



PPE passbook

Atrium - Montreux

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WHO WE ARE

For 10 years, Swissroc has been a one-stop shop for real estate in French-speaking Switzerland. Born out of a determined desire to rethink a number of assets in the world of construction and real estate, the Group has developed a wide range of skills across the entire real estate chain, in order to improve the way we build and create sustainable value for cities and their inhabitants, and for the professions in the world of construction and real estate.

Supported by a Strategic Committee and more than 230 employees at 4 sites, the Group is involved in every link of the chain: Investment, Asset Management, Development, Architecture, Construction, Fit-out and Sales.

This bottom-up, interdisciplinary approach has enabled the Group to build up the expertise and perspectives needed to successfully source, manage and execute property projects and investment opportunities in French-speaking Switzerland.



THE PROJECT TEAM

Swissroc Construction is in charge of the works and will be with you from the start of the project through to handover. The following team has been appointed to oversee the operation.



Maxime Mary de Farcy Deputy Project Manager

Maxime coordinates and monitors the work, from the preparation phase through to final delivery. He'll be the eyes and ears on your site.



Kevin Horta Project manager

Kevin is the project's . He supervises the site and all the people involved. He ensures that costs, deadlines and quality are respected.



Sofia Pires Customer Manager

Sofia will be your main contact throughout the project. All your requests should be addressed to her. She will be the link between you and the various people involved in the work.



Hanane Ibnouraiss Site manager

Hanane will be in charge of the covered enclosure and external landscaping work. She will be liaising with the local authorities to ensure that the structure blends seamlessly into the urban landscape.

Mohamad Haffar Works supervisor

Mohamad will be in charge of the interior fittings. He will be as close as possible to the work being carried out in your flat.



Your customer advisor

The role

Understanding

He will help you to understand the contractual documents relating to your project and to read the plans.

Information

He'll tell you what changes are possible and under what conditions. He will also keep you informed of the progress of the project.

Added value work

He will advise you during the process of validating your choices, draw up the estimates and ensure that they are followed up and carried correctly, in collaboration with the works team.

How to contact your advisor

You can contact the team
site at the following address

atrium@swissroc.com

They will contact you directly when the terms of the promise of sale have been fulfilled. sale will be lifted. There will be no prior appointment.

To answer your questions and meet your needs, he will be available at the following times: Monday to Friday from 08:00 to 12:00 and from 13:00 to 18:00

Note: When sending emails, include your batch number in the subject line.

For organisational reasons, Mohamad will only receive you by appointment.

THE MAIN PHASES OF YOUR PROJECT

The project is being carried out in three stages, during which we will need you to give us your views.

01

Site opening

Choice and validation by the customer

- Partitioning by validating the architect's plan
- Kitchen
- Sanitary appliances
- Electrical installation

Deadline :
15 DECEMBER 2024

All of the above choices must be effective and signed by the customer by the deadline of 15.12.2024. To this end, meetings with the architect must take place at least one month before the deadline.

THE MAIN PHASES OF YOUR PROJECT

The project is being carried out in three stages, during which we will need you to give us your views.

02

Choice and validation by the customer

- Floor coverings
- Wall coverings
- Doors and cupboards
- Paint

**Deadline: 31
March 2025**

All of the above choices must be effective and signed by the customer by the deadline of 31.03.2025. To this end, meetings with the various parties involved must be held at least one month before the deadline.

THE MAIN PHASES OF YOUR PROJECT

The project is being carried out in three stages, during which we will need you to give us your views.

03

Choice and validation by the customer

- Tile layout
- Laying parquet
- Colour of tile joints
- Location of sanitary accessories

**Deadline: 27
SEPTEMBER
2025**

All the above choices must be effective and signed by the customer by the deadline of 27.09.2025. To this end, meetings with the various parties involved must be held at least one month before the deadline.

SITE SESSIONS

Site kick-off information

Once the suspensive conditions of your promise to sell have been lifted, an initial information session will be organised with Mohamad, your customer advisor. During this session, he will help you define your needs.

During the course of your project, he will invite you to four site visits*, all of which are necessary for the project to run smoothly:

1st visit: technical acceptance To check that partitions, doors, the points electrical outlets and the sanitary fittings in relation to the approved plans. This visit will take place before the screed is laid, so the flat will be unfinished, with no equipment installed and no electricity.

