Calvert Impact™

Cut Carbon Note

Help protect the planet by changing the way we build.

Disclaimers

- All information in this presentation is dated as of 06/01/2023
- DRBS issued provisional ratings in June 2023. A credit rating is not a recommendation to buy, sell, or hold the Cut Carbon Notes and may be subject to suspension, reduction, or withdrawal at any time.
- The Cut Carbon Notes are not registered with the SEC and may either be registered or exempt from registration in the various jurisdictions in which they are offered or sold. We will only offer and sell the Cut Carbon Notes in jurisdictions where authorized.
- This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current prospectus (including any applicable prospectus supplement and pricing supplement).
- Investors are urged to review the current prospectus, prospectus supplement(s), and pricing supplement, which can be obtained at calvertimpact.org/cutcarbon, before making an investment decision.
- No state or federal securities regulators have passed on or endorsed the merits of the offering of the Cut Carbon Notes. Any representation to the contrary is unlawful.
- The Notes will not be insured or guaranteed by the FDIC, SIPC, or other governmental agency.

Key Risk Factors

- The Notes are payable from all assets of the Issuer but secured by limited collateral. The Notes will be obligations of the Issuer only and do not evidence an obligation of, or an interest in, any municipality, any issuer of CPACE Bonds, the Seller, the Sponsor, Calvert Impact Capital, Inc., the Indenture Trustee, the Custodian, any CPACE originator, PACE Equity, any other transaction party or their respective affiliates.
- There is not expected to be any secondary market in the Notes. The Notes will not be listed for sale on any securities exchange. Dealers may elect to serve as liquidity providers and facilitate a secondary market in the Notes. However, there is no assurance that dealers will elect to serve as liquidity providers.
- Noteholders have no recourse against the Sponsor for losses.
- CPACE Bonds and CPACE Assessments and, in each case, the related CPACE Assets have limited performance history, and there is limited available historical data on payment, delinquency or foreclosure rates and other performance information relating to the CPACE Assets.
- Payments on the Notes will not be made on the basis of a fixed or scheduled amount and will be affected by the amount, rate and timing of principal and interest collections (including prepayments, defaults and liquidations) on the CPACE Assessments and any related CPACE Bonds, as applicable.
- Delays in the payment or processing of payments on CPACE Assets may cause payment delays or shortfalls on the Notes.
- CPACE Assets are subject to general risks associated with other investments in or obligations secured by real property, including risk of borrower defaults, bankruptcies and special hazard losses that are not covered by standard hazard insurance.

For a more complete description of the risks associated with an investment in the Notes, see the Risk Factors section in the prospectus.

Combating climate change requires cutting carbon emissions now.

The buildings where we work, play, live are responsible for 40%[1] of all carbon emissions.

[1]https://www.weforum.org/agenda/2020/01/zero-carbon-buildings-climate/

Cost-effective solutions to create low-carbon buildings already exist.

It’s time to put them to work.

Cut Carbon Note

Introducing the Cut Carbon Note

A new retail investment product that aims to transform the way we build.

By removing obstacles to constructing greener buildings, we're making it attractive to put sustainability at the forefront of building decisions.

THE DETAILS

- **Secured, investment-grade rated, fixed-income product**
- **Proceeds finance energy efficiency and renewable energy generation upgrades to commercial buildings, with pricing incentives for buildings that meet the CIRRUS™ Low Carbon Specification**
- **Drives sustainable building activity and reduction in carbon emissions**

Better Financing for Better Buildings

Calvert Impact and PACE Equity are partnering to provide financial incentives and technical assistance to build more efficiently and sustainably.

For building owners, this means:

Low-cost capital

- Leverages CPACE (commercial property assessed clean energy) financing to cover the cost of making efficiency improvements, like on-site solar, smart building controls, and efficient HVAC, water heaters, windows, and lighting.
- CPACE can replace higher-cost capital sources, like debt funds and mezzanine financing.

Engineering review and assistance

- Provides engineering assistance and design guidance to building owners, helping them identify opportunities to improve energy efficiency.

