



Certified Asset Design Modelling

1

Quantify and track sustainability into the asset from pre-dev to disposition and beyond

Double Net Zero – Guaranteed

2

Sum embodied carbon, remove carbon balance via onsite renewables or direct green-power purchasing, land use's natural sequestration, and smarter material specifications

Simple Social – Guaranteed

3

Overlay + easy reporting for social value from onsite safety, supply chain inclusion, climate risk rating and planned social features

Resiliency Futureproof – Guaranteed

4

100% data-backed, certified institutional-grade standard for defensible entitlement and permit process, compliance upgrade, automatic reporting rental uplift, asset-value premium, and future-proofed market resiliency

PI

LANDUSE	✓
ZERO CARBON	✓
ZERO ENERGY	✓
ZERO WATER	✓
ZERO WASTE	✓
ONSITE SAFETY	✓
SUPPLY CHAIN	✓
FIN EMISSIONS	✓
CLIMATE RISK.	✓
TARGETS	✓

ESG A-Rated
preimpact.org

1001A

ESG RE

All Vertical. Every Asset. Any Stage



Fund



Design



Market



AM

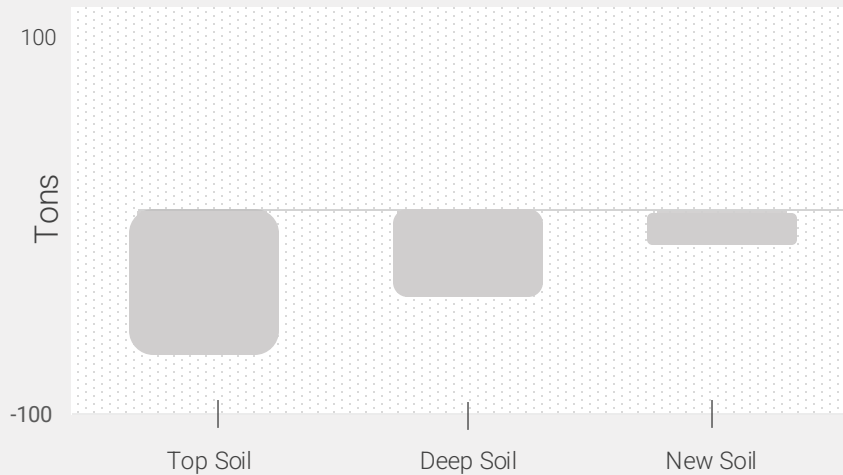
RESULTS

- ➔ 121 st credits
- ➔ -0.12 CO₂/ft²
- ➔ Lab verified/Y
- ➔ Env. Report/Y
- ➔ Entitlement/Y

CERTIFIED
ASSET
DESIGN™

ESG A | AA | AAA Rating By Pre Impact

LANDUSE



ENVIRONMENTAL MODELLED

The project parcel totals 1.51 acres, located within a moderate-tropical climate zone. Based on CAD land-use baselines, the site yields an estimated 121 t CO₂e in verified carbon storage from vegetation and soil. Laboratory soil analysis will confirm sequestration potential in both topsoil and sub-soil layers. The land-use criteria LA.1 are fully satisfied, and all associated land-based carbon credits are awarded in full to the project owner(s).



