

PROPERTY ONE

*THE
REAL
ESTATE
HUB*

We use sustainable and innovative solutions to create added value and spark **enthusiasm for the world of real estate.**

PROPERTY ONE

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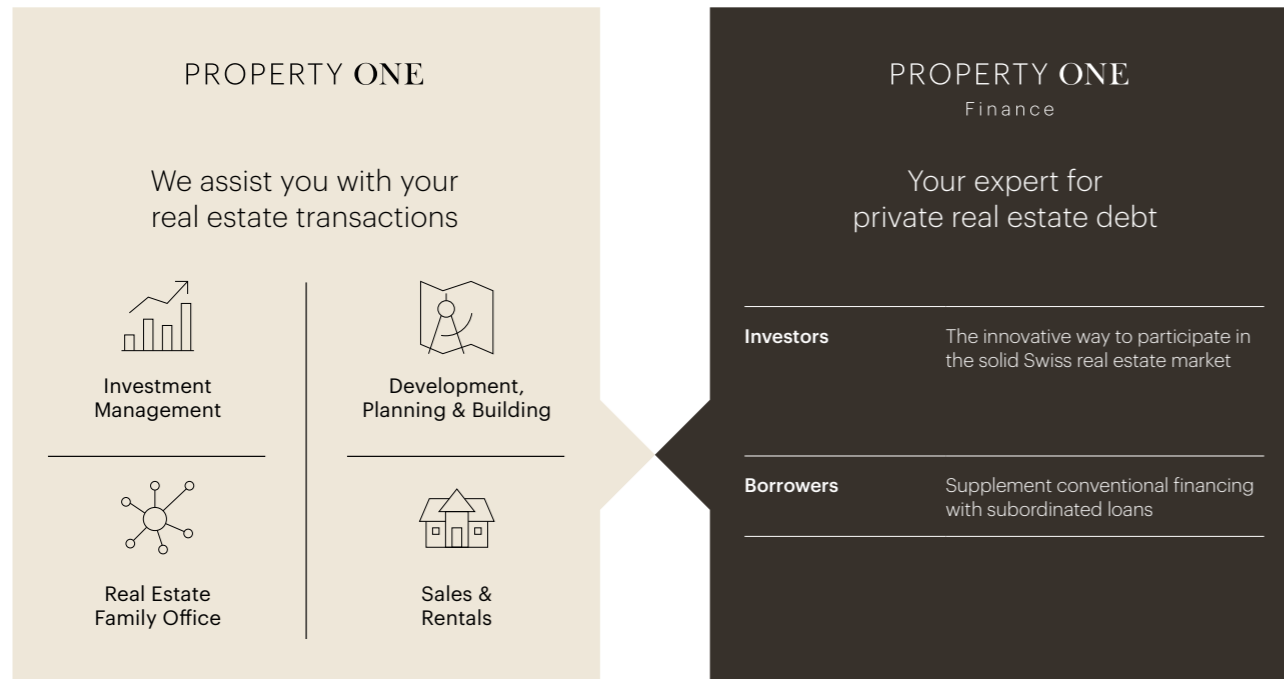
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EVERYTHING FROM A SINGLE SOURCE

We provide services spanning the **entire real estate value chain**.

We use sustainable and innovative solutions to create added value for our clients and spark enthusiasm for the world of real estate. At our four locations in Zurich, Zug, Basel and Ascona, we combine expertise in the fields of investment, financing, development, execution and marketing as well as real estate family office under one roof. This comprehensive value chain allows us to cover the entire property life cycle.

Our Expertise at a Glance



OUR WAY OF WORKING

As an interdisciplinary team, we cover all areas in-house, ensuring successful project completion that is both time- and cost-efficient. We give interested investors and potential borrowers access to subordinated financing.

Property One acts as a central interface for all of the players involved in a project with regard to planning, coordination and organisation, both for private clients and for professional investors. We keep a constant eye on market developments and reach out to the various service providers at the appropriate time. As a real estate service provider, we arrange financing, coordinate development and planning, support the various construction phases, ensure that quality standards are adhered to, take care of the marketing side of things and structure customised participation models.



OUR OFFERING

Valuations

We value investment properties of all use types, provide a well-founded basis for purchase, investment and sale decisions with our neutral valuation reports, and factor in hidden potential.

Investment & Potential Analyses

We conduct investment and potential analyses to highlight a property's conversion possibilities. In these analyses, we estimate the investment required and the possible sale price or future return, with this information then used as a basis for making investment decisions.