Low carbon verification

- Buildings that meet the stringent CIRRUS™ Low Carbon design specification created by PACE Equity and the New Buildings Institute are eligible for additional financial incentives. The CIRRUS™ Low Carbon design specification includes measure by measure requirements to develop a low carbon building.

Enhanced measurement of building’s environmental footprint

- A detailed engineering analysis models the expected carbon savings from the efficiency upgrades.
- Ongoing utility monitoring tracks the actual performance of the building once the upgrades have been installed.

How It Works

Investors purchase Cut Carbon Notes issued by Calvert Impact Climate.

Note proceeds are used to provide commercial property assessed clean energy (CPACE) financing for office, industrial, and multi-family buildings. This financing covers the cost of efficiency improvements like on-site solar, smart building controls, efficient HVAC, windows, and lighting. CPACE is a financing structure enabled by state legislation in which building owners borrow low-cost, long-term funding for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill.

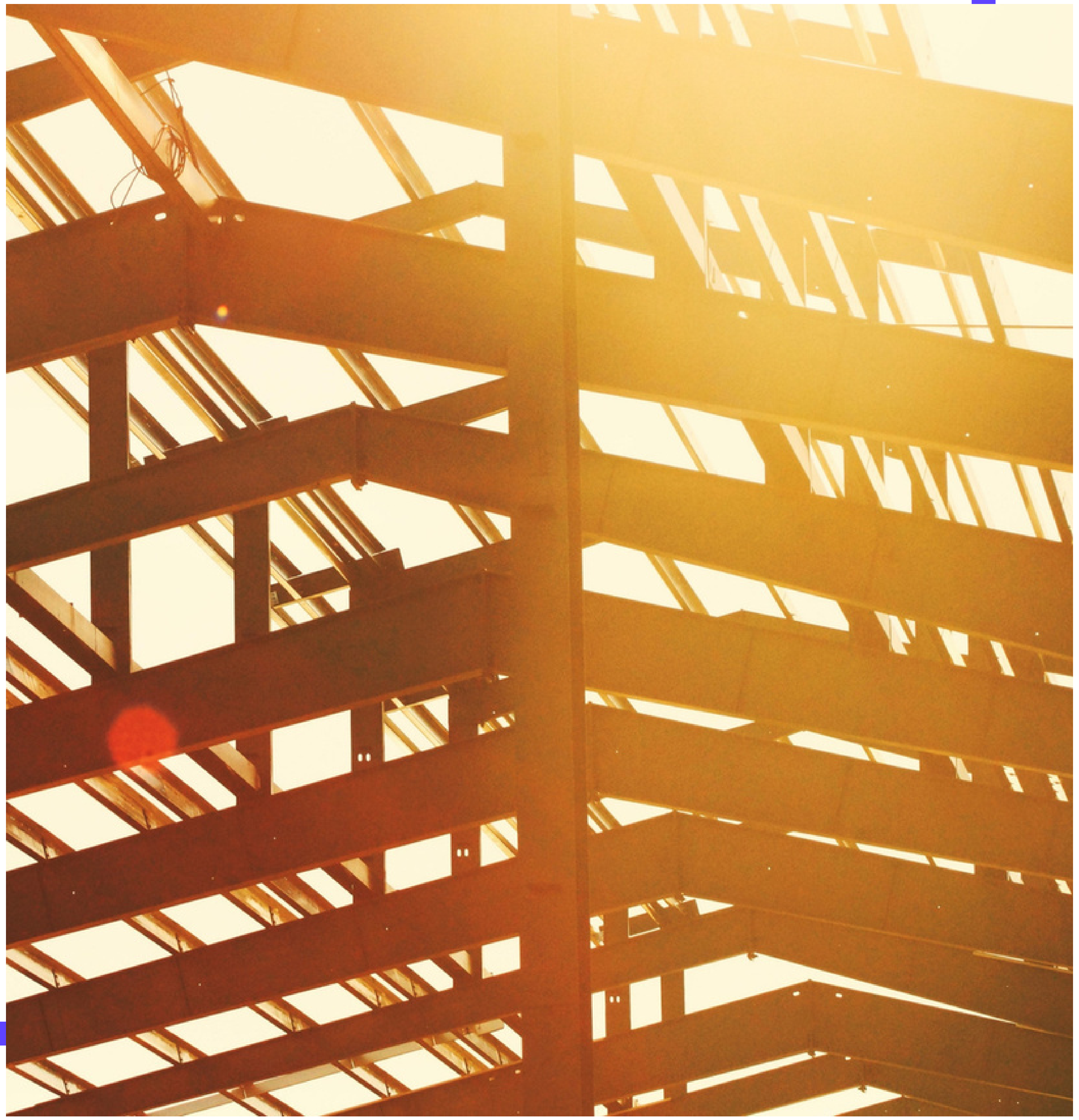
PACE Equity, the asset underwriter and originator, works with owners to make buildings more sustainable, by including engineering reviews and design assistance to identify opportunities for efficiency improvements.

