



JUNE 2025

Cut Carbon Note

Impact Report

Issued by Calvert
Impact Climate, Inc.





Buildings are a challenge and an opportunity

By removing obstacles to constructing greener buildings, we're making it attractive to put sustainability at the forefront of building decisions. According to the National Renewable Energy Laboratory, commercial and residential buildings account for 40% of the nation's energy use and 35% of its carbon emissions.¹ The Cut Carbon Note® aims to change that by financing efficiency upgrades that reduce building emissions and by incentivizing property owners to adopt more sustainable building designs.

The Cut Carbon Note® is an asset-backed, investment-grade-rated, fixed income product that finances energy efficiency and renewable improvements – like HVAC, lighting, insulation, and on-site solar – for commercial, industrial, and multi-family buildings across the country. This financing is originated via Commercial Property Assessed Clean Energy (C-PACE) programs in participating states. C-PACE programs facilitate attractive, long-term funding for green building upgrades that meet environmental standards. C-PACE programs are currently enabled in 40 states and DC, with additional states expected to launch programs in coming years.

During the first half of 2025, we added five new projects totaling \$48.5 million to the Cut Carbon portfolio, which now stands at 20 projects totaling \$101 million. Three of the new projects met the rigorous CIRRUS Low Carbon™ Standard. In aggregate, the five new projects are expected to reduce carbon emissions by 30% relative to their respective baselines.

As of June 15, 2025, efficiency upgrades have been completed at nine of the properties in the Cut Carbon portfolio, with two additional projects over 90% complete. We are now enrolling the completed projects in our utility monitoring service, and we are excited to incorporate performance data in future impact reports. Ultimately, the Cut Carbon Note® program not only aims to decarbonize buildings now, but to change the way we build so that sustainability is a “no brainer” in every construction decision. The Cut Carbon Note® is a step towards transforming an industry that can help speed the transition to a clean energy future.

¹ “NREL Researchers Reveal How Buildings Across United States Do—and Could—Use Energy,” National Renewable Energy Laboratory. Available at: <https://www.nrel.gov>

² Assumes a 250-passenger flight where all passengers are flying economy class. Calculation conducted using <https://www.icao.int/environmental-protection/Carbonoffset/Pages/default.aspx>

The Cut Carbon portfolio results in

33% CARBON SAVINGS

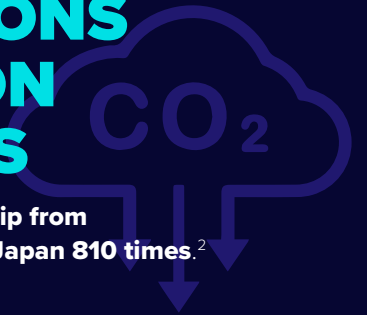
from the baseline building code.



Cut Carbon Note® investors are contributing to the reduction of greenhouse gas emissions by an expected

203,502 TONS OF CARBON EMISSIONS

equivalent to **flying round-trip from Washington, DC to Tokyo, Japan 810 times.**²



Our investors are supporting communities through an estimated

\$69.2 MILLION IN TOTAL ENERGY SAVINGS.



Portfolio Impact Summary

60%

of the portfolio is certified CIRRUS™ Low Carbon




90%

of projects involve electrical upgrades



10.5 MIL

kWh



in annual electricity savings, equivalent to over 1,000 households with a \$0 electricity bill for one year

40%

of the portfolio is multi-family housing



65%

of projects involve plumbing upgrades



6,807

METRIC TONS CO_{2e}



in annual carbon savings, equivalent to taking 1,587 cars off the road for a year

85%

of projects involve HVAC upgrades



5.7 MIL

GALLONS



in annual water savings, enough to provide a household with a \$0 water bill for over 52 years



