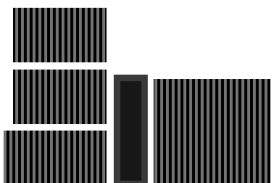
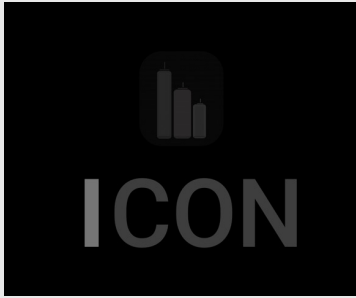




DE / EN





## Asset Architecture

Der einfache und bewährte Weg, stärkere und resilientere Immobilienwerte zu schaffen – ohne zusätzliche Kosten, Reibungsverluste, Komplexität oder Prozessabweichungen.

The simple and proven way to deliver stronger, more resilient real assets – without added cost, friction, complexity or process drift.

### ICON

- Cad
- Lifecycle
- Development
- Residential
- Multifamily
- Materials
- Community
- Sustainability



**IRR** alpha



**DSCR** resilient



**EXIT** insured

Klarheit vor Wirkung. Struktur vor Umsetzung

CAD  
Certified Asset Design





## Certified Asset Design

100% nachhaltige Asset-Umsetzung ohne Leistungsverlust, zusätzliche Kosten oder Komplexität. Alle Phasen, alle Projekttypen und jede Assetklasse

100% sustainable asset delivery without performance loss, added cost or complication. All phases, all project types, and every asset class.

Icon

**Cad**

Lifecycle

Development

Residential

Multifamily

Materials

Community

Sustainability

Standardized sustainability outperformance for assets and portfolios

CAD

All Vertical. Every Asset. Any Phase

ASSET TYPE

VALUE ADD

Gross Asset Value

+4 - 10%

Net Operating Income

+6 - 15%

DSCR/Risk Delta

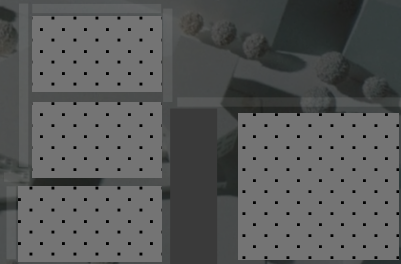
+0.35x

Internal Rate of Return

+6 - 13%

Sustainable Asset Rating

A++





Continuity. Alignment. Innovation  
Lifecycle-Outperformance entsteht nicht zufällig. Sie wird geplant und umgesetzt – für diese Generation und die nächste.

Lifecycle outperformance is not accidental. It's planned and executed for this generation and the next.

- Icon
- Cad
- Lifecycle**
- Development
- Residential
- Multifamily
- Materials
- Community
- Sustainability

Real sustainability that outperforms across standards, capital markets, and design – in any project phase

### INVESTMENT

Improved financing throughout capital events, greater returns

### PERFORMANCE

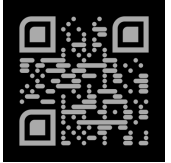
100% guaranteed sustainable building and institutional-grade ESG Rating

### VERSATILITY

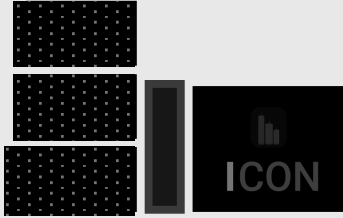
Performs across any product type...new, existing, development

### POSITIONING

Stakeholder alignment that reduces delay, cost, and execution risk. Real results that customers respect.



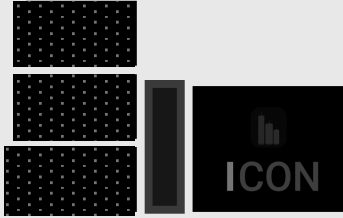
In  
entwicklung



# Sustainable Communities Stackable. Modular. Interchangeable

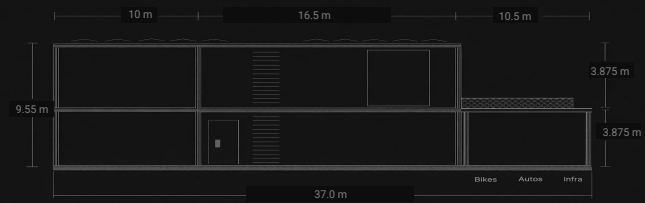
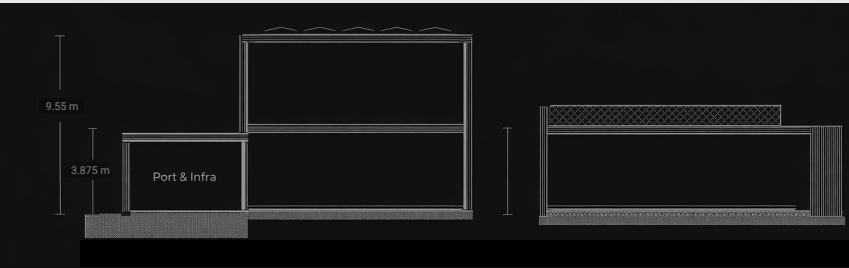
- Icon
- Cad
- Lifecycle
- Development**
- Residential
- Multifamily
- Materials
- Community
- Sustainability





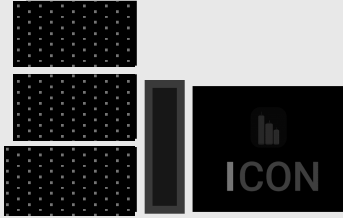
Sustainable Communities  
Stackable. Modular. Interchangeable

- Icon
- Cad
- Lifecycle
- Development**
- Residential
- Multifamily
- Materials
- Community
- Sustainability



Standard  
**Residential**





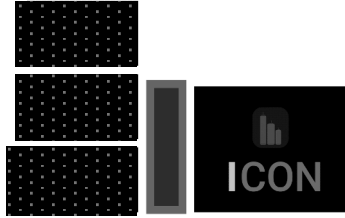
Standard Residential  
Living created by you

- Icon
- Cad
- Lifecycle
- Development
- Residential**
- Multifamily
- Materials
- Community
- Sustainability



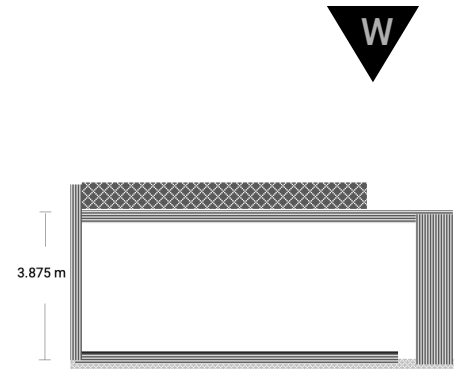
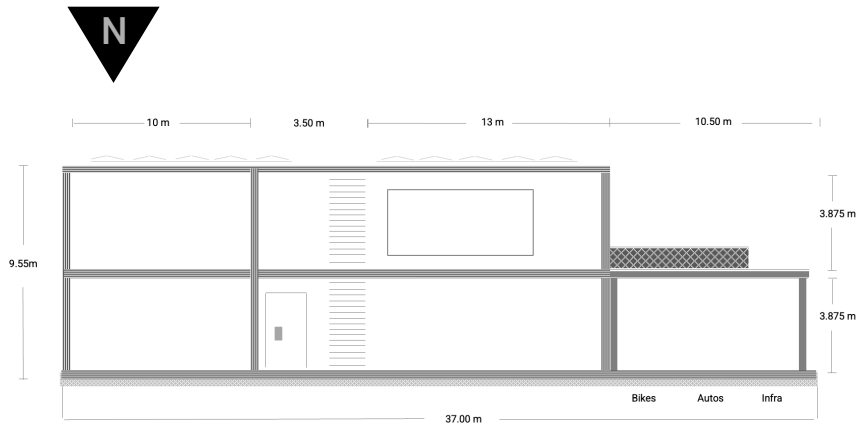
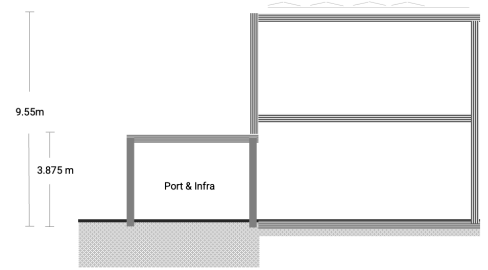
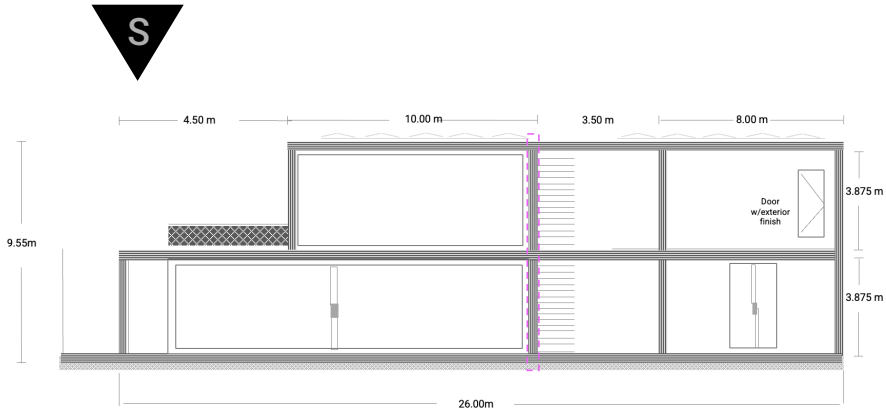
Standard  
**Residential**





Standard Residential  
 Seamlessly interchange layouts,  
 elevations, floor plans, rooms and  
 materials for the perfect home

- Icon
- Cad
- Lifecycle
- Development
- Residential**
- Multifamily
- Materials
- Community
- Sustainability