Developers use the CPACE financing to make efficiency improvements. Projects that meet the CIRRUS™ Low Carbon design specification receive promotional support that identifies their building as achieving a low carbon status. Once construction is complete, the building is enrolled in a monitoring service, allowing us to track its carbon footprint over time.

Developers repay the CPACE financing when they pay their tax bill. Payments from the developers are used to pay principal and interest to Cut Carbon investors semi-annually.

Impact Reporting is provided semi-annually, including portfolio-level impact data, as well as alignment with the Green Bond Principles, The Impact Principles, and other relevant industry standards.

The Calvert Impact and PACE Equity Partnership



About Calvert Impact

Calvert Impact is a global nonprofit investment firm that helps all types of investors and financial professionals invest in solutions that people and our planet need. Calvert Impact is the parent of Calvert Impact Climate, the issuer of the Cut Carbon Note.

About PACE Equity

PACE Equity is a leader in CPACE funding for development projects that lower carbon emissions while improving customer returns.

The Cut Carbon Note invites investors to help protect the planet and change the way we build.

Understanding Our Impact

Impact Reporting will be provided every 6 months on a project level once building improvements have been completed.

KEY IMPACT METRICS

- Electricity savings (kWh)
- Water savings (gal)
- Fuel savings (therms)
- Weighted average useful-life
- Site energy use intensity
- Savings-to-investment ratio
- Carbon count
- Carbon footprint (metric tons/year)

Reporting on alignment with the Green Bond Principles and the Impact Principles will be provided annually.

Reporting will also attempt to identify and document any changes in developer behavior motivated by Cut Carbon Note.

Summary of Cut Carbon Note terms (1/2)

Total Offering	Total Offering: $400 Million
Current Offering*	• $27,579,000 of Class A that has been assigned a provisional rating of AAA by DBRS as of June 2023 • $909,000 of Class B that has been assigned a provisional rating of AA by DBRS as of June 2023 • $1,212,000 of Class C that has been assigned a provisional rating of BBB by DBRS as of June 2023 Note: different Classes have materially different risks. In certain situations, losses are first borne by class C, then Class B, and lastly by Class A. See prospectus for further details.
Minimum Investment	$1,000
Interest Rate	See current pricing supplement
Use of Proceeds	Finance sustainability upgrades for commercial buildings, with the objective of reducing carbon emissions
Asset Pool	Certain specific Commercial Property Assessed Clean Energy (“CPACE”) bond (“CPACE Bonds”) or assessment (“CPACE Assessments”) instruments that provide low-cost, long-term funding for energy efficiency improvements to commercial, industrial, multi-family, and non-profit buildings in the United States
Second Party Opinions	S&P Global Ratings on Green Bond alignment and BlueMark on the Impact Principles