Nebraska Mutlisport Complex









UTILITY MONITORING UPDATE

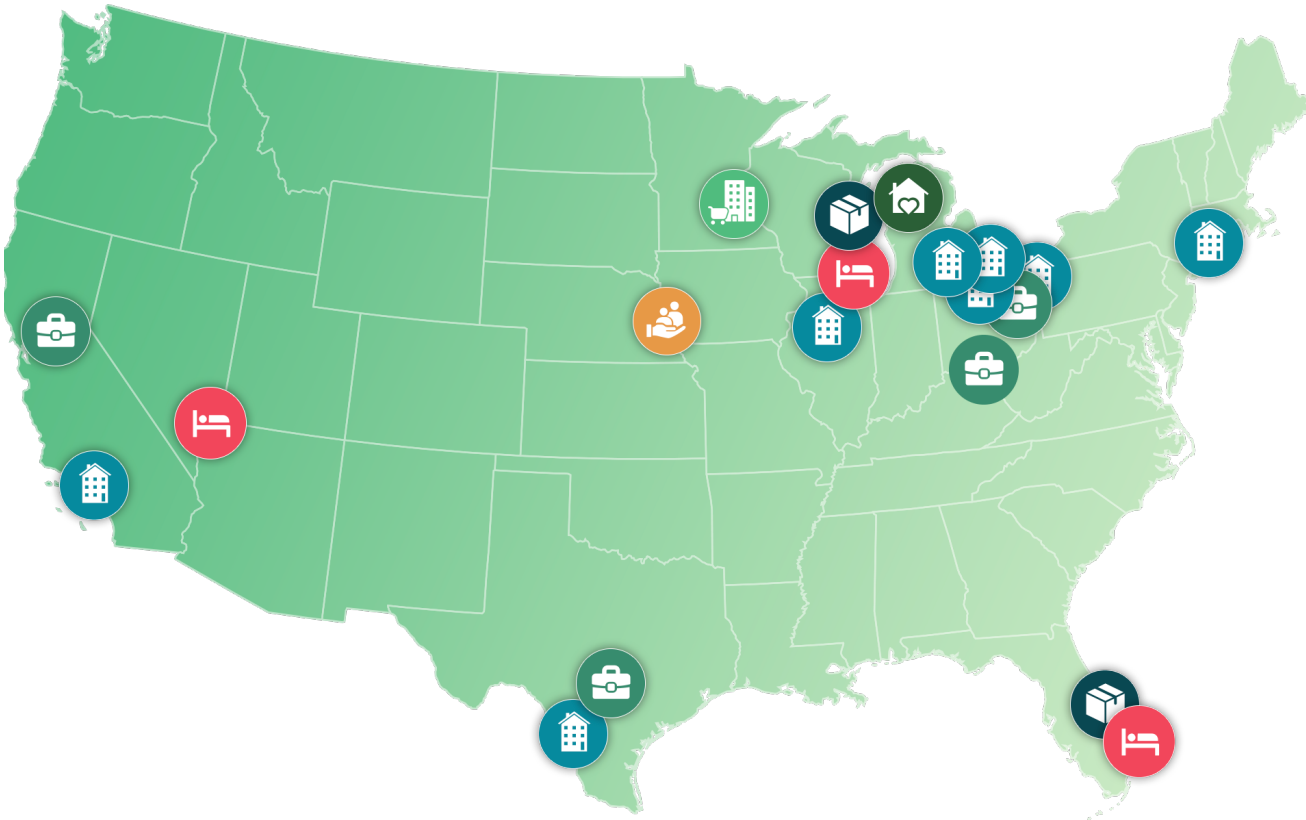
A major differentiator of the Cut Carbon Note® is that each property will be subject to ongoing utility monitoring, allowing investors to see actual carbon, energy, and water savings, compared to engineering estimates. The Cut Carbon Note® is the only C-PACE product that offers this feature. Utility monitoring commences after the sustainability upgrades are

complete and benchmark comparisons are possible after 12 months of data has been collected. Six properties were enrolled in utility monitoring as of June 15, 2025. We look forward to sharing performance results with investors in future impact reports.

The Cut Carbon Note® Portfolio

The wide variety of properties in the portfolio generate significant energy savings and carbon emissions reductions across 11 states. Together, these buildings will generate tangible social and environmental impacts in their local communities.