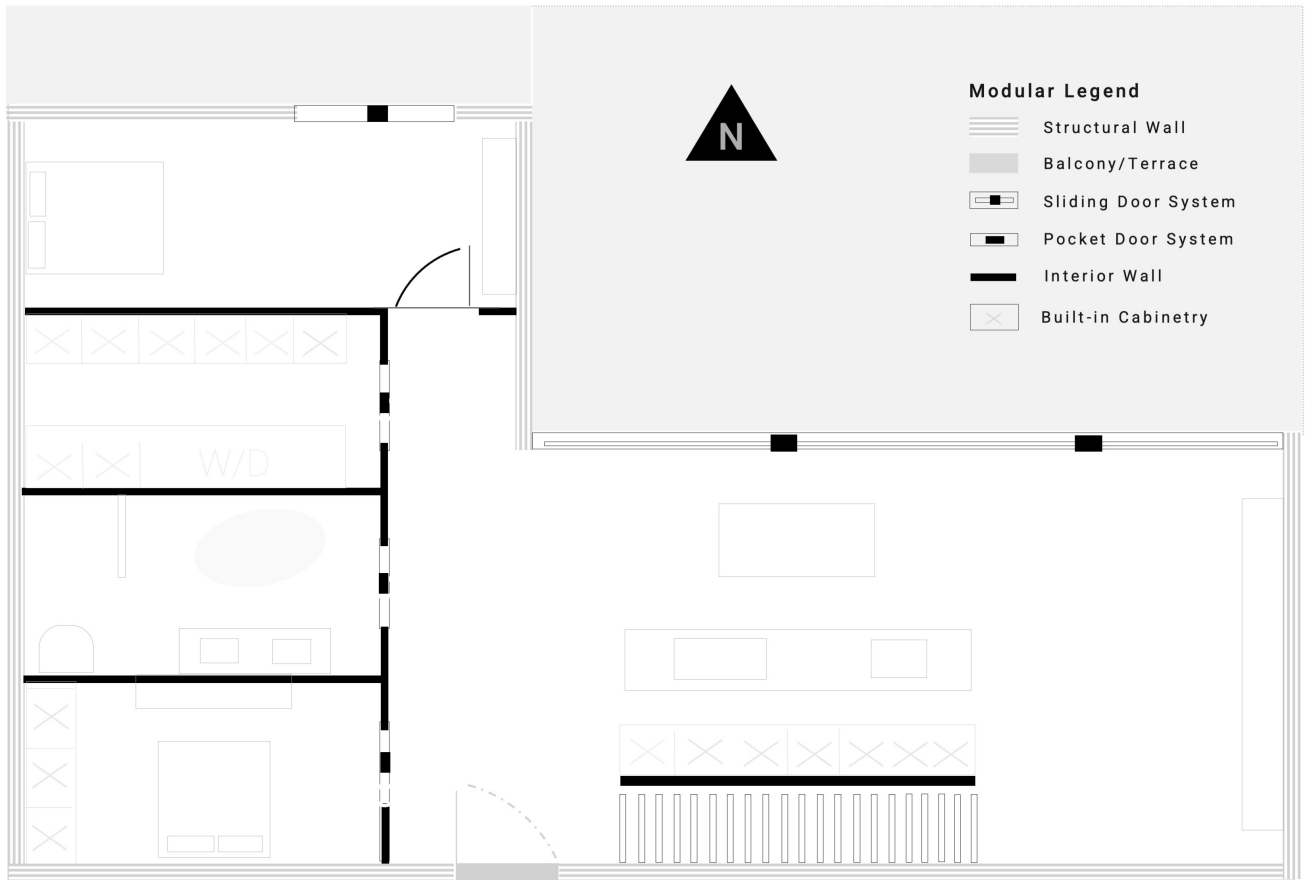
Standard  
**Residential**





Standard Residential  
 Seamlessly interchange layouts,  
 elevations, floor plans, rooms and  
 materials for the perfect home

Icon  
 Cad  
 Lifecycle  
 Development  
**Residential**  
 Multifamily  
 Materials  
 Community  
 Sustainability



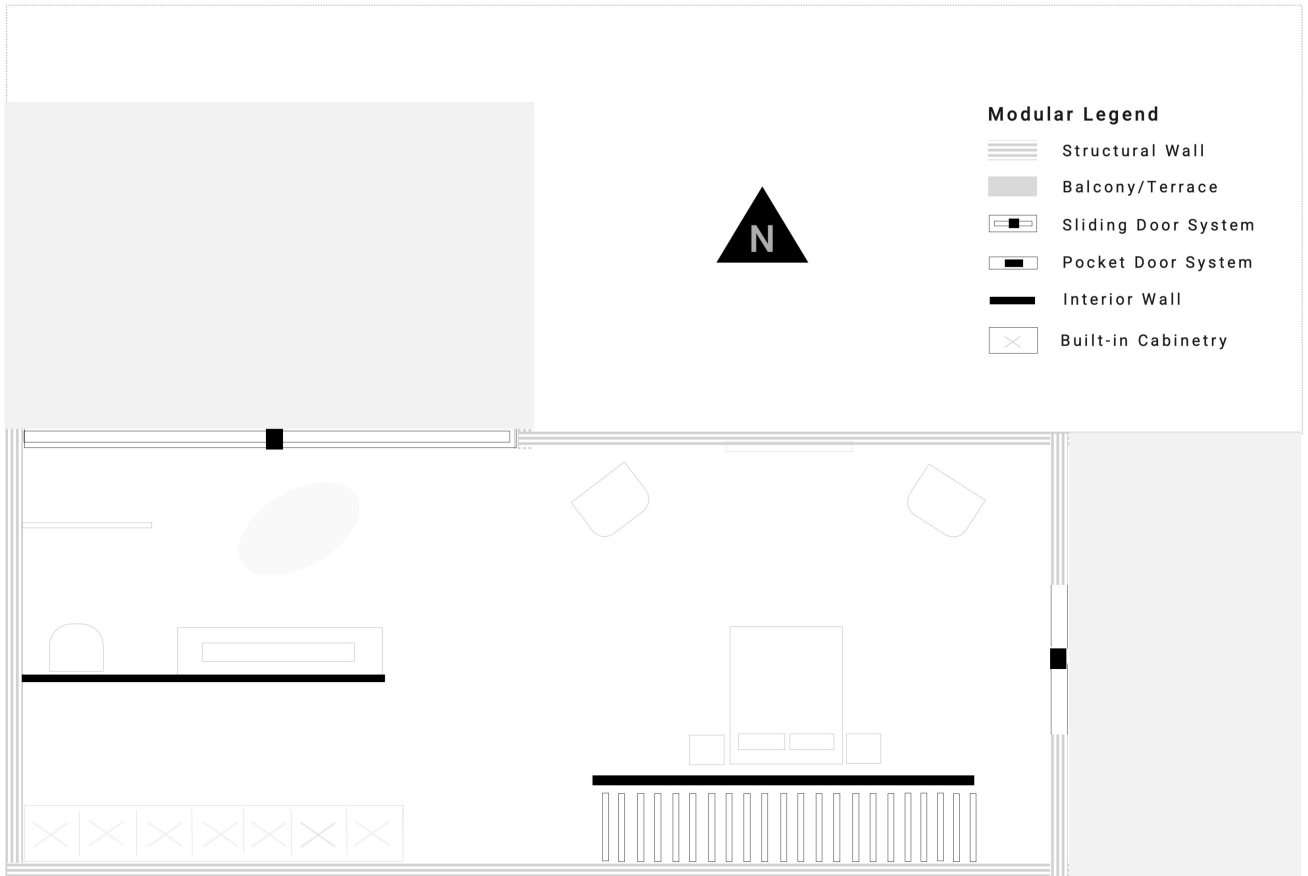
Standard  
**Residential**



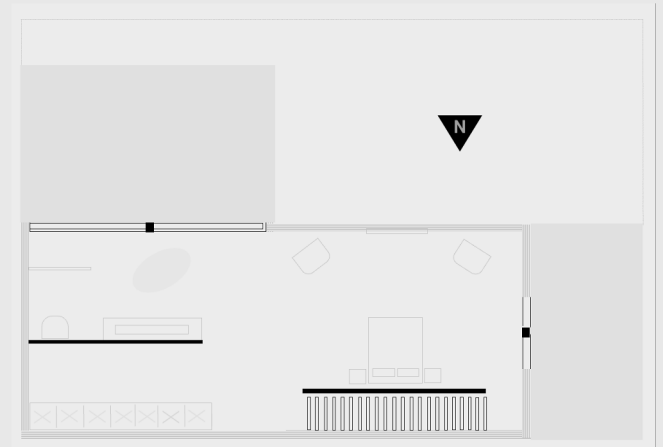
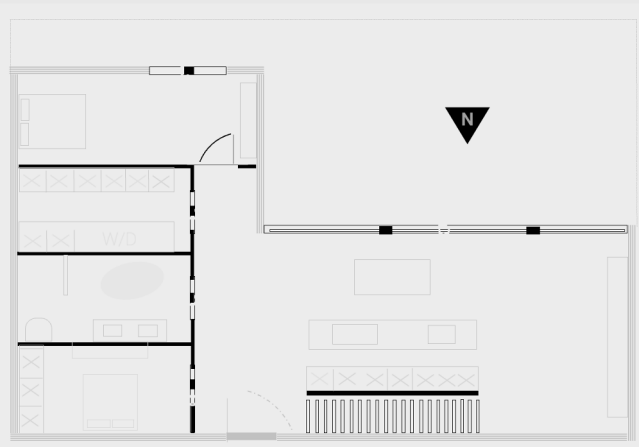
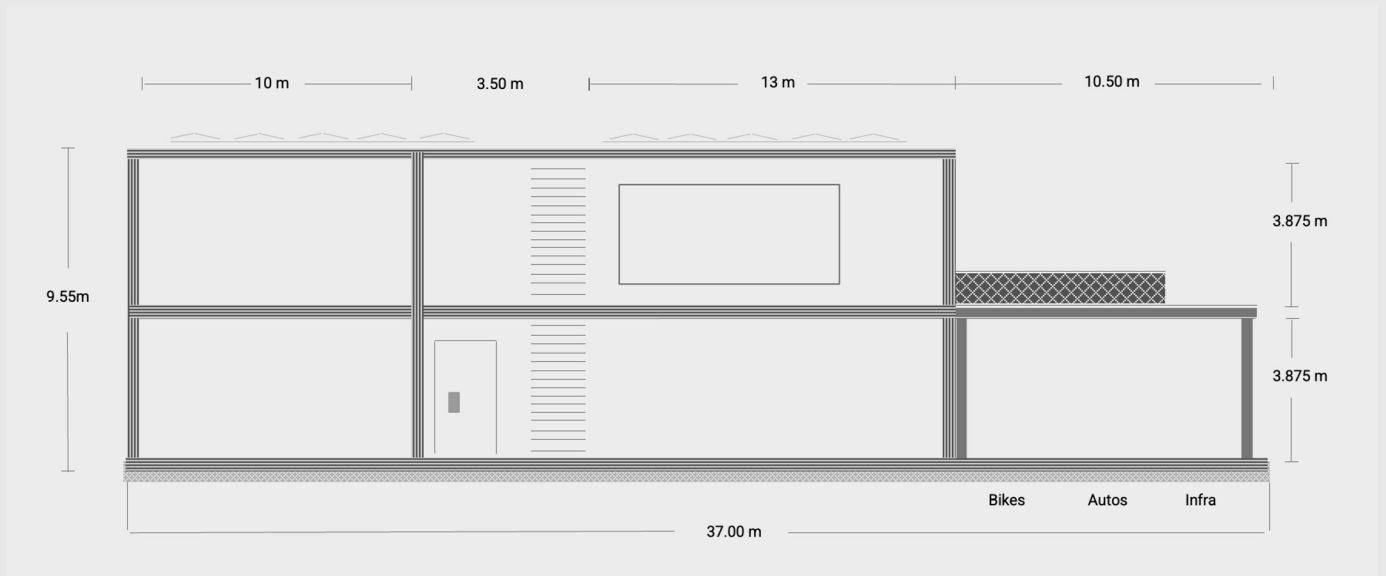