***Calvert Impact, Inc. has designated the Cut Carbon Note a Green Bond due to the nature of its purpose and use of proceeds. S&P Global Ratings has provided a second-party opinion that Calvert Impact Inc.’s Green Bond Framework comports with recognized standards and entitles the Note to be labeled a Green Bond. Class A was assigned a provisional rating of AAA by DBRS as of June 2023. Class B was assigned a provisional rating of AA by DBRS as of June 2023. Class C was assigned a provisional rating of BBB by DBRS as of June 2023. A credit rating is not a recommendation to buy, sell, or hold notes and may be subject to suspension, reduction, or withdrawal at any time. The green bond designation and these credit ratings should not be the only factors investors rely on when assessing the merits and risk of this investment. Investors should rely on the terms as presented in the current prospectus, prospectus supplement(s) and pricing supplement.**

Summary of Cut Carbon Note terms (2/2)

Issuer	Calvert Impact Climate, Inc., is the issuer of the Cut Carbon Notes. The Cut Carbon Notes are an asset-backed security and will be issued by, and payable exclusively from the assets of, Calvert Impact Climate, Inc., a special purpose vehicle. The only material asset of Calvert Impact Climate, Inc., is the Asset Pool. If the Asset Pool does not produce sufficient cash flow, investors may suffer a loss.
Originator and Servicer	PACE Equity, LLC
Payment Dates	Each June 15 and December 15, beginning on December 15, 2023
Liquidity Reserve	Borrower to maintain a Liquidity Reserve equal to 0.25% times the outstanding principal balance of the Notes
Initial Offering Date	06/02/2023
Average Life	As of 05/15/2023, the contracted principal payments from the CPACE Asset Portfolio have a weighted average life of 17.49 years.
Final Legal Maturity	The first Payment Date following the thirtieth [30th] anniversary of the Initial Offering Date
Loss Trigger Event	A Loss Trigger Event occurs and is in effect as of any Payment Date when the amount of realized losses that occurred during the preceding 12 months equals or exceeds 1.0% of the aggregate outstanding principal balance of the CPACE Assets as of the last day of the 12-month period.
Payment Priority	If **no** Loss Trigger Event has occurred and is continuing, then Class A, Class B, and Class C are **on an equal footing** with respect to payments of interest and principal. If a Loss Trigger Event **has** occurred and is continuing, then payments of interest and principal are made **sequentially**, first to Class A, then to Class B, and then to Class C.

Building on a 25+ year track record of delivering impact and returns for investors.

