

Swiss Real Estate
Development Group



Fund



Design



Market



AM

ICON

Swiss real estate development grounded in local market expertise, pre-sales capital structuring, and efficient execution – delivering resilient communities with greater returns, reduced risk, and optimized asset and wealth management outcomes.



Switzerland is one of the most stable and structurally efficient real estate and capital markets globally. Characterized by consistent demand, strained supply, and advantageous legal, tax and financial frameworks.

With developer-led site and asset sizing, efficient capital deployment, pre-sales strategy, and timeless yet programmatic delivery, our developments result in lower capital risk, greater value creation, sustainable quality and reduced execution uncertainty.

ICON Developments leverages its market intelligence alongside its capital partners – delivering well-positioned middle-market residential and multifamily assets with risk-adjusted outperformance.

Fund

- ✓ Capital Efficiency
- ✓ 30-45% IRR
- ✓ Shorter Cycles

Design

- ✓ Site & Asset Sized
- ✓ 25%+ Less Build Cost
- ✓ Certified Sustainable

Market

- ✓ Pre-sales
- ✓ Rental fallback
- ✓ Less risk

Deliver

- ✓ Resilient Communities
- ✓ Quicker Reinvestment
- ✓ Better Investments



ASSET STRUCTURE

Development entity structured for tax efficiency, enabling no taxation throughout delivery and optimized treatment at exit.

PRE-SALES

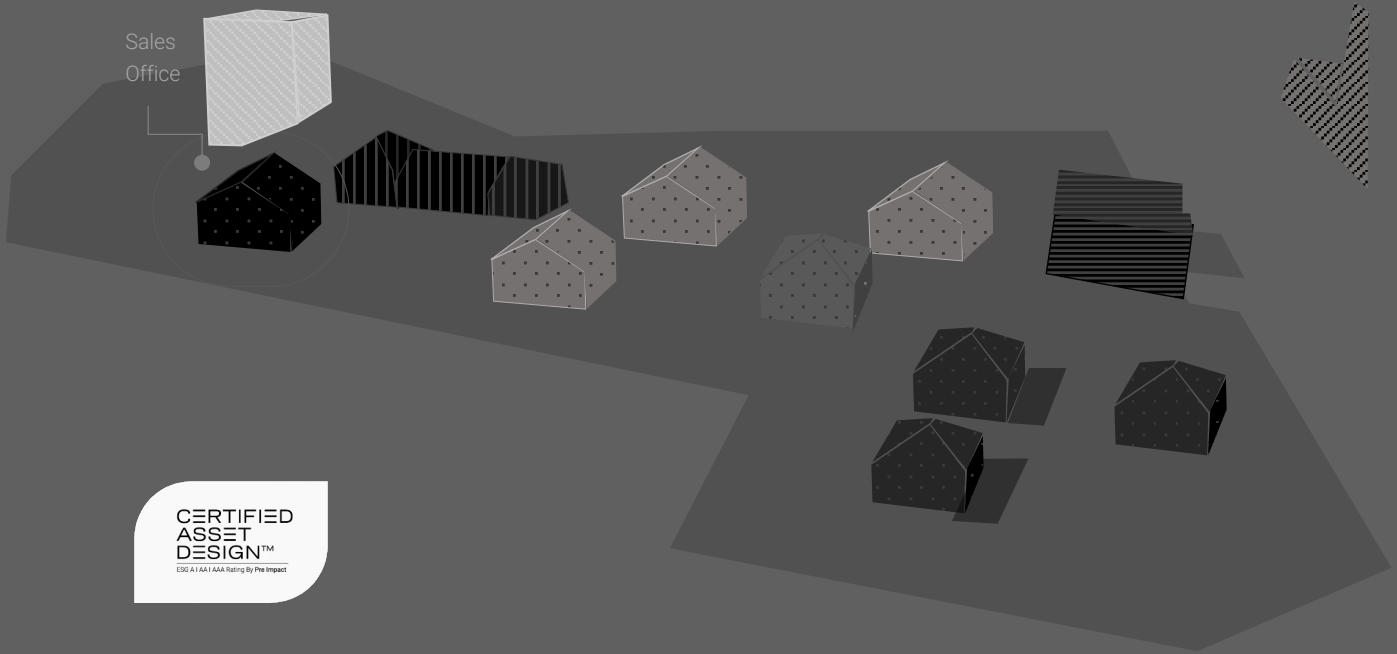
Fully curated communities – design, unit mix, and positioning – are released for pre-sales and leasing upon site control.

