



GARON

PRIVATE REAL ESTATE
OPPORTUNITIES
IN SWITZERLAND

**PORTFOLIO
OVERVIEW
2026**

CONFIDENTIAL — BY INVITATION ONLY.

ABOUT GARON SA



GARON



Garon SA is a Swiss real estate developer and construction company based in Sierre, Valais. We are active across Switzerland — from Lake Geneva and the Vaud countryside to the Bernese Alps and the Zurich region.

We operate along two lines of business. First, we develop our own residential and mixed-use projects, from site selection and acquisition to permits, construction, and delivery. Second, we accompany private clients, companies, and project owners through the full cycle of construction, renovation, and transformation of their own assets.

For selected projects, we open a limited number of participation opportunities to private partners — individuals, family offices, and investment vehicles seeking exposure to Swiss real estate with a trusted operator on the ground.

WHY SWISS REAL ESTATE



A MARKET DEFINED BY STABILITY, SCARCITY,
AND LONG-TERM VALUE PRESERVATION.

A STABLE LEGAL FRAMEWORK

Swiss property law is among the most robust in the world.

Ownership rights are clearly defined, procedures are predictable, and the judicial system is independent and efficient.

PERSISTENT DEMAND, LIMITED SUPPLY

Strict zoning regulations, topographical constraints, and high construction standards maintain a structural imbalance between supply and demand — particularly in Geneva, Lausanne, Zurich, and premium Alpine locations.

AN INTERNATIONAL HUB

Switzerland remains one of the world's leading centres for private wealth, international business, and cross-border living. Geneva and Zurich together host the majority of major financial institutions, multinational headquarters, and international organisations.

A STRONG CURRENCY

The Swiss franc has historically been one of the most stable currencies globally. Real estate denominated in CHF preserves value across economic cycles, providing a natural hedge for internationally diversified investors.

LEGAL FRAMEWORK FOR FOREIGN INVESTORS



GARON



The Swiss legal framework for foreign investment in real estate is structured, predictable, and clear. The principal regulatory reference is the Federal Law on the Acquisition of Real Estate by Persons Abroad — commonly known as Lex Koller.

Residential real estate for personal use by non-residents is subject to specific authorisation requirements, which vary by canton and by the nature of the asset.

Commercial real estate — including offices, retail, industrial premises, and hotels — is generally not subject to Lex Koller restrictions and can be acquired freely by foreign investors.

LEGAL FRAMEWORK FOR FOREIGN INVESTORS



GARON



Investment in development projects through qualifying corporate structures is a recognised route and, depending on the structure, does not fall under the same residential restrictions. Each project is reviewed with legal counsel on a case^{DEMO}by^{DEMO}case basis.

Tax treatment, financing conditions, and the applicable transaction structure depend on multiple factors: the investor^{DEMO}'s residence, the type of asset, the canton of operation, and the chosen legal vehicle. Garon works with established Swiss law firms and fiduciaries to ensure every structure complies with current regulation.

Garon does not provide legal or tax advice. All structures are finalised with independent legal and tax counsel appropriate to the investor^{DEMO}'s jurisdiction and the project^{DEMO}'s canton.

SELECTED PROJECTS

COMPLETED

FOUNEX, VAUD LE GRENY



Residential development on the shores of Lake Geneva, within one of Switzerland's most established premium areas.

ECHANDENS, VAUD BLUM



Residential project developed by Garon in the Vaud countryside.

SELECTED PROJECTS

COMPLETED

GRATTAVACHE, FRIBOURG VILLA GRATTAVACHE



Private villa project demonstrating Garon's capacity to deliver a complete operation with coherence and follow-through.

ZWEISIMMEN, BERN ALPINE RESIDENCE



Alpine residential project in the Bernese Oberland.

SELECTED PROJECTS

UNDER DEVELOPMENT

ST-GINGOLPH, VALAIS LES TERRASSES DU LÉMAN



Residential project currently in finalisation,
with views over Lake Geneva.

GRYON, VAUD CHALET CHEVREUIL



Alpine chalet project currently under development in the Vaud Alps.

SELECTED PROJECTS

UNDER DEVELOPMENT

LEYSIN, VAUD RÉSIDENCE LOTUS



Residential project under development
in the Vaud Alps.