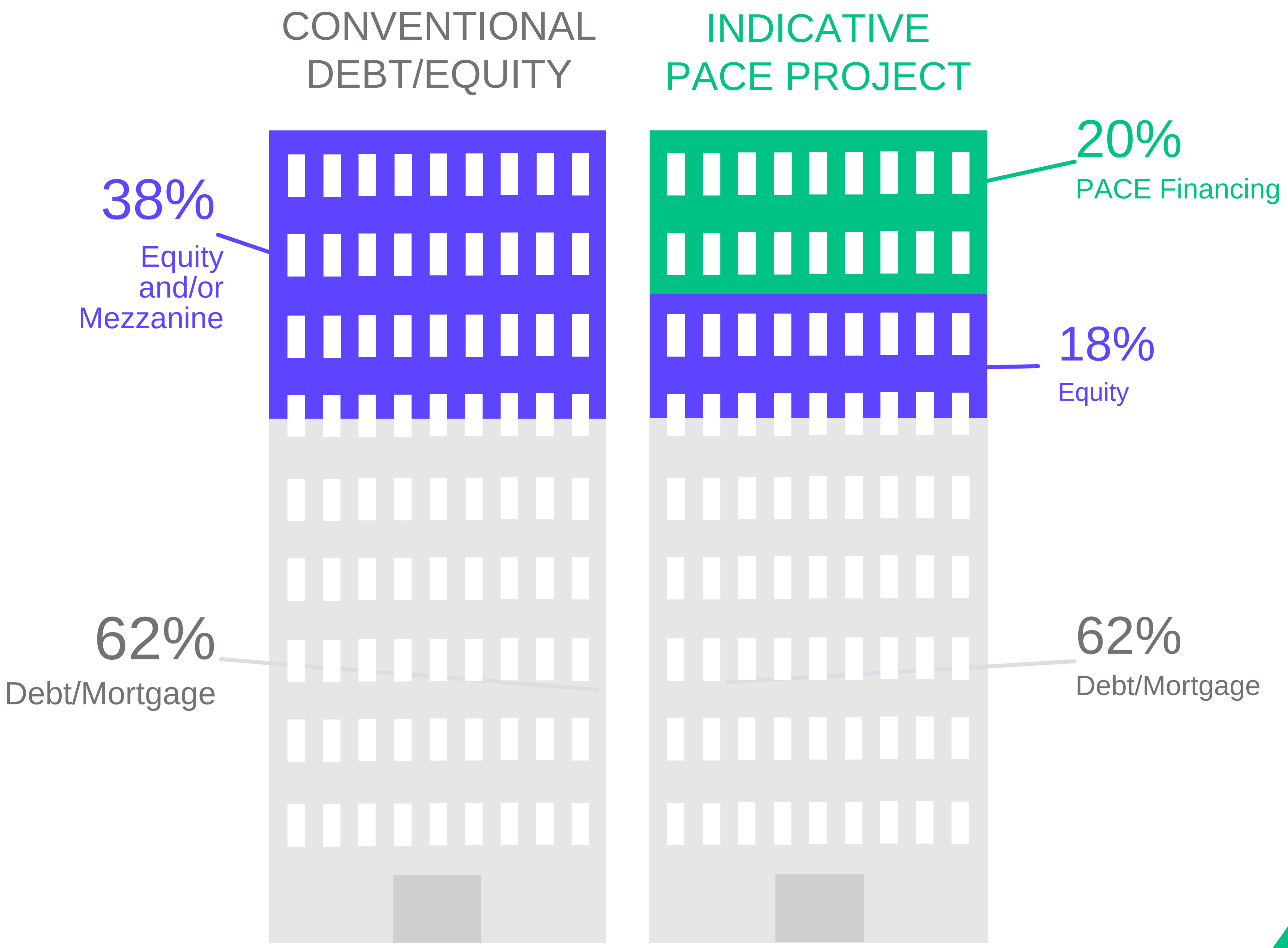
Join us.

Appendix

PACE Equity Funds Greener Commercial Buildings

PACE Equity teams up with commercial real estate owners and developers to:

- Perform required energy engineering reviews for projects
- Navigate local CPACE regulations
- Provide CPACE financing, a critical piece of the capital stack

