

All Vertical. Every Asset. Any Stage



Fund



Design



Market



AM



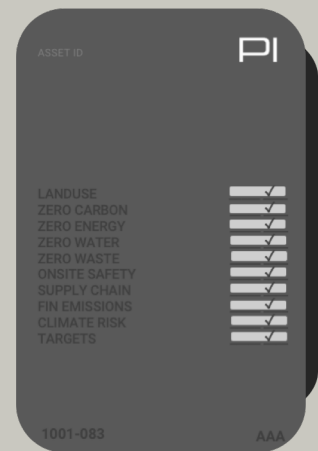
Where Capital Meets Certainty: Outperformance by Design

In today's capital environment, risk-adjusted returns demand more than favourable yields – they require defensible assets, forward-compliant performance, and operational continuity that's backed by real performance data. ESG RE's vertically integrated product is purpose-built to deliver on that mandate.

Whether you're funding stabilized multi-family, acquiring mixed-use portfolios, underwriting next-gen towers, ESG RE provides institutional investors with a performance-driven model that connects capital strategy to lifecycle performance – from day one to exit.

Verticalized results. Institutional-Grade

- ➔ Control ESG/sustainability exposure without compromising IRR
- ➔ Financially quantify environmental, social and governance value
- ➔ Improve DSCR, reduce equity risk, and align with REIT and fund-level mandates
- ➔ Access fully certified, high performance assets from pipeline to perm
- ➔ Future-proofed assets with zero compliance burden and fully automatic reporting from day one



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VERTICAL PERFORMANCE THAT SPEAKS



Capital Unlock
DSCR improvement of
35-60bps across tranches

Design Delivery
IRR lift of 7-12% across
all assets and portfolios



Market Positioning
Pre Impact Institutional ESG
Ratings secured on delivery

Operational Excellence
Lifecycle savings of \$6.9M-\$35M per
asset combined from CapEx/OpEx



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Two Assets. One Outcome: Out Performance

From ground-up to repositioned assets, ESG RE's integrated vertical model helps institutions unlock superior capital, reduce lifecycle costs, and deliver investments that outperform – 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



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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 types is a strategic unlock for you're positioning - NY Developer

PROVEN PERFORMANCE AT SCALE

Real world 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%+



We are your capital partner in sustainable real estate outperformance. With fully certified design, compliance governance and fund-to-exit continuity, our verticals turn sustainability into a risk-adjusted asset class. Request portfolio overview or tailored asset modelling.



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