



+34 | More sustainable finance projects totalling 4.1 Billion in high quality ESG-grade debt

HISTORY

Timeline

2019

CZERO (CO) appointed as Pre Impact's standardized ESG-rated sustainable real estate global product operator

CZERO (CO) GmbH & CZERO (CO) INC. founded with sustainability principles as Articles

2020

CO develops product market fit

2023

CO completes ESG-rated product case study projects

2024

CO successfully realizes unique pipeline aligned to sustainability product with immediate debt servicing of 1.4 Billion with projected 12 Billion in debt coverage over the next three years

Sustainable finance boutique product funds new construction projects

2025

CO seeks exclusive partners to service top-tier ESG-rated sustainable real estate projects

ABOUT US

CZERO's products and services are a whole lifecycle, turn-key sustainable building and high performance real estate solution. As a registered Benefit C Corporation with offices in North America and Europe, our sustainability services help clients to increase asset value, while providing a seamless solution for sustainability developed, planned, financed, built and operated real estate. CO's message is simple, yet utterly scientific...high-performing, sustainable living for all. Our sustainable real estate products can be rapidly applied to any built environment across all asset classes. With our turn-key solutions the real estate process is not impacted any differently, with a few exceptions: information optimization, ease of use, cost savings, simplified project/portfolio sustainability reporting, risk mitigation and alignment to ESG regulations. The products seamlessly address the real estate's entire lifecycle, new, existing and recently completed buildings, residences and portfolios across all property types and asset classes. Visit czero.pro and preimpact.org for more information

ESG STANDARD

(Pi) Pre Impact's standardized ESG-rated Sustainable Real Estate certifications are the industry standard of the future. With its standardized products, Pi has successfully designed and scientifically proven that sustainably developed, financed, planned, constructed and operated built environments are easily achievable today. They also reduce hard and soft green building costs, offer real asset owners unprecedented decarbonization and climate strategies at the portfolio and individual asset level, realize lower costs of capital, accomplish measured supply chain inclusion, automate performance reporting and marketing, provide seamless alignment to ESG regulations and external frameworks, realize better performing assets throughout their entire lifecycle and much much more! Pre Impact (Pi) is currently reviewing existing certified projects and future certification commitments with agency programs such as Fannie Mae and HUD to bring about more awareness and robust solutions.

LEADERSHIP



Andrey Burrell, Chairman

Pre Impact, iESG Development Foundation

Our organizations doctrine of 21st century value creation is rooted in the notion that attributing equal precedence to economic profit, societal wellbeing, and environmentalism results in triple bottom line performance, meaningful societal inclusiveness, and positively impacted communities. There is no denying the immediate action we must take to transition our way of living through our behavioral choices and an organization's responsibility to society, the environment and current generations. Our philosophy is "better together" because sustainability is designed into all our organizational impacts, symbolized by our efforts and communicated by our thoughtful products, programs and policies.



John Parnell, Managing Partner

CZERO (CO) USA Inc.

John has an extensive entrepreneurial acumen and a keen eye for highly successful capital market solutions. He is great with people, loves building partnerships and has a natural flair for connecting the dots in ways that just make sense for all parties involved. His major successes come from twenty plus years of M&A experience with a total deal flow of one billion in transactions. As Managing Partner, he concentrates on communicating triple bottom line value to real estate developers, lenders, general contractors, AEC service providers and public/private partnerships. As an avid sports enthusiast and happy grand-dad he enjoys spending time with his family at sporting events and coaching youth athletics.



Matt Auger, Head of Product & Programs

CZERO (CO) USA Inc.

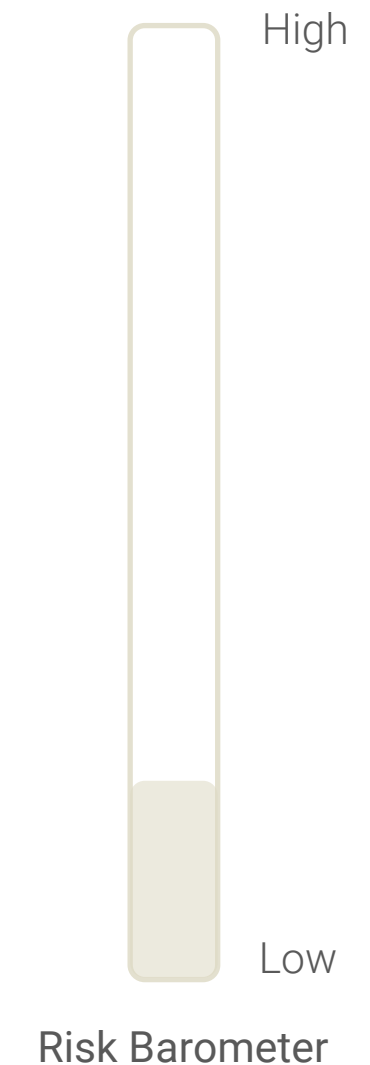
Matt epitomizes the entrepreneurial mindset. Understanding the finite balance amongst capital markets, sustainable finance and innovation, he creatively taps into these qualitative and quantitative skillsets to form lasting relationships through ethics and bridging the communication gaps that are prevalent in everyday business and society. As a true socialite he loves interacting with people from all walks of life. He enjoys spending time with his dog, gardening, collecting art and volunteering for causes that are close to his heart.

