.

In the past year, the OREDF experienced significant demand from both borrowers and investors. It is becoming clear that the asset class of Swiss Private Real Estate Debt is gaining increasing importance and presents substantial growth potential, particularly due to the new regulatory guidelines for banks in the area of financing. We observe that new market participants are gradually entering this asset class, highlighting the growing interest in subordinated, mortgage-secured loans.

As a first mover and market leader in the regulated space, we benefit from an excellent market position, which allows us to capitalize on this development to a significant extent. Thanks to our position and the strong recognition of our brand, we experienced a strong rise in loan requests, enabling us to make highly selective investment choices.

We would like to thank our investors, borrowers, and partners for the trust they have placed in us. With confidence, we look ahead to the coming years and continued successful cooperation.

# Manager Commentary

Zug, March 31, 2025  
Property One Investors AG

## 1. Market Environment

Inflation in Switzerland dropped to 1.1% in 2024. This normalization of inflation allowed the Swiss National Bank (SNB) to significantly lower interest rates. A total of four interest rate cuts were executed in 2024, reducing the key interest rate SARON (Swiss Average Rate Overnight) from 1.75% to 0.50% p.a. This led to significantly lower financing costs for borrowers, which positively impacted the attractiveness of real estate investments.

Net immigration in Switzerland slightly decreased from the record year of 2023 but remained at a high level. This development intensified the already existing demand for scarce residential space. Construction activity remained low last year, and the resulting demand surplus led to rising rents. According to the Federal Statistical Office (BFS), apartment rents in Switzerland rose by 3.2% in 2024. At the same time, the national vacancy rate continued to decline, reaching 1.08% as of June 1, 2024. In popular residential locations, the vacancy rate was even significantly lower.

## 2. Performance in the Reporting Year

The visibility of the OREDF and the brand recognition of Property One were successfully further enhanced in recent years. Today, Property One acts as a market leader in arranging subordinated mortgages within the regulated environment. This was clearly reflected in the exceptionally high volume of loan inquiries, which reached a new record level in the reporting year. The investment manager's portfolio management team reviewed mortgage inquiries of CHF 775 million and closed on CHF 112 million, resulting in a closing rate of approximately 14%. The low closing rate highlights the selective credit selection process, allowing the focus to remain on high-yield mortgages that align with OREDF's conservative risk profile.

Through the conclusion of high-quality new financings, the fund volume slightly rose compared to the previous year. Despite occasional redemptions in the reporting year, the net fund volume increased by CHF 2 million, reaching CHF 181.6 million by year-end. As of December 31, 2024, the portfolio consisted of 47 mortgages.

Particularly pleasing is the significantly enhanced performance of the OREDF, which exceeded the target return of 5.50%. The net performance of the individual share classes ranges from 6.63% in the DC share class to 7.12% in the DF share class. The increase in performance compared to 2023 can be attributed to several factors. One of them is the higher number of transactions (new business and extensions), which allowed for a significant increase in arrangement fees. Additionally, the higher base interest rate environment compared to the previous year enhanced performance.

The increased profitability of the fund allowed for a generous distribution to the investors in April 2025, ranging from 5.85% to 6.53%, depending on the share class.

As a result of the SNB's interest rate cuts, SARON was already lower by year-end. To offset this development, higher margins were incorporated into mortgage lending.

## 3. Outlook and Strategy

Despite some uncertainty regarding international economic and trade policies, the Swiss State Secretariat for Economic Affairs (SECO) expects stronger economic growth in 2025 and 2026. Still growth is expected to remain below the historical average due to Switzerland's heavy dependence on international economic developments.

The sharp decline in inflation, along with the relative strength of the Swiss Franc, allowed the SNB to lower interest rates. Experts predict one more rate cut in 2025. The resulting lower financing costs will have a positive effect on property valuations, despite an expected slight growth in construction activity in the coming years. However, even higher construction activity is unlikely to fully offset the demand surplus. This imbalance will likely lead to continued increases in apartment rents, only partially mitigated by lower interest rates. The only exception will be the anticipated reduction in the reference interest rate, which should provide some relief for existing rental agreements.

The persistently low interest rate environment in the Swiss market makes traditional fixed-income investments less attractive, prompting investors to seek alternative investment opportunities. New guidelines for banks under Basel III, particularly for non-owner-occupied properties, are benefiting alternative lenders in the mortgage market.

Given these regulatory tightening measures, we expect continued strong demand for mortgages from alternative financing partners in 2025.

The investment strategy of the OREDF will continue to be pursued consistently. The portfolio management team will place special emphasis on the current developments in the interest rate environment and the trends in the real estate market. In our role as investment manager, we will focus on targeted and selective lending to create optimal conditions for achieving the desired return of 5.50% again.

