

N
EDISON



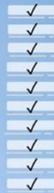
Strategic Planning

Capital Unlock

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

Asset Design & Delivery

Market Positioning

Operational Excellence

ESSE RE



Fund



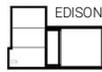
Design



Market



AM



Institutional-Grade. Sustainability Priced. Real Returns

For Neutral, The Fund Vertical replaces N. Edison’s mezzanine with institutional senior funding, cutting WACC by 240 bps, realizing \$8.3M in savings, stabilizing DSCR, and channeling vertical gains into better, more defensible returns

Cap Stacks Impact

| Summary | Before | After |
|-------------------------|-----------------|-----------------|
| Indicative Rate | Blended-9.6% | SOFR+275bps |
| Total Budget | \$217.4M | \$203.3M |
| Senior Debt | \$98.8M | \$121.9M |
| Subordinate Debt | \$34.6M | None |
| Equity | \$84.0M | \$81.0M |
| WACC Saved | 0.0M | \$8.3M |
| NOI – Year 3 | \$2.4M | \$2.6M |
| IRR – 7Y Exit | 18.1% | 25.1% |
| Asset Value | \$313M | \$330M |

Hold = 7y, Exit cap = 4.25%, Selling costs = 1.0%, NOI growth = 1%, Senior = IO 60% LTC



1. Building Green

- We legitimately cut unnecessary green premiums
- **Fact:** Green building certs add 6-10% to hard & soft costs
- **Follow:** \$300M | 7% | \$21M

2. Green vs. Traditional

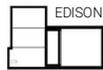
- We deliver sustainability out-performance at no extra cost
- **Fact:** ESG RE executes rated performance w/o green premium
- **Follow:** Same savings, better performance

3. Proven Market Value

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

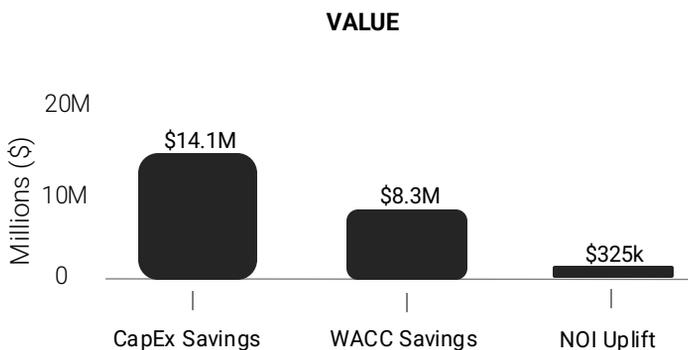
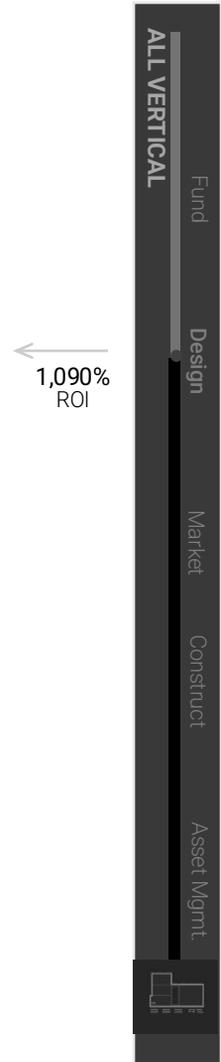
4. Total Outperformance

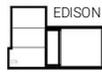
- Design Vertical+ Pi Standard = superior ROI on any path & 100% sustainability outperformance under build-as-usual or any other high-performance certification
- **Fact:** On \$3.1M vertical investment, ROI exceeds 1,000% with less than 1Y payback
- **Follow:** 6% saved + 4% in asset value / investment cost



Engineered For Value – Across Every Asset & Portfolio

N. Edison already shows thoughtful intent, from geothermal planning to the use of mass timber and onsite social well-being. The Design Vertical enhances these commitments by structuring them into true performance outcomes. Avoiding \$14.1M in “green premiums”, adding \$200k NOI/yr from geothermal (NPV-positive; 8-10yr payback, 4-6yr with ITC/179D). These are material - reducing equity outlay, enhancing IRR and strengthening DSCR without assuming rent premiums or unbanked incentives. Pre Impact Certification delivers credibility without cost inflation, ensuring the project’s sustainability narrative from high-performance environmental features to embedded social value and future-proofed governance is matched to the clients' ambitions and institutional defensibility.





Built For Scale, Powered By Data

N. Edison’s model already reflects strong leasing intent, though refinancing was set ahead of full stabilization. The Market vertical enhances this by pulling NOI stabilization forward 12 months and aligning it with refinance events. This creates earlier, more predictable capital events – from refinancing to distributions – while keeping rent assumptions unchanged. The combined effect is an additional 200–250 bps IRR uplift, achieved through hyper-targeted timing and stronger DSCR, not speculative rent premiums. By reducing uncertainty and compressing the timeline, the Market Vertical strengthens both performance and financing defensibility.