VALUE CREATION

Our leadership philosophy and impactful products have resulted in a world class client network with some of the most prevalent developers, owners, operators and brands in the real estate industry. All of which have a keen interest to plan, build and operate their projects in accordance to the ESG-rated sustainable real estate standardized product. Our company currently has 1.4 billion in top-tier sustainable finance projects that are under agreement for ESG-grade finance in 2025. Our niche client positioning and impactful product features have resulted in a unprecedented sustainable finance pipeline for ESG-grade debt in excess of 12 billion US dollars throughout the next three to five fiscal years. We look very forward to partnering with you and your company for a better, more balanced and more profitable future!

PARTNER ADVANTAGES

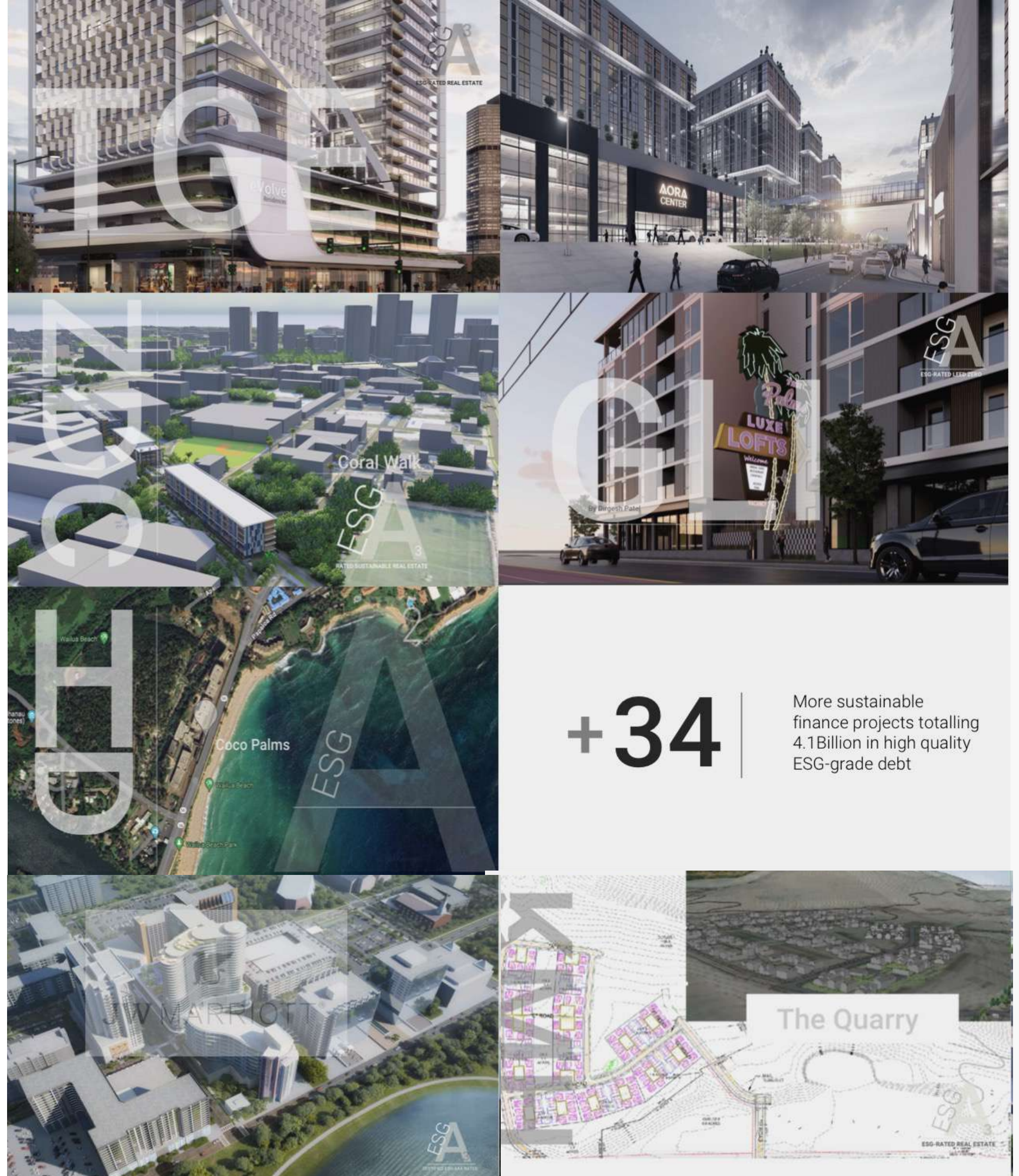
- | **Stabilized, long-term** returns for portfolio diversification with low default risk
- | **Direct access to** proven sponsors with stellar track record and portfolios
- | **No added cost** for business development, marketing, or events
- | **Exclusive partnership** for top-tier real estate debt and equity investments
- | **Experienced clients** with strong financials and already in-house underwriting files
- | **Profound risk mitigation** due to client and project profiles
- | **Proven sustainability/ESG** standard that balances the needs of real estate capital markets and and high-performance buildings
- | **Seamless project-level** sustainability performance and portfolio reporting
- | **True cost savings** from green building without compromising quality
- | **Competitive advantages** to market trends and/or enhance green finance offerings