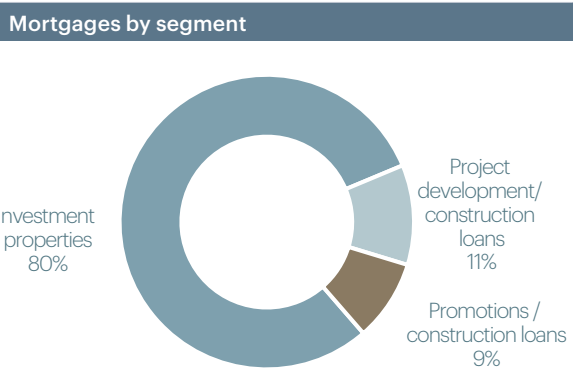
For 2025, we plan further strategy-compliant growth and an expanded diversification of the portfolio.

# Facts and Figures

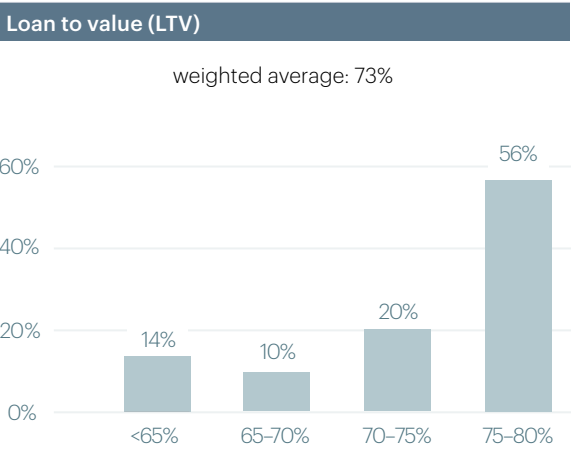
As of year-end, the loan portfolio comprises 47 mortgages. The portfolio is well-diversified across various regions of Switzerland, as well as different types of property usage and real estate investment categories. The following representations show some of the portfolio's distributions as of December 31, 2024.

| Mortgages by cantonal distribution |       |
|------------------------------------|-------|
| Zurich                             | 43.0% |
| Lucerne                            | 12.2% |
| Aargau                             | 10.7% |
| Solothurn                          | 8.0%  |
| Geneva                             | 5.7%  |
| Thurgau                            | 4.6%  |
| Bern                               | 4.6%  |
| Schwyz                             | 4.2%  |
| St. Gallen                         | 2.8%  |
| Other                              | 4.2%  |

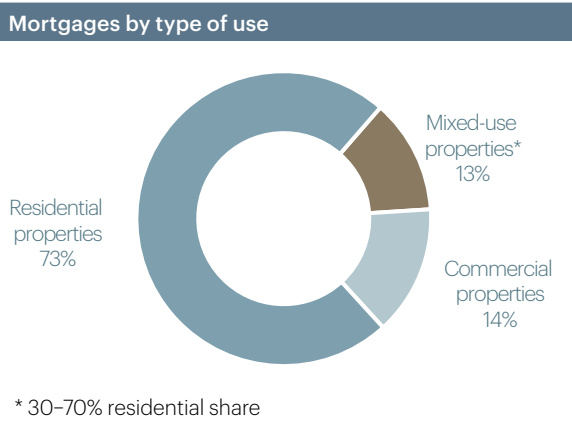
The collateral portfolio is diversified across 13 cantons, with a clear focus on Switzerland's key urban centers. Properties located in the canton of Zurich represent the largest share of the collateral base at 43%, followed by assets situated in the cantons of Lucerne, Aargau, and Solothurn.



The loan portfolio is primarily composed of income-generating properties. Approximately 11% of the portfolio is allocated to development projects, while roughly 9% is invested in the development of income-producing real estate assets.



The OREDF offers a maximum loan-to-value (LTV) ratio of 80%. Given the predominantly subordinated nature of the mortgages, the majority of loans exhibit an LTV ratio exceeding 70%.



The majority of the collateral assets – approximately 73% – are residential properties, reflecting the high proportion of income-generating residential investments in the portfolio. The remaining assets are utilized for office, commercial, or logistics purposes.

Minor rounding differences may occur due to the rounding of percentage figures in the calculations.

| Key Figures                              |               |               |               |
|--|---------------|---------------|---------------|
| ONE Real Estate Debt Fund   DF           | 31.12.2024    | 31.12.2023    | 31.12.2022    |
| Net asset value in CHF million           | 130.59        | 129.01        | 123.55        |
| Units outstanding                        | 1'183'634.442 | 1'181'759.516 | 1'144'226.406 |
| Net asset value per unit in CHF          | 110.33        | 109.17        | 107.98        |
| Performance                              | 7.12%         | 6.47%         | 6.18%         |
| TER                                      | 1.31%         | 1.35%         | 1.45%         |
| Effective fees to fund management        | 1.21%         | 1.21%         | 1.21%         |
| Effective fees to custodian bank         | 0.06%         | 0.07%         | 0.08%         |
| Gross distributions from income per unit | 7.21          | 6.39          | 5.61          |
| Less 35% Swiss withholding tax           | -2.52         | -2.24         | -1.96         |
| Net distributions from income per unit   | 4.69          | 4.15          | 3.65          |
| Distribution yield                       | 6.53%         | 5.85%         | 5.20%         |

