

SOCIAL DESIGN

SUPPLY CHAIN

CLIMATE RISK

NET ZERO WATER

ZERO WASTE

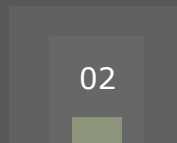
ZERO CARBON

NET ZERO ENERGY

I 13 + ESG KPI'S

PI

1.3 GT



CZERO

Reg. Bcorp

1 781 424 2995

I

41 44 585 2041

<https://czero.pro>

ENVIRONMENTAL | ESG

- Landuse
- Zero Carbon
- Net Zero Energy
- Zero Waste
- Net Zero Water

ESG A

PI

SOCIAL | ESG

ESG A²

- Social Design
- Onsite Safety
- Supply Chain
- High-performance

GOVERNANCE | ESG

ESG A³

- Workforce Housing
- Financed Emissions
- Climate Risk
- Portfolio Targets
- Diversity & Inclusion

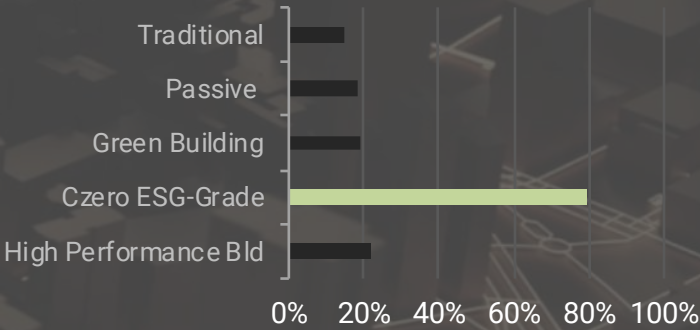
1.3 GIGATONS	
Global Emissions	34.81
Real Estate	13.92
Supply Chain	12.10
Built Environment	26.02
Gigaton Potential	1.30

CO

Commercial Mixed Use	916k GSF
\$450M	Development Budget
\$332M	Loan Instrument
\$78M	Equity

Development Budget	450,063,234
COESG – 20Y Fixed	332,756,130
Annual Interest Rate 8.75%	35,287,218
Annual Interest Rate COESG 7.5%	32,167,928
APR Savings Per Annum	3,119,290
CZERO ESG-AA Rated Product	1,923,600

NET FINANCIAL SAVINGS 62,385,800



CZERO achieves superior triple-bottom-line value, mitigated climate risk, and reduced building costs in every real estate asset type

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

ROI 79.3%

1.3 GT

03

	KPI	TARGET	
LU1	Property Area	100%	One-hundred percent of the property parcel must be disclosed by acres. The carbon reductions can only be used once, deducted from the carbon balance and retired with the asset.
	Landuse Sequestration	100%	One-hundred percent of the built underground area must be disclosed by square feet or square meters and excavation depth. The emissions must be added to the carbon balance.
CO2	Building Materials-All	75%	Seventy-five percent of the structures' building material area coverage must be disclosed by material type in units of volume or mass (GWP Embodied Carbon).
	Planning Service Transit	100%	One-hundred percent of the project's planning service providers must disclose their annual fuel or echarge consumption in units of volume or kilowatt hours and annual planned projects in units of area.
	Planning Stationary Equipment	100%	One-hundred percent of the project's planning service providers must disclose their annual electricity consumption in units of energy and total annual planned projects in units of area.
	Construction Equipment & Tools	100%	One-hundred percent of project's construction must disclose electricity consumption in units of energy by way of meter.
	Construction Fleets & Machinery	100%	One-hundred percent of the project's construction service providers must disclose their annual fuel or echarge consumption in units of volume or kilowatt hours and annual planned projects in units of total area.
	Material & Product Shipping	80%	Eighty percent of building material and product shipments must be disclosed by material/product type, origin and net units of mass, volume or area.
	Onsite Renewables	100%	One-hundred percent of the project's energy use must be from onsite renewable energy (electrification) and/or green power purchasing with an EUI between 0-35 (building type and climate zone specific).
EN3	Passive Design	75%	Seventy-five principles with a 10-35% efficiency improvement over ASHRAE 90.1-2019 baseline building code; percent of the project's building envelope (thermal, air, radiation, moisture) must incorporate passive design or a thermal energy demand intensity of 18-32, or lower.
	Upcycling Building Materials	85%	Eighty-five percent of building materials must be recycled during demolition and disclosed by material type and net weight. The carbon reductions can only be used once, deducted from the carbon balance and retired directly with the property
WT4	Waste to Energy	25%	Twenty-five percent of the project's waste must be disclosed by total mass per year and units of energy
WA5	Potable Water	100%	One-hundred percent of the project's potable water supply must be disclosed by total gallons per year (MGY).
	Non-Potable Reuse	75%	Seventy-five percent of the project's non-potable water must be re-used onsite and disclosed by total gallons per year (MGY)
	Rain Water Capture	6%	Six-percent of the project's rainwater must be harvested onsite and disclosed by gallons per year (MGY)

KPI		TARGET	
CR6	Property Land Area	100%	One-hundred percent of the project’s reductions from land must be disclosed by vegetation type, top soil, deep soil and metric tons, deducted from the carbon balance and retired with the asset.
	Demolition	100%	One-hundred percent of the project’s reductions from demolition must be disclosed by waste hauler, material type and metric tons, deducted from the carbon balance and retired with the asset.
	Product Specification	20%	Twenty-percent of the project’s embodied carbon from materials must be reduced, disclosed by product type and GWP, deducted from the carbon balance and retired with the asset.
	Renewables	100%	One-hundred percent of the project’s reductions from onsite renewables and/or green power purchasing must be summed to the carbon balance after the first quarter of operation and disclosed by kWh and CO2. The carbon reductions from renewables can be pulled forward, applied directly to the carbon balance and retired with the asset.
	Built Envelope	100%	One-hundred percent of the project’s built envelope (completed structure) must be disclosed by total metric tons of measured CO2e emissions and total square footage or square meters with a carbon intensity of zero.
	Offsets	10%	Ten-percent of project’s total carbon balance balance can use verified offsets or apply a one-time offset for all embodied carbon from construction materials and products, whichever is greater.
SG7	Onsite Safety	100%	One-hundred percent of onsite safety from all construction must be disclosed by preventative measures taken (height, moving objects, slips & falls) and number of injuries.
	Supply Chain	100%	One-hundred percent of suppliers, planners and construction contractors must accept project’s data intake form and disclose their acceptance of those terms by way of their participation.
	Diversity & Inclusion	30%	Thirty-percent of project contracts must include diversity (racial, gender, socio-economic), disclosed by number of contracts, revenue and background.
	Financed Emissions	100%	One-hundred percent of the asset’s financing (senior debt, 1 st /2 nd loans, equity) must be disclosed by scope, attribution factor and emissions intensity.
	Climate Risk	100%	One-hundred percent of the asset must disclose physical risk (heat, storm, drought, flood, fire) and a risk-adjusted valuation.
	Affordable Housing	20%	Twenty-percent of the asset must include affordable housing, disclosed by area and number of units.
	Targets	100%	One-hundred percent of the asset if part of a portfolio must include decarbonization performance, disclosed by project area, project metric tons, portfolio metric tons and total portfolio area. Climate, net zero, and ESG targets are fully achieved by CZERO ESG-Grade Real Assets