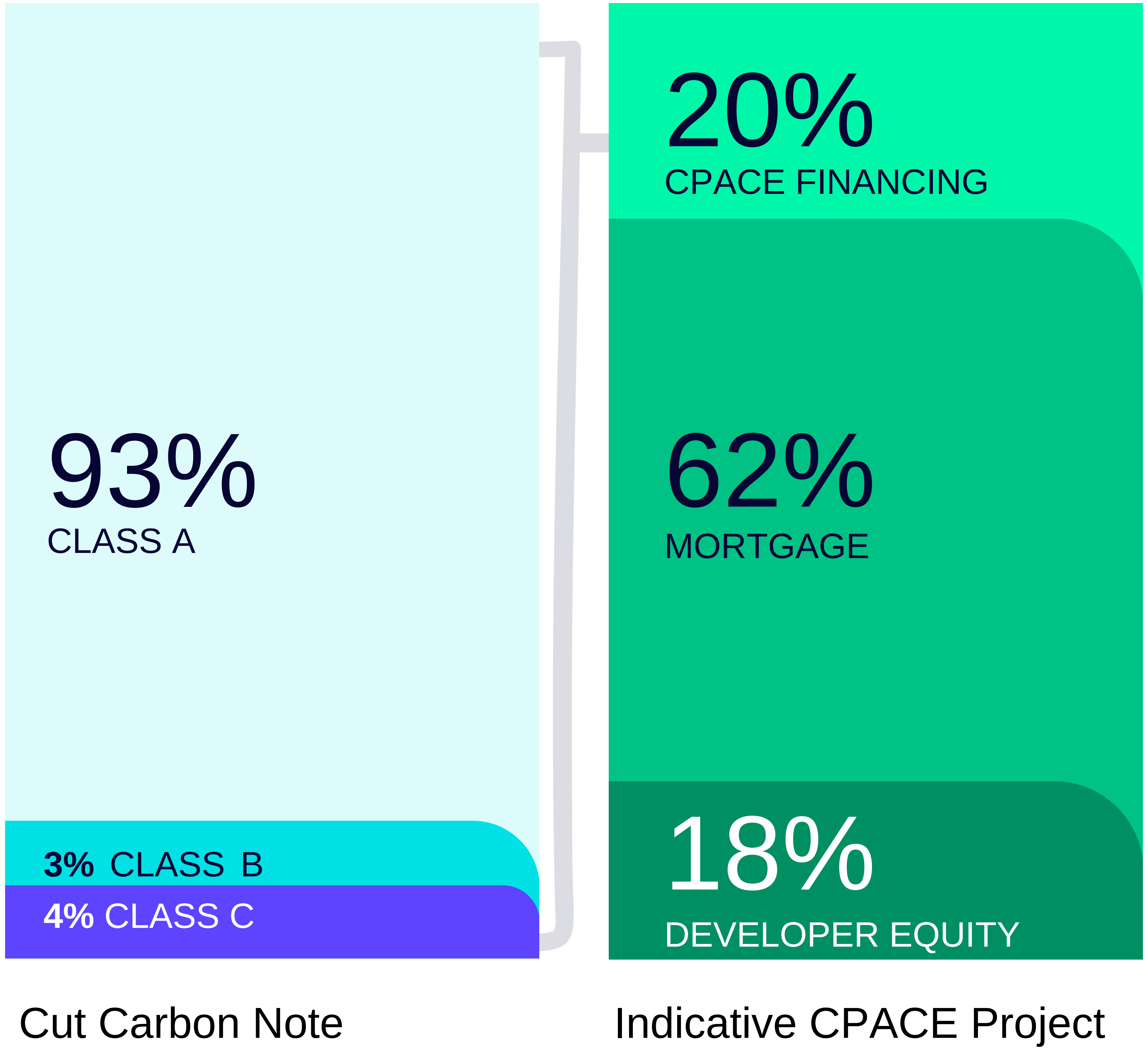


https://www.pace-equity.com/how-pace-financing-works/

Indicative Capital Stack

Calvert Impact Climate, Inc. is offering three classes of Cut Carbon Notes. The proceeds from the Cut Carbon Notes are used to provide CPACE financing to property owners. CPACE financing occupies a senior, secured position in the capital stack for the property; it is either on an equal footing with, or junior only to, property taxes. Cash flows from the CPACE financing are used to make payments of interest and principal to Cut Carbon Noteholders.

Different Classes have materially different risks. In certain situations, losses are first born by Class C, then Class B, and lastly by Class A. See prospectus for further details.



CIRRUS Low Carbon Sets the Standard

The CIRRUS™ Low Carbon design specification* - created by PACE Equity and the New Buildings Institute - reduces carbon emissions by raising the bar for commercial energy efficiency.

The Low Carbon specification consists of mandatory efficiency measures and two performance tiers and includes a design specification for both new construction and major renovation/redevelopment projects. A project is classified as Tier 1 or Tier 2 depending on the number of efficiency improvements and whether the project plan includes renewable energy.

The Cut Carbon Note offers Incentivized pricing for buildings that meet the CIRRUS Low Carbon requirements based on performance tier:

- Tier 1 Low Carbon: 50 bps discount
- Tier 2 Low Carbon: 100 bps discount

MANDATORY MEASURES

- **Efficient Building envelope**
- **HVAC improvement**
- **Efficient water heating and plumbing fixtures**
- **Efficient appliances**
- **Efficient lighting and controls**
- **Solar readiness**

THE ENERGY EFFICIENCY IS REAL

17% more efficient in offices

30% more efficient in hotels

58% more efficient in retail stores

Based on EnergyStar energy use intensity (EUI) calculations.