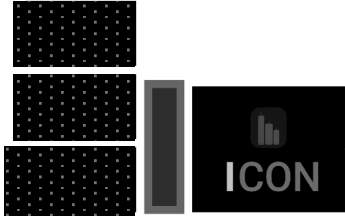
Standard Residential  
 Seamlessly interchange layouts,  
 elevations, floor plans, rooms and  
 materials for the perfect home

Icon  
 Cad  
 Lifecycle  
 Development  
**Residential**  
 Multifamily  
 Materials  
 Community  
 Sustainability



Standard  
**Residential**





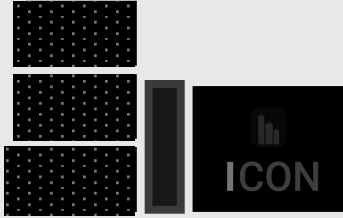
Standard Residential  
Space and floor plans any way you like

Icon  
Cad  
Lifecycle  
Development  
**Residential**  
Multifamily  
Materials  
Community  
Sustainability



Standard  
**Clusters**





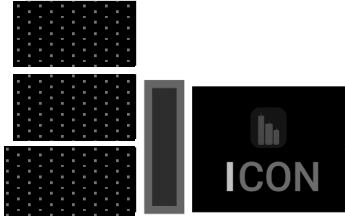
Standard Clusters  
Better communities. Better Living

Icon  
Cad  
Lifecycle  
Development  
**Residential**  
Multifamily  
Materials  
Community  
Sustainability



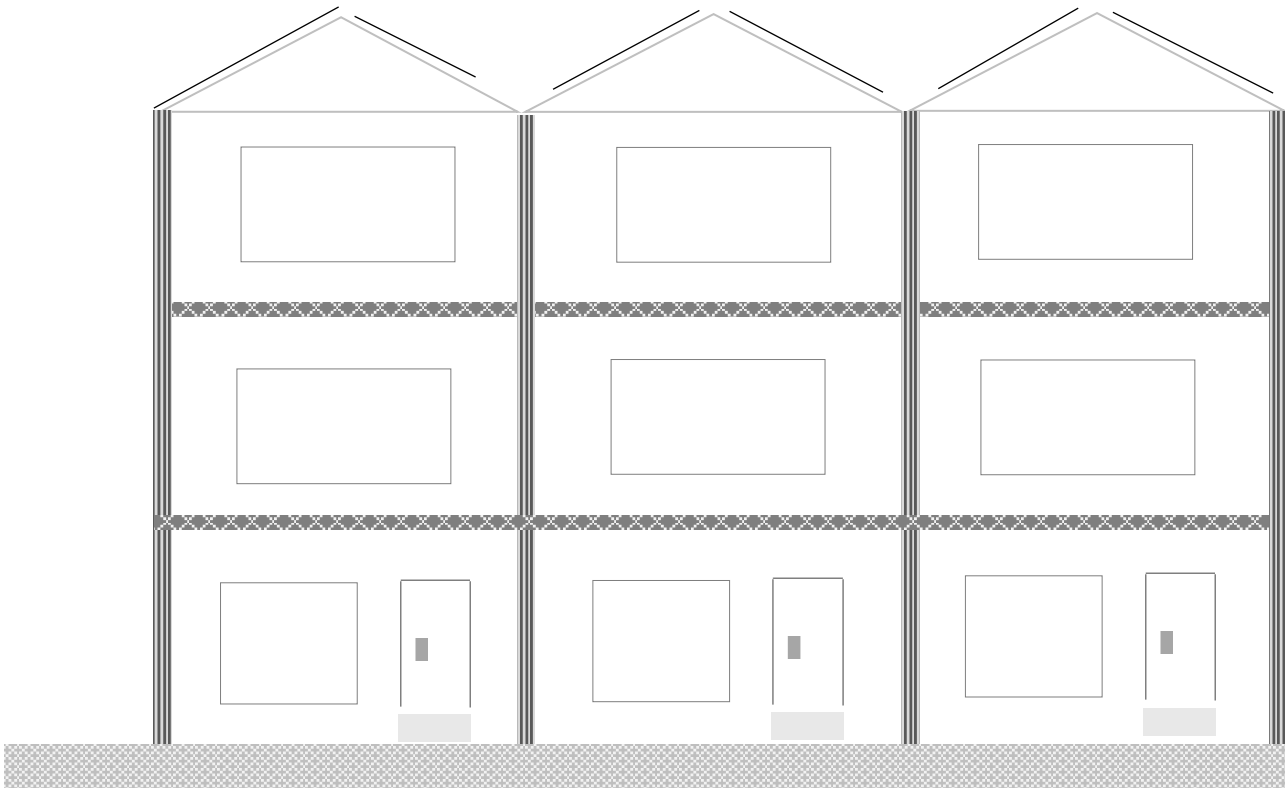
Standard  
**Townhomes**





Standard Townhomes  
Everything but your typical townhome

- Icon
- Cad
- Lifecycle
- Development
- Residential
- Multifamily**
- Materials
- Community
- Sustainability



Standard  
**Townhomes**

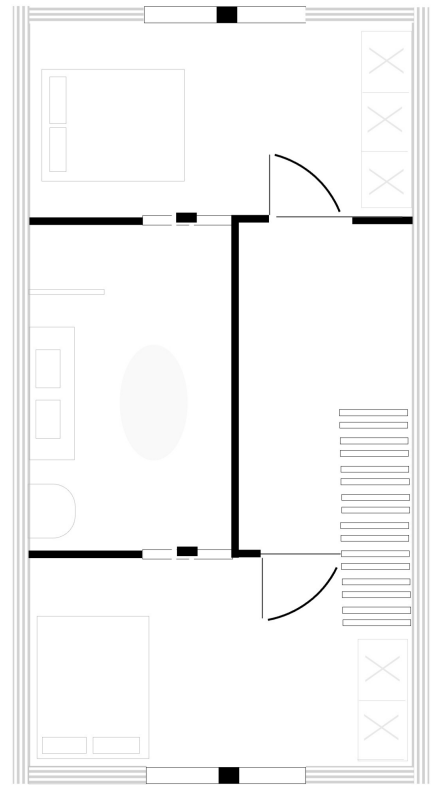
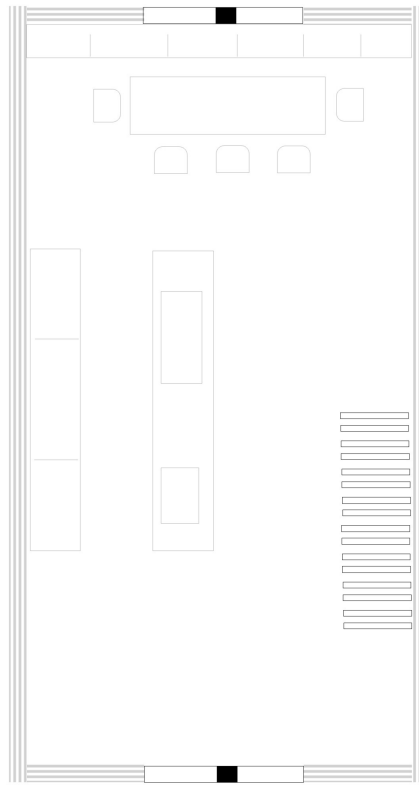
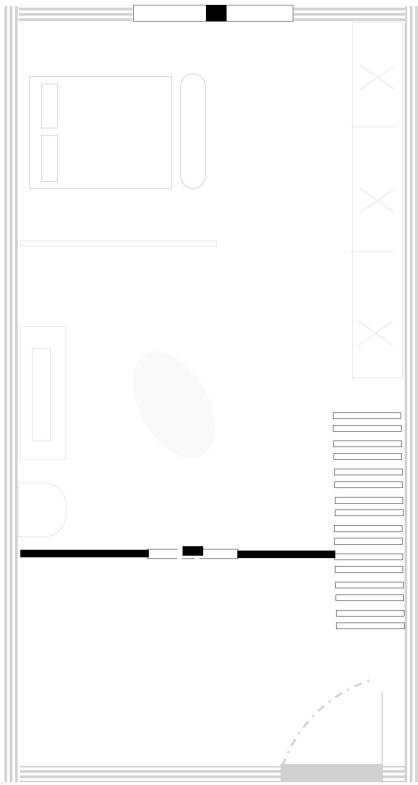










## Standard Townhomes

Space and floor plans any way you like

Icon  
 Cad  
 Lifecycle  
 Development  
 Residential  
**Multifamily**  
 Materials  
 Community  
 Sustainability



### Modular Legend

-  Structural Wall
-  Balcony/Terrace
-  Sliding Door System
-  Pocket Door System
-  Interior Wall
-  Built-in Cabinetry



