



SDG/RIG



CERTIFIED ASSET DESIGN™

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

A-Rated

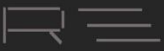
PI

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



CAD™
preimpact.org

1001-003



Fund



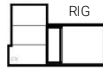
Design



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. Summa's 5 Star Hotel, Convention, and Branded Residences already reflects a commitment to visionary development — where purpose, precision, and performance converge in legacy. ESG RE builds upon that legacy, refining what already distinguishes the investment and translates it into more measurable, defensible value. The result is undoubted leadership: a stronger return profile, greater resilience, mitigated risk and a lasting market advantage.

Cap Stacks Impact

Summary	Before	After
SOFR Indicative Rate	8.29%	8.29%
Total Budget	\$467M	\$441M
Senior Debt	\$200M	\$190M
Subordinate Debt	\$138M	\$132M
Equity/Key/Deposit	\$129M	\$119M
Lifecycle WACC Saved 25bp	\$0M	\$7M
NOI – Year 5	\$13.2M	\$14.1M
IRR Levered – 10Y Exit	42.3%	49.2%
Hotel Value – Gross	\$306M	\$322M

Hold = 10y, Exit cap = 4.25%, Selling costs = 1%, NOI growth = 1%,
Senior = 1075% LTC



1. Building Green

- We legitimately cut unnecessary green premiums
- **Fact:** Green building certs add 4-10% to hard & soft costs
- **Follow:** \$377M | 7% | \$26M

2. Green vs. Traditional

- We deliver sustainability out-performance at unbeatable cost
- **Fact:** ESG RE executes rated performance w/o green premium
- **Follow:** Same savings, better asset 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

- Certified AssetDesign™ + Pi Standard = 1,280% ROI on any path
- **Fact:** On \$3.2M all vertical cost, ROI exceeds 1000% with less than 1Y payback
- **Follow:** \$26M saved + \$15M in asset value / \$3.2M cost

ESG RE



Fund



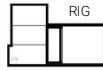
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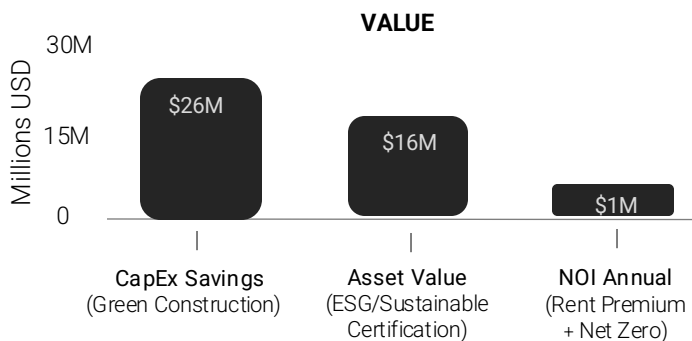
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Engineered For Value – Across Every Asset & Portfolio

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. RIG'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 RIG's property, this begins with an inherent environmental advantage: 103 tons of land-use carbon credits. ESG RE's fulfillment process builds on that base by quantifying embodied carbon, integrating geothermal, solar windows 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, (~7%) in avoided green certification costs (~\$26M) further enhances equity efficiency, DSCR, equity multiple, and IRR.

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, 5% asset-value increase, and \$1M in annual NOI uplift, raising the 10-year levered IRR from 42.3% to 49.2%. RIG's 5 Star Experience ultimately stands as proof that responsible design can drive measurable, defensible, and timeless financial outperformance.



1,280%
ROI

ALL VERTICAL

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Asset Mgmt.

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Accelerating Value & Mitigating Risk Through Precision

ESG RE's market engine with built-in brand power across partnerships can ensure best-in-class leasing, marketing, and operational performance — a core strength that positions RIG's Hotel 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 property sales and leasing, 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.

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

ALL VERTICAL

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Design

Market

Asset Mgmt.



ESG RE



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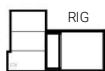
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Market

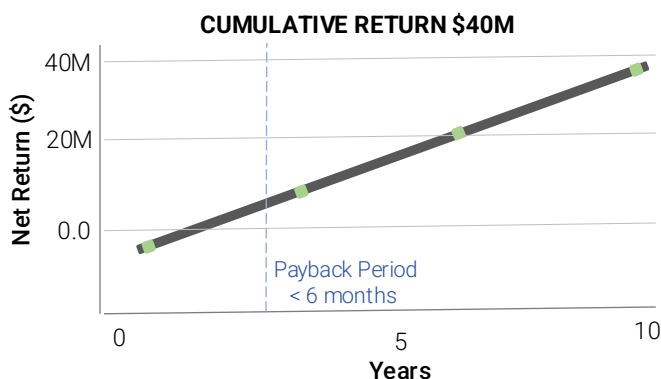


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Lifecycle Value Delivered

RIG's disciplined investment strategy 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 throughout the development timeline to exit. At RIG's property, 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 1.25x to 1.60x, increase the levered equity multiple from 4.40x to 5.1x, and deliver a \$40M NPV with cumulative return 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 RIG's asset remains measurable, defensible, and primed for its future.



Key
\$40M
NPV

ALL VERTICAL

Fund

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Asset Mgmt.

ESG RE



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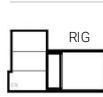
Design



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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 - NY Developer

PERFORMANCE AT SCALE

RIG 5 Star Hotel Vertical Snapshot

VERTICAL	PERFORMANCE	OUTCOME	PAYBACK
Design	1,280% ROI	Instant	<6 months
Fund	\$40M NPV	Efficiency Gain	<1Y, 10Y hold
Market	2.0% IRR Uplift (not incl. in IRR)	Market Timing	@ stabilization
Asset Mgmt.	+35x DSCR +.70x 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.

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