STRATEGY: LIFECYCLE FINANCING

Our strategic intent is logical and smart... cover the cap stacks with a few reputable and well-capitalized institutions, resulting in a complete sustainable finance lifecycle. Our goal with the exclusive partners is to have a written agreement that commits to and competitively prices the standardized ESG benchmarks into the loan(s). From experience, there are two ways this can be achieved profitably. The first is to offer a new ESG-rated, institutional-grade solution with a forward-thinking construct to perm product. The second is to work specifically from each partner's current lending parameters, pricing the sustainability performance fairly throughout the total financing.

- ✓ Pipeline of ongoing high-quality loans
- ✓ Institutional-grade investments
- ✓ Increase profitability, gains and risk-adjusted returns
- ✓ Offer new or better-performing ESG-linked funds
- ✓ Automatic sustainability alignment to existing commitments, regulations, reporting and investors



1: PROJECT GLIMPSE

Related Investments Group LLC, led by Albert Socol and team Summa Development Group is the experienced developer behind the five-star JW Marriott Hotel, Convention & Branded Residences located on beautiful Lake Eola in Orlando Florida. With an all-star project team, once completed in 2029 this sustainable hospitality and living experience will not only be a staple in the city but a destination for industry, society and businesses alike. With 1.51 acres of beautiful grounds, unrivaled amenities and direct views and access to the Lake, this 916,170 gross square feet five star hotel has seven hotel floors, 226 rooms, 110 residences and 21 penthouses. Nothing says lifestyle, quality, performance and eloquence like JWM. This iconic five-star hotel and branded residences will timelessly outperform in the market.