| ONE Real Estate Debt Fund   DI           | 31.12.2024  | 31.12.2023  | 31.12.2022  |
|--|-------------|-------------|-------------|
| Net asset value in CHF million           | 39.95       | 40.79       | 19.54       |
| Units outstanding                        | 361'268.009 | 375'174.731 | 181'474.714 |
| Net asset value per unit in CHF          | 110.59      | 108.72      | 107.67      |
| Performance                              | 6.84%       | 6.22%       | 5.97%       |
| TER                                      | 1.51%       | 1.56%       | 1.63%       |
| Effective fees to fund management        | 1.41%       | 1.42%       | 1.41%       |
| Effective fees to custodian bank         | 0.06%       | 0.06%       | 0.07%       |
| Gross distributions from income per unit | 6.76        | 5.39        | 5.47        |
| Less 35% Swiss withholding tax           | -2.37       | -1.89       | -1.91       |
| Net distributions from income per unit   | 4.39        | 3.50        | 3.56        |
| Distribution yield                       | 6.11%       | 4.96%       | 5.08%       |

| ONE Real Estate Debt Fund   DC           | 31.12.2024  | 31.12.2023 | 31.12.2022 |
|--|-------------|------------|------------|
| Net asset value in CHF million           | 11.10       | 9.93       | 6.83       |
| Units outstanding                        | 101'419.996 | 91'915.389 | 63'645.385 |
| Net asset value per unit in CHF          | 109.45      | 108.03     | 107.24     |
| Performance                              | 6.63%       | 6.01%      | 5.70%      |
| TER                                      | 1.72%       | 1.76%      | 1.86%      |
| Effective fees to fund management        | 1.61%       | 1.62%      | 1.61%      |
| Effective fees to custodian bank         | 0.06%       | 0.07%      | 0.08%      |
| Gross distributions from income per unit | 6.40        | 5.56       | 5.49       |
| Less 35% Swiss withholding tax           | -2.24       | -1.95      | -1.92      |
| Net distributions from income per unit   | 4.16        | 3.61       | 3.57       |
| Distribution yield                       | 5.85%       | 5.15%      | 5.12%      |

Due to the fund's investment strategy, there is no benchmark. Past performance is not an indicator of current or future performance. The performance figures are based on the net asset value and do not include commissions and costs incurred upon subscription, redemption, or exchange (e.g., transaction and custody fees borne by the investors). The fund management company has not concluded any agreements on retrocessions («Commission Sharing Agreements»). The fund management company has not concluded any soft commission arrangements.

| Balance Sheet   |                       |                       |
|---|-----------------------|-----------------------|
|   | 31.12.2024<br>CHF     | 31.12.2023<br>CHF     |
| Cash, incl. fiduciary deposits with third-party banks | 4'508'216.00          | 0.00                  |
| Mortgages   | 176'781'316.50        | 183'430'000.00        |
| Other assets  | 966'465.41            | 1'087'951.60          |
| <b>Total fund assets less</b>                         | <b>182'255'997.91</b> | <b>184'517'951.60</b> |
| Bank liabilities                                      | 0.00                  | -4'175'048.80         |
| Other liabilities                                     | -611'139.05           | -610'069.70           |
| <b>Net asset value</b>                                | <b>181'644'858.86</b> | <b>179'732'833.10</b> |

| Number of units outstanding (ONE Real Estate Debt Fund   DF) | Number        | Number        |
|--|---------------|---------------|
| Status at the beginning of the reporting period              | 1'181'759.516 | 1'144'226.406 |
| Units issued   | 50'863.545    | 37'533.110    |
| Units redeemed (incl. conversion)                            | -48'988.619   | 0.000         |
| Status at the end of the reporting period                    | 1'183'634.442 | 1'181'759.516 |

| Number of units outstanding (ONE Real Estate Debt Fund   DI) | Number      | Number      |
|--|-------------|-------------|
| Status at the beginning of the reporting period              | 375'174.731 | 181'474.714 |
| Units issued   | 27'693.278  | 193'700.017 |
| Units redeemed (incl. conversion)                            | -41'600.000 | 0.000       |
| Status at the end of the reporting period                    | 361'268.009 | 375'174.731 |

| Number of units outstanding (ONE Real Estate Debt Fund   DC) | Number      | Number     |
|--|-------------|------------|
| Status at the beginning of the reporting period              | 91'915.389  | 63'645.385 |
| Units issued   | 18'700.854  | 29'723.004 |
| Units redeemed (incl. conversion)                            | -9'196.247  | -1'453.000 |
| Status at the end of the reporting period                    | 101'419.996 | 91'915.389 |

| Change in net asset value                                 |                       |                       |
|---|-----------------------|-----------------------|
| Net asset value at the beginning of the reporting period  | 179'732'833.10        | 149'918'457.78        |
| Distributions   | -10'113'479.87        | -8'921'372.07         |
| Net subscriptions and redemptions                         | -241'525.75           | 27'673'482.88         |
| Total return  | 12'267'031.38         | 11'062'264.51         |
| <b>Net asset value at the end of the reporting period</b> | <b>181'644'858.86</b> | <b>179'732'833.10</b> |

