

PROPERTY ONE

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Press Release

Zug, Thursday, 2 April 2026

Successful capital raise of CHF 43 million for the ONE Real Estate Debt Fund

The ONE Real Estate Debt Fund (OREDF) successfully raised CHF 43 million in capital in the first quarter of 2026, continuing its growth trajectory. This successful capital raise underscores the fund's increasing importance as a leading provider in the Swiss market for subordinated real estate loans and marks another significant milestone in its development.

- Successful capital raise totalling CHF 43 million
- Consistently strong investor demand and targeted expansion of the institutional investor base
- Healthy pipeline of high-quality financing applications, collateralised with Swiss real estate

Targeted capital raise supported by strong demand for credit

The encouraging subscription volume of CHF 43 million reflects the consistently high level of investor demand. Particularly in the still challenging interest rate and market environment, the fund positions itself as an attractive and stable investment alternative within a diversified portfolio.

As part of the capital raise, the number of institutional investors – especially pension funds – was deliberately expanded. This underscores both the broad resonance and the appeal of the asset class. Property One extends its thanks to all investors for their trust.

The successful capital raise is attributable both to the consistently strong demand from borrowers and to the fund's impressive performance since its launch in 2021. In recent months, the fund has continued to see robust demand for real estate financing, which is reflected in a healthy pipeline of high-quality lending opportunities going forward.

This provides the foundation for deploying the newly raised capital in a targeted manner.

Investment strategy and portfolio overview of the ONE Real Estate Debt Fund

The ONE Real Estate Debt Fund is the first fund under Swiss law approved by FINMA to focus on subordinated mortgage loans. It offers investors the opportunity to participate in a diversified portfolio of predominantly subordinated real estate loans. Investments are made in the form of mortgages granted to professional players in the Swiss real estate market. All financing is collateralised with mortgage notes on land and/or properties located in Switzerland.

Through the selective financing of prime residential and commercial real estate, as well as development projects, the fund has delivered attractive net returns of over 5.5% p.a. since its launch in 2021.

As at 31 December 2025, the fund volume stands at CHF 235 million, spread across 49 individual mortgages. The portfolio's average loan-to-value ratio is 71% (with a maximum of 80% permitted under the prospectus), and the average remaining term of the loans is around nine months. The fund focuses on high-yield residential properties, particularly in larger Swiss cities and population centres.

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For further information and press enquiries:

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About Property One

Property One is a Swiss company specialising in holistic real estate services and real estate asset management. With around 70 employees, the company covers the entire real estate value chain – from analysis and valuation to development, implementation and sales, right through to financing. Property One can therefore create tailor-made solutions for the different requirements of its clients.

As a licensed manager of collective assets (FINMA), Property One offers qualified investors access to exclusive investment products on the Swiss real estate and mortgage market. The company develops strategies for real estate portfolios, manages complex real estate developments and curates tailored financing solutions – all with the goal of creating sustainable value.

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