

Fund



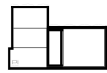
Design



Market



AM



Manage with Precision. Perform with Certainty

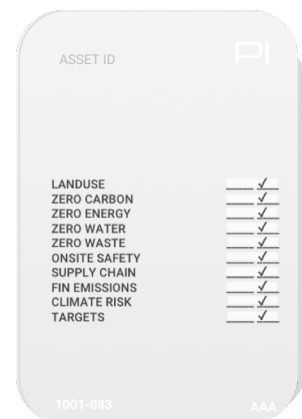
In today's market, the best asset managers aren't simply maintaining performance – they're engineering it. With capital markets tightening, and tenants expecting more for less, the margin for error is gone. What sets elite asset managers apart is the ability to **predict, protect, and outperform** – across the entire lifecycle.

ESG RE's Asset Management program transforms that challenge into an advantage. We give you an integrated operating system that's built on our Fund, Design, Market, and Asset Management verticals – where ESG value, operational efficiency, and capital optimization aren't afterthoughts, but embedded from the start. This means fewer surprises, better numbers, keen clarity, and a portfolio that is always positioned for its next move.

Vertical delivery.

Greater gains without the guesswork

- \$5.3M - \$23.1M NPV gain per asset
- 15% - 28% NOI improvement
- 20% OpEx reduction via embedded performance
- +35-60bps DSCR improvement
- 100% ESG performance embedded pre-delivery



Fund



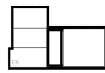
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EMBEDDED LIFECYCLE THAT OUTPERFORMS



Capital Unlock

NPV Gains and rated institutional-grade ESG performance from day one

Design Delivery



Climate risk and ESG overlays hardwired into AM



Market Positioning

Data-rich performance architecture keeps every asset prepared for its next capital event

Operational Excellence



Predictive maintenance, tenant gains, and CapEx/OpEx reductions embedded into asset workflows

ESG RE



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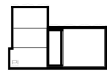
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Ten Assets. One Outcome: Delta Plus Asset Management

From ground-up to repositioned assets, ESG RE's integrated vertical model helps asset managers unlock superior capital, reduce lifecycle costs, and deliver assets that outperform throughout the portfolio – economically, environmentally, and socially.

Mini Case Studies

The Bluffs

Outcome:

Delivering a \$15M+ capital savings by reconfiguring the stack

Design:

Carbon zero tower with optimized CapEx, and 91% supply chain inclusion

Result:

+7.4% IRR uplift | AAA-Certification
| \$2.9M WACC savings | +700k NOI per annum



The 04

Outcome:

\$3.3M cost of capital savings & \$6M in avoided construction premiums

Design:

Five-building modular multi-family achieving quadruple net zero

Result:

1400% ROI across verticals,
\$9.4M in cost savings per building, 16% NOI efficiency



ESG RE



Fund



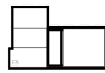
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ESG RE's fully integrated verticals are unlimited throughout asset class specificity, have no project stage limitations, or zero negative cost-drivers whatsoever. Its ability to seamlessly apply across all asset classes is a strategic unlock for your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

PROVEN PERFORMANCE AT SCALE

Results from ESG RE Vertical Integration

Asset Type	IRR Lift	DSCR	CapEx Saved	Equity at Risk
Multifamily	+8.2%	+35-55bps	\$5.6M per asset	14% avg. drop
Mixed-use	+9.1%	+45-60bps	\$7.4M per asset	17% avg. drop
Hospitality	+8.9%	+50bps	\$6.7M per asset	16% avg. drop
Tower	+7.8%	+35-40bps	\$11.1M per asset	13% avg. drop
Industrial	+9.4%	+40-55bps	\$6.3M per asset	15% avg. drop
Portfolio	+8.68%	+42 bps	\$6.82M	15%

ESG RE | ALL VERTICAL ROI 1200%+



If you're ready to manage less reactively and more proactively, ESG RE delivers the system to make it happen – without adding complexity. We don't just prepare assets for the market. We keep them ready. Discover how ESG RE verticals deliver quantifiable gains at every stage team@esg-re.com



Fund



Design



Market



AM