2nd visit: inspection of the tiled/parquet flooring To check the conformity of the choices you have previously validated and to choose the layout for (direction of laying). This visit will take place at the start of the interior fittings.

3rd visit: pre-acceptance To check for any defects or work to be completed, with the aim of delivering a flat with few or no defects. If you chosen sanitary accessories (clothes rails, toilet paper holders, soap holders, etc.), we will take advantage of this visit to define the precise locations together. This visit will take place as work progresses, in principle one month before the handover of the keys.

4th visit: acceptance Final inspection of the work, and in particular the removal of any defects found pre-acceptance, and the drawing up and signing of the acceptance report.

* Access to the site will only be granted during visits organised by your customer advisor; visits are not permitted without the accompaniment of duly authorised persons.

For safety reasons, we recommend that children under the age of 15 do not visit the site; the same applies to animals. In the event of non-compliance, SWISSROC CONSTRUCTION SA declines all responsibility. in the event of an accident.

DOCUSIGN YOUR MANAGEMENT TOOLS

To manage your contracts, Swissroc uses the DocuSign online signature to which you will have access.

DocuSign allows you to :

- Accept the quotes you receive. This action will automatically approve the quote, as DocuSign is directly linked to the Evo Home platform. The invoice will be sent to you shortly after approval and made available on the Evo Home platform.
- Refuse the quotation: a dedicated area allows you to explain why you are refusing. In this case, the customer advisor will draw up a new quotation in line with your requirements.

DocuSign®

You will be invited to create your DOCUSIGN account when the first DocuSign envelope is sent.

- The e-mail you receive will take you directly to the DocuSign interface, where you will be asked to create a private profile.
- The username and password used must be retained.
- This same information will enable you to access the next envelopes transmitted during the works (specifications or plans to be approved, for example).
- Each signatory to the agreement must validate the DocuSign envelopes.

CONDITIONS, OBLIGATIONS AND LIMITS

The points below are a summary of the points detailed in the signed agreement.

- All requests for modifications should be sent to your customer advisor by e-mail, with a copy to the site team's generic address: atrium@swissroc.com. The management team will examine the feasibility of the modifications, provided they do not compromise either the habitability of the property, which must be guaranteed, or the general schedule of works.
- A schedule will be sent to you with all the deadlines for your requests, choices and validation. After these deadlines, changes will incur additional charges or will be impossible. Please note that in the case of an acquisition under construction, and depending on the progress of the works, certain choices will no longer be possible.
- If the deadline for your choices is exceeded or if you fail to make a decision, Swissroc reserves the right to apply the basic option by default.
- Capital gains must be paid in full before orders are placed and work begins.
- You must visit the showroom appointed by Swissroc to choose your supplies. Until final acceptance, only the agents appointed by Swissroc may work on site.

Please note that this document has no contractual value and is provided for information purposes only.



NON-MODIFIABLE ELEMENTS

In order to preserve the project envelope, the following points must not be included in the design modifications:

- The load-bearing structure (wall, pillars, stairs).
- The roof.
- The building envelope, in particular the façades and external openings (window locations, roof windows, access to communal areas and flats, including the direction of opening) and loggias.
- Landing doors (including direction of opening, dimensions and coverings on the common side), windows, shutters and blinds, as well as external joinery.
- Technical ducts, private and/or collective, and their accesses (trap doors).
- Sanitary drains affecting the location of service ducts.
- The project's energy concept (in particular heating and ventilation).
- Communal areas of the PPE (lifts, equipment rooms, etc.) as well as parking spaces and cellars, and external landscaping, including gardens and private terraces.



Customisation: Table of contents

Kitchens

- Furniture

- Appartement 2.5 worktop

- Appliances

- Flat 3.5

- Flat 4.5 Sanitary

- Bathroom

- Shower room

Floor coverings Tiles

- Parquet

Cabinet

- Entrance with technical equipment Paintwork

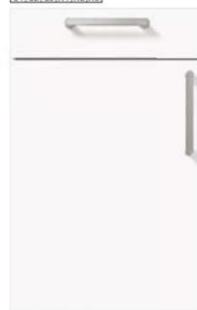
- Standard range White

Kitchen : Furniture

- Melamine fronts
- 7 colours to choose from
 - ❖ K090 Crystal white
 - ❖ K100S White
 - ❖ K095 Shell white
 - ❖ K120 Crystal grey
 - ❖ K210 Sand grey
 - ❖ K275 Agate grey
 - ❖ K190 Lava black