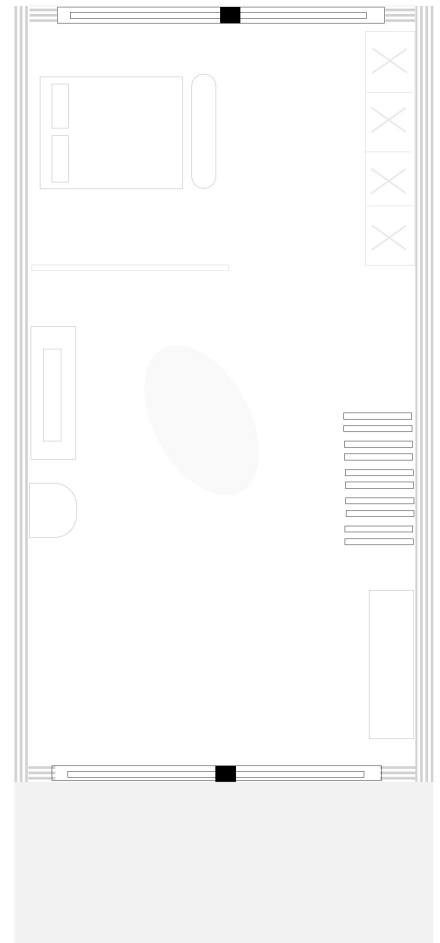
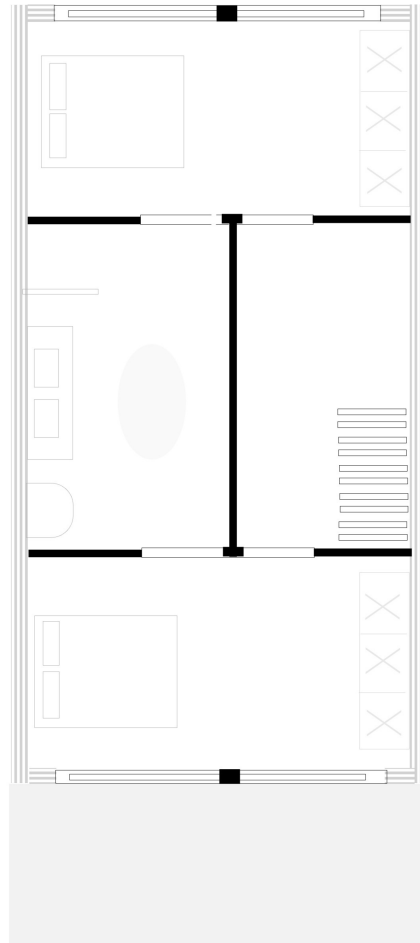
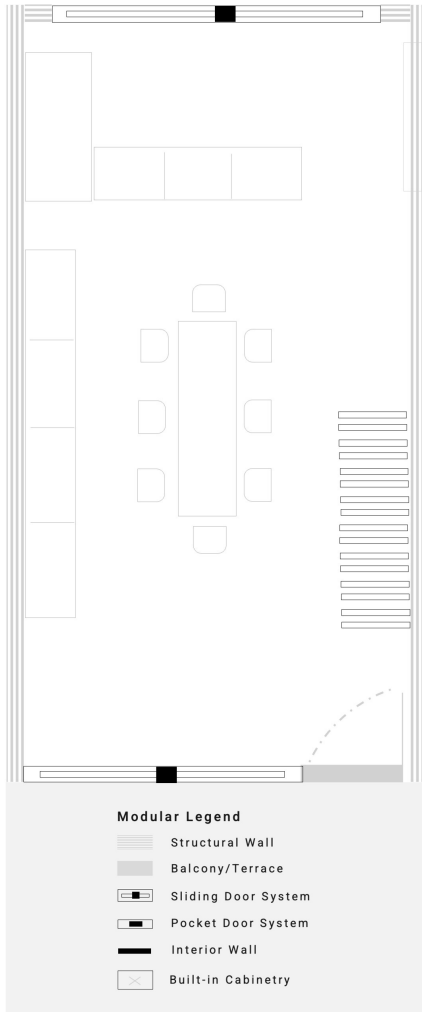
Standard  
**Multifamily**





Standard Townhomes  
Space and floor plans any way you like

Icon  
Cad  
Lifecycle  
Development  
Residential  
**Multifamily**  
Materials  
Community  
Sustainability



