





JW

W

Branded Residences At Park Five

ESG³
A

ESG-RATED LEED PLATINUM

Client loan amount
SDG | JW Marriot & Branded Residences

To date, financial project summary

- | **Very** experienced sponsor
- | **Proven** and niche real estate development strategy
- | **Developer** project value-adds totaling 52,2 million
- | **Project entity cash equity** 78 million
- | **As-is** land appraisal value 36.2 million
- | **Preliminary** city approvals
- | **All-star** team with experience on previous projects
- | **Closing** target, late June/early July
- | **Qualified** business borrower



ESG Fund

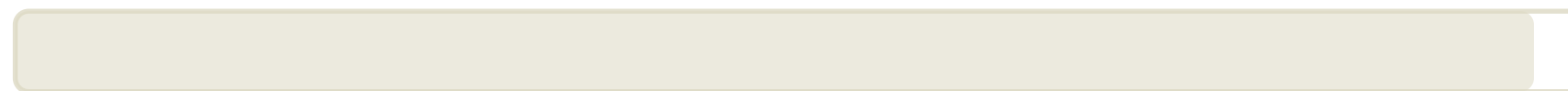


How we add value

SDG | JW Marriot & Branded Residences At Park Five

- | **Reduced** cost of capital for all financing
- | **Better** performing asset
- | **Affordable** high-performance building design features
- | **Easier** permit process
- | **Increased** return on investment
- | **Capital savings** from LEED costs
- | **The recognition** the asset will receive by being ESG AAA

Sustainable Building & Real Estate Performance Barometer



Introductory

Intermediate

Advanced

True green
SDG I JW Marriot & Branded Residences At Park Five

CATEGORY

	LEED	ILFI	CZERO
Sustainability	Sustainable Sites	Place	ESG
Environmental	Materials & Resources Energy & Atmosphere Water Efficiency Location & Transport Indoor Air Quality	Materials Energy Water Health	Landuse Zero Carbon Net Zero Energy Net Zero Waste Net Zero Water
Social	None	Equity & Beauty	Social Design Onsite Safety Supply Chain High-performance
Governance/other	Regional Priority Innovation Resilient Design	None	Workforce Housing Financed Emissions Climate Risk Portfolio Targets

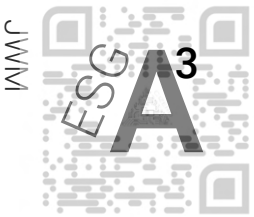
Performance design
SDG | JW Marriot & Branded Residences At Park Five

47.9M NET SAVINGS on cost of capital
from sustainable real estate product

\$450M

Senior Debt	73%		332 M
Condo Deposits	9%		39 M
Cash Equity	20%		78 M

Commercial Mixed Use	
916K.	Gross Square Feet
\$332M	Senior Debt
\$39M	Condo Depo Targets
\$78M	Cash Equity



Development Budget	450,063,234
COESG – 20 Year Term	332,756,130
Annual Interest Rate 7.50	32,167,929
Annual Interest Rate COESG 6.50	29,771,284
APR Savings Per Annum	2,396,645
CZERO ESG-AA Rated Product	1,923,600