* *https://newbuildings.org/pace-low-carbon/*

CPACE: Incentivizing Low-Carbon Buildings

Commercial Property Assessed Clean Energy (CPACE) is a legislated public/private partnership active in over half of US states to encourage greener building practices by providing low- cost financing for sustainability improvements.

Developers can use CPACE funding for upgrades that reduce energy and water usage, renewable improvements, or seismic/resiliency strengthening. The repayment of CPACE financing is made through and secured by a special tax assessment on the property. Because of this security structure, CPACE financing is generally either on an equal footing with or immediately junior to property taxes. In other words, CPACE financing is senior to mortgage liens. To induce mortgage lenders to consent to this subordination, CPACE financings do not accelerate in the event of default. If a property undergoes foreclosure, the sales proceeds are only used to bring the CPACE financing current, plus any applicable default interest, fees, and recovery costs. Once the foreclosure sale is complete, the new property owner assumes responsibility for future payments on the CPACE financing.

Calvert Impact's 28-Year History of Impact Investing

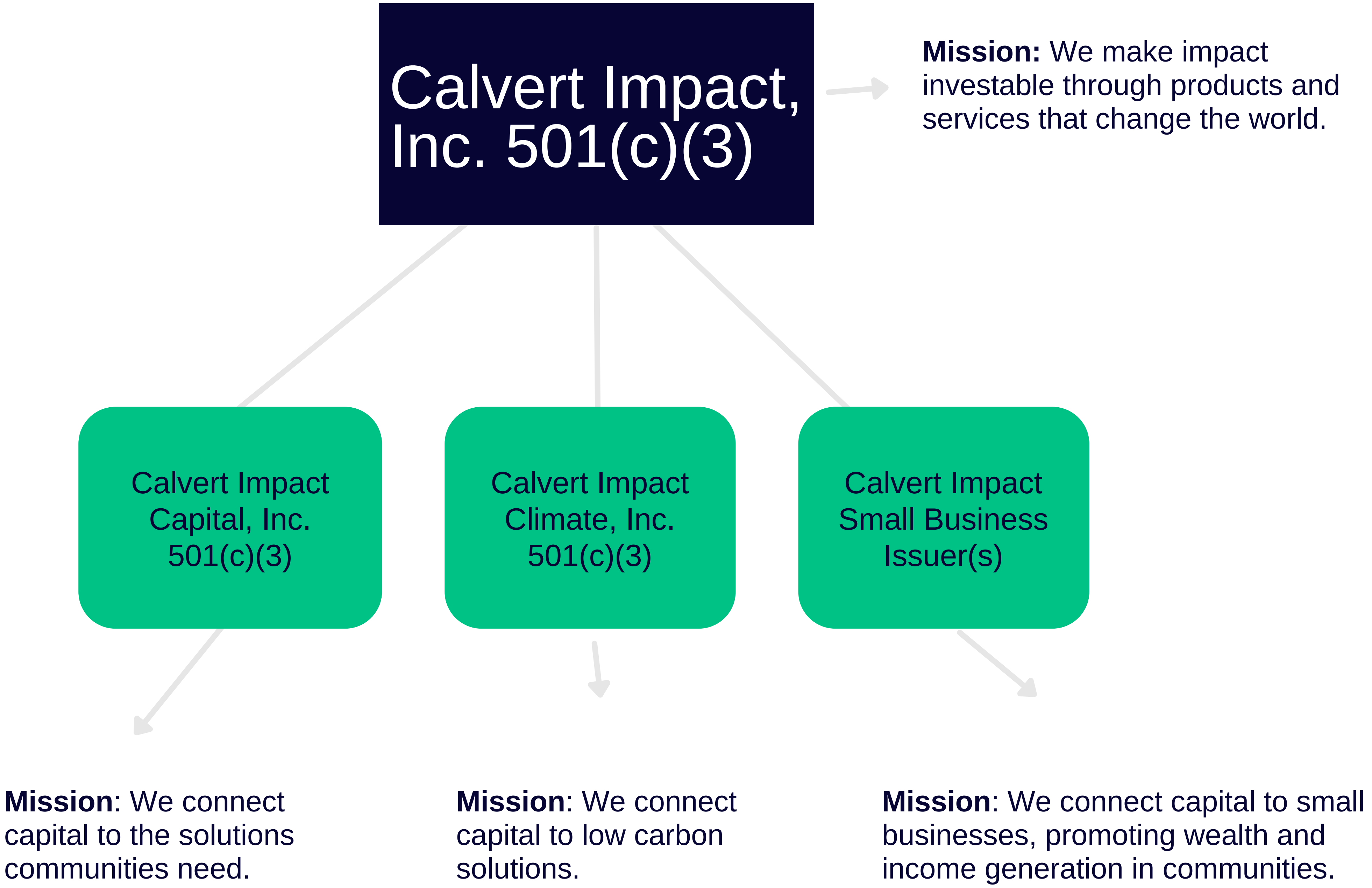
Since launching in 1995, Calvert Impact has been a leader in impact investing. With the pioneering Community Investment Note, Calvert Impact has raised and invested nearly $4 billion from more than 20,000 investors ranging from large institutions to individuals making their first investments.