-  Assisted Living
-  Hotel
-  Industrial
-  Mixed Use
-  Multi-family Housing
-  Non-profit
-  Office
-  Certified CIRRUS Low Carbon Building



Euclid Office Building



Euclid, OH

Coliseum Building



Minneapolis, MN

Kenwood Place



Cincinnati, OH

Meadow Valley



Traverse City, MI

Nebraska MultiSport Complex



La Vista, NE

One South Main Tower



Laredo, TX

Painesville Tower Student Housing



Painesville, OH

Residences at Agora



Cleveland, OH

The 70th Apartments



Cleveland, OH

The Allen



San Antonio, TX

The Marlow




Milwaukee, WI

Town 9 Industrial Building



Germantown, WI

Coleman Yards



Rockford, IL

LactaLogics



Port St. Lucie, FL

Townhomes on Nemo



West Hollywood, CA

JacksonShaw AC



Las Vegas, NV

Gulfstream Hotel



Lake Worth Beach, FL

Scripps Medical



Sacramento, CA

The Quartier Co-op



New Canaan, CT

The Westington



Troy, MI

LAKE WORTH BEACH, FLORIDA

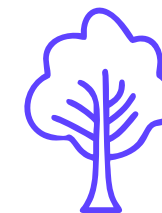
Gulfstream Hotel

The Historic Gulfstream Hotel, established in 1925 and listed on the National Register of Historic Places (1983), is undergoing a transformative renovation after 15 years of vacancy. The hotel remains a cherished part of the community identity, weathering storms, hurricanes, and economic downturns throughout its century-long tenure in Lake Worth Beach, Florida.

The redevelopment process began in 2019. Over three and a half years, the development team worked with city staff and engaged in community feedback sessions to understand the significance of this historic building and how its restoration could revitalize southern Florida. By restoring the structure, the building will have modern sustainability features including energy-efficient windows, upgraded HVAC systems, thermal efficient water heaters, and low-flow plumbing. The Gulfstream Hotel is projected to reopen in late 2025, as a 90-room property with additional amenities. The project demonstrates how renovations to historical sites can honor local heritage, create economic opportunities, and advance environmental goals—proving that the most sustainable building is often the one already built.

**\$182,149**

in annual electricity savings



The carbon emissions reduced by the building upgrades annually is equivalent to

5,814 TREE SEEDLINGS

grown for 10 years.

CLEVELAND, OHIO

Residences at Agora

The Agora is a historical landmark located in the heart of Cleveland, Ohio. The building once housed the famous WHK and WMMS radio stations and the Agora Theater and Ballroom. Now, in a community revitalization effort, the Agora and surrounding area serves as the site of redevelopment for the MidTown neighborhood in Cleveland.

The redevelopment focuses on preserving the musical history of the location and bolstering local businesses, while promoting sustainability and building decarbonization. The combination of low-cost capital support through the CIRRUS designation, as well as Ohio Historical Preservation tax credits, will transform the historic location into 48 market-rate apartments plus office and restaurant space. Shawn Neece, Principal of the redevelopment firm Renew Partners, **said of their motivations**, “Our goal is to have a good building, a good project that has a lot of longevity, that’s efficient over the long run, that brings value to our tenants and our investors and for our development group. And that years from now will still be a good place to live.”