NET FINANCIAL SAVINGS 47,932,900

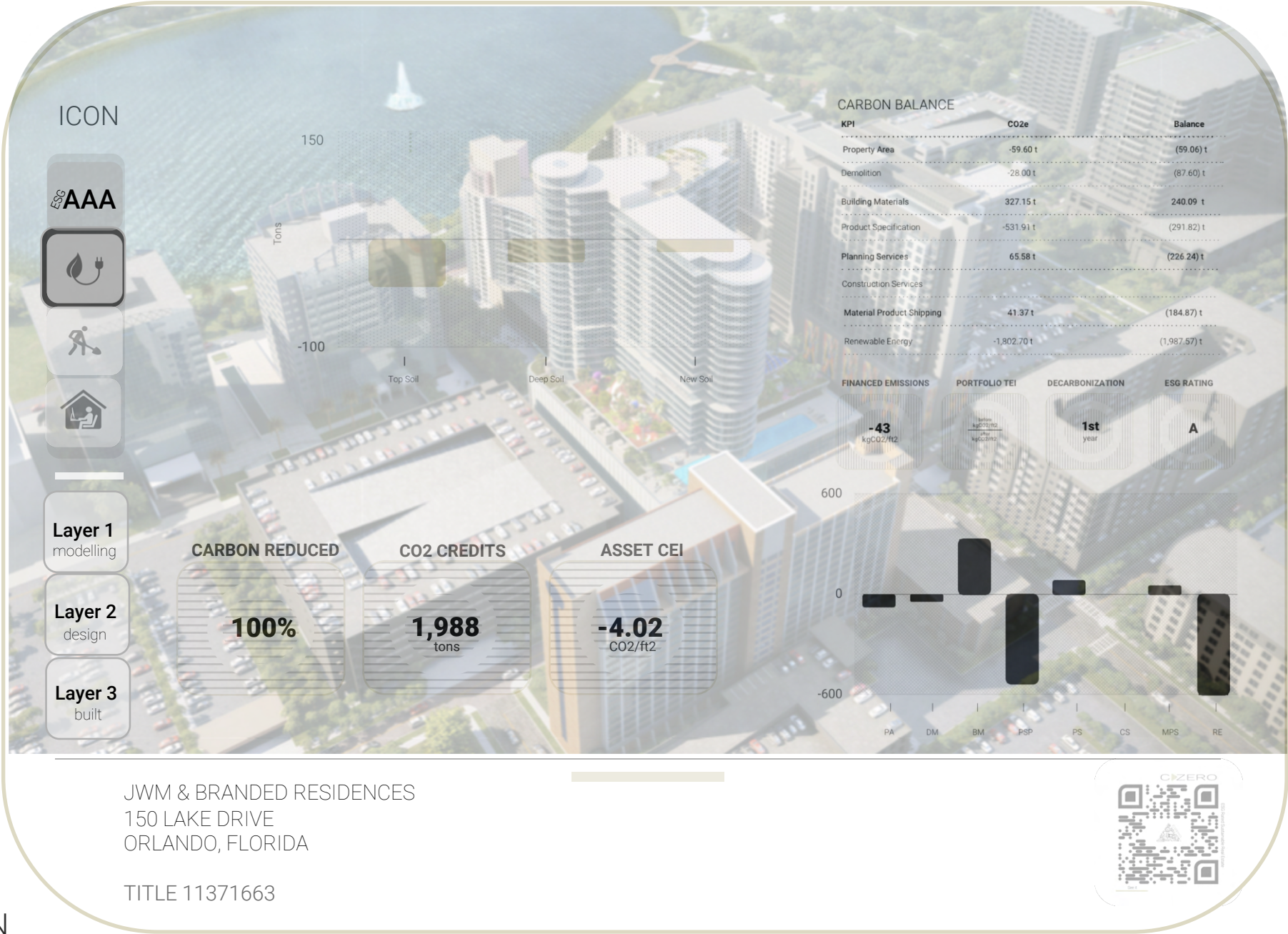
Project Budget/Cost	450,063,234
SRE Conservative Value Add 2%	9,001,265
ESG-Rated Product Investment	1,923,600
Net Capital Gain	7,077,665

ROI 79.3%





REAL ESTATE



Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
- ✓ Workforce housing
- ✓ Targets

