

SWISSROXX Fund I
ALLOCATION PROFILE · NOVEMBER 2025

European Energy & Digital Infrastructure Investment Platform

Project Submission & Institutional Investment Information

100 MW

MIN. PROJECT SCALE

2 GW

MAX. PLATFORM SCALE

€500M+

CAPITAL DEPLOYMENT

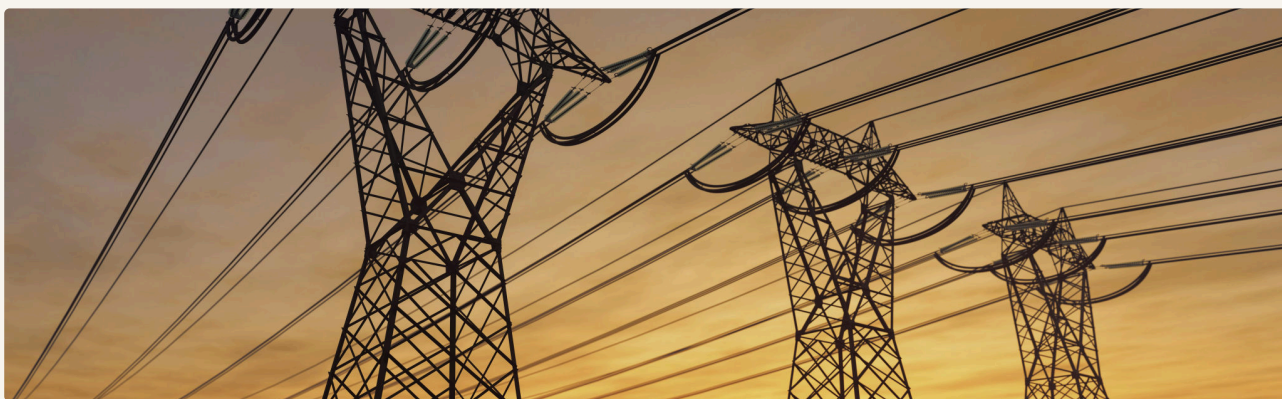
DACH

PRIMARY MARKETS

ALLOCATION PROFILE

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01 – ABOUT ALLSWISS GROUP

allswiss Group is an independent Swiss real asset investment platform with a mandate to structure and manage institutional-grade investment products across European markets. Operating from Schaffhausen, Switzerland, the group brings together deep expertise in real assets, financial structuring, and regulatory compliance to create scalable, long-term investment vehicles.

Real Asset Focus

Concentrates exclusively on infrastructure and real estate – asset classes delivering stable, long-duration cash flows and inflation-linked returns favoured by institutional investors worldwide.

Institutional Product Structuring

Specialises in the design and administration of dedicated investment funds structured to meet governance, compliance, and reporting standards demanded by pension funds and sovereign wealth vehicles.

Swiss Regulatory Foundation

Operating within Switzerland's robust financial regulatory framework, the group partners with licensed fund administrators to ensure full compliance with applicable fund law, investor protection standards, and cross-border regulations.

350+

PROJECTS STRUCTURED

17

YEARS EXPERIENCE

CHF 4 bn.

CUMULATIVE INVESTMENT VOLUME

Founded in Schaffhausen, Switzerland – allswiss Group combines Swiss institutional rigour, deep real asset expertise, and a licensed fund infrastructure to deliver investment-grade access to Europe's energy and digital infrastructure transition.

Key Point: Independent Swiss platform – 3 pillars: Real Asset Focus · Institutional Structuring · Swiss Regulatory Foundation.

02 – INVESTMENT PLATFORM OVERVIEW

Structured institutional investment vehicle designed to aggregate, evaluate, and finance infrastructure assets across Europe – at the intersection of three converging mega-trends.

Energy Transition

Battery storage, grid flexibility, and renewable energy assets underpinning Europe's decarbonisation agenda and supporting grid stability at scale.

Digital Infrastructure

Data centres, AI compute infrastructure, and hyperscale campuses requiring robust, reliable, and sustainable power supply solutions.

Hybrid Infrastructure

Integrated assets combining energy generation, storage, and digital infrastructure – purpose-built for the next generation of compute-intensive applications.

By channelling institutional capital through dedicated, licensed investment funds, the platform provides project developers with a credible, well-governed financing partner capable of committing at infrastructure scale – from initial development financing through to long-term asset ownership.

3 Sectors

ENERGY · DIGITAL · HYBRID

DACH + EU

PRIMARY INVESTMENT MARKETS

€500M+

PLATFORM CAPITAL CAPACITY

Key Point: Energy Transition · Digital Infrastructure · Hybrid Infrastructure – three mega-trends driving institutional demand.

03 – INVESTMENT STRATEGY

Build a diversified, scalable portfolio of high-quality infrastructure assets across Europe, with an initial focus on DACH markets. The strategy prioritises assets with strong grid connectivity, long-duration revenue visibility, and alignment with European energy and digital policy frameworks.