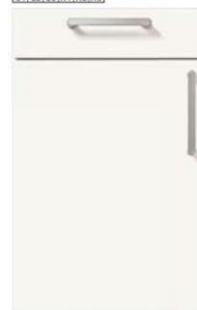
Façades en mélaminé

C1|C2|C5|X1|X2|X5



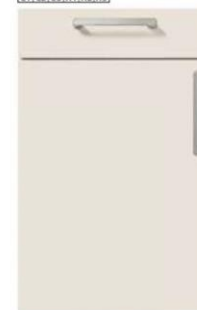
Coloris de façade:
K090 Blanc cristal
Exéc. poignée: 361 – Pos. de la poignée 1

C1|C2|C5|X1|X2|X5



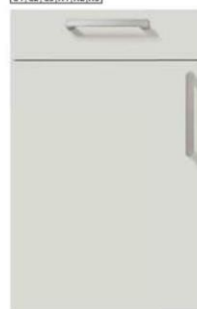
Coloris de façade:
K100S Blanc
Exéc. poignée: 361 – Pos. de la poignée 1

C1|C2|C5|X1|X2|X5



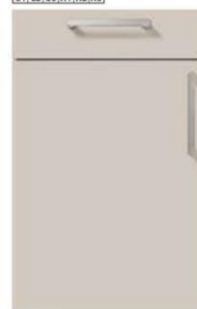
Coloris de façade:
K095 Blanc coquille
Exéc. poignée: 361 – Pos. de la poignée 1

C1|C2|C5|X1|X2|X5



Coloris de façade:
K120 Gris cristal
Exéc. poignée: 361 – Pos. de la poignée 1

C1|C2|C5|X1|X2|X5



Coloris de façade:
K210 Gris sable
Exéc. poignée: 361 – Pos. de la poignée 1

C1|C2|C5|X1|X2|X5



Coloris de façade:
K275 Gris agate
Exéc. poignée: 361 – Pos. de la poignée 1

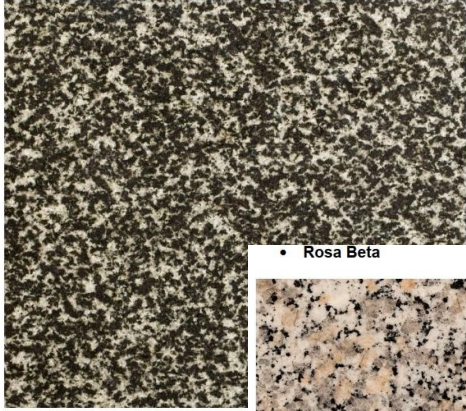
C1|C2|C5|X1|X2|X5



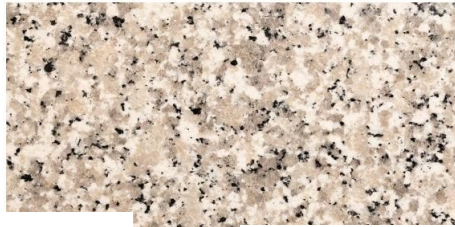
Coloris de façade:
K190 Noir lave
Exéc. poignée: 361 – Pos. de la poignée 1

Kitchen: Worktops

• Krishna Black



• Bianco Sardo



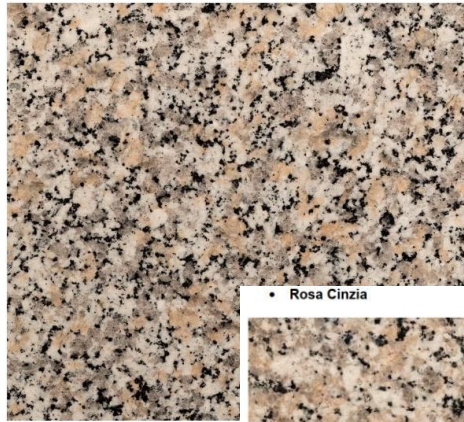
• Serizzo



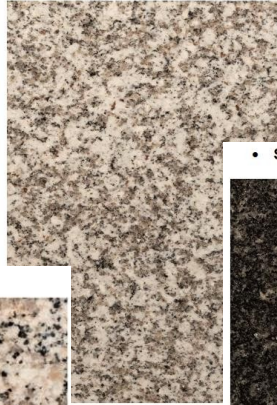
• Rosa Porrino



• Rosa Beta



• Cinzento Antas



• Nero Angola



• Rosa Cinzia



• Shiva Black



• Steel Grey



• Rosa Sardo



Kitchen : Appliances

**Série 6, Réfrigérateur intégrable
avec compartiment congélation,
122.5 x 56 cm, Charnières plates
SoftClose
KIL42ADD1H**