PRE-APPROVED
SUSTAINABLE
FINANCE

LOAN
TRACKING &
VERIFICATION

ICON API
w/ real time
monitoring

POST
CONSTRUCTION
audit by Pi

OUTPERFORM

CZERO
ESG
AAA+ ROI





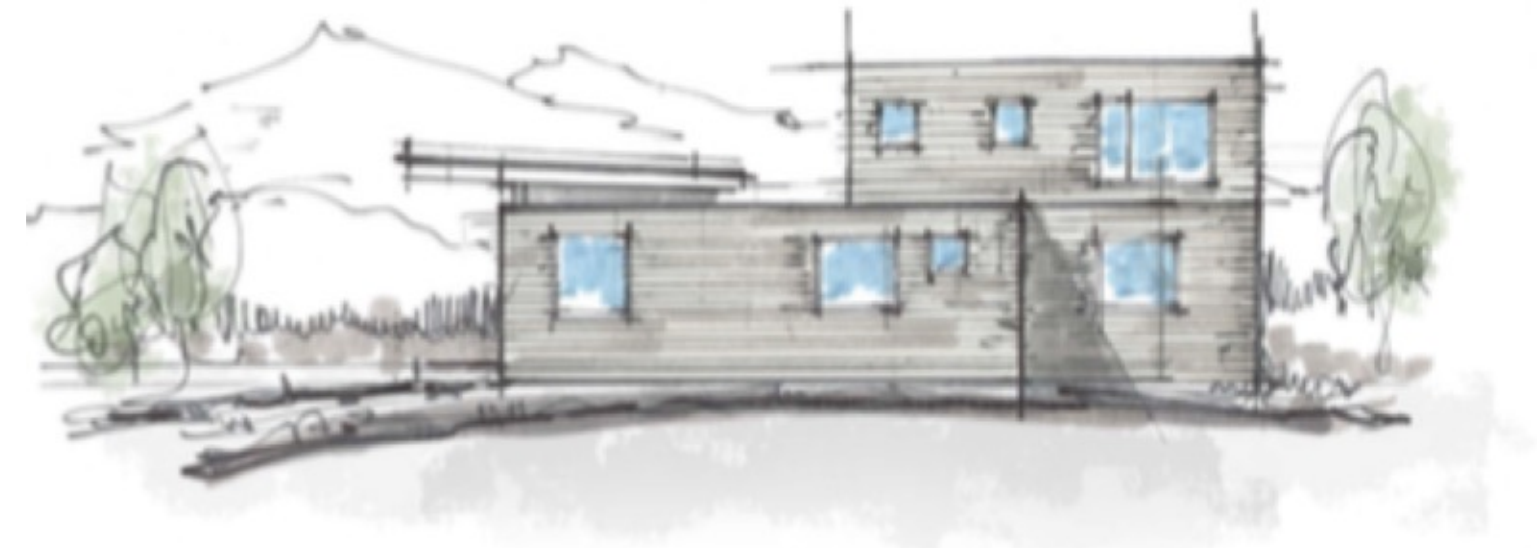
The Quarry



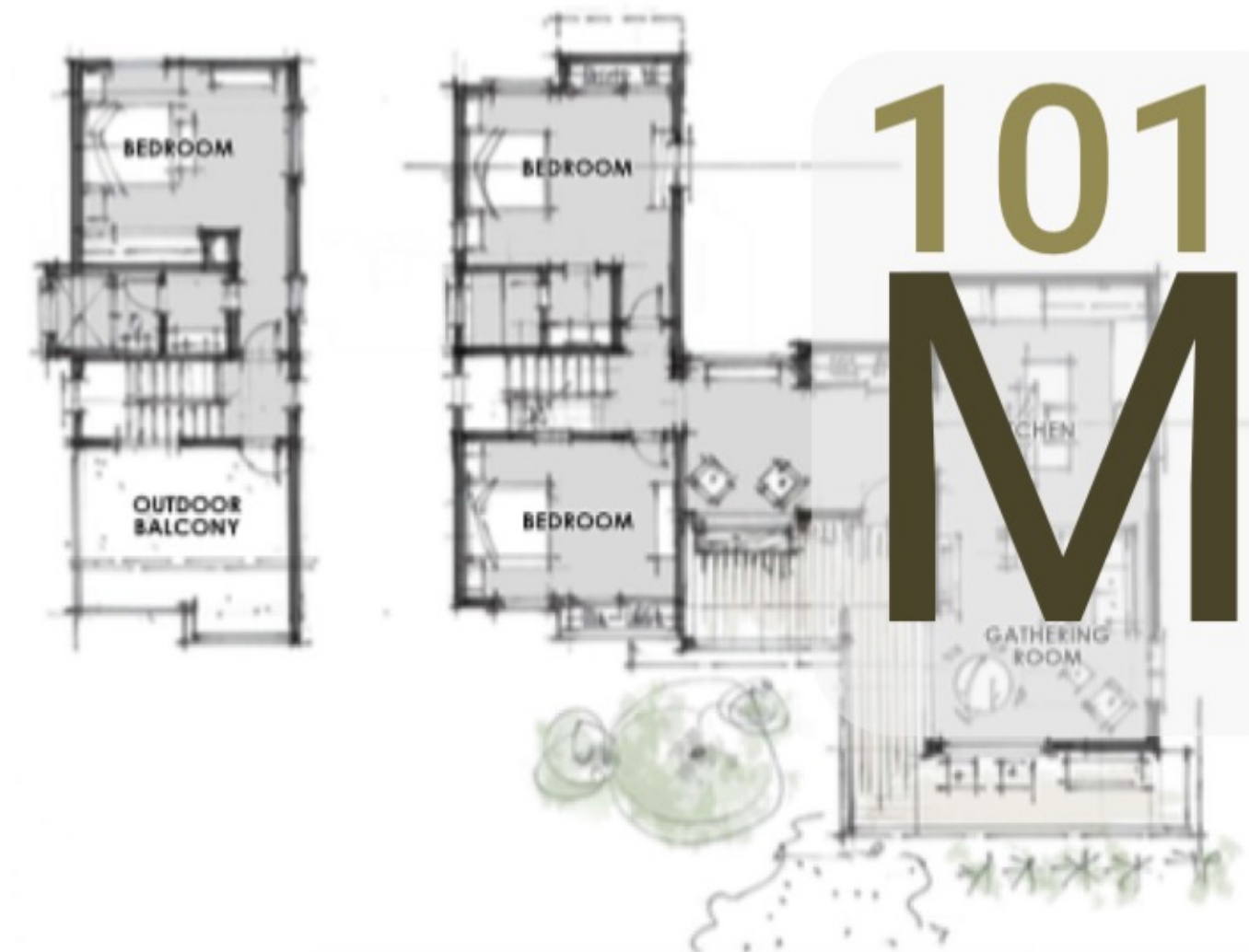
Client finance amount
KMH | The Quarry

To date, financial project summary

- | **Very** experienced residential sponsor
- | **Phase 1** financing target, mid-Sept/Oct
- | **As-is** land appraisal 24 million
- | **Quality** prefabricated residences
- | **Project equity** 27.6M
- | **Existing** net zero energy residential features
- | **All-star** project team
- | **Financially** qualified business borrower



