

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 exportready, future-proofed sustainability report included.

Fund



- ✓ ESG-priced debt
 - Enhanced returns
- ✓ Capital efficiency

Design



- ✓ Compounds IRR
- ✓ Reduces risk
- √ 600%+ ROI

AM



- Risk mitigation
- √ 7%+ in asset value
- ✓ NOI optimization

Market



- Lease-up boost
- Stabilizes quicker
- Cap markets story

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