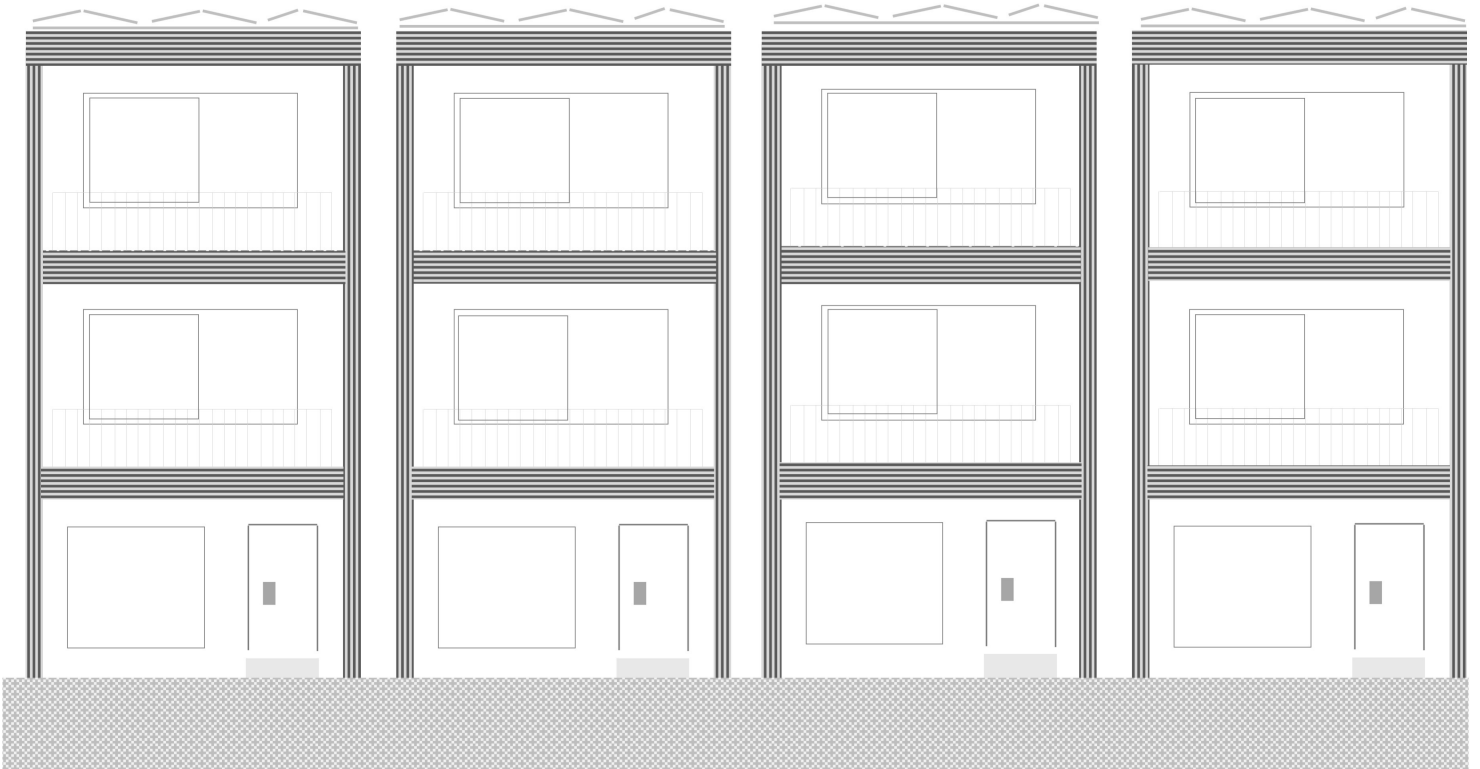
Standard  
**Multifamily**



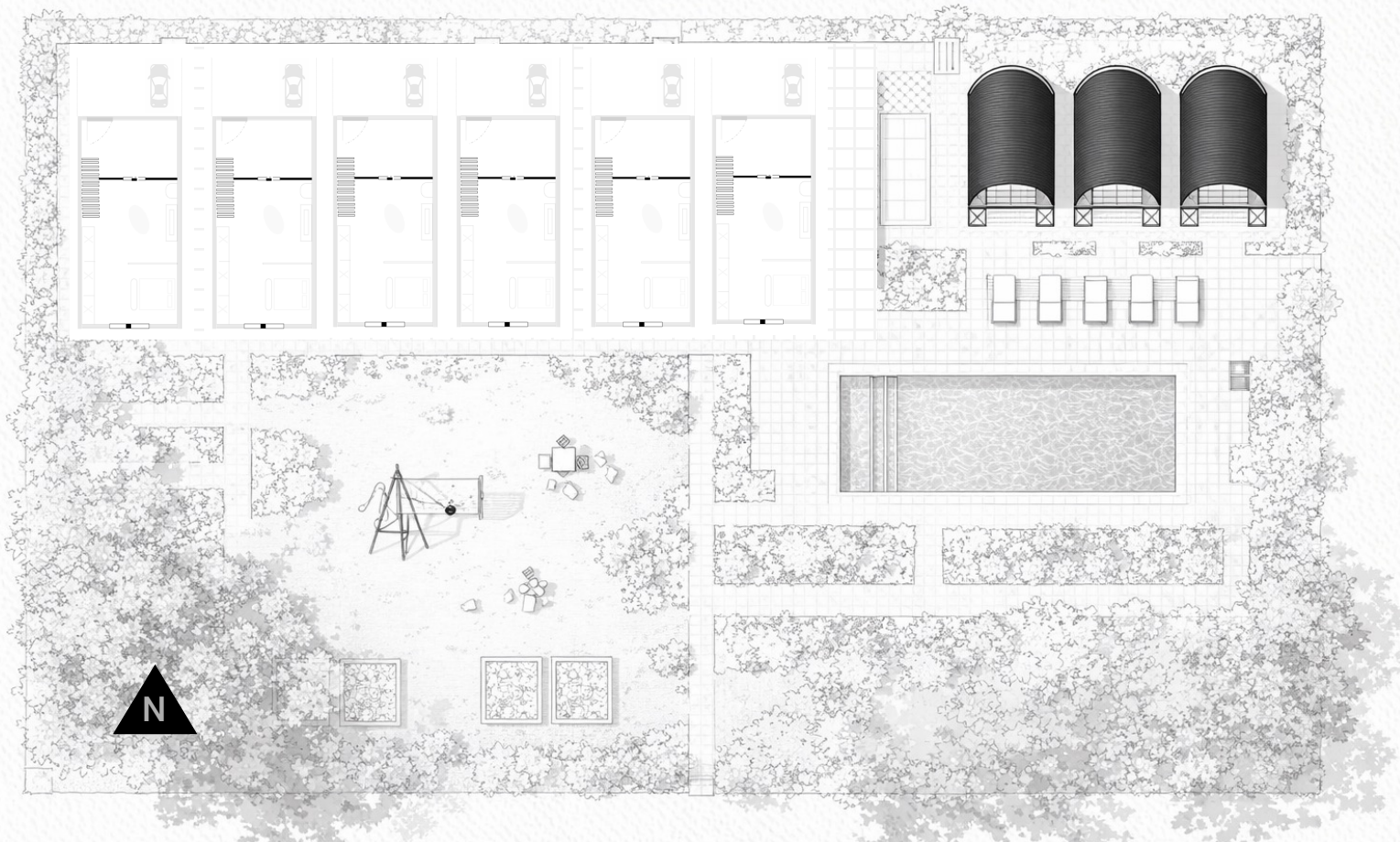


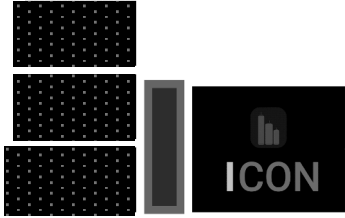
Standard Multifamily  
Tall. Wide. Open. Spacious.

Icon  
Cad  
Lifecycle  
Development  
Residential  
**Multifamily**  
Materials  
Community  
Sustainability



Standard  
**Multifamily**





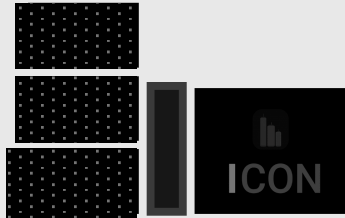
## Standard Multifamily Space and floor plans any way you like

Icon  
Cad  
Lifecycle  
Development  
Residential  
**Multifamily**  
Materials  
Community  
Sustainability



Standard  
**Flats MF**





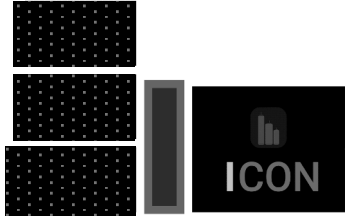
Standard Multifamily Flats  
Affordable. Presale. Rent

Icon  
Cad  
Lifecycle  
Development  
Residential  
**Multifamily**  
Materials  
Community  
Sustainability



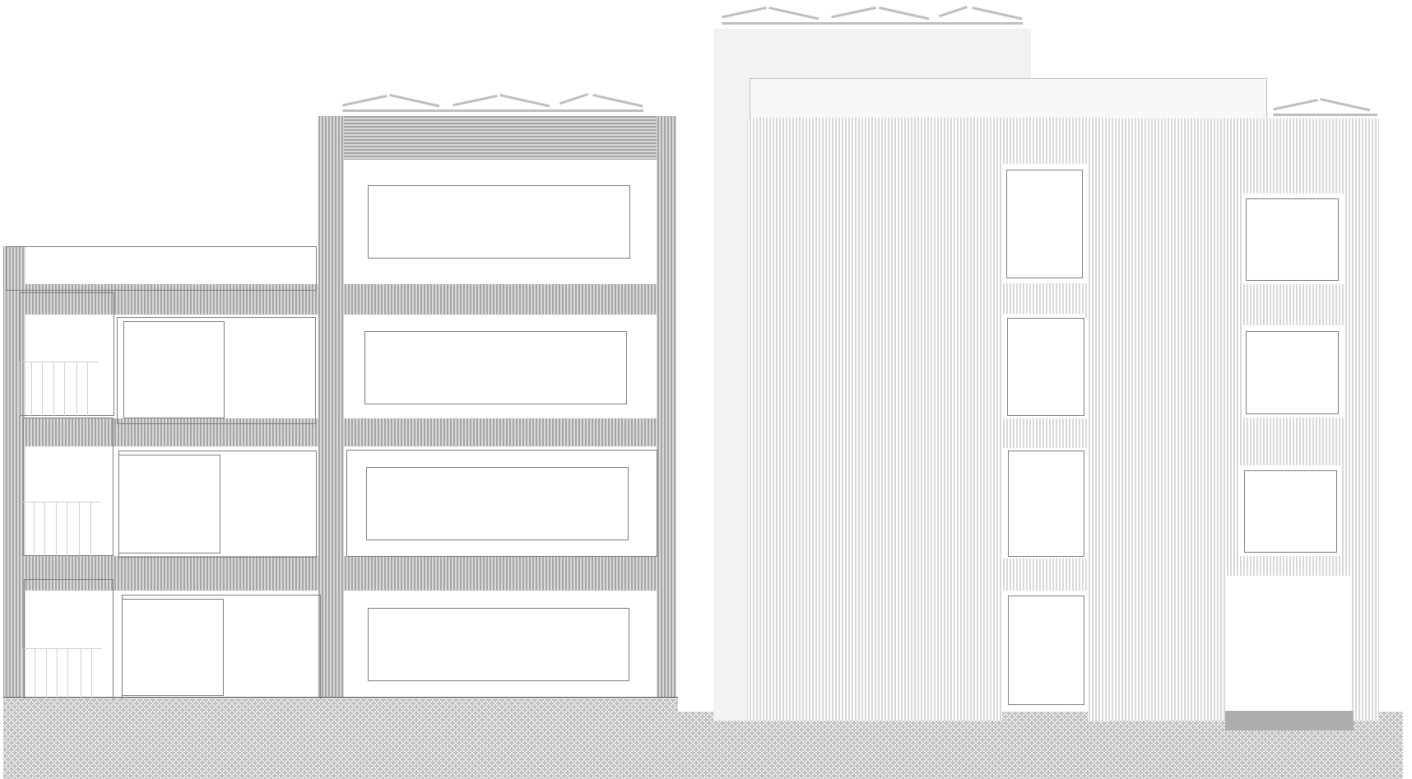
Standard  
**Flats MF**





Standard Multifamily Flats  
Space and floor plans any way you like

- Icon
- Cad
- Lifecycle
- Development
- Residential
- Multifamily**
- Materials
- Community
- Sustainability



Standard  
**Flats MF**











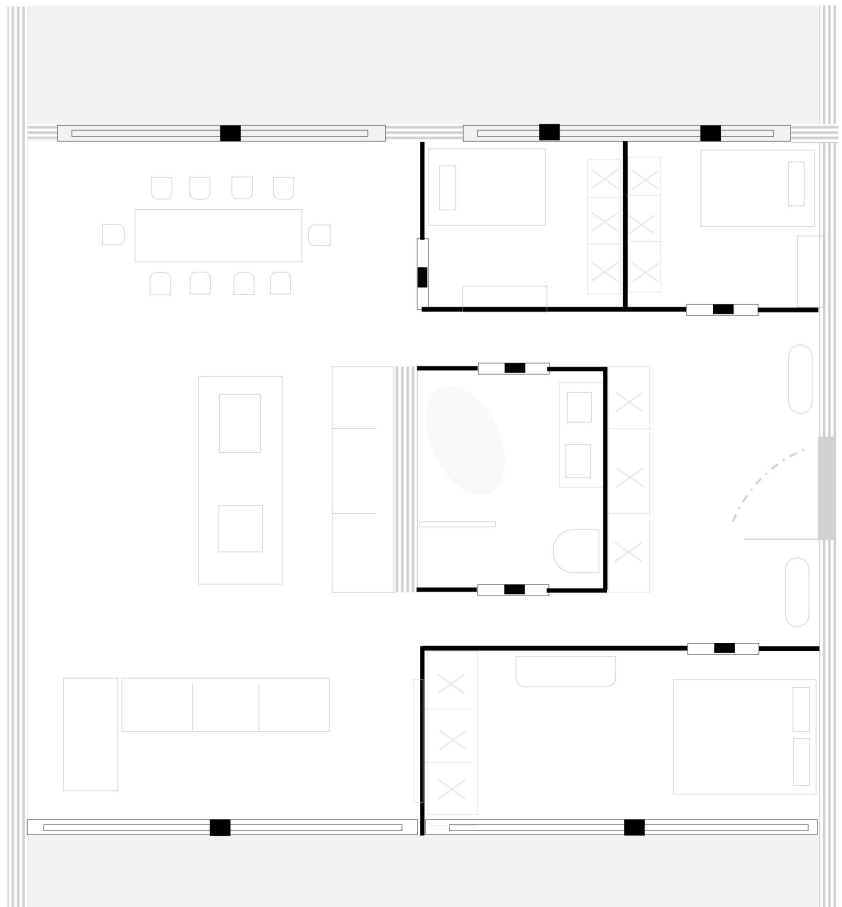
## Standard Multifamily Flats

Space and floor plans any way you like

Icon  
 Cad  
 Lifecycle  
 Development  
 Residential  
**Multifamily**  
 Materials  
 Community  
 Sustainability

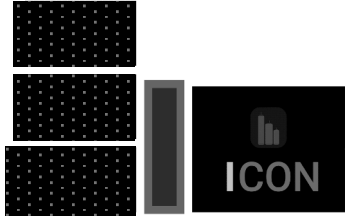
### Modular Legend

-  Structural Wall
-  Balcony/Terrace
-  Sliding Door System
-  Pocket Door System
-  Interior Wall
-  Built-in Cabinetry



Standard  
**Construct**

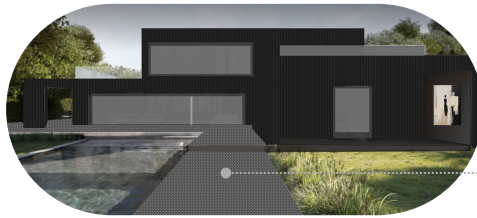




Standard Construct  
 Same quality. More safety  
 Less delays. Lower costs.