ALL VERTICAL

Fund

Design

Market

Construct

Asset Mgmt

← 90 Days FREE

RESULTS

55%
INCREASE
Lease up
Velocity

6-12
MONTHS
Less to
Stabilization

450%
BOOST
Qualified
Leads

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

ES&RE



Fund



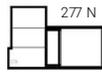
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Construction That Pays

The Construct vertical offers an optional path to further cost and timing efficiency. Through modular delivery, N. Edison could achieve 30-40% faster completion and more than 20% labor cost reduction, with net CapEx savings above 15% when combined with the Design vertical. By shortening the build cycle and aligning with Market vertical timing, modular construction not only reduces hard costs but also pulls forward capital events, accelerating the shift from construction debt to permanent financing. This approach enhances stabilization defensibility with built-in marketing advantages, while delivering a materially lower all-in cost base. Modular delivery was not included in the After figures, ensuring the proposal remains accurate.



PROJECTIONS

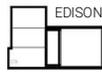
8%
HARD
Cost
Savings

20-30%
REDUCED
Build
Time

60%
INCREASE
Onsite
Safety

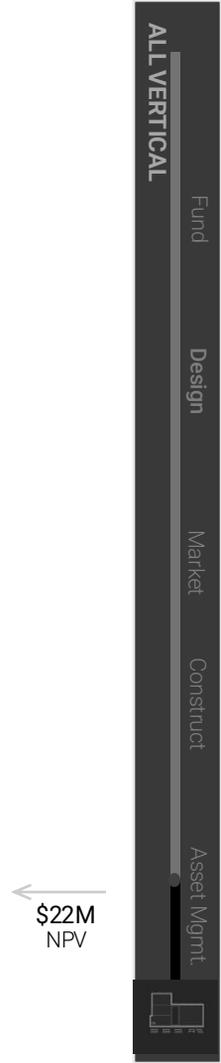
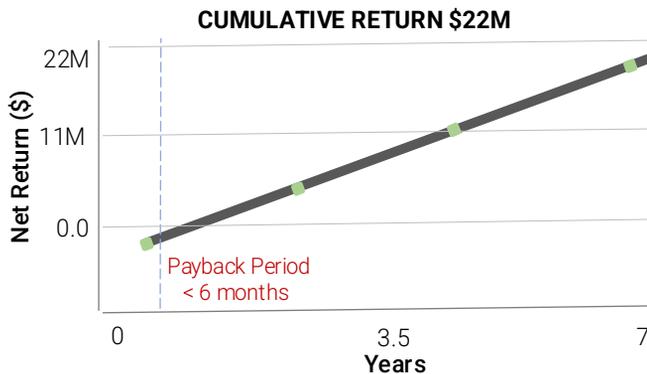
Design+Construct results in a minimum 15% total capex savings, freeing up substantial fund-level/project-level equity capital for further investments

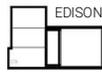




Lifecycle Value Delivered

N. Edison's model reflects a well-structured OpEx trajectory, with limited provision for lifecycle efficiencies. The Asset Management Vertical introduces \$125k in annual savings through operational controls, preventative maintenance, and automation, while normalizing DSCR under P&I by +0.15x-0.50x. Beyond NOI uplift, it frees reserves and contingencies, releasing capital otherwise tied up in buffers. Combined with Fund and Design, this results in over \$22M in equity efficiency available for redeployment, allowing investors to do more with their capital. Seamless compliance automation and sustainability reporting from build through the first 90 days operations ensure the asset remains defensible through exit, aligning ESG/sustainability performance with institutional standards.





→ 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

[N. Edison Vertical Snapshot](#)

| VERTICAL | PERFORMANCE | OUTCOME | PAYBACK |
|-------------|--------------------|-----------------------|-----------------|
| Design | 1090% ROI | Instant | <6 months |
| Fund | \$22M NPV | Efficiency Gain | <1Y, 7Y hold |
| Construct | \$17M SAVED | Freed up Cap | >12 months |
| Market | 2.5% IRR Uplift | Market+Finance Timing | @ stabilization |
| Asset Mgmt. | + .15x → .45x DSCR | Stability Benefit | Lifecycle |

ESG RE | ALL VERTICAL. EVERY ASSET. ANY STAGE



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

ESG RE



Fund



Design



Market



AM



N
EDISON

1090%
ROI

ALL VERTICAL

Fund

Design

Market

Construct

Asset Mgmt.



ESSE RE



Fund



Design



Market



AM