| Income statement   |                              |                              |
|--|------------------------------|------------------------------|
|  | 01.01.2024–31.12.2024<br>CHF | 01.01.2023–31.12.2023<br>CHF |
| <b>Income</b>  |                              |                              |
| Income from money market instruments   | 0.00                         | 19'555.54                    |
| Income from mortgages  | 13'749'101.04                | 12'179'685.10                |
| Other income   | 1'210'000.87                 | 746'216.50                   |
| Purchase of ongoing net income upon issuance of shares   | 339'198.71                   | 534'546.80                   |
| <b>Total income</b>  | <b>15'298'300.62</b>         | <b>13'480'003.94</b>         |
| <b>Expenses</b>  |                              |                              |
| Interest on liabilities  | -241'881.70                  | -27'370.84                   |
| Audit fees   | -25'944.00                   | -26'142.85                   |
| Regulatory fees  |                              |                              |
| of which to the fund management  | -2'280'261.04                | -2'147'787.77                |
| of which to the custodian bank   | -114'006.22                  | -99'920.77                   |
| Other expenses   | -52'326.24                   | -112'040.50                  |
| Adjustment of ongoing net income upon redemption of shares                                       | -316'850.04                  | -4'476.70                    |
| Partial transfer of fund contractual fees to realized capital gains and losses – DI share class* | 5'443.87                     | 20'097.46                    |
| Partial transfer of fund contractual fees to realized capital gains and losses – DC share class* | 20'803.68                    | 22'430.88                    |
| <b>Total expenses</b>  | <b>-3'005'021.69</b>         | <b>-2'375'211.09</b>         |
| <b>Net expenses</b>  | <b>12'293'278.93</b>         | <b>11'104'792.85</b>         |
| Partial transfer of fund contractual fees to realized capital gains and losses – DI share class* | -5'443.87                    | -20'097.46                   |
| Partial transfer of fund contractual fees to realized capital gains and losses – DC share class* | -20'803.68                   | -22'430.88                   |
| <b>Realized profit</b>   | <b>12'267'031.38</b>         | <b>11'062'264.51</b>         |
| <b>Total profit</b>  | <b>12'267'031.38</b>         | <b>11'062'264.51</b>         |

\* In accordance with Circular 24 of the Swiss Federal Tax Administration (ESTV) dated November 20, 2017

| Use of proceeds                          |                              |                              |
|--|------------------------------|------------------------------|
|  | 01.01.2024–31.12.2024<br>CHF | 01.01.2023–31.12.2023<br>CHF |
| <b>Use of proceeds – DF share class</b>  |                              |                              |
| Net income for the financial year        | 8'937'693.84                 | 8'024'855.55                 |
| Carry-forward from the previous year     | 3'226'833.90                 | 2'753'421.66                 |
| <b>Available profit for distribution</b> | <b>12'164'527.74</b>         | <b>10'778'277.21</b>         |
| Distribution                             | -8'534'004.33                | -7'551'443.31                |
| <b>Carry-forward to the next year</b>    | <b>3'630'523.41</b>          | <b>3'226'833.90</b>          |
| <b>Use of proceeds – DI share class</b>  |                              |                              |
| Net income for the financial year        | 2'621'559.40                 | 2'457'948.03                 |
| Carry-forward from the previous year     | 861'117.86                   | 425'361.63                   |
| <b>Available profit for distribution</b> | <b>3'482'677.26</b>          | <b>2'883'309.66</b>          |
| Distribution                             | -2'442'171.74                | -2'022'191.80                |
| <b>Carry-forward to the next year</b>    | <b>1'040'505.52</b>          | <b>861'117.86</b>            |
| <b>Use of proceeds – DC share class</b>  |                              |                              |
| Net income for the financial year        | 707'778.14                   | 579'460.91                   |
| Carry-forward from the previous year     | 217'652.33                   | 149'240.98                   |
| <b>Available profit for distribution</b> | <b>925'430.47</b>            | <b>728'701.89</b>            |
| Distribution                             | -649'087.97                  | -511'049.56                  |
| <b>Carry-forward to the next year</b>    | <b>276'342.50</b>            | <b>217'652.33</b>            |