EAST ELEVATION - OPTION B 1/8" = 1'-0"



MAIN & UPPER FLOOR PLAN - OPTION B 1/8" = 1'-0"

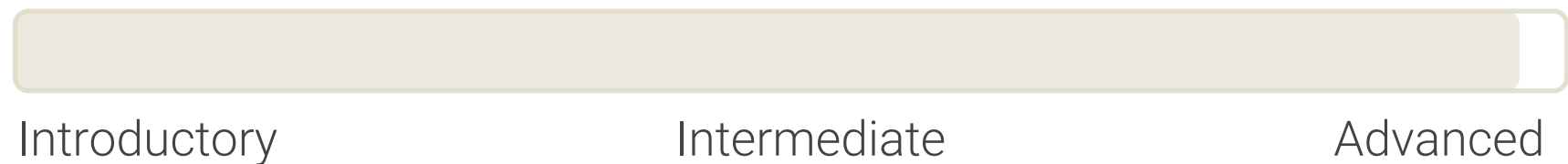
101
M



How we add value
KMH | The Quarry

- | **Reduced** cost of capital for all financing
- | **Affordable** high-performance building design features
- | **Turnkey** sustainable building, loan administration and real estate process
- | **Easier** permit process
- | **Increased** return on investment
- | **Capital savings** from LEED costs
- | **Total** risk mitigation
- | **The recognition** the asset will receive by being ESG AAA

Sustainable Building & Real Estate Performance Barometer



True green
KMH | The Quarry

CATEGORY

	LEED	ILFI	CZERO
Sustainability	Sustainable Sites	Place	ESG
Environmental	Materials & Resources Energy & Atmosphere Water Efficiency Location & Transport Indoor Air Quality	Materials Energy Water Health	Landuse Zero Carbon Net Zero Energy Net Zero Waste Net Zero Water
Social	None	Equity & Beauty	Social Design Onsite Safety Supply Chain High-performance
Governance/other	Regional Priority Innovation Resilient Design	None	Workforce Housing Financed Emissions Climate Risk Portfolio Targets

Performance design
KMH | The Quarry

93.7M

NET SAVINGS on cost of capital from ESG rated sustainable real estate product

LTC

\$101.9M

Senior
Equity

80% | 101.9 M
20% | 27.6M

Residential
199K GSF Est.
\$101.9M Senior
\$27.6M Equity/Assets



Development Budget	101,947,441
COESG – 25 Year Term	101,947,441
Annual Interest Rate 9.75	10,901,901.60
Annual Interest Rate CESG 5.00	7,151,695.08
APR Savings Per Annum	3,750,206.52
CZERO ESG-AAA Rated Product	475,909

NET FINANCIAL SAVINGS	93,755,163
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Project Budget/Cost	101,947,441
SRE Conservative Value Add 2%	2,038,948
ESG-Rated Product Investment	475,909
Net Capital Gain	1,563,039

ROI 76.6%





Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
- ✓ Workforce housing
- ✓ Targets

