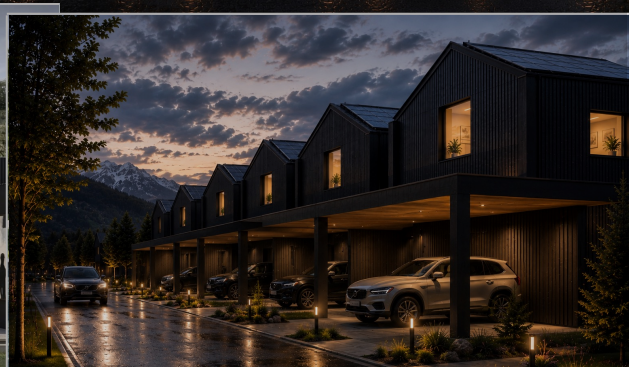




ESCR Private Capital
Swiss Residential Debt & Equity



Design



Fund



Market



Deliver

PLATFORM

ESG RE GmbH is a Swiss real estate development and investment platform launching its private residential capital vehicle. Combining disciplined underwriting, investment structuring and market positioning with its established development product results in a highly advantageous, risk-adjusted capital allocation model — delivering resilient asset and wealth management, a strong return profile, greater downside protection and certified sustainability.



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

ICON's development product provides a unique framework for site suitability, investment underwriting and acquisition — delivering well-positioned residential and multifamily assets with attractive risk-adjusted performance.

With developer-led site and asset sizing, efficient capital deployment, market validation, pre-sales strategy, and programmatic delivery, the platform creates private debt and equity investment opportunities designed to reduce capital exposure, enhance value creation and mitigate execution and market risk.

Design

- ✓ Platform
- ✓ Product
- ✓ Developments

Fund

- ✓ 80% Short-Term Debt
- ✓ 20% Development Equity
- ✓ Blended Return: 15%

Market

- ✓ Market-Ready Projects
- ✓ Pre-Sales Demand
- ✓ Rental Fallback

Deliver

- ✓ Accelerated Execution
- ✓ Realized Returns
- ✓ Capital Reinvestment



INVESTMENT SELECTION

Planning | Analysis | Shortlist

Site sizing, planning envelope, product fit, market economics, budget, and investment suitability are pre-screened through ICON's initial due diligence.

DEVELOPMENT POSITIONING

Product | Permit Set | Market

The development product is applied with pre-architected permit sets, and the market-ready development is positioned for pre-sales.

ACQUISITION STRUCTURE

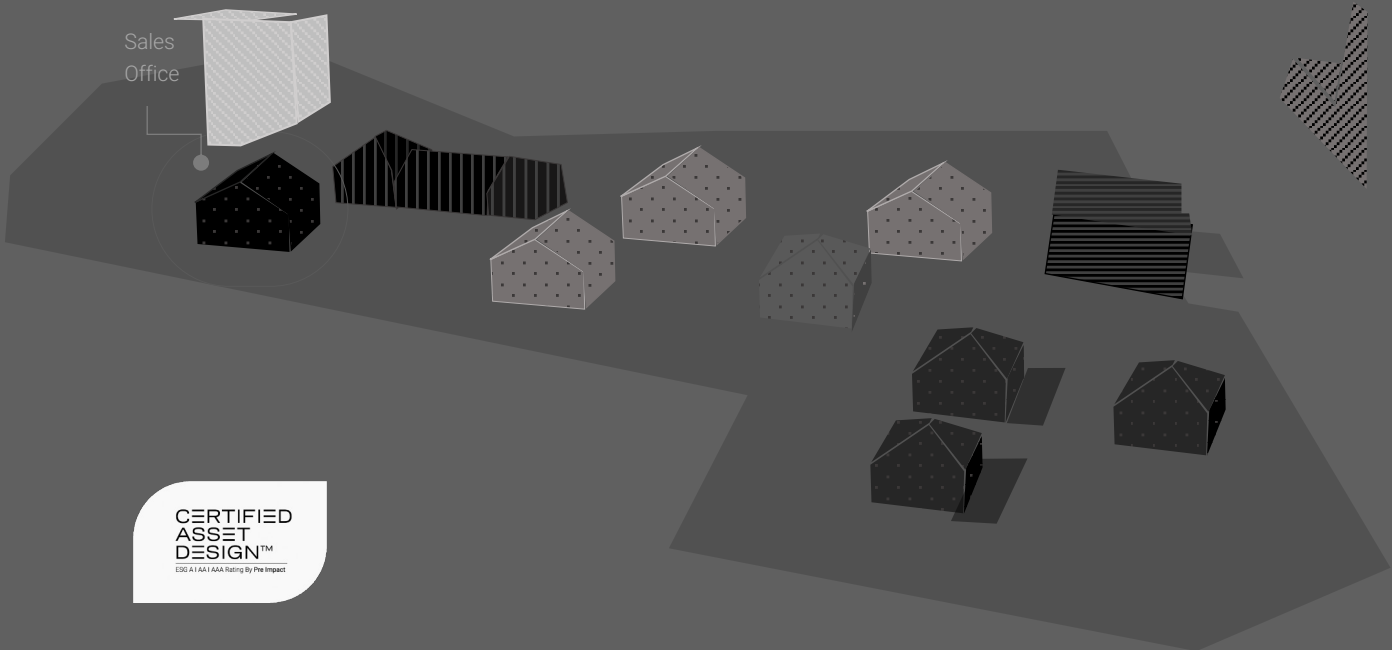
Conventional | Phased | Market Validation

