

ARCHER



SEAMLESS METHOD, GREATER VALUE

Governance

100% data-backed, certified institutional-grade for defensible rental uplift, asset-value premium at exit, and future-proofed market resiliency

4

Social

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

3

Environmental

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

2

Financial

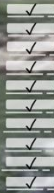
Model and quantify sustainability into investment performance from pre-dev to disposition and beyond

1

AAA

PI

LANDUSE
ZERO CARBON
ZERO ENERGY
ZERO WATER
ZERO WASTE
ONSITE SAFETY
SUPPLY CHAIN
FIN EMISSIONS
CLIMATE RISK
TARGETS



CERT
preimpact.org

1001-083



CATALYST



Fund



Design



Market



AM



Institutional-Grade. Sustainability Priced. Real Returns

ESG RE uniquely integrates design, market, and capital performance, delivering sustainability outperformance with zero premium and measurable return uplift. Archer RiverBlue already reflects Catalyst's commitment to visionary development — where purpose, precision, and performance converge. ESG RE builds upon that foundation, refining what already distinguishes the project and translating it into measurable, defensible value. The result is leadership in motion: a stronger return profile, greater resilience, and a lasting market advantage, as reflected below.

Cap Stacks Impact

Summary	Before	After
SOFR Indicative Rate	+275bps	+275bps
Total Budget	\$71.5M	\$71.5M
Senior Debt	\$43.5M	\$43.5M
Subordinate Debt	None	None
Equity	\$28.0M	\$26.2M
Lifecycle WACC Saved 25bp	\$0.0M	\$2.0M
NOI – Year 3	\$6.82M	\$7.40M
IRR Levered – 3Y Exit	29.5%	35.2%
Asset Value – Gross	\$94.26M	\$104.7M

Hold = 3y, Exit cap = 5.25%, Selling costs = 5%, NOI growth = 12%,
Senior = 10 61% LTC



1. Building Green

- We legitimately cut unnecessary green premiums
- **Fact:** Green building certs add 3-10% to hard & soft costs
- **Follow:** \$71.5M | 4% | \$2.86M

2. Green vs. Traditional

- We deliver sustainability out-performance at no extra cost
- **Fact:** ESG RE executes rated performance w/o green premium
- **Follow:** Same savings, better performance

3. Proven Market Value

- Certified, efficient assets command stronger exit value
- **Fact:** Capital markets recognizes 3-5% increase in asset value
- **Follow:** 3%+ accepted across real estate capital markets

4. Total Outperformance

- Design Vertical+ Pi Standard = superior ROI on any path & 100% sustainability outperformance under build-as-usual or any other high-performance certification
- **Fact:** On \$715k all vertical cost, ROI exceeds 895% with less than 1Y payback
- **Follow:** 2.5% saved + 3.5% in asset value / investment cost

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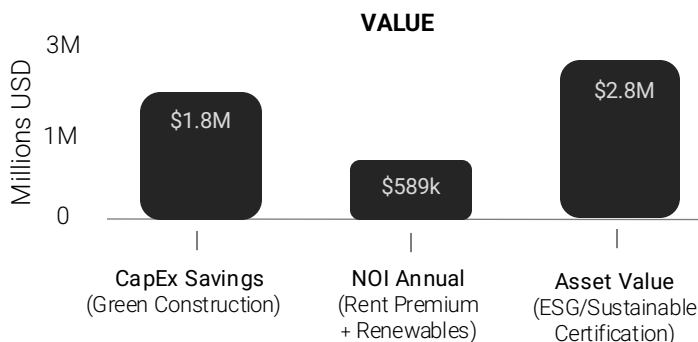
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Engineered For Value – Across Every Asset & Portfolio

In today's tightening capital environment, sustainability is no longer a feature – it's a financing and valuation strategy. ESG RE ensures your developments lead that shift. Catalyst's disciplined investment and development strategy already defines market leadership. ESG RE's Design Vertical builds on that strength—aligning responsibility with performance to deliver better assets, stronger returns, and enhanced reputation without altering cost structure or strategy. At Archer RiverBlue, this begins with an inherent environmental advantage: 28.1 acres generating 1,970 tons of land-use carbon credits. ESG RE's fulfillment process builds on that base by quantifying embodied carbon, integrating rooftop solar or green power purchasing, and achieving a guaranteed double net-zero outcome with best-in-class energy efficiency, expressed through both Carbon Emissions Intensity (CEI) and Energy Use Intensity (EUI) metrics. If pursued, (~2.5%) in avoided green certification costs (~\$1.8 M) further enhances equity efficiency.

Smartly layered social and governance performance—onsite safety, verified supply-chain inclusion, financed-emissions accounting, and a defined climate-risk rating—strengthens underwriting defensibility and future sale positioning. Combined with existing onsite social features, renewable savings, and verified ESG recognition, these measures yield a conservative 3.5% rental premium, 3% asset-value increase, and over \$340K in annual NOI uplift, raising the 3-year levered IRR from 29.5% to 35.2%. RiverBlue ultimately stands as proof that responsible design can drive measurable, defensible financial performance.