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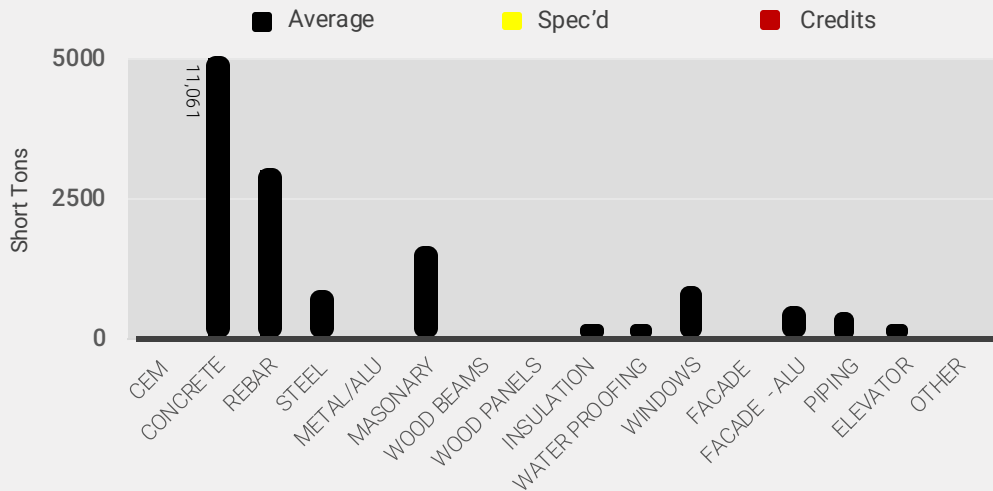
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RESULTS

- ➔ 18,459 st average
- ➔ 000 t spec'd
- ➔ 000 t credits
- ➔ 40.73 CO2/ft2
- ➔ Carbon Zero /Y

CARBON 1



ENVIRONMENTAL MODELLED

An embodied-carbon industry-average profile has been completed for all structural and interior materials from foundation through Level 34. Quantities were derived directly from the architectural plans, with all materials calculated on a cradle-to-gate (A1-A3) basis to ensure accurate accounting across the entire building envelope. The model allows for immediate recalibration should design or material specifications change, and all associated material-based carbon credits are integrated within the system for seamless tracking and verification.



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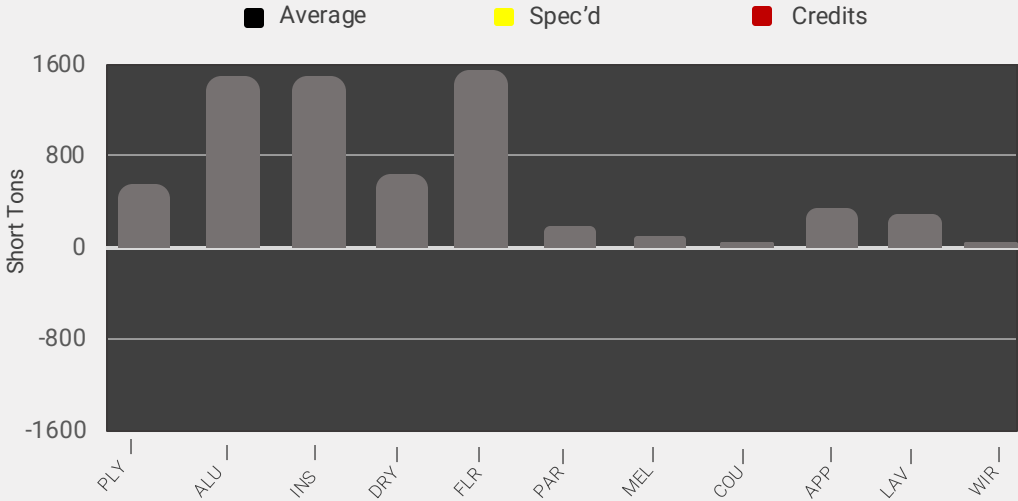


RESULTS

- ➔ 6,575 st average
- ➔ 000 st spec'd
- ➔ 000 st credits
- ➔ 14.50 CO2/ft2
- ➔ Carbon Zero /Y



