



ESG-RATED REAL ESTATE
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Pre Impact’s ESG RE Standard addresses the foremost applicable and important environmental, social and governance associated with a building’s impact. Therefore, the most pressing and relevant ESG issues that are directly attributable to its financing, planning, construction, management and use are factually addressed, accounted for and tracked by the certified ESG-ratings. The ESG AAA, AA, & A-rated products price in the clients commitment to and investment into their sustainable properties.

Pathway
ESG AAA-Rating

KPI	Target	Description
1. LU1: Property Area	100%	One-hundred percent of the property parcel must be disclosed by acres, SQFT/SQM and depth. The carbon reductions from landuse can only be used once, reduced from the carbon balance and retired with the property
2. CO2: Building Materials	75%	Seventy-five percent of the structures’ building material area coverage must be disclosed by material type in units of volume or mass (GWP Embodied Carbon
3. CO2: Planning Services	100%	One-hundred percent of the project’s planners (architects, engineers, etc.) must disclose their annual fuel or echarge in units of volume or kWh and total annual planned projects in units of area
4. CO2: Planning Stationary Equipment	100%	One-hundred percent of the project’s planning service providers must disclose their annual electricity consumption in units of energy and total annual planned projects in units of area
5. CO2: Construction Equipment & Tools	100%	One-hundred percent of the project’s construction must disclose electricity consumption in units energy by way of an onsite meter
6. CO2: Construction Fleets & Machinery	100%	One-hundred percent of the project’s construction service providers must disclose their annual fuel or echarge consumption in units of volume or kWh and annual built projects in units of total area
7. CO2: Material Shipping	80%	Eighty-percent of building material and product shipments must be disclosed by material/product type, origin and net units of mass, volume or area.
8. EN3: Onsite Renewables	100%	One-hundred percent of the project’s energy use must be from onsite renewable energy with an EUI between 0-35 (building type and climate zone specific)

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ABOUT
Green Lotus Investments, led by Patels is bringing new life to the The Palms in Portland Oregon. As an inspiration to us, the local community and real estate industry alike, this family-owned property has been used for the last several years to help house the homeless. The multi-family residential development includes 155 units of studio, one bedroom, two bedroom and three bedroom units. The project will follow City of Portland Inclusionary Housing guidelines and will have a mix of both market rate and affordable units.

This 155,000 GSF multi-faceted space that is breathing new life into the city is designed with grid interaction, smart building tech at the customer and utility level and incorporates the most advance environmental, social and governance performance spanning everything from upcycled building materials from demolition to supply chain inclusion and beyond.

STATUS
-ESG performance targets set
-Reduced interest rate for full loan amortization
-Finalized architectural plans
-Approved building permit
-Demolition and build out 2025

Pathway
ESG AAA-Rating

KPI	Target	Description
9. EN3: Passive Design	75%	Seventy-five percent of the project’s building envelope (thermal, air, radiation, moisture) must incorporate passive principles with a 10-35% efficiency improvement over ASHRAE 90.1-2019 or a thermal energy demand intensity of 18-32 or lower
10. WT4: Upcycling Building Materials	85%	Eight-five percent of building materials must be recycled during demolition and disclosed by material type and net weight. The carbon reductions can only be used once, deducted from the carbon balance and retired directly with the property
11. WT4: Waste to Energy Waste diversion	100%	One-hundred percent of the project must include a food waste to energy or food waste diversion solution that is disclosed by total mass per year and units of energy
12. WA5: Potable Water	100%	One-hundred percent of the project’s potable water supply must be disclosed by total gallons/litres per year
13. WA5: Non-potable Water Reuse	50%	Fifty-percent of the project’s non-potable must be re-used onsite and disclosed by total gallons/litres per year
14. WA5: Rain Water Capture	100%	One-hundred percent of the project’s rainwater should be harvested and disclosed by gallons/litres per year
15. CR6: Land Area	100%	One-hundred percent of the project’s carbon reductions from land must be disclosed by vegetation type, top soil, deep soil and metric tons, deducted from the carbon balance and retired with the asset
16. CR6: Demolition	100%	One-hundred percent of the project’s reductions from demolition must be disclosed by waste hauler, material type and metric tons, deducted from the carbon balance and retired with the asset
17. CR6: Products Spec’d	35%	Thirty-five percent of the project’s embodied carbon from materials must be reduced, disclosed by product type and GWP, deducted from the carbon balance and retired directly to the asset
18. CR6: Onsite Renewables	100%	One-hundred percent of the project’s energy use must be from onsite renewable energy with an EUI between 0-35 (building type and climate zone specific)
19. CR6: Built Envelope	100%	One-hundred percent of the project’s built envelope (completed structure) must be disclosed by total metric tons of carbon and total square feet/square meters with a carbon intensity of zero

