

ANNUAL REPORT 2024

2024 FROM VISION TO REALITY

Dear Members, Ladies and Gentlemen

We can rightly describe 2024 as a year of transition - transitioning from initial recognition of our products to tangible implementation of our first projects.

We are especially proud to have submitted our methodology to the VCS Carbon Standard and successfully initiated approximately 45 pilot projects across the DACH region. This work has established a strong foundation for positioning timber construction globally as a monetizable climate solution, and we anticipate our first certifications toward year-end. Additionally, we hosted numerous presentations and webinars, gaining international recognition for our expertise, with inquiries reaching us from as far as Japan.

Significant strides were also made in finance: we published a feasibility study on timber construction mortgages and collaborated with the Zurich University of Applied Sciences on a market survey examining financing options within the Swiss timber industry. Our two financial products, the Timber Finance Carbon Capture & Storage Index and the Forest-based Construction Basket Tracker, moved sideways during the year and continue to await recovery from the most severe construction downturn in two decades. Nevertheless, millions of urgently needed housing units will inevitably have to be built quickly and cost-effectively. Meanwhile, we've published numerous analyses on timber construction through our financial blog and industry journals such as Europe's Holzkurier and the Swiss Holzrevue. Timber as an investment theme is steadily gaining prominence.

Through around 40 articles in industry and mainstream media, we have effectively brought timber construction into the spotlight of both the financial sector and the carbon removal community, fostering greater understanding and opening new opportunities for modern forestry and timber construction.

My sincere thanks go to our members, senior advisors, partners, and our committed team for their trust and valuable support. We look forward to continuing this pioneering journey together.



Mit freundlichen Grüßen
Stefan Zöllig, Präsident Timber Finance

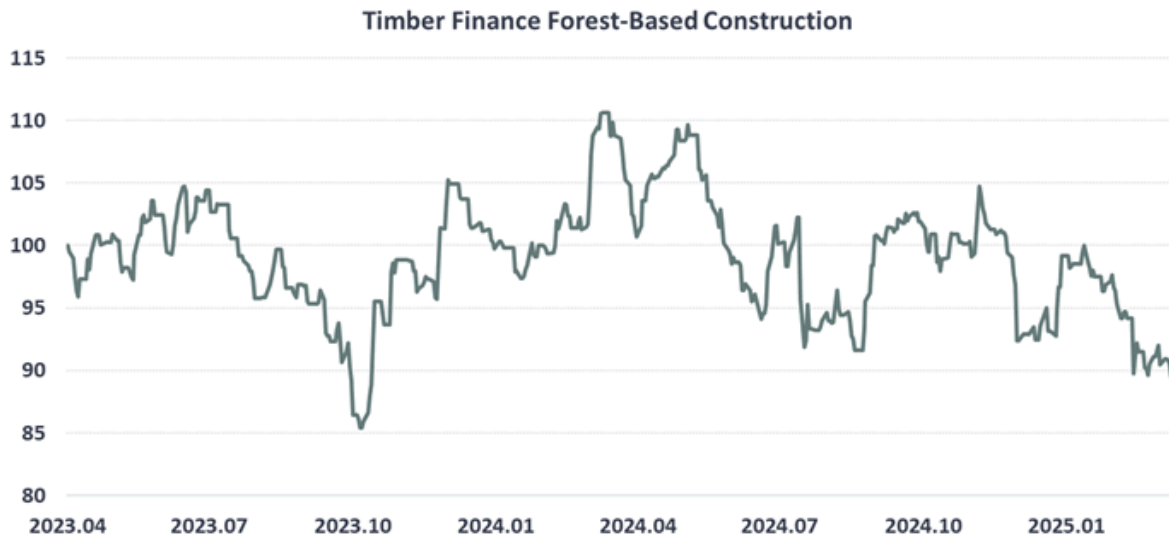
2024 - TIMBER FINANCE

HIGHLIGHTS

- Implementation of 45 pilot projects in [Mass Timber Carbon Removals](#)
- Launch of Project [Týr](#) for carbon storage and timber reuse within the EU-Framework (CRCF)
- Feasibility analysis for the introduction of a Timber Mortgage
- Interim report on the [DeCIRRA](#) project
- Organization of [webinars](#) and industry events
- Enhanced visibility within professional circles through regular [newsletters](#) and [media presence](#)
- Media partnership and financial blog in the Swiss Holzrevue and European Holzkurier
- [Network](#) expansion: New partners and members
- Organization of [member events](#)

2024 - FINANCE SOLUTIONS

TIMBER FINANCE TRACKER CERTIFICATE



The Timber Finance Tracker Certificate (Valor 123576365, ISIN CH1235763658) issued by Zurich Cantonal Bank is based on the Timber Finance Index (ISIN DE000SL0ECH7) and tracks 23 leading listed companies from the forestry and timber industry.