Statement of assets as of December 31, 2024

| Type of asset            | Currency   | Balance as of<br>December 31, 2024 | Purchases/inflows during<br>the reporting period | Sales/outflows during<br>the reporting period <sup>1</sup> | Price | Market value in CHF   | % of total fund assets <sup>2</sup> |
|--------------------------|------------|------------------------------------|--|--|-------|-----------------------|-------------------------------------|
| <b>Mortgages</b>         | <b>CHF</b> |                                    |  |  |       | <b>176'781'316.50</b> | <b>97.00</b>                        |
| AG   18 months   1.20 m  | CHF        | 1'200'000.00                       | 1'200'000  |  | 1.000 | 1'200'000.00          | 0.66                                |
| AG   18 months   16.00 m | CHF        | 16'000'000.00                      | 16'000'000                                       |  | 1.000 | 16'000'000.00         | 8.78                                |
| AG   24 months   1.00 m  | CHF        | 1'000'000.00                       | 1'000'000  |  | 1.000 | 1'000'000.00          | 0.55                                |
| AG   36 months   1.30 m  | CHF        | 1'300'000.00                       |  |  | 1.000 | 1'300'000.00          | 0.71                                |
| BE   12 months   6.00 m  | CHF        | 5'000'000.00                       | 5'000'000  |  | 1.000 | 5'000'000.00          | 2.74                                |
| BE   26 months   1.80 m  | CHF        | 1'800'000.00                       |  |  | 1.000 | 1'800'000.00          | 0.99                                |
| BL   18 months   1.50 m  | CHF        | 1'500'000.00                       |  |  | 1.000 | 1'500'000.00          | 0.82                                |
| BL   18 months   1.55 m  | CHF        | 756'316.50                         |  | 793'684  | 1.000 | 756'316.50            | 0.42                                |
| BL   25 months   1.00 m  | CHF        | 1'000'000.00                       | 1'000'000  |  | 1.000 | 1'000'000.00          | 0.55                                |
| BS   18 months   1.40 m  | CHF        | 1'400'000.00                       |  |  | 1.000 | 1'400'000.00          | 0.77                                |
| BS   24 months   1.00 m  | CHF        | 1'000'000.00                       |  |  | 1.000 | 1'000'000.00          | 0.55                                |
| GE   36 months   2.70 m  | CHF        | 2'700'000.00                       |  |  | 1.000 | 2'700'000.00          | 1.48                                |
| GE   36 months   3.00 m  | CHF        | 3'000'000.00                       |  |  | 1.000 | 3'000'000.00          | 1.65                                |
| GE   36 months   5.00 m  | CHF        | 5'000'000.00                       |  |  | 1.000 | 5'000'000.00          | 2.74                                |
| LU   7 months   23.00 m  | CHF        | 20'000'000.00                      | 20'000'000                                       |  | 1.000 | 20'000'000.00         | 10.97                               |
| SG   24 months   13.00 m | CHF        | 10'200'000.00                      |  |  | 1.000 | 10'200'000.00         | 5.60                                |
| SG   36 months   1.00 m  | CHF        | 1'000'000.00                       |  |  | 1.000 | 1'000'000.00          | 0.55                                |
| SH   24 months   1.00 m  | CHF        | 1'000'000.00                       | 500'000  |  | 1.000 | 1'000'000.00          | 0.55                                |
| SO   22 months   1.00 m  | CHF        | 1'000'000.00                       | 1'000'000  |  | 1.000 | 1'000'000.00          | 0.55                                |
| SO   24 months   1.00 m  | CHF        | 1'000'000.00                       |  |  | 1.000 | 1'000'000.00          | 0.55                                |
| SO   24 months   1.30 m  | CHF        | 1'300'000.00                       | 1'300'000  |  | 1.000 | 1'300'000.00          | 0.71                                |
| SO   24 months   3.60 m  | CHF        | 2'850'000.00                       |  | 750'000  | 1.000 | 2'850'000.00          | 1.56                                |
| SO   36 months   2.75 m  | CHF        | 2'750'000.00                       | 2'750'000  |  | 1.000 | 2'750'000.00          | 1.51                                |
| SO   36 months   5.00 m  | CHF        | 5'000'000.00                       | 5'000'000  |  | 1.000 | 5'000'000.00          | 2.74                                |
| SZ   13 months   8.00 m  | CHF        | 8'000'000.00                       | 8'000'000  |  | 1.000 | 8'000'000.00          | 4.39                                |
| TG   11 months   5.50 m  | CHF        | 1'000'000.00                       | 1'000'000  |  | 1.000 | 1'000'000.00          | 0.55                                |
| VD   36 months   1.30 m  | CHF        | 1'300'000.00                       |  |  | 1.000 | 1'300'000.00          | 0.71                                |
| ZH   11 months   3.50 m  | CHF        | 3'500'000.00                       | 3'500'000  |  | 1.000 | 3'500'000.00          | 1.92                                |
| ZH   12 months   10.00 m | CHF        | 10'000'000.00                      | 10'000'000                                       |  | 1.000 | 10'000'000.00         | 5.49                                |
| ZH   12 months   4.50 m  | CHF        | 4'500'000.00                       | 4'500'000  |  | 1.000 | 4'500'000.00          | 2.47                                |
| ZH   15 months   5.59 m  | CHF        | 2'030'000.00                       | 5'590'000  | 3'560'000  | 1.000 | 2'030'000.00          | 1.11                                |
| ZH   17 months   2.00 m  | CHF        | 1'500'000.00                       | 1'500'000  |  | 1.000 | 1'500'000.00          | 0.82                                |
| ZH   23 months   5.60 m  | CHF        | 5'600'000.00                       |  |  | 1.000 | 5'600'000.00          | 3.07                                |
| ZH   24 months   1.00 m  | CHF        | 1'000'000.00                       |  |  | 1.000 | 1'000'000.00          | 0.55                                |
| ZH   24 months   5.00 m  | CHF        | 5'000'000.00                       |  |  | 1.000 | 5'000'000.00          | 2.74                                |
| ZH   30 months   4.50 m  | CHF        | 4'500'000.00                       |  |  | 1.000 | 4'500'000.00          | 2.47                                |
| ZH   31 months   1.75 m  | CHF        | 1'750'000.00                       | 720'000  |  | 1.000 | 1'750'000.00          | 0.96                                |
| ZH   34 months   2.00 m  | CHF        | 2'000'000.00                       |  |  | 1.000 | 2'000'000.00          | 1.10                                |
| ZH   34 months   4.60 m  | CHF        | 4'600'000.00                       | 4'600'000  |  | 1.000 | 4'600'000.00          | 2.52                                |
| ZH   35 months   6.00 m  | CHF        | 6'000'000.00                       |  |  | 1.000 | 6'000'000.00          | 3.29                                |
| ZH   36 months   8.00 m  | CHF        | 1'500'000.00                       |  | 6'500'000  | 1.000 | 1'500'000.00          | 0.82                                |
| ZH   36 months   11.50 m | CHF        | 8'055'000.00                       | 555'000  |  | 1.000 | 8'055'000.00          | 4.42                                |
| ZH   36 months   2.50 m  | CHF        | 2'500'000.00                       |  |  | 1.000 | 2'500'000.00          | 1.37                                |
| ZH   36 months   5.75 m  | CHF        | 5'550'000.00                       | 5'750'000  | 200'000  | 1.000 | 5'550'000.00          | 3.06                                |
| ZH   6 months   3.40 m   | CHF        | 2'700'000.00                       | 3'400'000  | 700'000  | 1.000 | 2'700'000.00          | 1.48                                |
| ZH   24 months   3.70 m  | CHF        | 3'440'000.00                       | 1'140'000  |  | 1.000 | 3'440'000.00          | 1.89                                |
| ZH   25 months   2.00 m  | CHF        | 2'000'000.00                       |  |  | 1.000 | 2'000'000.00          | 1.10                                |

