



Fund



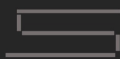
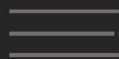
Design



Market



AM



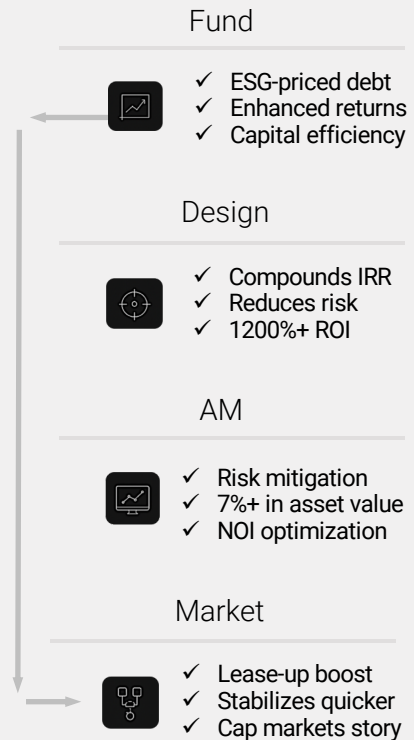


Design That Pays For Itself – And Then Some

For decades, real estate design has been trapped in the same false choice: either meet budgets, or meet sustainability goals – but rarely both. ESG RE Design Vertical ends that trade-off. Our method fuses aesthetic freedom with a performance-first blueprint that pays for itself in saved CapEx and OpEx, while delivering ESG scores that open doors to cheaper capital, stronger valuations, and higher IRR.

Instead of layering sustainability on top of design, we start by building the performance cap model first – then letting the architecture seamlessly flow around it. The result? Buildings that not only meet, but exceed every sustainability and financial benchmark without premium costs; compliance and governance built in before the first line is drawn; and operational performance that compounds over the life of the asset.

This isn't theory. It's the exact process that has delivered 1600% ROI, \$35M in CapEx savings and IRR boosts of greater than 12% - without adding time, complexity or cost overruns.





Design Wins



Ground-up Multifamily

- ↑ Optimized structure + finished specs cut 40% embodied carbon without budget impact
- ↑ Redirected savings funded rooftop solar and achieved double net zero on delivery
- ↑ Pre Impact (Pi) Rating: AA, enabled sustainable debt pricing advantage

ESG RE
1200%+
ROI

ALL VERTICAL



Mid-Cycle CRE Retrofit

- ↑ Re-engineered envelope+ HVAC within tenant-occupied building, no operational disruption
- ↑ 17% OpEx reduction, full Scope 1,2,&3 measurement with Pre Impact -A Rated Certification
- ↑ Aggregated and set portfolio decarbonization strategy for ongoing am targets

Completed Asset Reposition

- ↑ Design overlays implemented post completion
- ↑ Triple net zero (carbon, energy, waste) in under four months
- ↑ Boost asset value, accelerated refi timeline + set high-impact portfolio strategy



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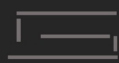
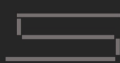
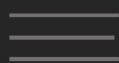
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Design Portfolio Aggregates

CapEx Savings:

Up to \$35M



OpEx Reductions:

18-26%



IRR Lift:

7-15%



NPV ROI:

1200-1600%



Certification:

AAA/AA/A Rated

Resiliency:

Double to quadruple
net zero + social value

Asset Types:

Multifamily, mixed-use,
hospitality, student-
housing, towers, and
portfolio-level

ESG RE | ALL VERTICAL. EVERY ASSET. ANY STAGE



When design serves the capital, the environment, the social inclusion, and the operations – all at once – it doesn't just create buildings. It creates leveraged outperformance. ESG RE's Design Vertical is how developers, owners, and investors lock in high returns before a project even starts – and keep them growing for decades. Lets map your performance blueprint today!



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