Each opportunity is stress-tested and the acquisition path selected according to the site's economics, market characteristics and ownership objectives.

CAPITAL DEPLOYED

Fund | Execute | Manage

Capital is deployed only against conservatively underwritten opportunities that have passed the preceding gates and according to the selected acquisition structure.





Icon Residential

Townhomes
Premium Home Clusters

3-10 Units | W2/W3/W4

Communities designed for
pre-sales and reinvestment.

Icon Multifamily

Density Specific
S M L

6-25+ Units | W2/W3/W4

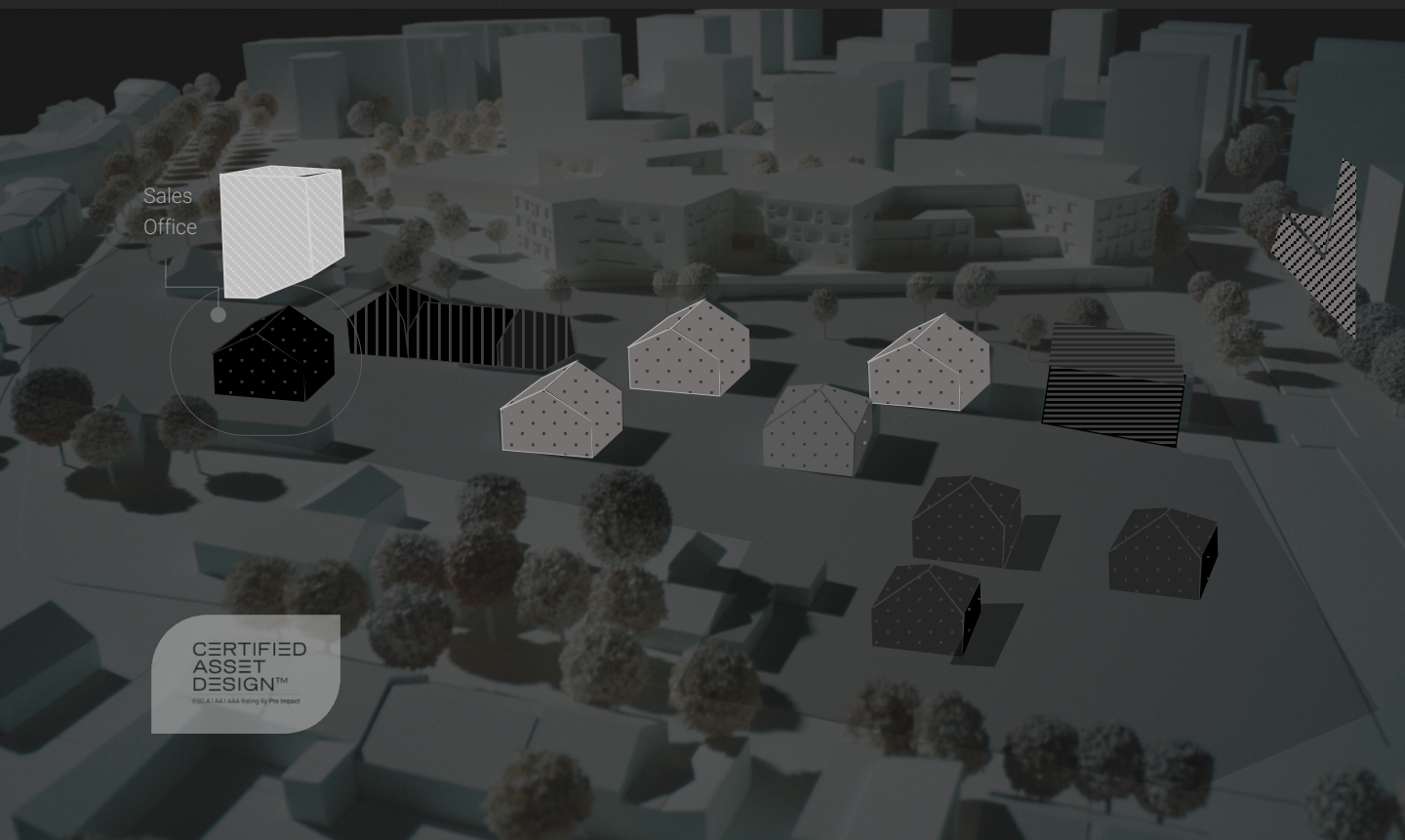
Mixed configurations designed
for buyers and rental income.