<sup>1</sup> Incl. repayments | <sup>2</sup> Minor rounding differences may occur due to the rounding of percentage values during the calculation.



| Statement of assets as of December 31, 2024   |          |                                    |  |  |  |                            |                                     |
|---|----------|------------------------------------|--|--|--|----------------------------|-------------------------------------|
| Type of asset   | Currency | Balance as of<br>December 31, 2024 | Purchases/inflows during<br>the reporting period | Sales/outflows during<br>the reporting period <sup>1</sup> | Price  | Market value in CHF        | % of total fund assets <sup>2</sup> |
| Other assets  | CHF      | 966'465.41                         |  |  |  | 966'465.41                 | 0.53                                |
| Bank balance  | CHF      | 4'508'216.00                       |  |  |  | 4'508'216.00               | 2.47                                |
| <b>Total fund assets</b>  |          |                                    |  |  |  | <b>182'255'997.91</b>      | <b>100.00</b>                       |
| Other liabilities   | CHF      | -611'139.05                        |  |  |  | -611'139.05                | -0.34                               |
| <b>Net fund assets</b>  |          |                                    |  |  |  | <b>181'644'858.86</b>      | <b>99.66</b>                        |
| For the mortgages recorded in the balance sheet/inventory amounting to CHF 176,781,316.50, collateral in the form of mortgage-backed promissory notes totalling CHF 203,905,000 was received. |          |                                    |  |  | <sup>1</sup> Incl. repayments   <sup>2</sup> Minor rounding differences may occur due to the rounding of percentage values during the calculation. |                            |                                     |
| <b>Valuation categories pursuant to Article 84 paragraph 2 of the Collective Investment Schemes Ordinance-FINMA (CISO-FINMA)</b>  |          |                                    |  |  |  | <b>Market value in CHF</b> | <b>% of total fund assets</b>       |
| a) Investments that are listed on a stock exchange or traded on another regulated market open to the public   |          |                                    |  |  |  | 0.00                       | 0.00                                |
| b) Investments for which no prices are available in accordance with letter a: valued based on market-observable parameters  |          |                                    |  |  |  | 0.00                       | 0.00                                |
| c) Investments valued using appropriate valuation models based on inputs that are not observable in the market, taking current market conditions into account                                 |          |                                    |  |  |  | 176'781'316.50             | 97.00                               |