Energy Infrastructure

Battery energy storage systems (BESS), grid flexibility assets, renewable energy generation, and ancillary services infrastructure. Targets projects of meaningful scale contributing to grid stability and supporting European TSO requirements.

Digital Infrastructure

Data centres and AI compute campuses requiring large-scale, reliable power infrastructure. Platform seeks assets with defined IT load, robust power architecture, and credible anchor tenants or offtake arrangements.

Hybrid Infrastructure

Integrated energy and digital infrastructure assets – including co-located storage and compute campuses – that maximise land, grid connection, and capital efficiency whilst delivering differentiated returns to investors.

All three sectors share a common investment rationale: structural supply shortfall, long-duration contracted revenues, and strong policy alignment under the EU Net-Zero and Digital Decade frameworks. The platform's cross-sector mandate enables capital to be allocated to the highest-quality risk-adjusted opportunities at any given time.

Key Point: DACH-first, three-sector strategy: BESS/Grid · Data Centre/AI · Hybrid – all with long-duration revenue visibility.

04 – MACRO INVESTMENT DRIVERS

Six structural forces are reshaping European energy and digital infrastructure demand, creating a sustained multi-decade investment opportunity for institutional capital.

Energy Transition

EU Net-Zero 2050 and national decarbonisation targets require massive grid expansion, flexible storage, and renewable generation capacity – driving sustained infrastructure demand.

Digital Economy Growth

Exponential growth in AI compute, cloud services, and hyperscale data processing is creating unprecedented demand for reliable, sustainable, and scalable digital infrastructure.

Supply-Demand Imbalance

Chronic undersupply of quality infrastructure assets relative to institutional capital seeking long-duration, inflation-linked returns with low correlation to financial markets.

Policy & Regulatory Tailwinds

EU Green Deal, REPowerEU, Digital Decade, and national energy security programmes provide long-term revenue certainty and regulatory frameworks supporting infrastructure investment.

Grid Modernisation

Ageing European grid infrastructure requires significant capital investment in transmission, distribution, and flexible balancing capacity – creating a generational asset creation opportunity.

Inflation-Linked Returns

Infrastructure assets – particularly those with CPI-linked revenue contracts – offer institutional investors a natural hedge against inflation with attractive risk-adjusted returns.

Key Point: Six structural macro drivers sustaining European infrastructure investment demand through 2050 and beyond.

05 – TARGET MARKETS – DACH

Primary investment focus on Germany, Switzerland, and Austria – three markets combining strong regulatory frameworks, transparent grid access, and advanced energy transition policy.

Germany

Europe's largest energy transition market. Ambitious BESS deployment targets, large-scale solar and wind buildout, and growing data centre demand driven by AI infrastructure investment. Established grid connection processes and transparent market access.

Switzerland

Stable regulatory environment, AAA-rated sovereign, and strategic Alpine energy hub. Growing demand for flexible storage solutions and premium data centre infrastructure. allswiss Group domiciled in Schaffhausen with deep local market relationships.

Austria

Committed to 100% renewable electricity by 2030. Active BESS procurement, hydropower balancing markets, and expanding digital infrastructure sector driven by regional cloud and AI adoption. Strong grid interconnection with broader Central European markets.

The DACH region offers a unique combination: large-scale investment opportunity, transparent regulatory frameworks, sophisticated institutional investor base, and strong policy commitment to both energy transition and digital infrastructure development.

Key Point: Germany · Switzerland · Austria – DACH as primary market with selective expansion across Central and Northern Europe.

06 – SECTOR FOCUS

BESS & Grid Flexibility

Battery energy storage systems are central to the European energy transition – enabling grid balancing, frequency regulation, and renewable integration. The platform targets utility-scale BESS projects with grid connection agreements, offtake frameworks, and scalable capacity. Minimum project size 50 MW, preferred 100–500 MW with development or ready-to-build status.

Data Centres

Hyperscale and co-location data centre infrastructure driven by AI compute demand, cloud migration, and enterprise digitalisation. Platform focuses on projects with defined IT load, robust power supply architecture, anchor tenant relationships, and sustainable design standards. Markets: Frankfurt, Zurich, Vienna, and emerging DACH secondary cities.

Hybrid Infrastructure

Co-located energy and compute infrastructure – combining BESS, renewable generation, and data centre capacity on shared grid connection and land assets. Hybrid projects maximise capital efficiency, grid utilisation, and long-term asset value whilst serving both energy and digital market demands from a single infrastructure platform.

Key Point: BESS/Grid · Data Centre/AI · Hybrid – three sectors, one investment platform, Europe-wide execution capability.