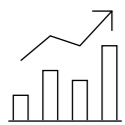
Acquisition of Projects & Properties

We apply defined strategies to look for plots of land, development projects or existing properties for investors –including on- and off-market offers.

Sale of Investment Properties

Prior to a sale, we exploit untapped potential, allowing us to optimise the sale price and also offer a property strategy to interested parties. This ensures that all the potential value creation is taken into account before the sales process even starts.

INVESTMENT MANAGEMENT



The right port of call for property investors

Careful and sustainable management of property assets requires a clearly defined investment strategy. Our interdisciplinary team is on hand to provide clients with advice on valuations, investment and potential analyses as well as in connection with acquisitions of projects and properties and the sale of investment properties. Portfolio and asset management round off the range of services. The combination of our individual disciplines translates into a long-term increase in returns, while at the same time reducing the portfolio risk involved and offering measurable added value.





OUR OFFERING

Development

For us, development means optimisation, repositioning or transformation to create a marketable, profitable project for the future.

Planning

For our creative planning team, providing customised advice is just as much a matter of course as developing solutions perfectly tailored to the construction project.

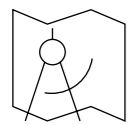
Construction Management

We collaborate closely with specialist planners, engineers and architects, with costs, deadlines and quality always being our top priority.

Fiduciary Construction

With our broad-based specialist knowledge, we can represent the interests of our clients in a fiduciary capacity and support projects in a targeted and professional manner.

DEVELOPMENT, PLANNING & BUILDING



Well-thought-out project development and organisation

Successful construction projects start with well-thought-out project development and organisation. This is where we come in, combining spatial planning aspects with the individual requirements of the developers. Each and every construction project goes through a project-planning phase that is tailored to suit the specific situation and is assigned a team that is put together with this situation in mind. The focus is on quality, costs and deadlines. Our construction management team ensures that creative design elements are skilfully combined with recognised building standards. The service is rounded off by fiduciary construction duties for all kinds of projects.





OUR OFFERING

Houses & Apartments

As a professional partner, we apply state-of-the-art methods in assuming responsibility for the entire sales process. With fresh approaches to the sales process and a great deal of passion, we achieve the very best sales success.

Trophy Properties

We guarantee the highest level of discretion during the purchase and sales process, professional processing and access to exclusive off-market properties.

New Builds

Whether the project is in the planning or realisation phase or has already been completed – thanks to our marketing know-how, we are able to support developers in ensuring the successful implementation of their project every step of the way.

Valuations

When it comes to the valuation of houses and apartments, we impress with our independence, years of experience and expert professionals.

SALES & RENTALS



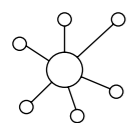
Put your property in our safe hands

The professional marketing of existing properties requires an organised sales process. We achieve the best possible sale for our clients by implementing this process, contributing our specialist expertise and employing our intuitive, skilful negotiation strategy. Thanks to our holistic understanding of the various phases in a new build project, we are ideally positioned to provide our clients with active support throughout the sales process. We adopt a particularly discreet approach to the marketing of trophy properties, with our unique network giving us access to potential buyers. All of our marketing specialists are assigned only a limited number of properties, meaning that they can give the property and the parties interested in buying it the attention they deserve.





REAL ESTATE FAMILY OFFICE



Connected – Personal – Sustainable

Our Family Office has the specialist know-how needed to offer effective client support. As the relationship-management department at Property One, we not only look after clients: we also offer property owners long-term, strategic advice and ensure that their property portfolio maintains its value – backed by a first-rate network and based on long-standing ties with our business partners. We take an interdisciplinary approach and, for each mandate, we draw on our network to assemble a bespoke team, thus ensuring that our clients receive the best possible advice.

OUR OFFERING

Advisory

We are the port of call for investors, portfolio managers and private clients on all matters relating to property. Here at the Real Estate Family Office, we specialise in the optimum sale of your properties, and in ensuring an optimum occupancy rate for them.

Portfolio & Asset Management

From a single property to entire portfolios, our Asset Management team can successfully manage your real estate over the entire life cycle, determining and continually reviewing a tailored strategy for each individual property. We also manage and supervise all third-party service providers.

Property Assets

We advise investors on finding the ideal strategy, weighting and structure for property investments. Furthermore, we also offer a range of opportunities for investing in property equity or debt and continuously monitor the markets.





Property One – Your Expert for Private Real Estate Debt.

Private Real Estate Debt – Loans Secured by Real Estate

This alternative form of real estate financing is an additional option to conventional mortgages and is aimed at professional market participants. Collateral is generally furnished in the form of mortgage certificates on Swiss properties.