SIZING & SITE CONTROL

Developments are positioned upfront, followed by targeted site acquisition, permit initiation, and scoped product delivery.

EXECUTION TRIGGER

Upon reaching 30% pre-sales, phase 2 capital is deployed and conservative debt is activated with light site construction and unit delivery already underway.





Icon Multifamily

Density Specific
S M L

10-50+ Units | W2/W3 Zone

Mixed configurations designed for buyers and rental income.

Icon Residential

Townhome Clusters
Premium suburb homes

6-30 Units | W2/W3 Zone

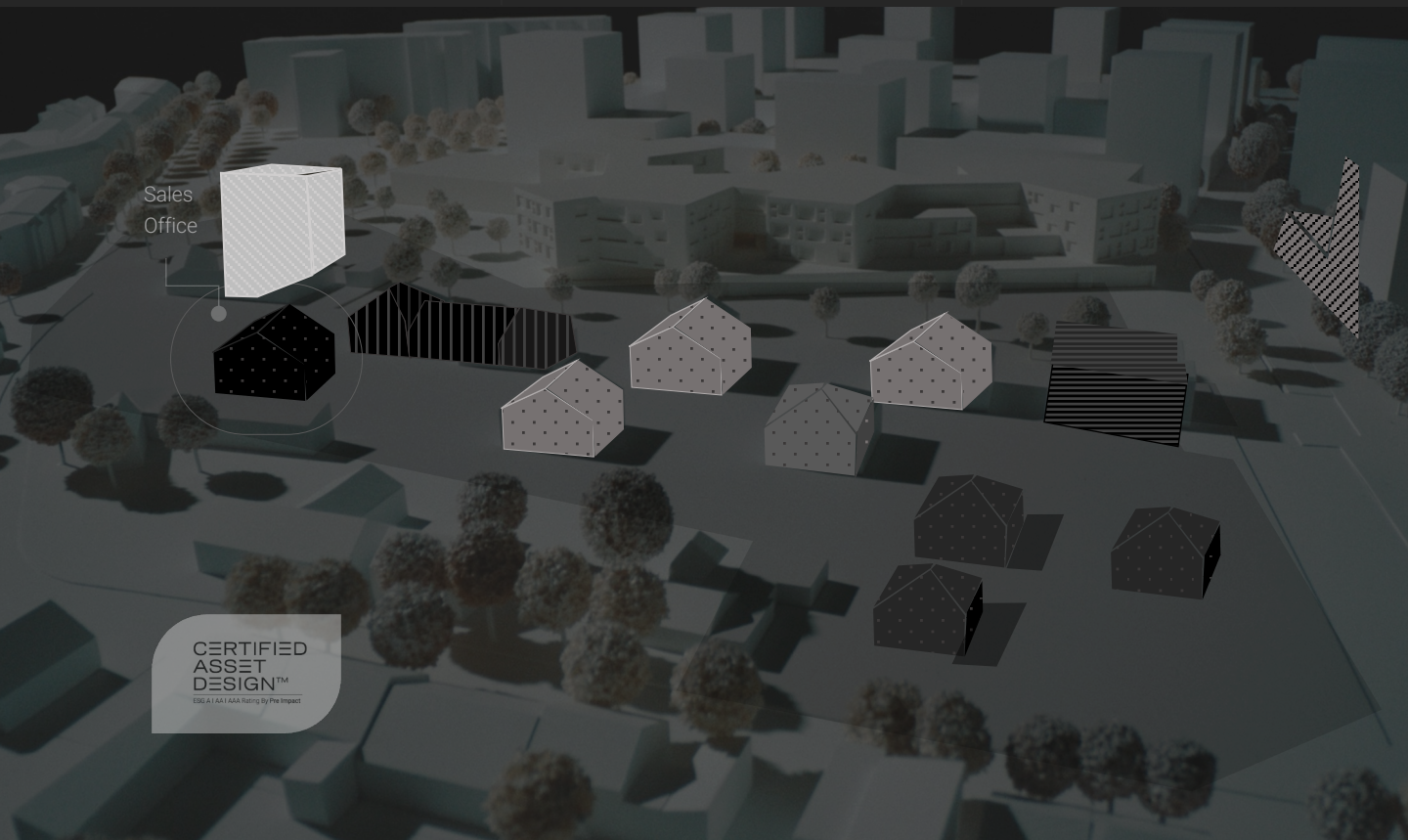
Communities designed for pre-sales and reinvestment.