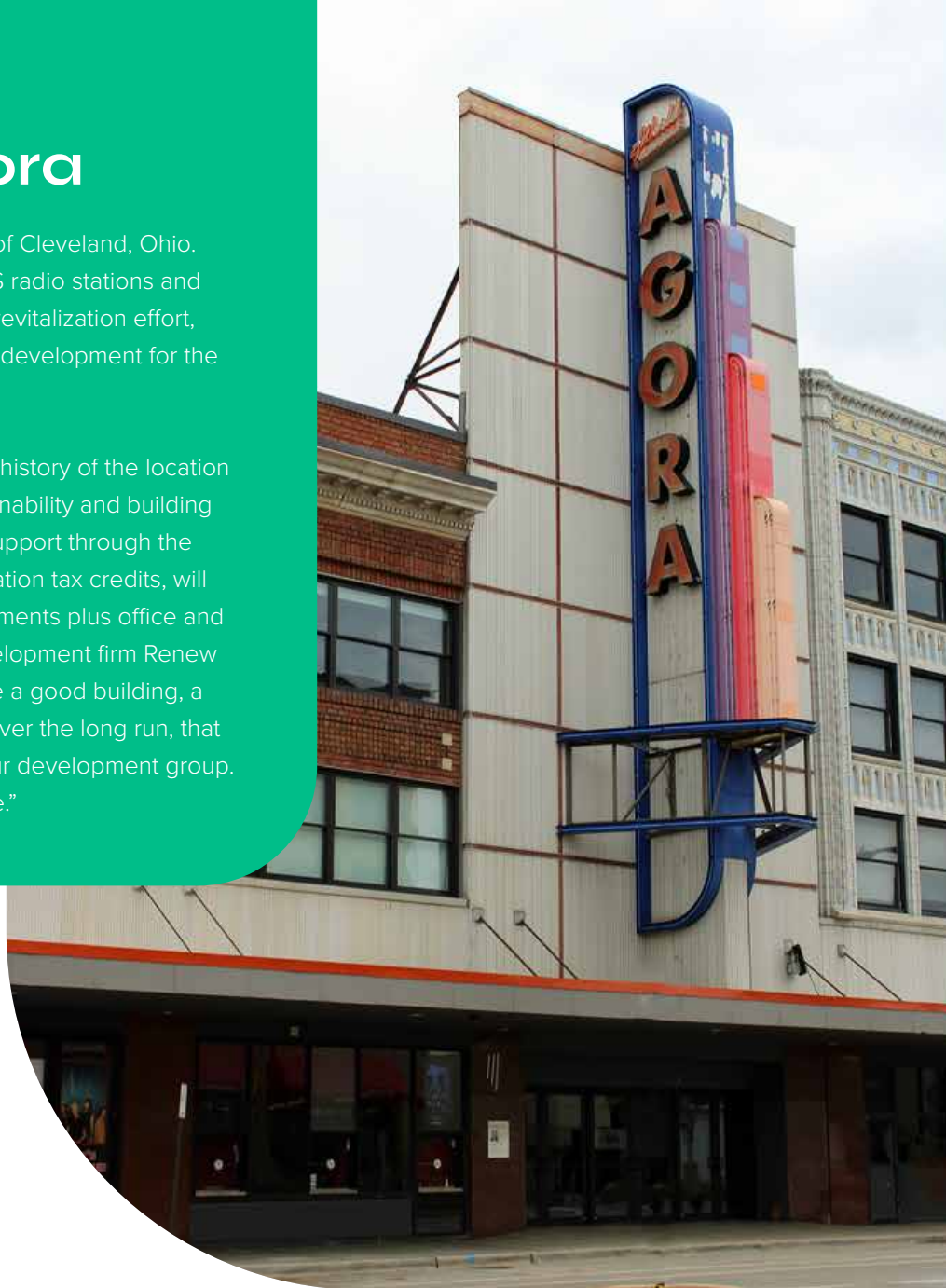


\$15,499

in annual electricity savings



The Agora is the first CIRRUS Low Carbon™ property in the US.



Methodology

The Cut Carbon Note® impact assessment methodology aligns with the International Capital Market Association’s (ICMA) Green Bond Principles. Specifically, we follow the principles of transparency, accuracy, completeness, and consistency in our impact calculations and reporting. [See S&P Global Ratings’ Green Transaction Evaluation for Series 1](#). The Cut Carbon Note® impact framework also aligns with the Operating Principles for Impact Management, with our latest Impact Disclosure at calvertimpact.org/impactdisclosure.

All figures provided in this report are expressed as cumulative over the weighted average life (WAL) of all properties in the portfolio, unless otherwise specified. All cumulative and annual data is provided by PACE Equity. Energy, water, and emissions savings figures are calculated based on rigorous project-level engineering analyses conducted by independent third-party firms. These analyses model expected resource savings based on the specific efficiency measures being implemented and the existing energy baseline for each building. Baselines

are determined using building codes and energy source mixes in the state where the project is located. The engineering methodology and firm conducting the analysis for each project are disclosed in [Annex A of the prospectus supplement](#) for transparency. All properties are or will be enrolled in ongoing utility monitoring to track actual performance over time versus engineering projections. Once properties are fully enrolled in this service, metering data updates will be made available semi-annually to validate projected savings.

