















Design Fund Market Deliver

ESG RE Capital Mandate

ICON's development and investment platform and Swiss Nordic's standardized residential and multifamily product enable investments to be underwritten, positioned and market-validated prior to material capital deployment, substantially reducing capital exposure, absorption risk and execution risk. ICON and Swiss Nordic are wholly-owned product brands of ESG RE GmbH.

The capital mandate is purpose-built around the platform and product to preserve liquidity, minimize idle investment capital and accelerate capital recycling for defensible risk-adjusted returns. Mandate capital is deployed selectively across individually underwritten Swiss Nordic residential and multifamily project SPVs. Approved investor-grade projects are permit-ready and formally positioned in the market for buyer reservations and deposits prior to material capital deployment.

ESG RE has structured a CHF 23.50 million capital mandate across four fully underwritten, shovel-ready Swiss Nordic properties totaling sixteen units, all of which will be delivered through its Swiss panelized build system. The risk-adjusted debt is underwritten as CHF 21.25 million of construction debt with a12-month term and a 10% risk-adjusted return. Optional preferred equity is set at CHF 2.25 million targeting a 40% annualized internal rate of return (IRR).

Capital Structure

Total Debt
CHF 21,256,056
UW Return: 10% p.a.
UW Term: 1Y

Preferred Equity
CHF 2,250,000
UW IRR: 40% / 1Y

Enterprise Info Secure Link

Investment	Budget
Obersee	CHF 11.1 M
Sonnmatt	CHF 4.8 M
Unterlindenberg	CHF 6.8 M
Thalerstrasse	CHF 2.5 M

Sonnmatt

Unterlindenberg

Thalerstrasse

Obersee

Designed & Manufactured in Switzerland

www.esg-re.com

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