07 – PROJECT SCALE & DEVELOPMENT STAGES

100 MW

MINIMUM PROJECT SCALE

500 MW

TARGET CAPACITY PER ASSET

2 GW

MAXIMUM PLATFORM SCALE

€500M+

TOTAL CAPITAL DEPLOYED

The platform accepts projects at multiple stages of development – from early-stage development through to construction-ready and operating assets – provided minimum scale, grid connection, and revenue framework requirements are met.

Development

Early-stage projects with secured land, grid application submitted, and initial permitting underway. Requires credible sponsor track record and clear path to ready-to-build status.

Ready-to-Build

Grid connection agreement secured, full permits granted, EPC ready to commence. Platform can commit capex and begin construction financing at this stage.

Construction

Active construction projects requiring equity injection or refinancing. Platform participates as equity investor or preferred infrastructure financing partner.

Operating

Stabilised operating assets with contracted revenues. Platform acquires via direct purchase or sale-and-leaseback structures to recycle capital and optimise portfolio returns.

Key Point: 100 MW minimum · All development stages considered · DACH primary · Platform scale 2 GW.

08 – SUBMISSION PROCESS & REQUIREMENTS

Structured project submission process designed to enable efficient evaluation while respecting developer confidentiality. Initial review within 10 business days of complete submission.

Step 1 – Initial Submission

Submit project summary via allswiss investment portal or direct email. Include location, technology type, capacity, development stage, and target timeline. NDA available on request prior to detailed information sharing.

Step 2 – Preliminary Review

allswiss investment team evaluates fit against platform criteria within 10 business days. Projects meeting minimum thresholds advance to detailed due diligence. Developer notified of outcome with written feedback where applicable.

Step 3 – Due Diligence

Detailed technical, commercial, legal, and financial review conducted by allswiss team and specialist advisers. Developer provides access to data room. Site visit may be requested. Target timeline: 4–6 weeks from initiation.

Step 4 – Term Sheet & Closing

Indicative term sheet issued following satisfactory due diligence. Legal documentation, final approvals, and closing managed in parallel with ongoing project development. Target timeline: 6–12 weeks from term sheet to closing.

Required Submission Information

Project location and grid connection status · Technology specification and capacity · Development stage and permitting status · Revenue framework (offtake/merchant/capacity market) · Sponsor track record and equity commitment · Target financing structure and timeline.

Key Point: Structured 4-step process · 10-day initial review · Confidential · NDA available on request.

09 – PARTNERSHIP APPROACH

allswiss operates as a long-term infrastructure financing partner — not a passive capital provider. The platform brings institutional capital, structuring expertise, and regulatory capability to support project developers through the full infrastructure lifecycle.

Project Developer

Partnering with experienced project developers bringing land, grid connection, and development expertise. allswiss provides equity capital, structuring support, and a credible financing partner capable of committing at institutional scale.

Energy Sponsor

Working alongside established energy companies and utilities seeking to monetise development pipelines, recycle capital from operating assets, or access structured financing for large-scale infrastructure buildout programmes.

Institutional Co-investor

Partnering with pension funds, sovereign wealth funds, and infrastructure investors seeking co-investment in individual assets or platform-level participation. Minimum co-investment: €25M. Separate account structures available.

Technology Partner

Strategic partnerships with BESS manufacturers, EPC contractors, grid technology providers, and data centre technology firms to access preferential equipment pricing, supply chain security, and technical performance guarantees across the full project lifecycle.

Key Point: Long-term partner, not passive capital · Developer · Energy Sponsor · Co-investor · Technology Partner.

10 – CONTACT & TEAM

We welcome submissions of infrastructure project opportunities from qualified project developers, energy sponsors, data centre developers, and strategic infrastructure partners. Please contact us to initiate a confidential discussion.

allswiss Group

in cooperation with SH Schweizer Hypotheken AG

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MANAGEMENT TEAM

Pino Sergio

Chairman – allswiss Group

Pino Sergio is the founding Chairman of allswiss Group, overseeing strategic direction, investor relations, and the development of the group's institutional investment platform across European infrastructure markets.



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Martin Rühlemann

Chief Investment Officer

Martin Rühlemann leads the investment function at allswiss Group, responsible for sourcing, evaluating, and managing the group's infrastructure investment portfolio across BESS, digital infrastructure, and hybrid asset strategies.



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HOW TO PROCEED

- 1 Prepare Your Project Summary**
 Include location, technology type, capacity, development stage, grid connection status, and target financing timeline.
- 2 Submit to acquisition@allswiss.com**
 Send directly via email. An NDA is available on request prior to any detailed information sharing.
- 3 Sign Confidentiality Agreement**
 Upon mutual interest, a standard NDA is executed before detailed due diligence begins. Process is straightforward and typically completed within 2–3 business days.
- 4 Await Initial Review – 10 Business Days**
 allswiss evaluates fit against platform criteria. Written feedback is provided to all submissions. Qualifying projects proceed to detailed due diligence.

All project submissions are treated with strict confidentiality. allswiss AG, Feldstrasse 22, 8200 Schaffhausen, Switzerland.

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