Icon Affordable

Long-Term Hold

13-20+ Units | W2/W3

Quality flats for affordable
housing





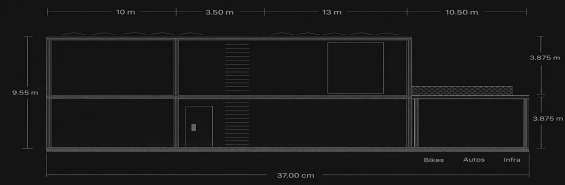
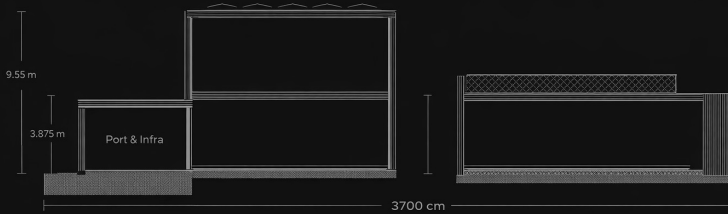
Stackable



Interchangeable



Adaptable



ESSE RE



Design



Fund



Market



Deliver



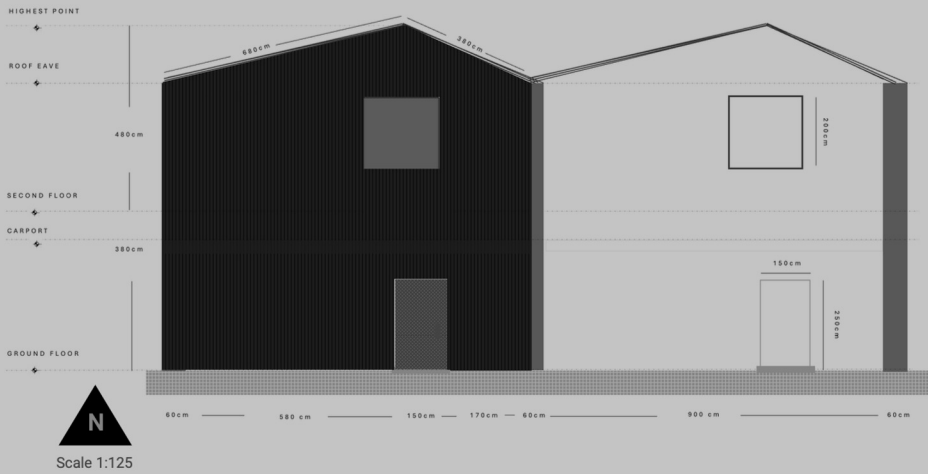
Residential



Multifamily



Affordable



ICON | Swiss Nordic

UNITS: 9 UNITS
VIEW: NORTH STREET FRONTAGE
PARKING: ATTACHED CARPORT
INFR: NORTH WALL GARAGE DOOR
STOREYS: 2
ROOF PITCH: 12°
EXTERIOR WALL: STRUCTURAL INSUL. PANEL
EXTERIOR FINISH: VENT. VERTICAL TIMBER
WINDOW: 5 mm ENGINEERED STRIPS
WINDOW OPERABILITY: TRIPLE-GLAZED PANEL
STRUCTURAL SYSTEM: FIXED & OPENABLE
PRIMARY STRUCTURE: SIP WALLS & ROOF
FLOOR TO FLOOR HEIGHT: ENGINEERED TIMBER
FINISH FLOOR BUILD-UP: 3.50 m CLEAR
PLUMBING, ELECTRICAL: 0.50 m
0.10 m HEATED
PANEL INTEGRATED



ESSE RE



Design



Fund



Market



Deliver



Product

Unit Cost

CHF 375k+

Comps

CHF 1.3M+

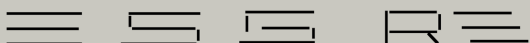
Scaled and sized across unit types and densities. Quality materials, double net zero, and sustainability certified.

Standard

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

Community

Fully designed communities. Open-site living and shared features to enhance buyer appeal.



Design



Fund



Market



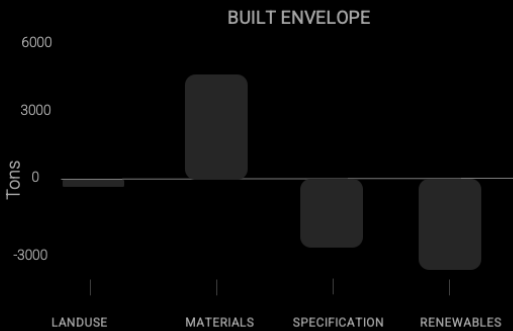
Deliver