Icon Workforce

Property Conversions
Underutilized small sites

5-25 Units | W2/W3 Zone

Affordable multifamily for middle-market demand.





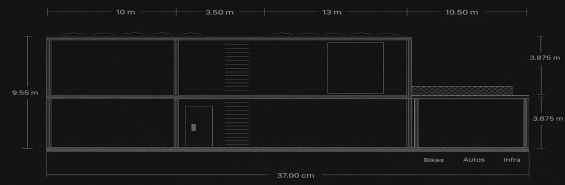
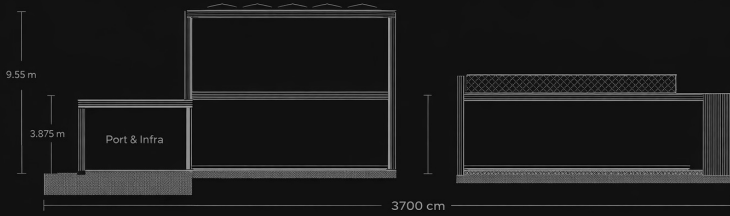
Stackable

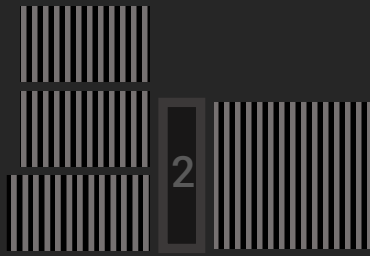


Interchangeable

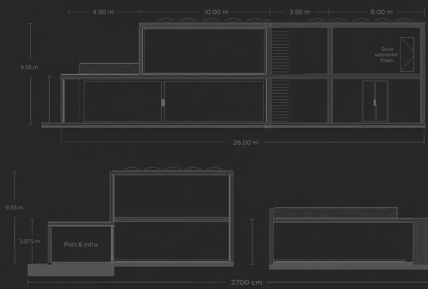


Modular

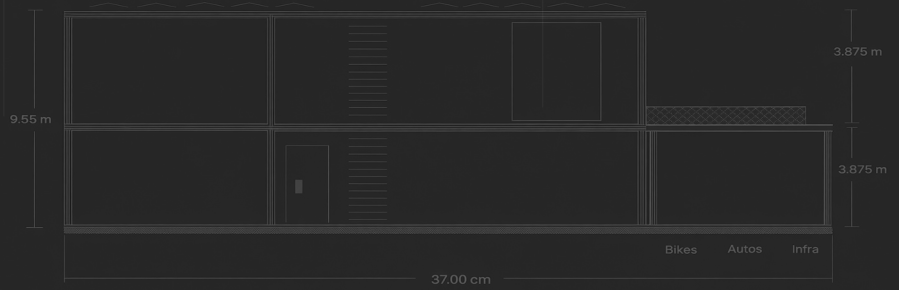




Stackable



Interchangeable



Modular



Fund



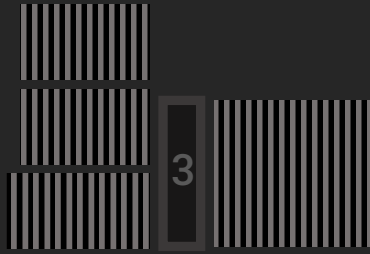
Design



Market



Deliver



Product

Unit Cost

CHF 375k+

Comps

CHF 1.3M+

Scaled and sized across unit types and densities. Quality materials, double net zero, and sustainability certified.

Standard

Pre-designed layouts and finish packages adaptable to residential, multifamily and infill development.

Community

Fully designed communities. Open site living visibility. Shared features to enhance buyer appeal.