By leveraging qualified independent engineers and semi-annual metering, our impact assessment methodology aims to provide accurate, complete, and consistent data on the sustainability benefits delivered by efficiency upgrades through Cut Carbon Note® funding.

External data sources were also used to calculate real-world equivalencies for this report. For the portfolio impact summary, the annual electricity equivalency stat was sourced and

calculated from the [US Energy Information Administration](#). The annual carbon savings equivalency stat was sourced from the [US EPA “Greenhouse Gas Equivalencies Calculator - Calculations and References”](#). The lifetime water savings equivalency stat was sourced from the [US EPA, “How We Use Water.”](#) For the Gulfstream Hotel Case Study, the annual carbon savings equivalency stat was sourced and calculated from the [US EPA “Greenhouse Gas Equivalencies Calculator - Calculations and References.”](#) The figures in the Case Studies are expressed annually and the annual savings are expected through the weighted average life of each property, disclosed on page 8.

For questions on this methodology or impact data, you can contact us at impact@calvertimpact.org.

Table 1: Cut Carbon Portfolio Green Bond Data

The following data is being provided as a recommended impact reporting practice for Green Bonds under the ICMA Green Bond Principles Impact Reporting Guidelines.

Project Name	Location	Signed Amount (\$)	Share of Total Project Financing (%)	Allocated Amount (\$)	Gross Building Area (GBA) ft2	CIRRUS Standard Met	Annual Electricity Savings (kWh)	Annual Carbon Savings (tons CO2e)	Annual Water Savings (gallons)
20-41 Nebraska Multisport	La Vista, NE	\$2,883,031	100%	\$2,883,031	N/A	No	155,331	99.9	N/A
21-50 Concord - 1 S. Main	Laredo, TX	\$3,577,294	100%	\$3,577,294	157,664	No	305,424	162.9	691,000
21-57 Renew - Painesville	Painesville, OH	\$2,224,103	100%	\$2,224,103	78,980	Yes	178,573	108	N/A
21-58 Renew - Agora	Cleveland, OH	\$2,231,866	100%	\$2,231,866	73,669	Yes	73,080	40.2	185,176
21-64 Renew - 70th	Cleveland, OH	\$1,357,597	100%	\$1,357,597	79,145	No	249,755	171.7	N/A
22-11 Van Buren - The Marlow	Milwaukee, WI	\$2,423,704	100%	\$2,423,704	45,089	No	823,866	596.4	49,500
22-25 Headwall - The Allen	San Antonio, TX	\$1,559,719	100%	\$1,559,719	32,583	Yes	57,071	21.3	N/A
22-30 MAN Holdings - Euclid	Euclid, OH	\$1,563,355	100%	\$1,563,355	163,789	Yes	1,264,392	292.8	N/A
22-46 Midland Atlantic - Kenwood	Cincinnati, OH	\$1,263,141	100%	\$1,263,141	63,358	Yes	55,417	49	N/A
22-47 Wallick - Oakleaf (2nd Funding)	Traverse City, MI	\$6,170,121	25%	\$6,170,121	177,269	No	319,960	365.1	522,994
22-62 F Street - Germantown	Germantown, WI	\$4,535,000	100%	\$4,535,000	374,804	Yes	564,070	891.2	N/A
22-66 Seward - Coliseum	Minneapolis, MN	\$2,126,454	100%	\$2,126,454	79,700	Yes	465,659	203.5	N/A
23-19 Jeffers - Colman Yards	Rockford, IL	\$10,974,995	100%	\$10,974,995	159,816	Yes	1,153,112	593.8	2,614,000
23-42 JacksonShaw - AC (Tranche 2)	Las Vegas, NV	\$25,000,000	63%	\$25,000,000	260,525	Yes	485,500	423.6	796,000
23-76b Carlyle Group - Nemo (Cut Carbon)	West Hollywood, CA	\$2,739,607	85%	\$2,739,607	8,798	Yes	17,560	4.8	14,000
23-87a LactaLogics - HQ (Cut Carbon)	Port St. Lucie, FL	\$6,970,458	77%	\$6,970,458	58,623	No	3,129,238	2,289.9	N/A
23-97 Gulfstream Hotel	Lake Worth Beach, FL	\$12,661,252	100%	\$12,661,252	68,609	Yes	815,270	351.6	N/A
24-21 2 Scripps - Sacramento	Sacramento, CA	\$2,032,872	100%	\$2,032,872	35,712	No	22,642	5.5	N/A
24-26 Ventana - The Quartier	New Canaan, CT	\$7168,361	100%	\$7168,361	51,268	Yes	316,983	95.1	439,000
24-29 Hills West - The Westington	Troy, MI	\$1,640,545	100%	\$1,640,545	38,980	No	47,477	40.2	341,000
Total		\$101,103,475		\$101,103,475		12	10,500,380	6,806.5	5,652,670

