

## Continued expansion of market leadership in non-traditional mortgages, with placements totalling CHF 520 million in 2025

**Hyrock, the independent mortgage and real estate expert for sophisticated private and institutional clients, has successfully concluded 2025 despite the challenging market environment, achieving a volume of CHF 520 million in the non-traditional mortgage segment.**

Schindellegi, 27 January 2026: Demand for real estate loans remained very high last year. This resulted in a placed volume of CHF 868 million, of which CHF 520 million consisted of non-traditional financing such as bridge and mezzanine solutions. Hyrock has expanded its position as the Swiss market leader in both non-traditional real estate financing and the brokerage of mortgages of CHF 2 million and above. The average loan amount per transaction was CHF 5.9 million.

‘Wherever banks are not part of the solution in the initial phase, Hyrock comes into play,’ explains Alessandro Carroccia, CEO of Hyrock. The strong demand for flexible and reliable financing solutions underlines the important role that Hyrock plays in this market segment.

### **House of Interiors opened in September 2025**

Hyrock reached another important milestone in 2025 in the trendy Zurich Binz district: the innovative ‘House of Interiors’ development project was realised and opened in close collaboration with Iria Degen Interiors. Through this long-term commitment as project sponsor, Hyrock once again highlights its extensive real estate expertise and its proven ability to execute complex projects efficiently and to the highest quality standards. The innovative and unique building was officially opened last September with a grand opening attended by around 1,000 guests.

The House of Interiors is a new creative hotspot for interior architecture and interior design. Covering 3,400 m<sup>2</sup>, it combines design, craftsmanship and creativity to create a unique centre for contemporary interior design. Under one roof, studios, workshops and planning offices come together to form a lively place for local production and interdisciplinary collaboration. This is where textiles, furniture, works of art and interior concepts are created – innovatively,

sustainably and transparently. In this way, craftsmanship is being brought back into the city of Zurich, fully in line with the City of Zurich's vision of encouraging mixed-use development in the neighborhood.

## Outlook for 2026

Conditions for construction projects and property developments remain challenging, despite their societal importance in view of growing demand and a rising population. Government regulation and increasing reluctance on the part of financing banks have created headwinds for construction projects. Hyrock does not expect the financing market to recover in this area, as the Basel III regulations continue to restrict banks. CEO Alessandro Carroccia sums it up: "In a challenging market environment, our business model has proven to be robust. This gives us confidence that we will continue to create added value for our clients in the future through non-traditional solutions based on the unique combination of real estate and finance. In this regard, we will further expand our range of products and services for professional real estate investors as well as private clients and launch new offerings."

For questions and information:

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**Hyrock** is an independent mortgage and real estate expert specializing in the financing of investment properties, project developments and luxury real estate. This segment is very difficult to standardise and requires a higher level of advisory intensity combined with many years of experience. The regulatory requirements placed on banks and the ongoing adjustments to these framework conditions make it difficult for professional real estate investors and wealthy clients in particular to find tailor-made solutions. This is where Hyrock's unique expertise comes into play. Hyrock also enables institutional and private investors to invest directly or indirectly in mortgages. 20 specialists work for Hyrock at its offices in Zurich, Schindellegi and Geneva. Since its foundation in October 2018, Hyrock has successfully advised and placed mortgage volumes of about CHF 7 billion. For further information, please visit [www.hyrock.ch](http://www.hyrock.ch)