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.



EMISSIONS INTENSITY



100% SUSTAINABLE

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

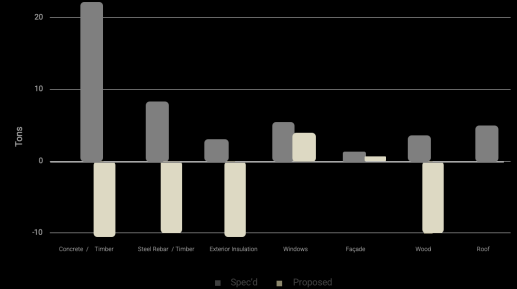


CAD converts the cost and complexity of sustainable building into a measurable, practical, and affordable solution — one that is agile enough for any architect, powerful enough for any investor, and inclusive enough to generate authentic social and climate performance at scale. From material selection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

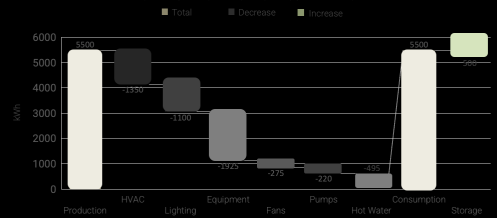
Structural

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

CO2: STRUCTURAL EMBODIED CARBON



WHOLE RESIDENCE ELECTRICITY USE BREAKDOWN





ESG RE
Swiss Residential Debt & Equity

CAPITAL VEHICLE 1

Debt	CHF 10M
Equity	CHF 2M
Return	15%
Term	1-2Y
ESG-Rating	A+

ESG RE

Designed & Manufactured In Switzerland

Platform

Product

Developments

www.esg-re.com

Capital Cycle

T I

Transaction I

Units: 4 Bi-level Townhomes
Total Cost: CHF 5.9M
Total Revenue: CHF 8.64M
Timeline: 6-12 Months

T II

Transaction II

Units: 7 Bi-level Townhomes
Total Cost: CHF 10.5M
Total Revenue: CHF 15.1M
Timeline: 12-18 Months

T III

Transaction III

Units: 21 Bi/Tri-level Townhomes
Total Cost: CHF 45.1 M
Total Revenue: CHF 68.8M
Timeline: 18-24 Months

ESG RE



Design



Fund



Market



Deliver