**Série 4, Hotte design intégré,
clear glass
DBB66AF60**



**Série 4, Four encastrable,
cm, Noir
HBA553BA0**



A

Maris, MRX 110-50, Acier Inox, Montage

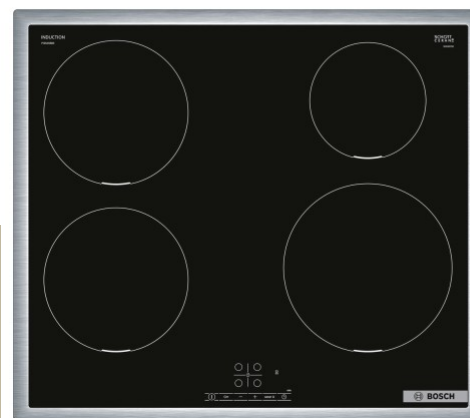


**Série 4, Lave-vaisselle entièrement
intégrable, 60 cm, XXL (grande
hauteur)
SBV4ECX10H**



A
↑
G B

**Série 4, Table de cuisson
60 cm, Noir, avec cadre
PIE645BB5E**



Robinet, Orbit Chrome, Goulot mobile



Kitchen : Apartment 2.5



Kitchen : Apartment 3.5



Kitchen : Apartment 3.5



Kitchen : Apartment 4.5



Kitchen : Apartment 4.5



Bathroom : Bathroom

Bathtub
DURAVIT

LOGIS
mixer

CROMETTA
trim

Procasa Uno
clothes rail

Eurovit+ furniture
Ceramic
washbasin

Basin mixer
LOGIS 100

Procasa Uno LED mirror
cabinet

SWIS



Sanitary: Bathroom (WC and accessories)

Soap dish
Procasa Uno

Procasa Uno double
tumbler holder

Towel rack
Procasa Uno

Paper holder
Procasa Uno

Procasa Uno
wall-mounted
bowl

Closure plate
SIGMA01

Procasa seat with
cover



Sanitary facilities: Shower room

Shower
PROCASA UNO

Single-
lever
mixer
LOGIS

Shower rail
CROMETTA

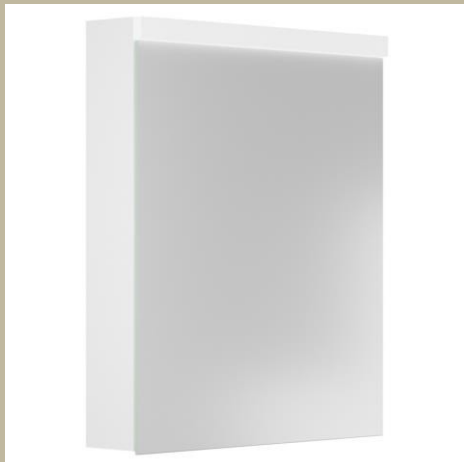
Clothes rail
Procasa Uno

GEBERIT 90 rose

Procasa Uno washbasin

Basin mixer
LOGIS 100

Procasa mirror cabinet
Uno LED



Sanitary facilities: Shower room (WC and accessories)

Soap dish with bars
Procasa Uno

Procasa Uno double
tumbler holder

Towel rack
Procasa Uno

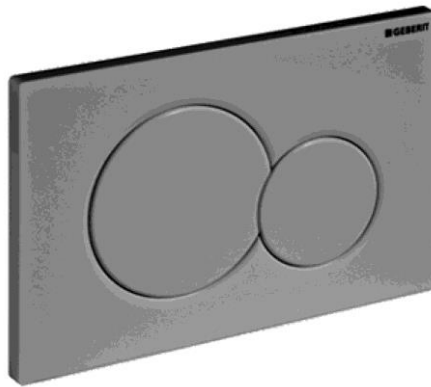
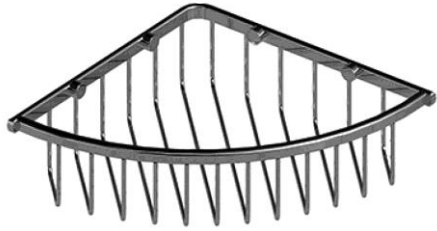
Paper holder
Procasa Uno