PRE-APPROVED
SUSTAINABLE
FINANCE

LOAN
TRACKING &
VERIFICATION

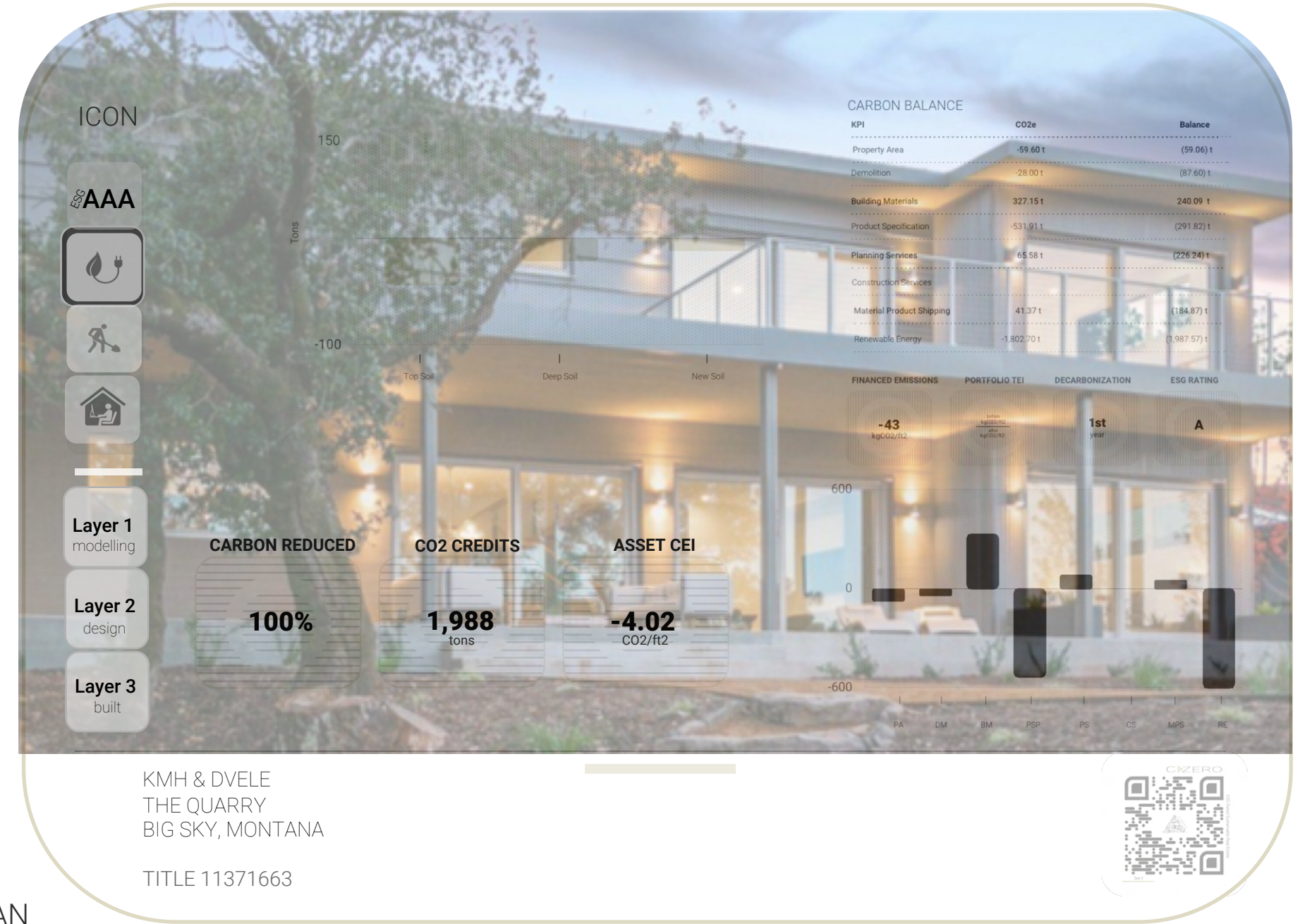
ICON API
w/ real time
monitoring

POST
CONSTRUCTION
audit by Pi

OUTPERFORM

CZERO
ESG
AAA+ 
ROI 

RE
ICON





ESG³
A

ESG-RATED REAL ESTATE

eVolve
Residences

Client finance amount TGE | Evolve

To date, financial project summary

- | **Very** experienced multifamily sponsor
- | **Phase 1** financing target, mid-Sept/Oct
- | **As-is** land appraisal 13.2 million
- | **Shovel ready** phase 1 evolve tower
- | **Project equity** 40M
- | **Flagship** tenant Hilton- Four Star
- | **All-star** project team with modular tech buildout
- | **Financially** qualified business borrower



134
M

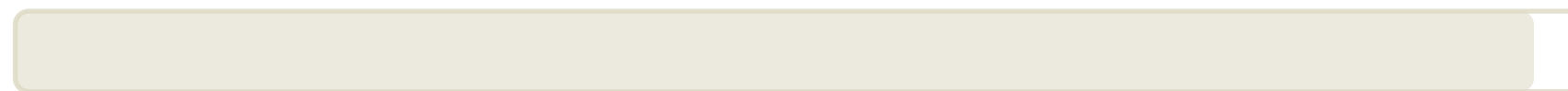


How we add value

TGE | Evolve

- | **Reduced** cost of capital for all financing
- | **Affordable** high-performance building design features
- | **Turnkey** sustainable building, loan administration and real estate process
- | **Easier** permit process
- | **Increased** return on investment
- | **Capital savings** from LEED costs
- | **Total** risk mitigation
- | **The recognition** the asset will receive by being ESG AAA