From an investor's perspective, subordinated financing offers alternative and attractive investment opportunities relating to the real estate market. For potential borrowers, subordinated financing offers flexibility when it comes to structuring and optimising the capitalisation situation.

Property One Investors Ltd. gives interested investors and potential borrowers access to subordinated financing. Property One arranges the financing and assumes responsibility for all services involved in the process. All of the parties involved benefit from Property One's experience and expertise as an established provider of real estate and subordinated financing services.

FOR INVESTORS

We offer attractive investment solutions relating to subordinated loans for institutional and qualified investors.

BORROWERS

We offer attractive real estate financing solutions for project developers, property owners and other interested market participants.

ONE Real Estate Debt Fund

The first fund under Swiss law for investments in subordinated real estate loans.

The ONE Real Estate Debt Fund allows investors to participate in a diversified portfolio of real estate loans. The fund invests in loans granted to professional players in the Swiss real estate market. The loans granted are always linked to a property that serves as the loan collateral.

finance.propertyone.ch



LOCATIONS



Property One Partners AG
 Seestrasse 455
 CH-8038 Zürich

Property One Investors AG
 Chamerstrasse 18
 CH-6300 Zug

Property One Basel AG
 St. Alban-Vorstadt 106
 CH-4052 Basel

Property One Ticino SA
 Via Bartolomeo Papio 8
 CH-6612 Ascona

Office Tour
 Virtual office tour at
 three of our locations.



Zurich



Zug



Ascona

THE REAL ESTATE FACTORY

The Real Estate Factory.
A place to come together in Zurich and Zug.

As well as serving as office premises for our employees, our industrial-style locations also offer the ideal venue for presentations, exhibitions, panel discussions and events for our partners. If you are planning an event and looking for an atmosphere that offers something out of the ordinary, we can make a lounge, auditorium and bar available. If you have ideas of your own, we would be delighted to discuss them with you.

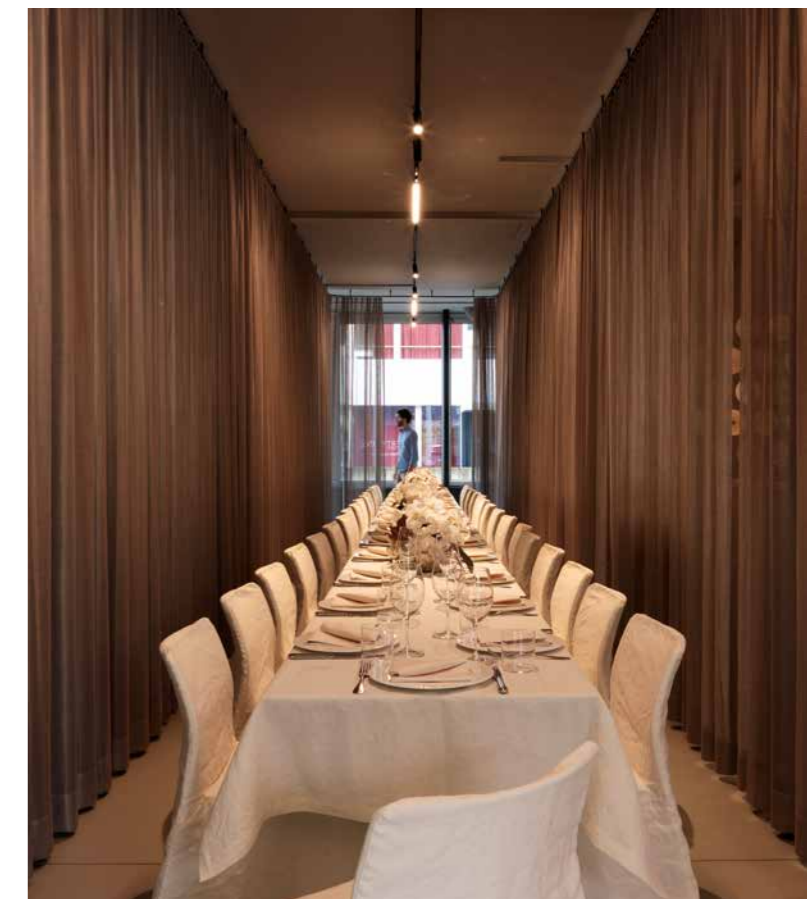
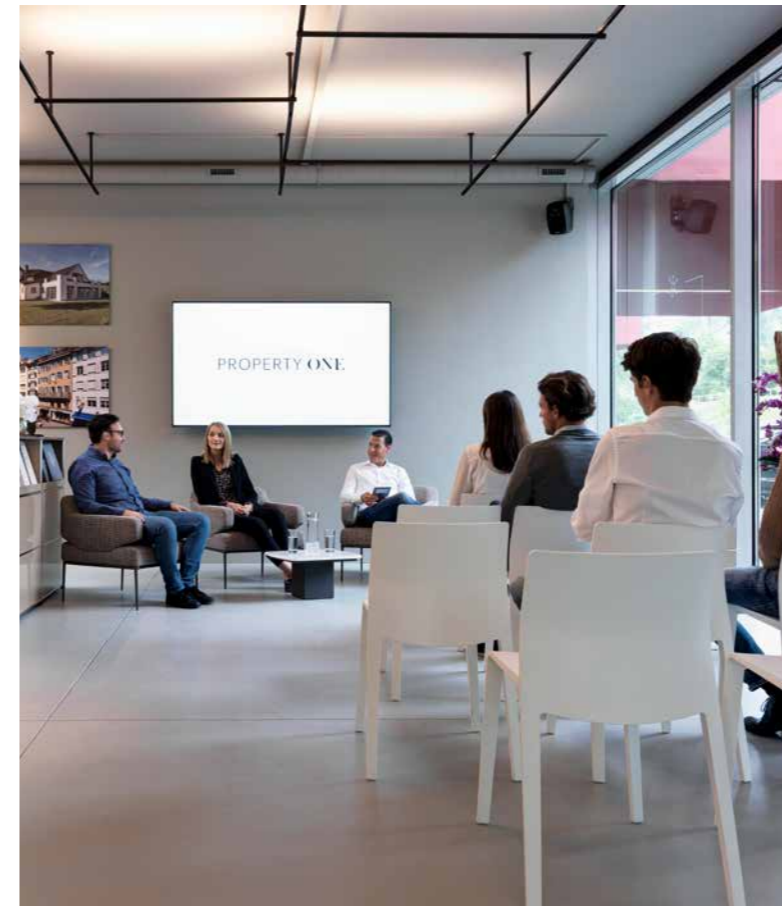
We look forward to welcoming you and your guests.