Procasa Uno
wall-mounted
bowl

Closure plate
SIGMA01

Procasa seat with
cover

WISS



Floor coverings Tiles

Probudget range

ETHOS



COLORI • COLOURS



LEUCOS



ASTRA



LITOS



GEO



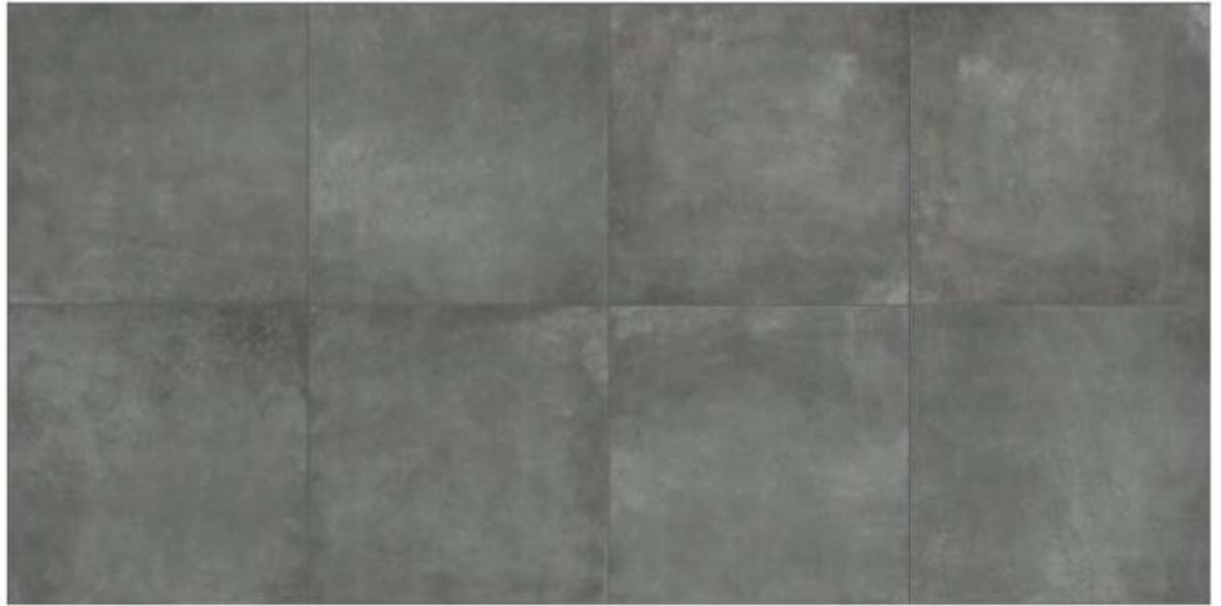
CRONO

- Aspect pierre veiné

Floor coverings Tiles

Probudget range

BETON



COLORI • COLOURS



- Aspect béton ciré

Floor coverings Tiles

Probudget range

PORTLAND



COLORI · COLOURS



GHIACCIO



GREIGE



FANGO



FUMO

- Aspect béton de coffrage

Floor coverings Tiles

Probudget range

TRIBECA



COLORI
Colors



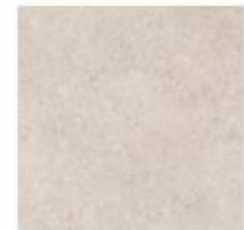
Bianco



Beige



Grigio



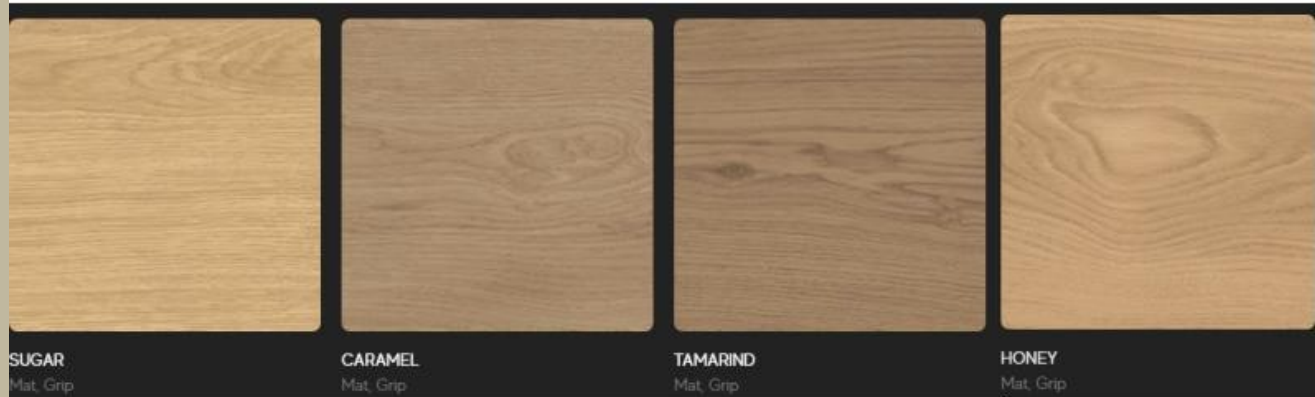
Tortora

- Aspect pierre mouchetée

Floor coverings Tiles

Probudget range

WOULD



- Aspect bois

Parquet flooring

Procasa Bianco range

Three-layer wooden plank: oak wear



Parquet flooring

Procasa Azure range

Three-layer wooden plank: oak wear



Interior joinery

Melamine panels, 19mm thick

Removable base for access to heating manifold

Wicket on side panel for access to electrical panel



Paint

Rustic white 1.0mm tinted in the mass for walls

White dispersion on ceilings (matt white or satin enamel in the shower rooms)



FOCUS ON CHANGES

Stage 1
Drawing up execution plans and built-in components
This first stage takes place between the "Site opening" phase and the "Concrete" phase. Its purpose is to definitively position all the technical elements that need to be incorporated into the concrete slabs and walls, and to ensure the technical coordination of the whole project. This will be the main topic of the 1st meeting with your customer advisor, during which you can discuss your wishes and requirements for the interior fittings of your home on the basis of the plans you received with your agreement.

- Objectives of Stage 1**
- Define and validate the position of non-load-bearing partitions and the type, position and opening direction internal doors.
 - Define and validate the position of sanitary fixtures (bath, washbasin, taps, etc.)
 - Define and validate the position of electrical equipment (switch, socket, , etc.)