CARBON 2



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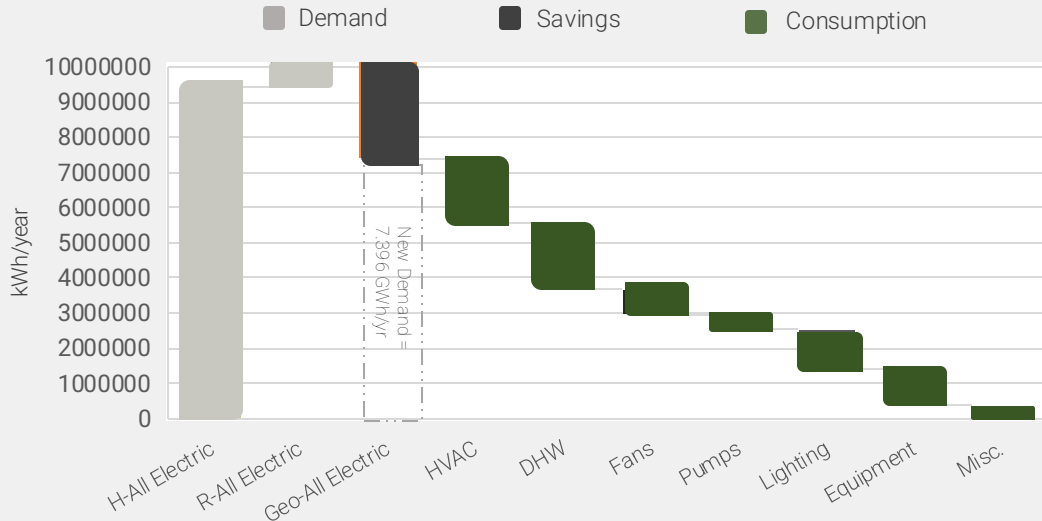
RESULTS

- ➡ 11.33 kWh/ft2
- ➡ - 2,265 st/year
- ➡ 11Y Decarbonized
- ➡ Double Net Zero /Y

**CERTIFIED
ASSET
DESIGN™**

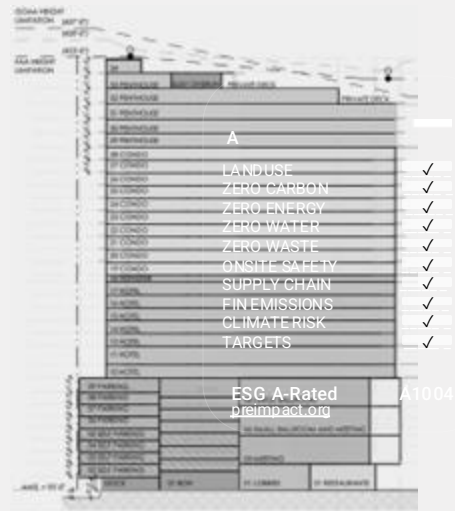
ESG A | AA | AAA Rating By Pre Impact

ENERGY



ENVIRONMENTAL MODELLED

The property is modeled across 231 hotel keys and 113 residential units as a fully electrified, fossil-free system requiring no architectural redesign—only the replacement of legacy gas infrastructure with electric or heat-pump equipment. The site's geothermal conditions are advantageous but not essential for achieving the target performance. The rooftop has capacity for approximately 190 MWh of annual solar generation, representing a modest on-site contribution primarily for investor and certification optics. The remaining electrical demand will be met through direct renewable-power supply agreements, ensuring verified Double Net Zero performance while preserving the existing design intent and maintaining cost neutrality.



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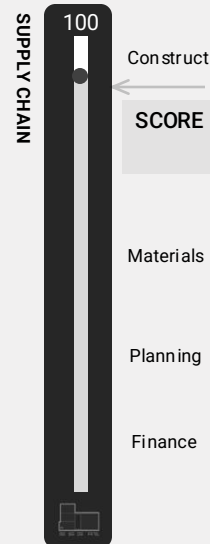
CERTIFIED ASSET DESIGN™

ESG A | AA | AAA Rating By Pre Impact

RESULTS

- ➡ 82 physical risk
- ➡ 88 supply chain
- ➡ - 2.27 kg/ft² asset cei

SOCIAL 1



SOCIAL & GOVERNANCE MODELLED

The development's social and governance scoring—including climate-risk exposure and the built envelope's total carbon-intensity profile—is fully established. During construction, the supply-chain evaluation and stakeholder ratings are completed and verified, rounding out the project's pre-occupancy metrics. The final on-site safety and operational governance scores will be confirmed post-Certificate of Occupancy through the comprehensive operational audit, with the project anticipated to achieve a probable ESG "A" rating under the Sustainable Building & Real Estate Standard.