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ABOUT
Related Investments, led by Albert Socol and team Summa Development Group is the experienced sponsor behind the five-star JW Marriott Hotel, Convention & Branded Residences located on beautiful Lake Eola in Orlando Florida. With an all-star project team, once completed in 2028 this sustainable hospitality and living experience will not only be a staple in the city but a destination for industry, society and businesses alike.

With 1.51 acres of beautiful grounds, unrivaled amenities and direct views and access to the Lake, this 916,170 gross square feet five star hotel has seven hotel floors, 226 rooms, 110 residences and 21 penthouses. Nothing says lifestyle, quality, performance and eloquence like the world leader in hospitality. JWM’s five-star hotel will timelessly outperform for the next century.

STATUS
-ESG performance targets set
-Reduced interest rate for full loan amortization
-Finalized architectural plans
-Site prep and build out 2025
-Completion 2028

Pathway
ESG AAA-Rating

KPI	Target	Description
20. SG7: Onsite Safety	100%	One-hundred percent of onsite safety from all construction must be disclosed by preventative measures taken (height, moving objects, slips, falls) and number of injuries
21. SG7: Supply Chain	100%	One-hundred percent of the project's suppliers, planners and construction providers must accept the project's data intake form and disclose their acceptance of those terms by way of their participation and impacts
22. SG8: Commissioning	100%	One hundred percent of the project's infrastructural systems must include a building commissioning plan chartering the alignment of the building/system design to constructed performance
23. SG7: Financed Emissions	100%	One hundred percent of the assets' financing must be disclosed by scope and emissions intensity
24. SG7: Climate Risk	100%	One hundred percent of the asset must disclose physical climate risk (heat, storm, drought, flood and fire)
25. SG7: Diversity & Inclusion	20%	Twenty-percent of awarded project contracts must include diversity, disclosed by number of contracts awarded
26. SG7: Affordable Housing	20%	Twenty-percent of the asset must include affordable housing, disclosed by area and number of units
27. SG7: Portfolio Targets	100%	One-hundred percent of the asset if part of a portfolio must include decarbonization performance, disclosed by project area, project metric tons, portfolio metric tons and total portfolio area.
28. SG7: Building Mgmt. System	100%	One hundred percent of the asset must incorporate an online building management system that provides real-time utility data (energy, water, carbon) with web-based sub metering capabilities