Sustainable Building & Real Estate Performance Barometer



Introductory

Intermediate

Advanced

True green
TGE | Evolve

CATEGORY

	LEED	ILFI	CZERO
Sustainability	Sustainable Sites	Place	ESG
Environmental	Materials & Resources Energy & Atmosphere Water Efficiency Location & Transport Indoor Air Quality	Materials Energy Water Health	Landuse Zero Carbon Net Zero Energy Net Zero Waste Net Zero Water
Social	None	Equity & Beauty	Social Design Onsite Safety Supply Chain High-performance
Governance/other	Regional Priority Innovation Resilient Design	None	Workforce Housing Financed Emissions Climate Risk Portfolio Targets

Performance design
TGE | Evolve

63.9M

NET SAVINGS on cost of capital from ESG rated sustainable real estate product

\$174.4M

LTC

Senior
Equity

70%
30%

|
|

134.3 M
40.1M

Mixed-Use
\$134.3M GSF
\$40.1M Senior
Equity/Assets



Development Budget	174,368,386
COESG – 25 Year Term	37,824,961
Annual Interest Rate 7.00	14,788,794
Annual Interest Rate CESG 5.00	12,232,083
APR Savings Per Annum	290,672
CZERO ESG-AAA Rated Product	2.39/sqft

NET FINANCIAL SAVINGS	63,917,775
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Project Budget/Cost	174,368,386
SRE Conservative Value Add 2%	3,487,368
ESG-Rated Product Investment	2.39/sqft.
Net Capital Gain @ 500k gsf	2,292,368

ROI

91.8%



CZERO

RE ICON

ESG AAA+

LANDUSE

ZERO CARBON

ZERO ENERGY

ZERO WATER

ZERO WASTE

VALUE CHAIN

ONSITE SAFETY

SUPPLY CHAIN

DIVERSITY

FINANCED EMISSIONS

CLIMATE RISK

AFFORDABLE HOUSING

TARGETS

KPI

TITLE

113716689011083

CZERO

ESG GRADE REAL ASSETS

JT06ANY4576

Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
- ✓ Workforce housing
- ✓ Targets

PRE-APPROVED
SUSTAINABLE
FINANCE

LOAN
TRACKING &
VERIFICATION

ICON

ESG AAA

Layer 1

modelling

Layer 2

design

Layer 3

built

CARBON REDUCED

100%

CO2 CREDITS

1,988

tons

ASSET CEI

-4.02

CO2/ft2

TGE

EVOLVE

DENVER, CO

TITLE 11371663

CARBON BALANCE

KPI	CO2e	Balance
Property Area	-59.60 t	(59.06) t
Demolition	-28.00 t	(87.60) t
Building Materials	327.15 t	240.09 t
Product Specification	-531.91 t	(291.82) t
Planning Services	65.58 t	(226.24) t
Construction Services		
Material Product Shipping	1,802.70 t	(184.87) t
Renewable Energy	-1,802.70 t	(1,987.57) t

FINANCED EMISSIONS

PORTFOLIO TRE

DECARBONIZATION

ESG RATING

-43

xCO2/ft2

1st

year

A

ESG GRADE REAL ASSETS

JT06ANY4576

ICON API
w/ real time
monitoring

POST
CONSTRUCTION
audit by Pi

OUTPERFORM

CZERO
ESG
AAA+ ROI



N

U

C

2

ESG

Coral Walk

Client finance amount
ZDC | Coral Walk

87M

To date, financial project summary

- | **Very** experienced multifamily sponsor
- | **260+** projects developed, **150+** cities, **3B** in volume
- | **As-is** land appraisal 3.5 million
- | **Project size** 353,133 gross square feet
- | **Project type** multi-family and student housing
- | **All-star** team with unique and strong portfolio
- | **Financially** qualified business borrower
- | **Phase 1** - 3 buildings, financing target July/August



ESG Fund

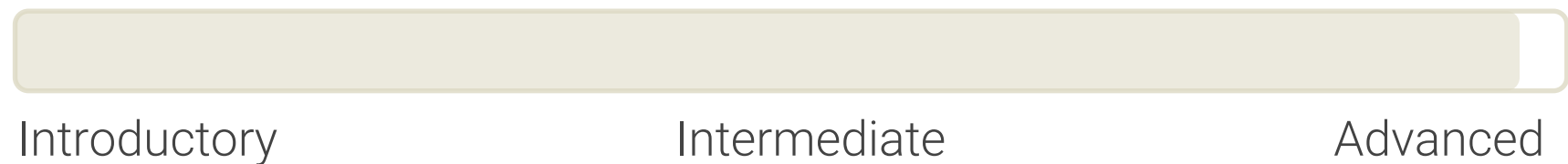
ESG 2
ESG-RATED REAL ESTATE



How we add value
ZDC | Coral Walk

- | **Reduced** cost of capital for all financing
- | **Affordable** high-performance building design features
- | **Turnkey** sustainable building, loan administration and real estate process
- | **Easier** permit process
- | **Increased** return on investment
- | **Capital savings** from LEED costs
- | **Total** risk mitigation
- | **The recognition** the asset will receive by being ESG AAA