Fund



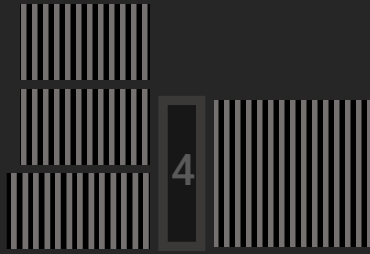
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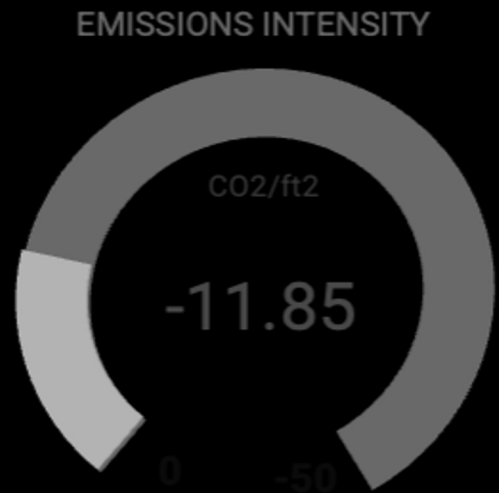
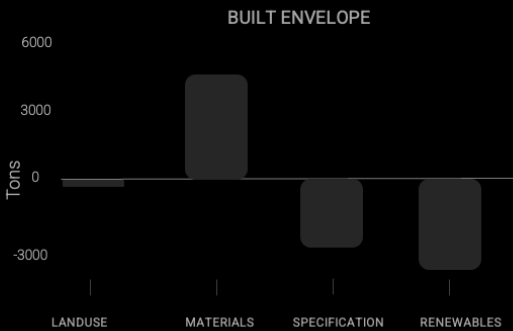


100% SUSTAINABLE

- Zero Carbon
- Net Zero Energy
- Climate Risk
- Health & Safety
- ESG-Rated



Certified Asset Design™ (CAD) is the next generation of high-performance, data-verified sustainable buildings. Applicable to both new and existing assets across every sector and geography, CAD delivers a universal, streamlined pathway that unites environmental precision with measurable commercial and social value. Developed by ESG RE and certified to Pre Impact's ESG-Rated Institutional Standard, every ICON community is executed with Certified Asset Design™ and delivered to an ESG AAA-Rating.



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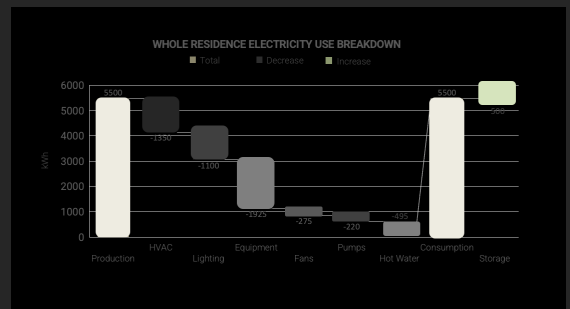
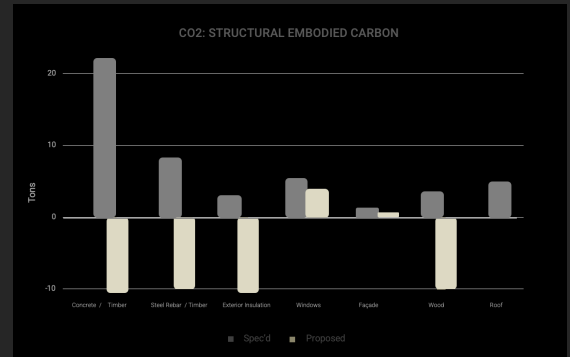
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CAD converts the cost and complexity of sustainable building into a measurable, practical, and affordable solution – one that is agile enough for any architect, powerful enough for any investor, and inclusive enough to generate authentic social and climate performance at scale. From material selection to energy use to social value and lifecycle performance, all built-in from day one.

Structural

Material	Spec'd	Change	Credit
Concrete	RMC Industry Average	Norica Timber	(87) t
Steel Rebar	World Steel Average	Laminated Timber	(5) t
Exterior Insulation	Rockwool Toprock	Steico Flex	(13) t
Glass Windows	NGA Average	Guardian Flat Glass	(1) t
Façade	Bamboo	Timber Façade	(1.5) t
Façade	EU Average	STO Plaster	1 t
Wood	EU Average	OSB Strand Board	(63) t
Roof Fleece	EU Average	Expanded Polystyrene	(3) t
Roof Insulation	EU Average	Bauder/ISO Cell	(0.50) t
Roof Membrane	EU Average	Sika Membrane	(1.3) t





ICON
The One. The Two. The Three

INVESTMENT

Equity	CHF 5M
Min/Max	\$25K - \$5M
IRR	30 - 45%
DSCR	1.45x
LTC	40 - 50%
ESG	A++

ESG RE

Designed in Switzerland. Delivered Locally

Efficiency
Intelligence
Certainty

www.esg-re.com