From microfinance to affordable housing to community health, Calvert Impact has never shied away from tackling today's seemingly insurmountable — and increasingly urgent — challenges. Now, with the Cut Carbon Note setting its sights on carbon emissions, this resolve continues.

Calvert Impact Climate, Inc. is the issuer of the Cut Carbon Notes and its parent company, Calvert Impact, Inc., is also the parent company of Calvert Impact Capital, Inc., the issuer of the Community Investment Notes. Calvert Impact Climate, Inc. is not the issuer of, nor a participant in, Calvert Impact Capital, Inc. offering of Community Investment Notes.

Structured for Growth and Innovation

Beneath the organizational umbrella of Calvert Impact, a registered 501(c)(3), Calvert Impact employs a structure that positions the organization for growth, expanding into new markets, offering new products, and achieving new milestones.



A Team Built to Change the World

Driven by a shared passion for impact and led by senior management who have spent years driving positive change through investments across the globe, Calvert Impact's team combines diverse perspective with a depth of experience.

Our team represents five continents, 11 countries, and 15 US states + DC. Among our employees:

71% identify as women

39% identify as a person of color

54% hold a doctorate, MBA, or master's degree

PACE Equity: A Leader in CPACE Project Financing and Longtime Partner

Since 2014, PACE Equity, LLC has pursued better buildings that lower carbon emissions while improving customer returns. Positioned firmly at the front of the market, PACE Equity works with commercial real estate owners and developers to navigate CPACE reviews and regulations, and provide CPACE capital.

To date, PACE Equity has provided over $400M in CPACE financing and through their work have:

- Funded elimination of **1M+** metric tons of carbon emissions
- Enabled **$310M+** in energy savings
- Been involved with **$2.7B+** in commercial development

Since 2020, PACE Equity and Calvert have been pursuing the private securitization of $190M in CPACE assets ahead of launching Cut Carbon.

PACE Equity Makes History in CPACE Financing

PACE Equity boasts a long history of breaking ground in CPACE financing.
Since 2014, PACE Equity has pioneered firsts in the use of PACE legislation and financing.

- First CPACE retroactive refinancing project
- First new construction CPACE projects for office, hospitality, retail, and multi-family projects
- First CPACE projects to incorporate historic tax credits, new markets tax credits, opportunity zone funds, TIF, and brownfields
- First CPACE projects in Arkansas, Ohio, Wisconsin, and San Francisco
- First new construction CPACE projects in Arkansas, California, Colorado, Kentucky, Missouri, and Wisconsin

Cut Carbon Note

For more information about the Cut Carbon Note

- 800-248-0337
- info@calvertimpact.org
- Calvertimpact.org/CutCarbon