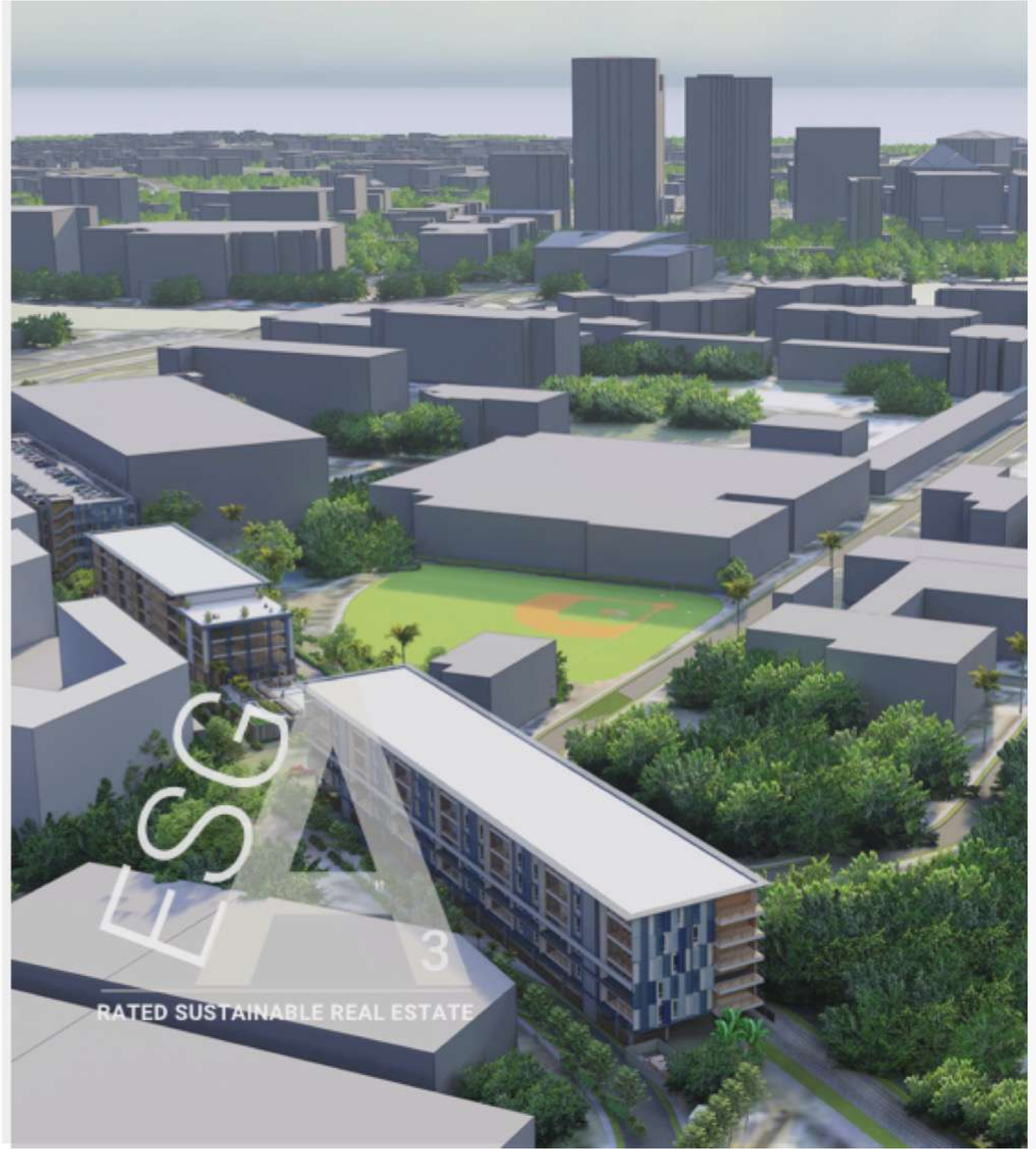
- ✓ Thirty-percent ROI, seven-percent coupon, first rights
- ✓ Developer value-adds totaling fifty-two million
- ✓ Project entity cash equity is seventy-million
- ✓ As-is land appraisal value thirty-six million
- ✓ Zero carbon, energy, and waste building
- ✓ Healthy DSCR value, Pi Certified ESG AAA-Rated



2: PROJECT GLIMPSE

Zimmer's Coral Walk is a unique multi-family development with an student housing proponent for the local university. With over 260 plus projects developed in one-hundred and fifty cities valued over three billion, Coral Walk in Tampa Florida represents a pinnacle achievement to the companies portfolio of real assets. As an experienced real estate developer, owner and operator, with Coral Walk, Zimmer Development Company is greatly helping to transition industry, society and the community to the best-performing built environments in the world. At 353,133 gross square feet, with three mixed-use and one student housing complex the project is planned with the most robust sustainability features including rainwater recapture, climate change best practices from landuse, net zero from renewable energy, zero carbon from the entire building process, physical climate risk performance, measured onsite health and safety and much much more!

- ✓ Three-billion in real estate assets under management
- ✓ Nationally, two-hundred and sixty projects
- ✓ Up next...Fultan Yards, Viridian & WEM Apartments
- ✓ ESG A-Rating commitment for next projects
- ✓ Triple net zero zero buildings that decarbonize portfolio



3: PROJECT GLIMPSE

Green Lotus Investments, led by the Patel Family is bringing new life to the The Palms in Portland Oregon. As an inspiration to us, the local community and real estate industry alike, this family-owned property has been used for the last several years to help house the homeless. The multi-family residential development includes 155 units of studio, one bedroom, two bedroom and three bedroom units. The project will follow City of Portland Inclusionary Housing guidelines and will have a mix of both market rate and affordable units. This 155,000 GSF multi-faceted space that is breathing new life into the city is designed with grid interaction, smart building tech at the customer and utility level and incorporates the most advance environmental and social performance spanning everything from upcycled building materials from demolition to supply chain inclusion and beyond.

- ✓ Sophisticated owner/investor with growing portfolio
- ✓ Fully grid-interactive smart building
- ✓ One-hundred percent electric
- ✓ Certified ESG AA-Rating
- ✓ Learn more about The Palm's sustainability features at czero.pro/the-palms

NOTE: 34 immediate sustainable finance projects are available for 2025



+ 31

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thank you

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