- Icon
- Cad
- Lifecycle
- Development
- Residential
- Multifamily**
- Materials
- Community
- Sustainability

Live

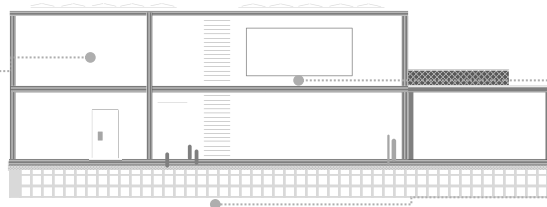


Certified Asset Design  
 Double Net Zero  
 ESG AAA-Rating

Set



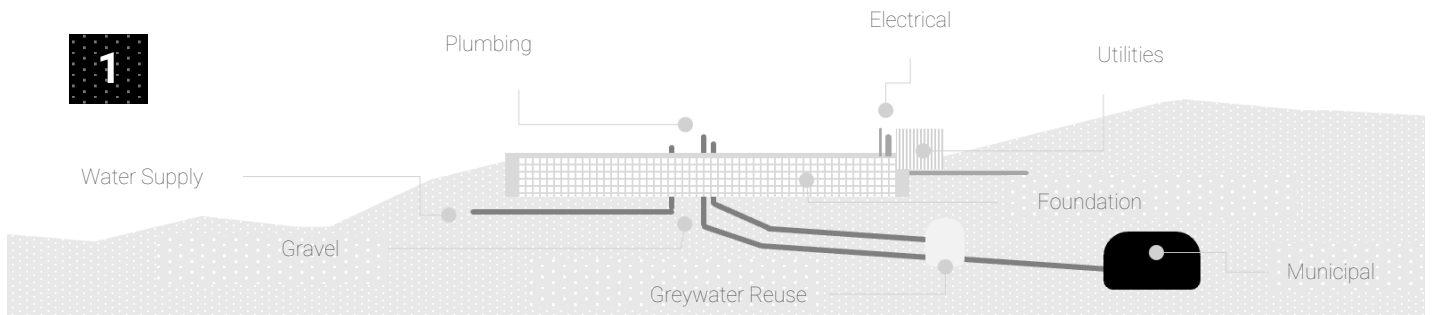
Volumetric  
 Fully Finished



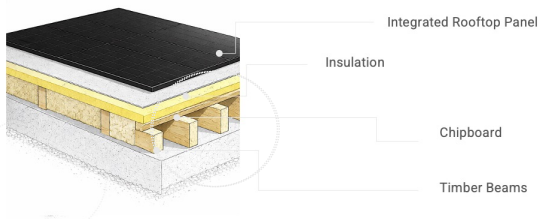
Wall Panels  
 Pre-finished

Site Built  
 Foundation/Podium/Parking

Site Prep



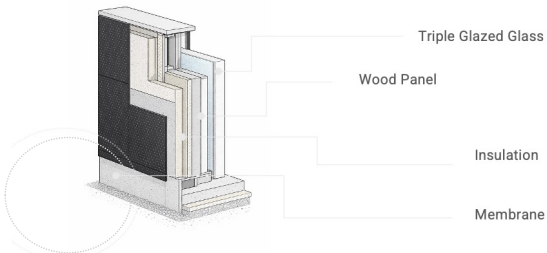
# Standard Materials



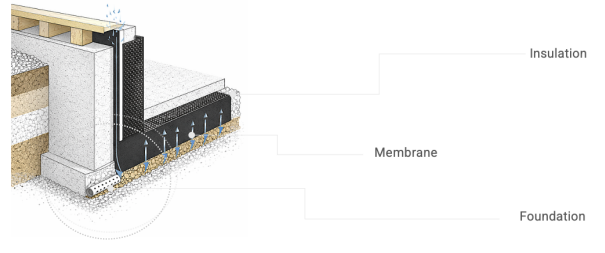
Roof



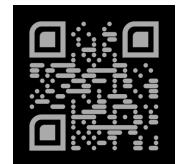
Floor

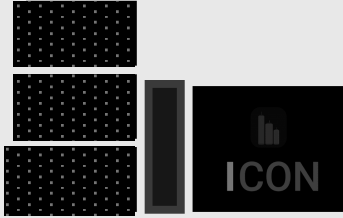


Wall



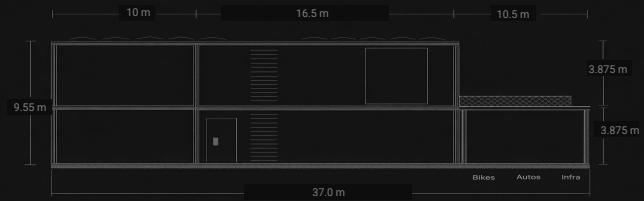
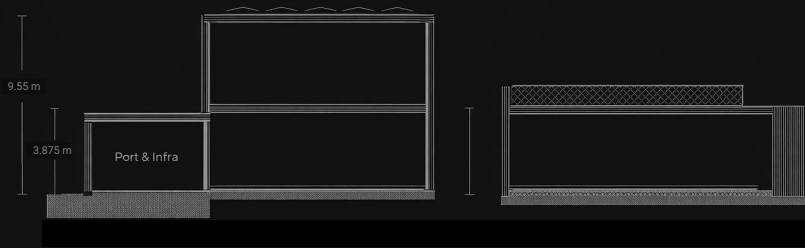
Sealing



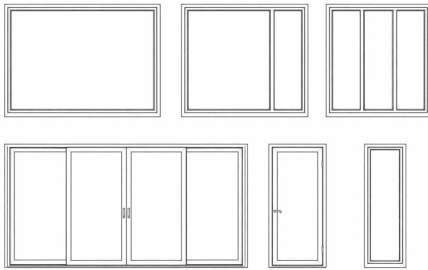


Standard Materials  
Structural Construction

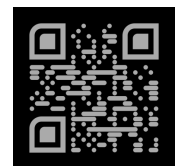
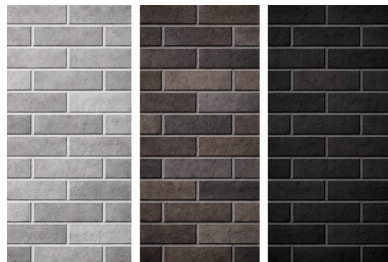
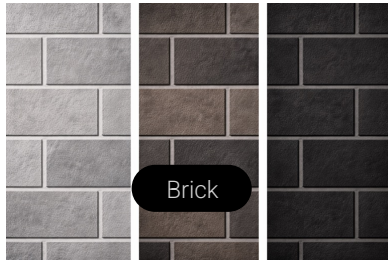
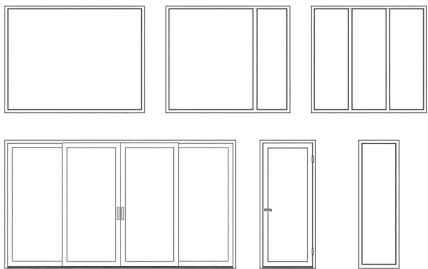
Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
**Materials**  
Community  
Sustainability



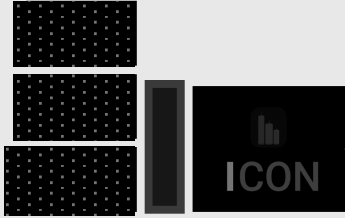
# Standard Materials



Windows



Now developing

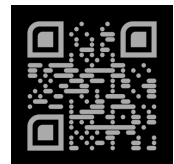
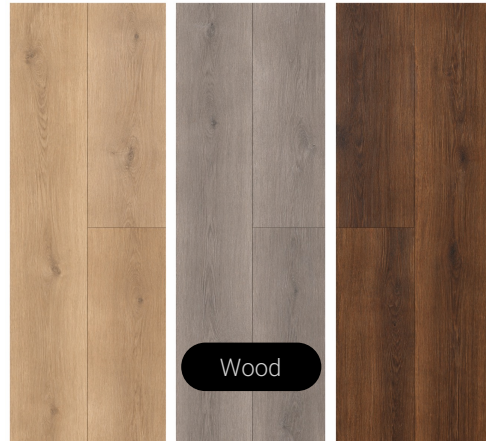


## Standard Materials Exterior

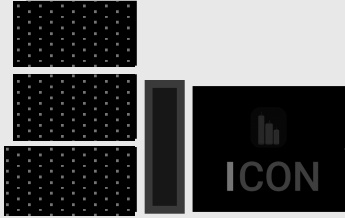
Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
**Materials**  
Community  
Sustainability



Standard  
**Materials**



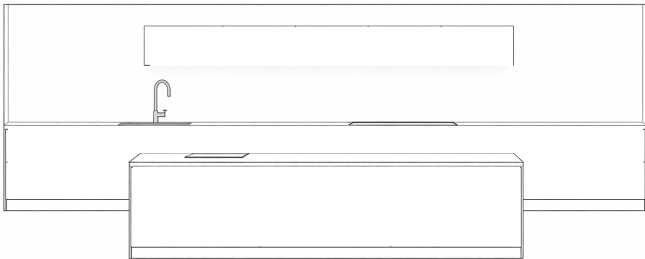
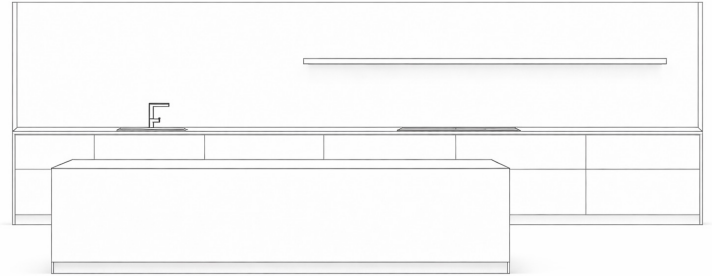
Now developing