| “Transactions completed during the reporting period, insofar as they no longer appear in the balance sheet (purchases and sales of securities, fund units, mortgages, and derivatives)” |          |           |                    |
|---|----------|-----------|--------------------|
| Type of asset   | Currency | Purchases | Sales <sup>1</sup> |
| <b>Mortgages</b>  |          |           |                    |
| AG   12 months   1.00 m   | CHF      |           | 1'000'000          |
| BE   4 months   1.00 m  | CHF      | 670'000   | 670'000            |
| BE   1 Monat   14.50 m  | CHF      |           | 14'500'000         |
| BE   3 months   2.50 m  | CHF      |           | 2'500'000          |
| BS   6 months   5.00 m  | CHF      | 5'000'000 | 5'000'000          |
| GE   24 months   6.00 m   | CHF      |           | 6'000'000          |
| LU   30 months   1.10 m   | CHF      |           | 1'100'000          |
| SG   36 months   3.80 m   | CHF      |           | 3'800'000          |
| SO   12 months   2.30 m   | CHF      |           | 2'300'000          |
| SO   23 months   1.80 m   | CHF      |           | 1'800'000          |
| SO   36 months   7.00 m   | CHF      |           | 7'000'000          |
| SZ   9 months   1.00 m  | CHF      | 1'000'000 | 1'000'000          |
| ZG   14 months   3.50 m   | CHF      |           | 3'500'000          |
| ZH   12 months   1.00 m   | CHF      | 1'000'000 | 1'000'000          |
| ZH   18 months   1.10 m   | CHF      |           | 1'100'000          |
| ZH   18 months   3.00 m   | CHF      |           | 3'000'000          |
| ZH   18 months   6.10 m   | CHF      |           | 3'900'000          |
| ZH   24 months   1.80 m   | CHF      | 400'000   | 1'800'000          |
| ZH   27 months   4.50 m   | CHF      |           | 4'500'000          |
| ZH   30 months   2.50 m   | CHF      |           | 2'500'000          |
| ZH   30 months   5.30 m   | CHF      |           | 5'300'000          |
| ZH   30 months   5.65 m   | CHF      |           | 5'650'000          |
| ZH   35 months   1.30 m   | CHF      |           | 1'300'000          |
| ZH   36 months   2.00 m   | CHF      |           | 2'000'000          |
| ZH   36 months   20.00 m  | CHF      |           | 12'500'000         |
| ZH   36 months   4.60 m   | CHF      |           | 4'600'000          |
| ZH   4 months   3.50 m  | CHF      |           | 3'500'000          |
| ZH   9 months   2.00 m  | CHF      |           | 2'000'000          |
| ZH   36 months   2.40 m   | CHF      |           | 2'400'000          |

<sup>1</sup> Incl. repayments

The first fund under  
Swiss law dedicated to  
investments in subordinated  
mortgages

# Valuation Principles

Assets traded on a stock exchange or any other regulated market accessible to the public should be valued at the current prices prevailing on the main market. Other assets, or assets for which no current prices are available, should be valued at the price that is likely to be achieved in a careful sale at the time of the valuation. In such cases, the fund management applies appropriate and generally recognized valuation models and principles to determine the fair value. For performing loans, the value is determined based on the fair value or price that would likely be achieved in a careful sale at the time of the valuation, as per Article 88(2) of the Swiss Collective Investment Schemes Act (CISA).

If mortgage borrowers are in arrears with interest or loan repayments related to the mortgage loan claims within the portfolio, or if a deterioration in creditworthiness is anticipated (i.e., a Non-Performing Loan, NPL), the fund management will make market-based valuation adjustments. These adjustments are made on a case-by-case basis, based on the nominal value of the loan minus a provision and impairment component, which is determined by considering the expected sales proceeds of the secured property(ies). Collective investment schemes traded on a stock exchange or another regulated market accessible to the public should be valued at the current prices prevailing on the main market. Non-listed collective investment schemes should be valued at the redemption price based on the net asset value. If no current prices or market quotes are available for these collective investment schemes, they should be valued at the price likely to be achieved in a careful sale or redemption (the so-called fair value). In such cases, the fund management applies appropriate and generally recognized valuation models and principles.

The value of money market instruments that are not traded on an exchange or on another regulated market open to the public is determined as follows: The valuation price of such investments is gradually adjusted from the net acquisition cost towards the redemption price, based on the yield at acquisition and assuming a constant yield. In the event of significant changes in market conditions, the valuation basis of the individual investments is adjusted to reflect the new market yield. If no current market price is available, valuation is generally based on comparable money market instruments with similar characteristics (such as issuer quality and domicile, currency of issue, and maturity). Bank deposits are valued at their nominal value plus accrued interest. In the case of significant changes in market conditions or the creditworthiness of the counterparty, the valuation basis for term deposits is adjusted accordingly.

The NAV per unit of a share class is calculated by determining the proportion of the net asset value of the sub-fund attributable to the respective share class, deducting any liabilities allocated to that class, and dividing by the number of units in circulation for the respective share class. The NAV is rounded to two decimal places (0.01 billing units).

# Notification of Matters with Special Economic or Legal Significance

## 1. Changes in Key Persons of the Asset Manager of Collective Investment Schemes

On May 24, 2024, FINMA approved a change in the key persons of the asset manager of collective investment schemes (Christian Gees was replaced by Raphael Knispel), as published on April 8, 2024, on the electronic platform of Swiss Fund Data AG.