Table 2: Cut Carbon Portfolio Expected Impact Data

Project	EE Baseline	Energy Engineer	Site EUI	Energy and Operational Savings/ ft2	Weighted Average Life	Carbon Savings Over WAL	Energy and Operational Savings over WAL	Carbon Count	kWh Savings Over WAL	KBTU Savings Over WAL	Lifetime Water Conservation (gallons)	Intalled So- lar Capacity (kWp)	Annual Solar Production (MWh)	CPACE Scope	Low Income Tract
20-41 Nebraska Multisport	EICC 2018	Rivion	N/A	\$0.00	34	3,436	\$1,676,317	0.03468	5,338,726	18,215,722	N/A	N/A	N/A	Electrical/Lighting	No
21-50 Concord - 1 S. Main	Existing / Texas Code (IECC 2015)	Rivion	262.5	\$0.25	26	4,187	\$1,470,172	0.04554	7,849,397	26,782,125	17,758,700	N/A	N/A	HVAC, Electrical/Lighting, Plumbing, EIFS, Windows, and Elevatorw	Yes
21-57 Renew - Painesville	2017 Ohio Code (2012 IECC w/amend- ments)	Glen Heitkamp	77.3	\$0.28	28	3,024	\$960,494	0.04856	5,000,044	17,230,948	N/A	N/A	N/A	HVAC, Electrical/Lighting, Roof, Insulation, Windows	Yes
21-58 Renew - Agora	2017 Ohio Building Code w/Amendments	Rivion	33.3	\$0.13	29	1,166	\$449,475	0.01801	2,119,320	7,231,034	5,370,104	N/A	N/A	Building Envelope (including Roof and HVAC), Lighting/Electrical, Plumbing	Yes
21-64 Renew - 70th	2017 Ohio Code (2012 IECC w/amend- ments)	Rivion	34.8	\$0.38	28	4,859	\$1,318,511	0.12647	7,068,067	21,525,348	N/A	N/A	N/A	HVAC/Building Envelope, Lighting/Electric, Plumbing/Dom Hot Water	Yes
22-11 Van Buren - The Marlow	2015 IECC w/ WiscAmendments	Rivion	91.4	\$2.62	30	17,892	\$5,627,030	0.24607	24,715,980	223,809,360	1,485,000	N/A	N/A	Insulation, building envelope, windows, elevator, HVAC, plumbing, and electrical/lighting	No
22-25 Headwall - The Allen	2018 IECC	Rivion	30.2	\$0.27	26	550	\$330,124	0.01366	1,472,432	5,025,427	N/A	N/A	N/A	HVAC, Thermal & Moisture Protection, and Electrical/Lighting	No
22-30 MAN Holdings - Euclid	N/A	HelioScope	N/A	\$0.17	25	7,321	\$1,410,718	0.18732	31,609,800	N/A	N/A	1,160	970	Solar PV Array	Yes
22-46 Midland Atlantic - Kenwood	2012 IECC	Energy Concepts	57.4	\$0.12	28	1,372	\$319,878	0.03879	1,551,676	8,898,120	N/A	N/A	N/A	Windows, Roof, HVAC, Building Envelope, Plumbing, Electrical	No
22-47 Wallick - Oakleaf (2nd Funding)	ASHRAE 90.1-2010	Rivion	72.8	\$0.33	27	9,858	\$2,414,163	0.05917	8,638,920	106,918,596	14,120,838	N/A	N/A	Bricker/Stone Veneer, Thermal & Moisture Protection, Windows, Elevator - Machinery, cab, general Plumbing, HVAC, Electrical/Lighting, GC/Overhead	No