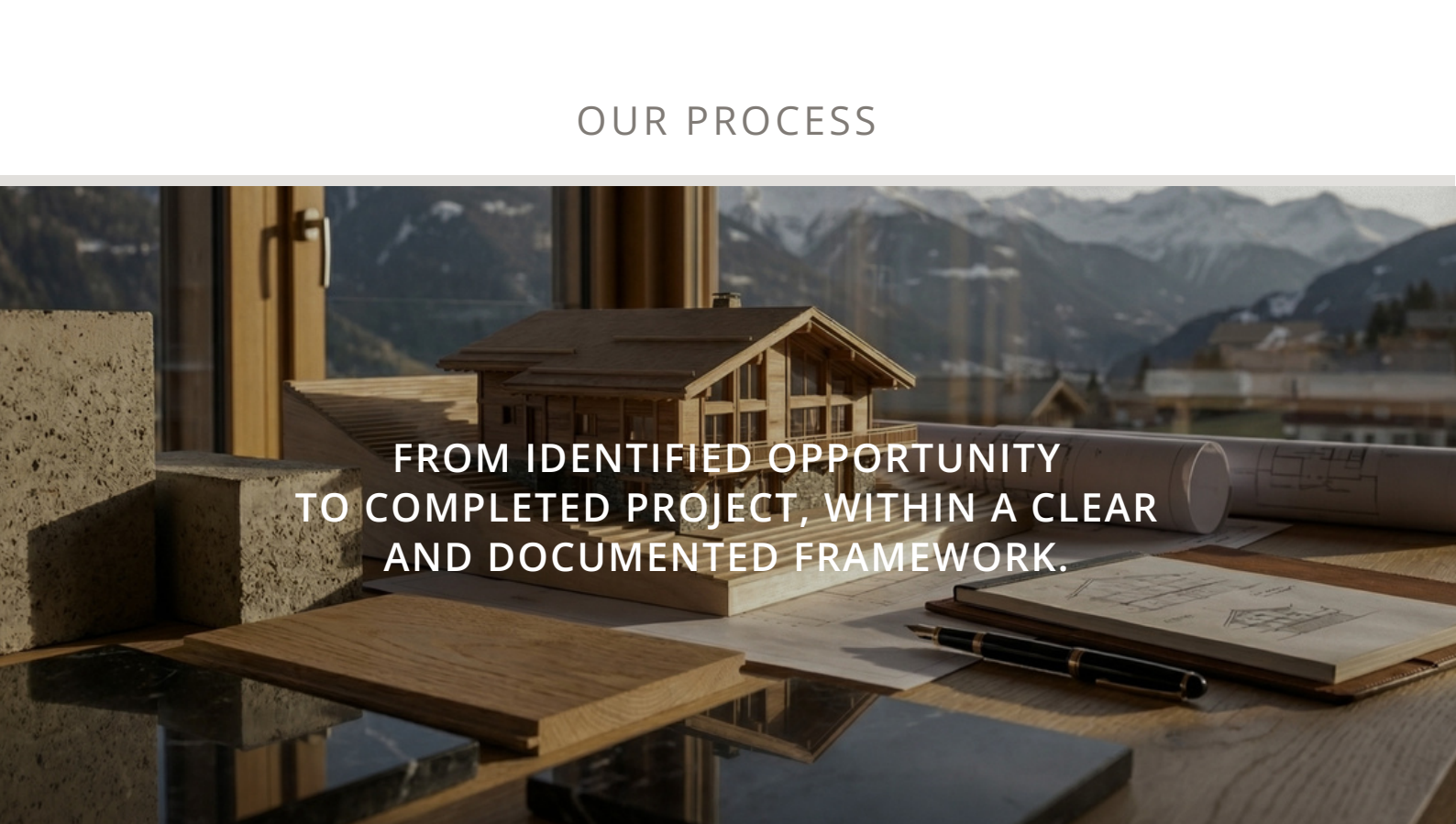
GARON



Opportunities under study. Garon continuously evaluates development and transformation opportunities across Switzerland, with particular focus on the cantons of Vaud, Geneva, Zurich, and Valais.

Detailed project documentation — including surface, technical scope, and commercial terms — is shared privately with qualified partners, following an introductory conversation.

OUR PROCESS



FROM IDENTIFIED OPPORTUNITY
TO COMPLETED PROJECT, WITHIN A CLEAR
AND DOCUMENTED FRAMEWORK.

01. SELECTION

We identify and analyse projects aligned with our development logic and execution capacity. Selection criteria include location, zoning, technical feasibility, market positioning, and alignment with our operational standards.

02. STRUCTURING

We organise the project framework: entity, stakeholders, phases, financing requirements, permits, and timeline. Legal and tax structuring is handled with established Swiss counsel.

03. PARTNER ENTRY

The partner joins under the structure defined for the specific project, within a clear and documented framework. All commercial and legal terms are agreed in writing before capital deployment.

04. EXECUTION

We coordinate and supervise the project from ground-breaking through to delivery — including permits, contractor selection, construction management, quality control, and final handover.

OUR NETWORK



G A R O N



Garon works with a structured network of established Swiss partners — banking, legal, real estate, construction, and accounting — selected for their expertise and their alignment with our operational standards.



UBS

RAIFFEISEN

Switzerland

Sotheby's
INTERNATIONAL REALTY

Fidag

**GROUPE
GRISONI**

GARON

EACH PROJECT IS UNIQUE.
EACH PARTNERSHIP IS STRUCTURED
PROJECT BY PROJECT.
THE BEST WAY TO UNDERSTAND WHETHER A
SPECIFIC OPPORTUNITY FITS YOUR PROFILE
IS A PRIVATE CONVERSATION.

AVENUE DU ROTHORN 5,
3960 SIERRE, SWITZERLAND



+41 (0) 27 552 00 26
INFO@GARON-PROMOTION.CH
WWW.GARON-PROMOTION.CH

This document is addressed to qualified investors on a private and confidential basis. It does not constitute a public offering of securities, a prospectus, or a solicitation to invest. All investment opportunities mentioned are structured on a case-by-case basis in accordance with Swiss law. Past projects are presented for information purposes only and do not constitute any guarantee of future performance. Real estate investment involves risks, including the possible loss of capital. Prospective partners should seek independent legal, tax, and financial advice before making any commitment. Garon SA is a Swiss real estate developer registered in Sierre, Valais; it is not a regulated financial intermediary under FINMA supervision.