You will be invited to visit the showrooms of the partners designated by Swissroc Construction to make your choices within the time limits communicated to you in advance, concerning the following items:

- The kitchen and technical plans.
- Sanitary appliances (models and dimensions).
- Electricity (location of sockets, switches, spotlights, light points, as well as models of switchgear).

The execution plan cannot be modified once it has been signed. Updates will only be made when your next choices are validated, in order to integrate them and avoid potential conflicts (updating cabinets, for example).

- Step 2**
Interior finishes
This second stage takes place between the "Air and watertight" and "Partitions" phases. You will be invited to visit the showrooms of the partners appointed by Swissroc Construction to make your choices within the timescale communicated to you in advance, concerning the following items:
- Tiles, earthenware, parquet and other floor coverings.
 - Wall coverings (paint and plaster).
 - Interior joinery (doors and wall cupboards - models, dimensions and accessories).

If your customer advisor is not an interior architect (to provide advice on decoration, layout and/or interior design), he or she will be happy to recommend the services interior design firms if required.

HOW CAPITAL GAINS WORK

If your choices or your requests for modifications result in additional costs, these additional costs, including the installation costs associated with these modifications, will be invoiced separately, on the basis of the quotations drawn up by Swissroc Construction.

A surcharge of 15% will be applied to quotations submitted by Swissroc Construction for the additional management and coordination of added value.

If your choices and modifications require further study by the architect or other specialist consultants, the related costs will be invoiced in addition at the hourly rate of the consultant concerned.





Thank you very much for your
confidence in us and we look forward working
to the successful completion of your property.

(This image is non-contractual)