Sustainable Building & Real Estate Performance Barometer



True green
ZDC | Coral Walk

CATEGORY

	LEED	ILFI	CZERO
Sustainability	Sustainable Sites	Place	ESG
Environmental	Materials & Resources Energy & Atmosphere Water Efficiency Location & Transport Indoor Air Quality	Materials Energy Water Health	Landuse Zero Carbon Net Zero Energy Net Zero Waste Net Zero Water
Social	None	Equity & Beauty	Social Design Onsite Safety Supply Chain High-performance
Governance/other	Regional Priority Innovation Resilient Design	None	Workforce Housing Financed Emissions Climate Risk Portfolio Targets

Performance design
ZDC | Coral Walk

7.4M

NET SAVINGS on cost of capital
from sustainable real estate product

\$102M

Senior Debt	60%		61.2 M
Pace	25%		25.5 M
Equity	15%		15.3 M

Multi-Family	
353K	GSF
\$61.2M	Senior Debt
\$25.5M	Pace
\$15.3M	Equity/Assets



Development Budget	102,074,594
COESG – 20 Year Term	61,244,756
Annual Interest Rate 7.80	6,056,146
Annual Interest Rate CESG 6.80	5,610,065
APR Savings Per Annum	446,081
COESG- Pace 25 Year Term	25,518,649
Annual Debt Service Rate 8.125	2,188,806
CZERO ESG-AA Rated Product	741,300
NET FINANCIAL SAVINGS	7,413,920

Project Budget/Cost	102,074,594
SRE Conservative Value Add 2%	2,041,491
ESG-Rated Product Investment	741,300
Net Capital Gain	1,300,191

ROI

75.3%





Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
- ✓ Workforce housing
- ✓ Targets


PRE-APPROVED
SUSTAINABLE
FINANCE

LOAN
TRACKING &
VERIFICATION

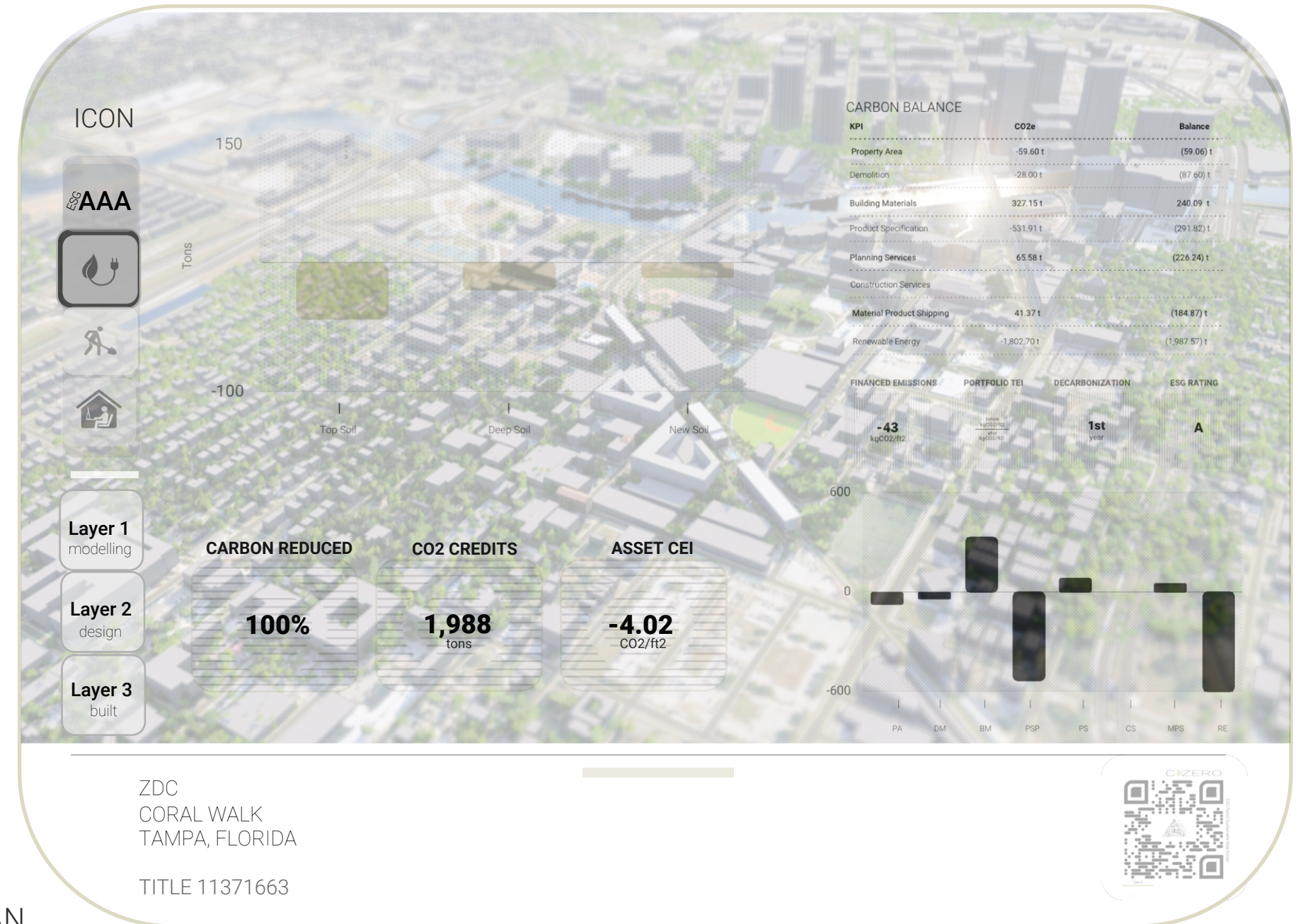
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OUTPERFORM