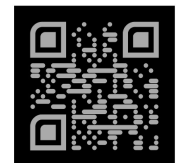
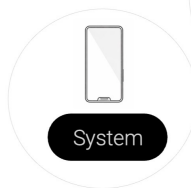
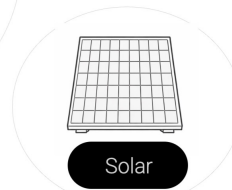
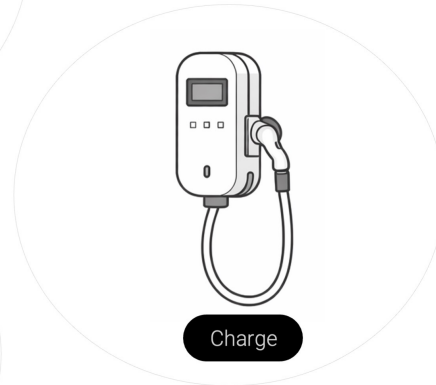
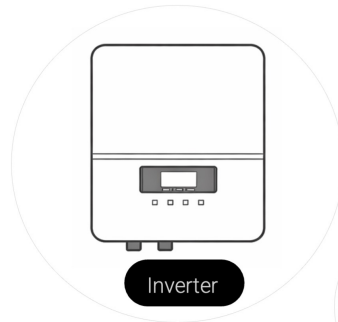
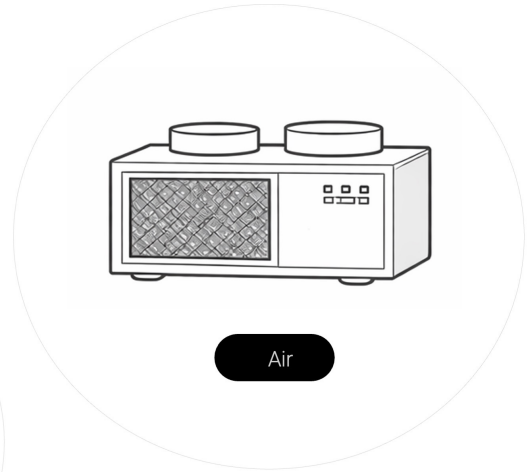
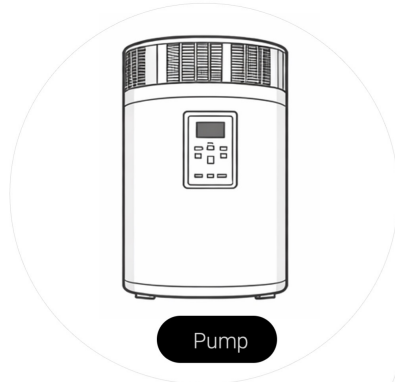
## Standard Materials Interior

Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
**Materials**  
Community  
Sustainability

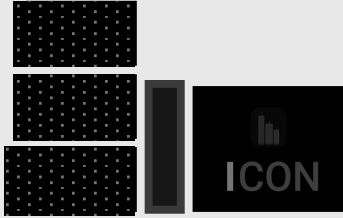
### Cabinetry



Standard  
**Infrastructure**

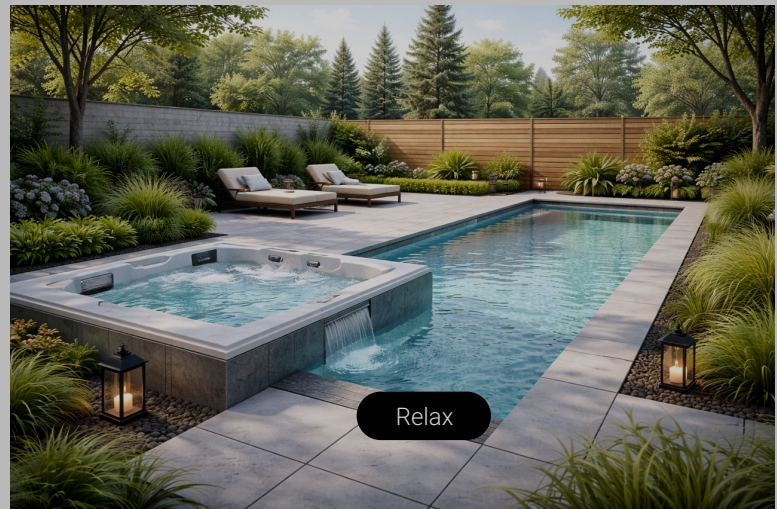
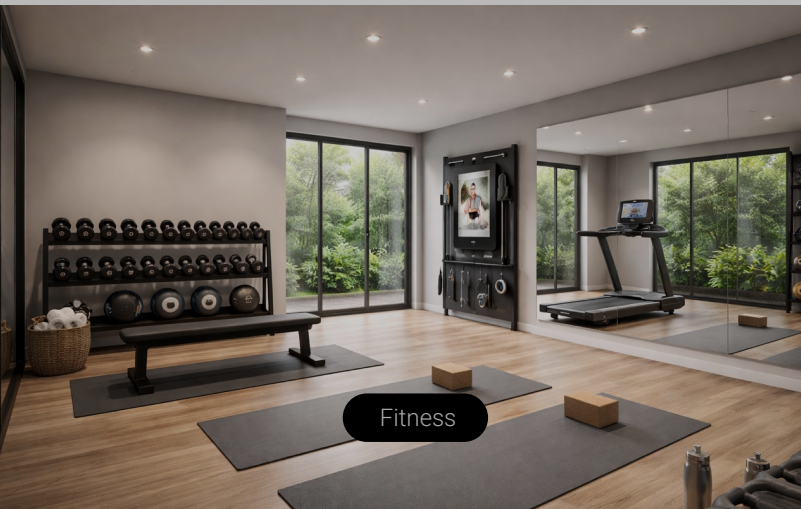
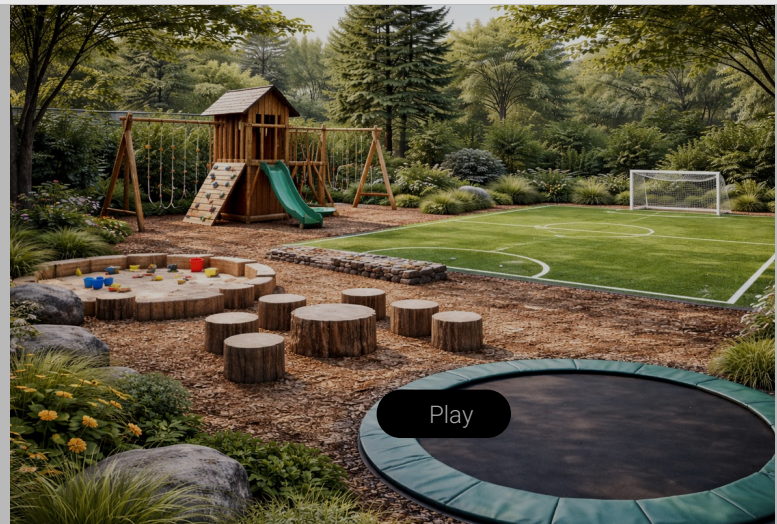


Now developing



Standard Community  
Every community has one or more shared features... inside or out.

Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
Materials  
**Community**  
Sustainability



ICON	PI
LANDUSE	✓
ZERO CARBON	✓
ZERO ENERGY	✓
ZERO WATER	✓
ZERO WASTE	✓
ONSITE SAFETY	✓
SUPPLY CHAIN	✓
FIN EMISSIONS	✓
CLIMATE RISK	✓
TARGETS	✓
ESG AAA <a href="http://preimpact.org">preimpact.org</a>	A1001

### **Certified Asset Design Modelling**

1

Quantify and track sustainability into the asset from pre-dev to disposition and beyond

### **Double Net Zero – Guaranteed**

2

Sum embodied carbon, remove carbon balance via onsite renewables or direct green-power purchasing, land use's natural sequestration, and smarter material specifications

### **Simple Social – Guaranteed**

3

Overlay + easy reporting for social value from onsite safety, supply chain inclusion, climate risk rating and planned social features

### **Resiliency Futureproof – Guaranteed**

4

100% data-backed, certified institutional-grade standard for defensible entitlement and permit process, compliance upgrade, automatic reporting rental uplift, asset-value premium, and future-proofed market resiliency



Standard Sustainability  
ESG AAA-Rating

Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
Materials  
Community  
Sustainability



**ZERO** carbon



**NET** zero



**ESG-Rated**



## ICON

Each property site includes stored carbon from land use. This helps mitigate negative environmental impacts from building.

### Landuse

**ZONE:** Moderate

**ACRE:** 1.51 ac

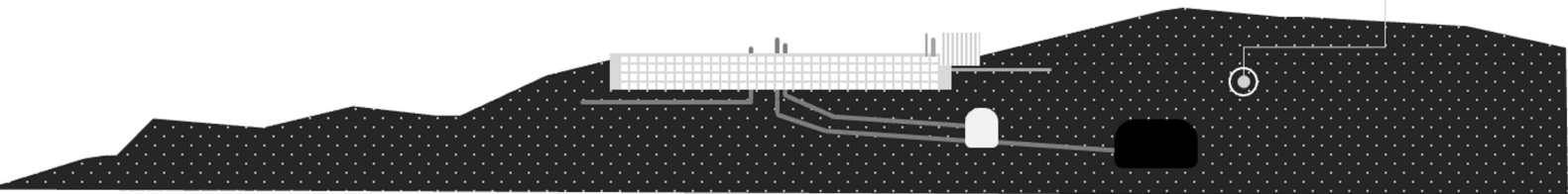
**DEPTH:** 3.281 ft

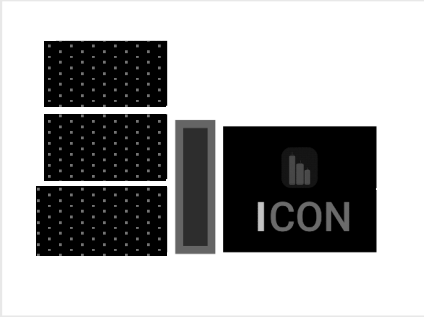
**CARBON:** 10 kg/m<sup>3</sup>

**UNIT:** 0.305m/ft

**121 t**

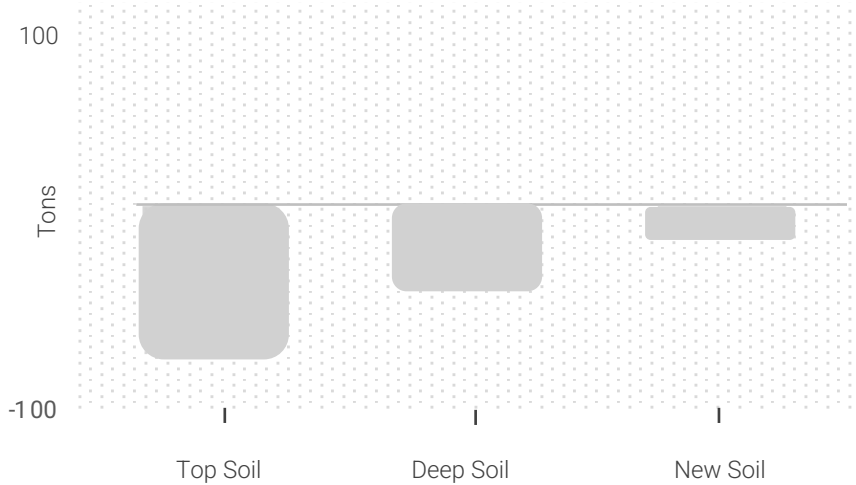
Carbon Credits





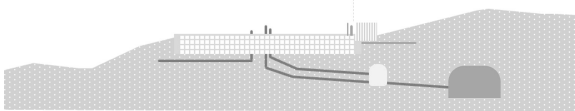
Standard Sustainability  
ESG AAA-Rating