Annual Review of Tracker Performance

The Timber Finance Tracker experienced a turbulent year: after peaking at around CHF 110, global construction slowdowns and Trump tariffs triggered a sharp decline to a historic low of CHF 79 dubbed “Black Monday.” Despite the challenging market environment, the Tracker has proven more resilient than pure residential construction indices, thanks to its broader sector exposure. The timber construction industry remains unique: it is the only sector capable of generating negative emissions through long-term carbon storage. For investors, current price levels offer an attractive entry point. Read the full performance commentary on the Tracker Certificate [here](#).

2024 - FINANCE SOLUTIONS

HIGHLIGHTS

- 3-year anniversary of the Index and 2-year anniversary of the Tracker
- Development of a Timber Mortgage
- Expansion of research collaboration with ZHAW in the field of sustainable financial instruments
- Private placement for a Swiss timber industry company
- 3 expert talks on timber construction finance, including at the European WoodPop expert meeting
- 10 financial and research reports on the timber construction industry
- 12 monthly investment updates on the Tracker for investors

2024 - MASS TIMBER CARBON REMOVALS

FROM PILOT TO STANDARD: MASS TIMBER CARBON REMOVALS



Image: Wiesental School, Baar © Timbatec

Project Portfolio & Pilot

Timber Finance is currently supporting around 45 construction projects across the DACH region. These projects form the foundation for the first series of carbon removal certifications for timber buildings—a globally unique approach to monetizing long-term carbon storage in mass timber construction.

Methodology

The methodology is now in the “Pre-Public Consultation” phase. Final revisions were completed in April 2025. The public consultation will follow, with official approval by Verra targeted for the end of 2025 at the latest. For construction projects completed by November 2025, initial certifications are realistically expected starting in early 2026.

2024 - MASS TIMBER CARBON REMOVALS

HIGHLIGHTS

- 45 construction projects in the pilot phase for carbon removal credits across the DACH region
- Successful pre-public consultation of the methodology with Verra
- First certifications expected from early 2026 for projects completed by November 2025
- Team expansion with Naim Solh, architect and expert in timber construction and life cycle assessment
- Launch of the Týr research project in Baden-Württemberg – strategic advisory by Timber Finance
- Continuation of the DeCIRRA project focusing on carbon reduction in cities and regions
- Expanded webinar program with project partners such as WIEHAG AG

OUTLOOK

2025 will be marked by the further development of our carbon solutions. The primary goal is to achieve official recognition of the international Mass Timber Carbon Removal methodology - developed by Timber Finance - by the carbon standard Verra by the end of the year.

In parallel, we are preparing the first certifications of concrete pilot projects. Construction projects completed by November 2025 are expected to receive the first tradable carbon storage certificates in early 2026. This will mark a major milestone in establishing timber construction as a recognized climate solution.

In 2025, we will also strategically expand our project portfolio, strengthen our scientific foundation, and actively contribute as experts in European working groups and frameworks such as the Carbon Removal Certification Framework (CRCF). The Týr project and our partnership with DeCIRRA provide methodological diversity and robust foundations for scaling.

Looking ahead, we are also taking the next major step: expanding from the DACH region to the global stage. With international recognition in reach, we aim to open the door to global carbon markets and create attractive conditions for monetizing the climate benefits of timber construction worldwide.

Our ambition remains clear: to establish timber construction globally as an investable carbon storage technology: practical, science-based, and internationally scalable.



Image: Ascent Tower, Milwaukee © Flor Projects

OUR INNOVATION PARTNER



OUR FUNDING PARTNER



OUR PARTNER AND MEMBER NETWORK



WE EXTEND OUR SINCERE THANKS TO OUR
SENIOR ADVISORS FOR THEIR VALUABLE
SUPPORT.

HUBERT RHOMBERG
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