895%
ROI

ALL VERTICAL

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Accelerating Value & Mitigating Risk Through Precision

Catalyst's in-house marketing and partnership with Greystar already ensure best-in-class leasing, marketing, and operational performance — a core strength that positions RiverBlue ahead of its competitive set. ESG RE's Market Vertical can accelerate that performance, introducing hyper-targeted campaigns, predictive analytics, and ESG-verified positioning to refine market timing and strengthen absorption. Working in tandem with Catalyst and Greystar, it can enhance visibility into demand cycles, lease-up velocity, and revenue capture — ensuring faster stabilization and greater market resonance backed by on brand, data-driven and measurable sustainability performance.

This precision also mitigates one of the most significant institutional risks — exit timing. A delay of more than six months can compress IRR by 250–400 basis points; the Market Vertical addresses this through real-time capital-event forecasting, ensuring refinancing and disposition align with targets. ESG certification, double net-zero verification, and climate-risk rating data become market-facing assets that elevate buyer confidence, support premium pricing, and enhance defensibility from day one to sale. The result is a more efficient capital cycle — earlier NOI realization, stronger IRR preservation, and a sustainable investment narrative that directly translates into market advantage. Catalyst + ESG RE can initiate a 90-day pilot campaign to benchmark sustainability-linked leasing premiums and digital absorption rates — at no cost, fully data-backed.

RESULTS

40%

INCREASE
Lease up
Velocity

6-9

MONTHS
Less to
Stabilization

250%

BOOST
Qualified
Leads

Fund+Design clients start with our free high-level 90-Day Campaign:
Branding, positioning, and strategy – no cost, just proof


90 Days
FREE

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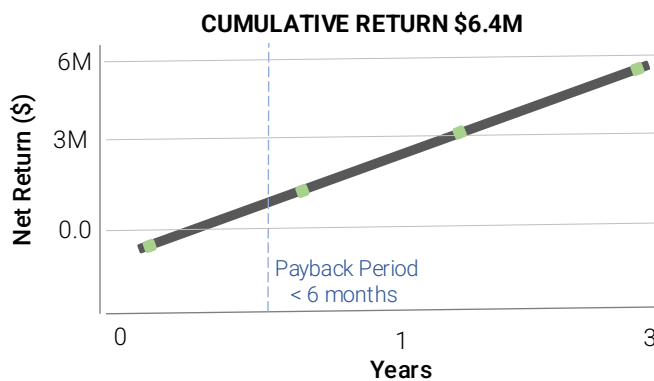


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Lifecycle Value Delivered

Catalyst's disciplined investment platform already demonstrates operational strength and strategic foresight. ESG RE's Asset Management Vertical extends that discipline from day one, creating a control system that future-proofs each asset while enabling performance to scale seamlessly across the portfolio. At Archer RiverBlue, this vertical integrates the outputs of the Fund, Design, and Market Verticals into a single, data-driven result that connects sustainability metrics, financing structure, and capital-event timing. The result is disciplined performance – assets that remain financing-ready, compliance-secure, aligned with institutional reporting standards, and buyer programmed throughout the lifecycle. Collectively, these measures strengthen DSCR from 1.36x to 1.65x plus, increase the levered equity multiple from 2.06x to 2.30x, and deliver a \$5.6M NPV with a cumulative return of \$6.4M and a payback period under six months. Equally important, overall risk exposure is materially reduced. The alignment of all verticals mitigates refinance and exit-timing volatility, stabilizes debt coverage under P&I scenarios, and safeguards equity value through consistent, verified reporting. In doing so, the Asset Management Vertical transforms asset design into lifecycle-controlled value and proven resiliency—ensuring every ESG RE-aligned asset remains measurable, defensible, and primed for its future. The same data-driven framework applied at Archer RiverBlue can be mirrored portfolio-wide, unlocking repeatable value, performance benchmarking, and measurable risk reduction across every Catalyst asset.



Key
\$5.6M
NPV

ALL VERTICAL

Fund

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Asset Mgmt.

ESG RE



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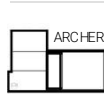
Design



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ESG RE's fully integrated verticals are unlimited throughout asset class specificity, have no project stage limitations, or zero negative cost-drivers whatsoever. Its ability to seamlessly apply across all asset classes is a strategic unlock for your portfolio - FL Developer

PERFORMANCE AT SCALE

RiverBlue Vertical Snapshot

VERTICAL	PERFORMANCE	OUTCOME	PAYBACK
Design	895% ROI	Instant	<6 months
Fund	\$5.6M NPV	Efficiency Gain	<1Y, 3Y hold
Market	2.0% IRR Uplift (not incl. in IRR)	Market Timing	@ stabilization
Asset Mgmt.	+29x DSCR +.24x Equity Multiple	Stability Benefit	Lifecycle

ESG RE | ALL VERTICAL. EVERY ASSET. ANY STAGE



Every dev investment project is a chance to outperform. ESG RE delivers the solution to help you do it – with zero premium, full vertical alignment, institutional-grade certification and quantifiable results.

ESG RE



Fund



Design



Market



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