- Icon
- Cad
- Lifecycle
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- Multifamily
- Materials
- Community
- Sustainability**



**ICON**

The site's total parcel is 1.51 acres, located in a moderate climate zone. The stored carbon in top soil, deep soil, and new soil result in 121 tons of carbon credits which are verified, summed, and applied to the building(s) carbon balance.

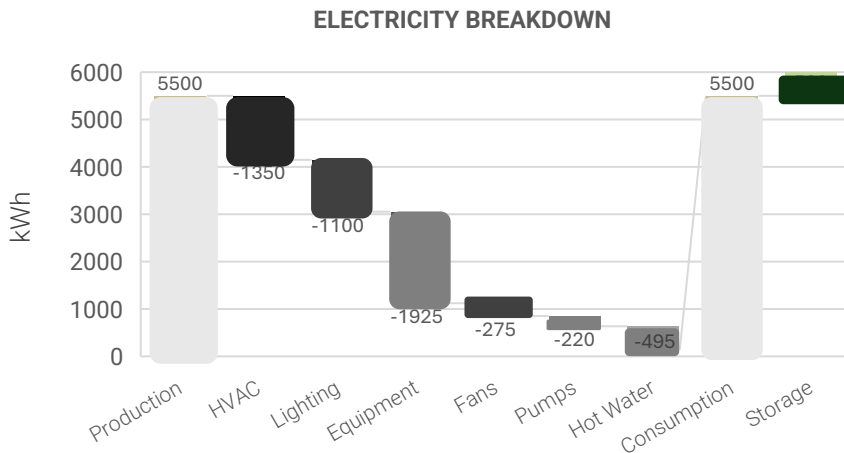


# CERTIFIED ASSET DESIGN™

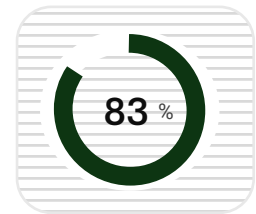
ESG A | AA | AAA Rating By Pre Impact

## ICON

Each property includes renewable energy from solar, air filtration or both. A closed loop water reuse system with low-flow systems results in maximum water efficiency. Climate risk, onsite safety, supply chain ratings, financed emissions, energy utilization intensity, and carbon intensity round out the environmental, social and governance performance with a certified ESG AAA-Rating from Pre Impact.



### CLIMATE RISK

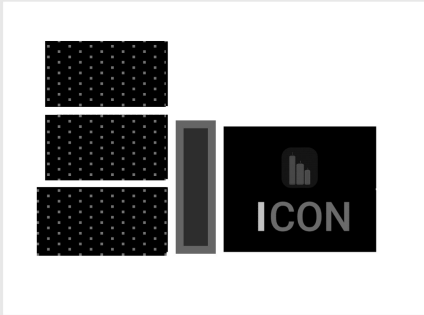


### ONSITE SAFETY



### SUPPLY CHAIN





Standard Sustainability  
ESG AAA-Rating

Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
Materials  
Community  
**Sustainability**

## ICON

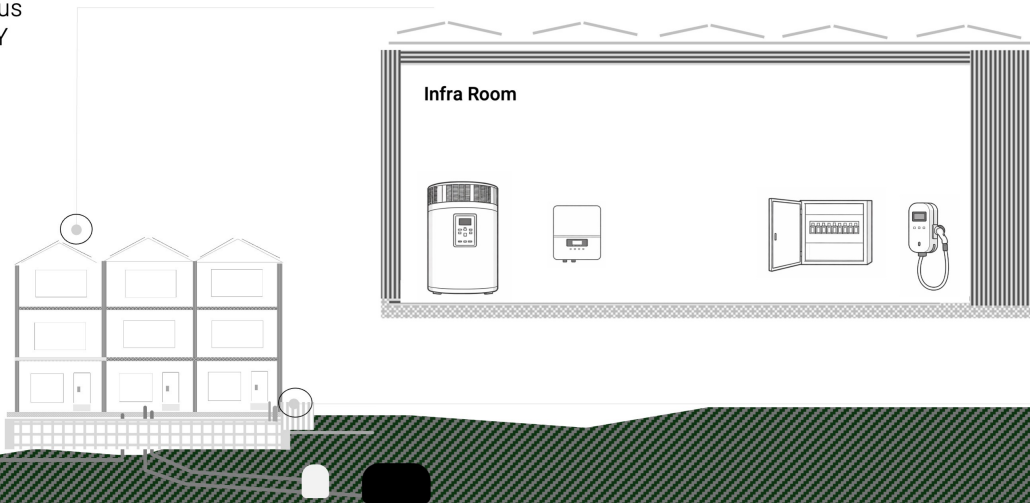
By measure, all properties factually result in double net zero + across all carbon impacts.

### Energy

**EUI:** Negative  
**Rating:** A++  
**Carbon:** 0.30 kg/kWh  
**Net Zero:** Surplus  
**System ROI:** 6 Y

**54 t**

Measured



CERTIFIED  
ASSET  
DESIGN™

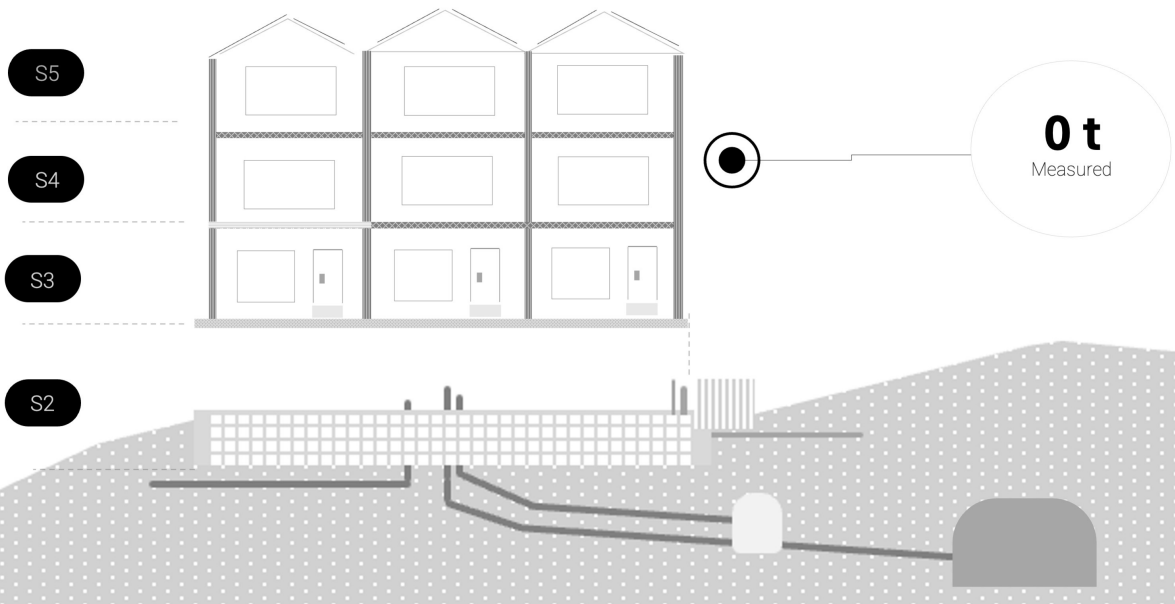
ESG A | AA | AAA Rating by Pre Impact





Standard Sustainability  
ESG AAA-Rating

Icon  
Cad  
Lifecycle  
Development  
Residential  
Multifamily  
Materials  
Community  
**Sustainability**



Structural  
Embodied Carbon

MATERIAL	CARBON
Concrete	342 kg/m3
Steel	90 kg/m3
Wood	210 kg/m3
Insulation	380 kg/m3
Membrane	4.65 kg/m2
Timber	0.00 kg/m3
Glass	77 kg/m2
Facade	specific

Interior  
Embodied Carbon

MATERIAL	CARBON
PVC Piping	1.50 kg/m
Wiring	0.40 kg/m
Insulation	16.0 kg/m2
Drywall	2.10 kg/m2
Particle Board	4.90 kg/m2
Melamine	5.00 kg/m2
Quartz	50.00 kg/m2
Floor	specific

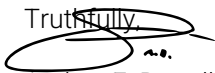
Equipment  
Embodied Carbon

UNIT	CARBON
Elevators	20 t/unit
Appliance	320 kg/unit
Sink	65 kg/unit
Faucet	20 kg/unit
Toilet	68 kg/unit
Bathtub	175 kg/unit



**AB**

We greatly appreciate you taking the time to learn about ESG RE's platform, products, and developments. We look forward to continue servicing you and the clients, customers, and communities we impact.

Truthfully,  
  
Andrey F. Burrell

**Mobile** + 41 76 816 8310  
**Email** andrey@esg-re.com

ICON



Designed in Switzerland. Delivered Locally

**D3** Design Develop Deliver

≡ S S R ≡

[esg-re.com](http://esg-re.com)