ESG
AAA+

PI
KPI



LANDUSE
ZERO CARBON
ZERO ENERGY
ZERO WATER
ZERO WASTE



VALUE CHAIN
ONSITE SAFETY
SUPPLY CHAIN
DIVERSITY



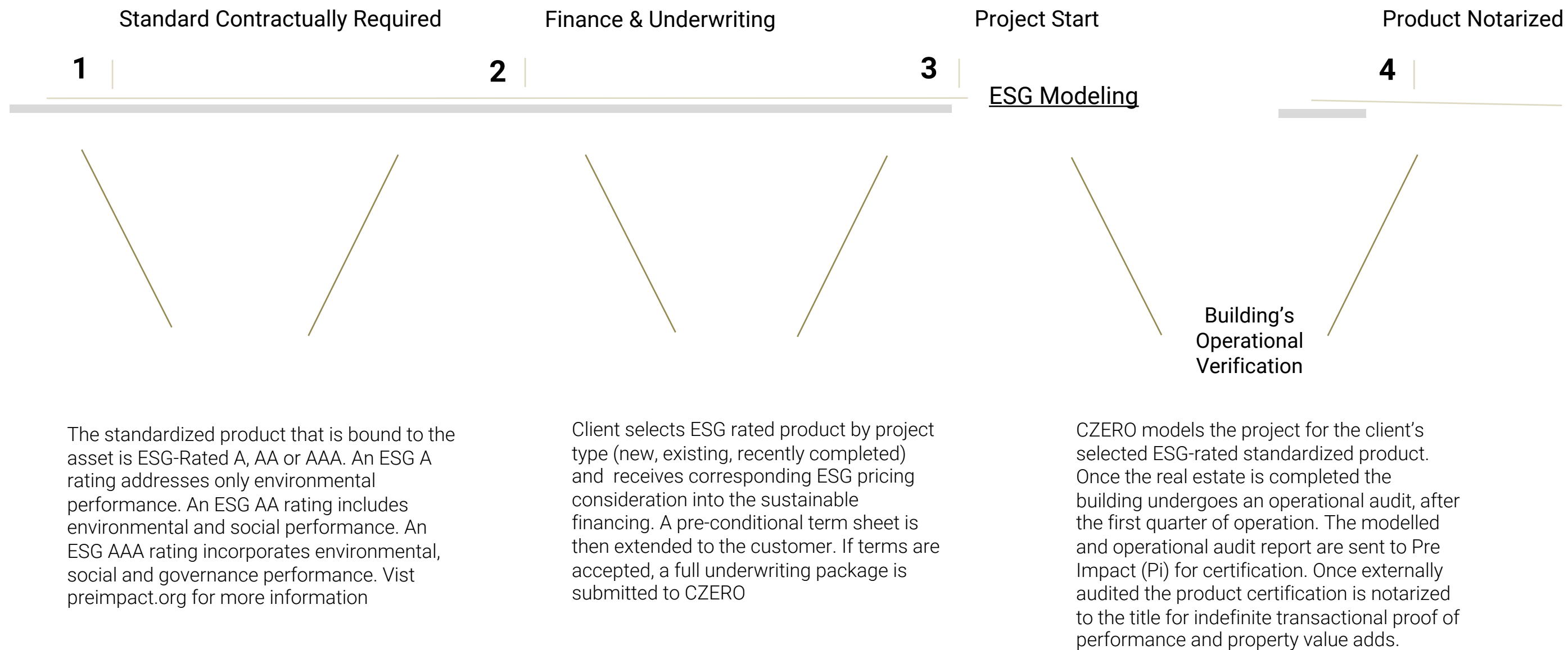
FINANCED EMISSIONS
CLIMATE RISK
WELL BEING
TECH & TARGETS



CZERO

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PROCESS OVERVIEW





LU1

Property Area

Nature-based solutions



CO2

Building Materials-All

LCA/Embodied carbon



Planning Service Transit



Planning Stationary Equipment



Construction Equipment & Tools



Construction Fleets & Machinery



Material & Product Shipping



EN3

Onsite Renewables/Green Power Purchasing

Net Zero/Electrification



Passive Design



WT4

Upcycling Building Materials

Circularity/Recycling



Waste to Energy & Waste Diversion



WA5

Potable Water

Water Use/ Water Efficiency



Non-Potable Reuse



Rain Water Capture



CR6

Property Land Area

Decarbonization/Carbon Reductions



Demolition



Product Specification



Renewables



Built Envelope



SG7

Onsite Safety

Social Responsibility/CSR/HSE



Supply Chain



Diversity & Inclusion



Commissioning



Financed Emissions



Climate Risk



Affordable Housing



Building Management System

