



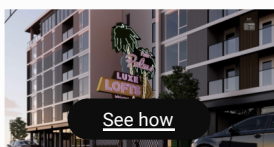
ESG RE ALL VERTICAL. EVERY ASSET. ANY STAGE

Capture the full asset performance and debt coverage improvements that ESG RE delivers. We're not offering pricing compression. We're delivering performance-enhancing design and lifecycle strategies that compound asset value.

Institutional Performance:

- ➡ Debt service coverage ratio's north of 1.50x across diverse assets
- ➡ Verified 8%+ green construction cost savings w/ rated certification
- ➡ Accelerated lease-up velocity, reducing stabilization timelines
- ➡ Higher NOI, IRR and equity coverage uplifts
- ➡ Portfolio-wide 7%+ asset value increase, 8% NOI improvement
- ➡ Multi-million NPV, sub-one-year payback, lowering LTV/LTC
- ➡ Proven ESG RE ROI north of 600% across real asset types

Debt Fund Summary



Interest only and fixed up to 300M, 75% LTC/LTV, Senior and Subordinate Debt, US treasury/SOFR + ESG Spread, Valid Nationally, Design Vertical's Sustainable Building Features Included In Finance Fee, Market Vertical's Dev Marketing Campaign 3-Months Free, AM Vertical's export-ready, future-proofed sustainability report included.