22-62 F Street - Germantown	IECC 2015 (ASHRAE 90.1-2013)	Glen Heitkamp	31.1	\$0.22	30	26,736	\$3,998,714	0.19652	16,922,100	112,680,210	N/A	N/A	N/A	Building Envelope, HVAC, Electrical/Lighting	No
22-66 Seward - Coliseum	Existing using ASHRAE 90.1-2004 defaults		65.1	\$0.68	20	4,070	\$1,466,155	0.09570	9,313,180	28,622,580	N/A	N/A	N/A	HVAC and Electrical / Lighting	Yes
23-19 Jeffers - Colman Yards	Existing Building Envelope Conditions and IECC 2018 for MEP	Glen Heitkamp	42.6	\$1.61	35	20,783	\$15,605,324	0.05410	40,358,920	277,645,130	91,490,000	N/A	N/A	Building Envelope, HVAC, Plumbing, and Electrical / Lighting	Yes
23-42 JacksonShaw - AC (Tranche 2)	IECC 2018/ASHRAE 90.1-2016	Kamal	32.3	\$0.36	30	12,708	\$4,416,236	0.02824	14,565,000	138,435,780	23,880,000	N/A	N/A	Building Envelope, HVAC, Plumbing, Electrical, Roof, Insulation, Elevator	Yes
23-76b Carlyle Group - Nemo (Cut Carbon)	California Title 24 - CEC 2022	Glen Heitkamp; Robert Lawson	14.7	\$0.57	33	158	\$276,270	0.00175	579,480	65,248,524	462,000	N/A	N/A	Building Envelope, Electrical, HVAC, Plumbing	No
23-87a LactaLogics - HQ (Cut Carbon)	ASHRAE 90.1 2013	EE Consultants LLC	136.2	\$5.96	30	68,696	\$16,622,981	0.32851	93,877,126	323,980,755	N/A	N/A	N/A	Dematic Machinery - Process Equipment	Yes
23-97 Gulfstream Hotel	ASHRAE 90.1 - 2004	Glen Heitkamp; Robert Lawson; Darius Moss	62.9	\$1.56	34	11,955	\$6,193,083	0.02777	27,719,180	121,995,400	N/A	N/A	N/A	Building Envelope, HVAC, Electrical, Plumbing	No
24-21 2 Scripps - Sacramento	2019 California Energy Code	Robert Lawson, Glen Heitkamp	35.8	\$0.10	36	198	\$217,913	0.00271	815,112	2,781,180	N/A	N/A	N/A	Building Envelope, Electrical/Lighting, HVAC, Plumbing, Soft Costs	No
24-26 Ventana - The Quartier	2022 CT Building Code	Glen Heitkamp, Karl Peer	17.8	\$1.34	33	3,167	\$3,851,556	0.01327	10,555,534	36,015,482	14,618,700	90	95	Building Envelope, HVAC, Electrical, Plumbing, Elevators and Renewables	No
24-29 Hills West - The Westington	2015 Michigan Energy Code	Darius Moss (Lead), Glen Heitkamp	81.1	\$0.27	34	1,367	\$611,225	0.02450	1,614,218	5,959,928	11,594,000	N/A	N/A	Plumbing Electric, Roof, Windows, Building Envelope, HVAC	No
Total						203,502	\$69,236,337		311,684,212	1,549,001,649	180,779,342	1,250	1,065		



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