Possible uses

- Presentations
- Exhibitions
- Panel discussions
- Seminars
- Meetings
- Standing and sit-down dinners

Facilities

- Desks and seating
- Screen and projector
- Lounge and bar
- Sound system



MANAGEMENT



Management (from left to right)

Christian Gees

Member of the Management,
Head of Product & Investment Solutions

Timothy Dale

Member of the Management,
Head of Real Estate Sales

Kevin Hinder

Co-Founder, CEO

Marcel Egger

Partner, Head of Investment Management

Roman Oberholzer

Co-Founder, Head of Development, Planning & Building

Verwaltungsrat

Property One Partners AG

Claudio Möhr, Kevin Hinder

Property One Investors AG

Claudio Möhr, Kevin Hinder, Françoise Devenoges,
Dr. David Wicki

Property One Ticino SA

Claudio Möhr, Kevin Hinder, Duncan Voormolen

Property One Basel AG

Claudio Möhr, David Wirz, Kevin Hinder

Co-Founder

Urs Wietlisbach

OUR VALUES

We are a **committed team** with high objectives and **common values**.

Passion.

We are motivated and have a passion for our day-to-day work.

Teamwork.

We treat each other with respect and fairness,
and recognise each other's achievements.

Performance.

We are committed to quality and innovation.

Entrepreneurial spirit.

We strive to remain dynamic, creative and independent at all times.

PARTNERS & MEMBERSHIPS

Partners



Right To Play – Charity Partnership

Right To Play is a global organisation that protects, educates and empowers children through game-based methods to help them overcome the consequences of poverty, conflicts and disease. Through the positive power of play, children learn basic skills that they need to develop their potential and take control of their lives.

www.righttoplay.ch



Schweizer Sporthilfe – Sponsor Partnership

The Schweizer Sporthilfe foundation supports Swiss athletes on their path to victory. The non-subsidised charitable non-profit organisation focuses on providing targeted support for ambitious young athletes competing in around 80 different sports – and has already helped several athletes to take gold at the Olympics.

www.sporthilfe.ch



Hedin Automotive Samstagern AG – Cooperation Partner

For more than 50 years, Hedin Automotive Samstagern has been demonstrating its passion for BMW and MINI at its Richterswil/Samstagern location. Its portfolio includes not only consultation on and the sale of new and used vehicles, but also professional services related to maintenance, paint and bodywork as well as wheel rim repairs.

www.hedinautomotive.ch

Memberships