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Fund



Design



Market



AM

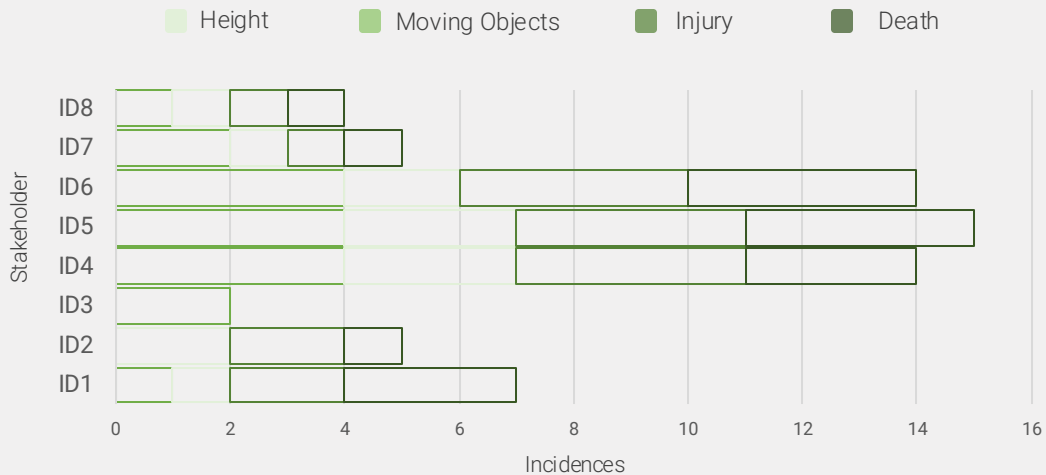
CERTIFIED ASSET DESIGN™

ESG A | AA | AAA Rating By Pre Impact

RESULTS

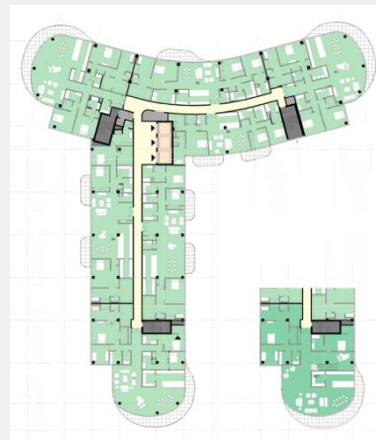
- 000 claims
- 100% safety score

SOCIAL 2



SOCIAL & GOVERNANCE MODELLED

Comprehensive on-site health and safety measures are fully planned and integrated into the construction program. Preventative protocols addressing height-related exposure, moving equipment, and injury or fatality risk are implemented and monitored by the general contractor across all trades. Performance data are collected throughout the construction phase, and the aggregated on-site social score is finalized and verified at the time of the Certificate of Occupancy.



ESG RE

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PERFORMANCE VALUE GUARANTEE

5 Star Hotel & Branded Residences

ESG RE	DESCRIPTION	VALUE
Design	No Green Premium	\$15M Saved
Delivery	Per Current Plan	0 Design Changes
Risk Delta	Underwritten	+0.30x DSCR
Resiliency & Brand	Exit Risk+Reputational	100% Futureproofed
Market Volatility	Calculated & Defensible	5%+ IRR & NOI
Certification	ESG A-Rated	\$10M+ in Asset Value

ESG RE | ALL VERTICAL. EVERY ASSET. ANY STAGE



Every legacy project is a chance to make a true difference. ESG RE delivers the solution to help you do it – with zero premium, full vertical alignment, defensible results, and an institutionally-rated certification

ESGRE

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Fund



Design



Market



AM



**CERTIFIED
ASSET
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ESG A1 AA1 AAA Rating By Pre Impact