CZERO
ESG
AAA+ 
ROI 

REAL ESTATE





By Dirges Patel



ESG
A

ESG-RATED LEED ZERO

Client finance amount GLI | The Palms

To date, financial project summary

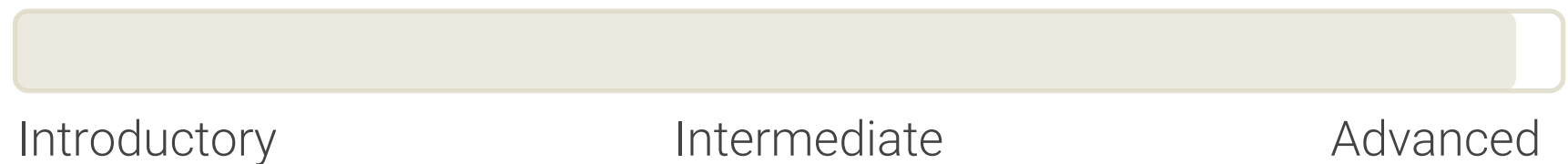
- | **Very** experienced multifamily sponsor
- | **Phase 1** financing target, mid-July/early-August
- | **As-is** land appraisal 5.25 million
- | **Residential** 155 studio units
- | **Project size** 124,100 gross square feet
- | **Existing** market rate and affordable social features
- | **All-star** team with unique and growing portfolio
- | **Financially** qualified business borrower



How we add value
GLI | The Palms

- | **Reduced** cost of capital for all financing
- | **Affordable** high-performance building design features
- | **Turnkey** sustainable building, loan administration and real estate process
- | **Easier** permit process
- | **Increased** return on investment
- | **Capital savings** from LEED costs
- | **Total** risk mitigation
- | **The recognition** the asset will receive by being ESG AAA

Sustainable Building & Real Estate Performance Barometer



True green
GLI | The Palms

CATEGORY

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Governance/other	Regional Priority Innovation Resilient Design	None	Workforce Housing Financed Emissions Climate Risk Portfolio Targets

Performance design
GLI | The Palms

7.2M NET SAVINGS on cost of capital
from sustainable real estate product

\$50.4M

Senior Debt	60%		37.8 M
Pace	20%		12.6 M
Equity	20%		12.6 M

Multi-Family	
124K	GSF
\$37.8M	Senior Debt
\$12.6M	Pace
\$12.6M	Equity/Assets



Development Budget	63,041,601
COESG – 25 Year Term	37,824,961
Annual Interest Rate 7.60	3,383,857
Annual Interest Rate CESG 6.60	3,093,185
APR Savings Per Annum	290,672
COESG- Pace 25 Year Term	12,608,320
Annual Debt Service Rate 8.125	1,180,312
Interest Rate Savings Per Annum	98,861
CZERO ESG-AA Rated Product	260,400

NET FINANCIAL SAVINGS 7,266,800

Project Budget/Cost	63,041,601
SRE Conservative Value Add 1.5%	945,624
ESG-Rated Product Investment	260,400
Net Capital Gain	685,224

ROI 63.1%





ESG
MODELED

Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
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ESG
AAA+  ROI