## 2. Amendments to the Fund Contract

On May 24, 2024, FINMA approved the creation of the new share classes “DI-R” and “DC-R”, as published on April 8, 2024, on the electronic platform of Swiss Fund Data AG and effective as of May 27, 2024.

On July 12, 2024, FINMA approved the proposed amendments to the fund contract of the ONE Financing Umbrella, as published on June 7, 2024, on the electronic platform of Swiss Fund Data AG. The new fund documents came into effect on June 6, 2024, and primarily include the following changes: replacement of the valuation expert (IAZI Informations- und Ausbildungszentrum für Immobilien AG replaced Wüest Partner AG) and a clarification regarding the gating procedure.

Details of these changes are included in the relevant prospectus with integrated fund contract dated July 15, 2024.

In addition, the decision was made to refrain from launching the sub-fund ONE Mortgage Fund. The fund contract will be adjusted accordingly at the beginning of 2025.

# Short Report of the Collective Investment Scheme Auditing Firm

to the Board of Directors of the Fund Management Company Solutions & Funds SA, Zurich Branch

## Summary report on the audit of the annual financial statements

### Audit Opinion

We have audited the annual financial statements of the umbrella fund ONE Financing Umbrella with the sub-fund:

- ONE Real Estate Debt Fund

comprising the statement of assets as of December 31, 2024, the income statement for the year then ended, the statement on the appropriation of net income, the disclosure of costs, as well as the other information pursuant to Article 89 paragraph 1 letters b–h of the Swiss Collective Investment Schemes Act (CISA).

In our opinion, the annual financial statements (pages 8 to 20) comply with the Swiss Collective Investment Schemes Act, the applicable ordinances, as well as the fund contract and the prospectus.

### Basis for the Audit Opinion

We conducted our audit in accordance with Swiss law and the Swiss Auditing Standards (SA-CH). Our responsibilities under those provisions and standards are further described in the section “Responsibilities of the Collective Investment Scheme Auditor for the Audit of the Financial Statements” of our report. We are independent of the investment fund and the fund management company in accordance with the requirements of Swiss law and the professional code of conduct, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Other Information

The Board of Directors of the fund management company is responsible for the other information. The other information comprises the information included in the annual report, but does not include the annual financial statements and our corresponding audit report.

Our audit opinion on the annual financial statements does not cover the other information, and we do not express any form of assurance or audit conclusion thereon.

In connection with our audit, we have been responsible for reading the other information and considering whether the other information contains material inconsistencies with the annual financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that

there is a material misstatement of the other information, we are required to report this fact. In this regard, we have nothing to report.

**Responsibilities of the Board of Directors of the Fund Management Company for the Annual Financial Statements**

The Board of Directors of the fund management company is responsible for the preparation of the annual financial statements in accordance with the Swiss Collective Investment Schemes Act, the applicable ordinances, as well as the fund contract and the prospectus, and for the internal controls that the Board considers necessary to enable the preparation of financial statements that are free from material misstatements due to fraud or error.

**Responsibilities of the Collective Investment Scheme Auditor for the Audit of the Financial Statements**

Our objectives are to obtain sufficient assurance that the financial statements, as a whole, are free from material misstatements due to fraud or error, and to issue a report that includes our audit opinion. Sufficient assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with Swiss law and the SA-CH standards will always detect a material misstatement, should one exist. Misstatements can result from fraudulent actions or errors and are considered material if it is reasonably expected that, individually or in the aggregate, they could influence the economic decisions of users based on these financial statements. As part of an audit in accordance with Swiss law and the SA-CH standards, we exercise professional judgment throughout the audit process and maintain a critical mindset. Furthermore:

- We identify and assess the risks of material misstatements in the financial statements due to fraud or error, plan and perform audit procedures in response to these risks, and obtain audit evidence that is sufficient and appropriate to serve as the basis for our audit opinion. The risk that material misstatements arising from fraudulent actions will not be detected is higher than that arising from errors, as fraudulent actions may involve collusion, forgery, intentional omissions, misleading representations, or the circumvention of internal controls.
- We gain an understanding of the internal control system relevant to the audit to plan audit procedures that are appropriate under the given circumstances. However, this is not with the intention of expressing an opinion on the effectiveness of the asset fund's internal control system.

- We assess the appropriateness of the accounting policies applied, as well as the reasonableness of the accounting estimates presented in the financial statements and the related disclosures.

We communicate with the Board of Directors of the fund management, among other things, regarding the planned scope and timeline of the audit, as well as significant audit findings, including any material weaknesses in the internal control system that we identify during our audit.

PricewaterhouseCoopers AG

|                   |              |
|-------------------|--------------|
| Andreas Scheibli  | Joachim Fink |
| Certified Auditor |              |
| Lead Auditor      |              |

Zurich, April 15, 2025



This document was translated with AI. Deviations or errors are possible.  
The version checked by the fund management company is only available in German.

