



Natural Lofts™

DESIGN CONCEPT BROCHURE

2026

Vision

Each NaturalLofts™ High Performance Building is designed to promote urban sustainability and achieve radical building energy efficiency. We follow 5 Maxims and 25 Imperatives:

PLACE:

1. Tech Hubs
2. Walk Score > 80
3. Transit Score > 50
4. Bike Score > 70
5. Rent Score > 80

PERFORMANCE:

6. Green Building Certified
7. Build Time Reduced by 25%
8. Expenses Decreased by 25%
9. Maintenance Decreased by 25%
10. Occupancy Rate Increased by 25%

PLANET:

11. CO₂ Emissions Reduced by 50%
12. Water Consumption Reduced by 50%
13. Energy Consumption Reduced by 50%
14. Toxins in Building Materials Reduced by 90%
15. Waste to Landfill Reduced by 90%

PEOPLE:

16. Affordable
17. Healthy
18. Fun
19. Efficient
20. Connected

PROFIT:

21. Cash Flow Per Sq Ft Best in Asset Class
22. Occupancy Rate Best in Asset Class
23. Risk Assessment Best in Asset Class
24. Rent Appreciation Best in Asset Class
25. Equity Appreciation Best in Asset Class

NaturalLofts™ intends to become the leading provider of high performance sustainable urban dwelling units in North America.

IT IS OUR MASSIVE TRANSFORMATIVE PURPOSE TO BUILD THE WORLD'S FIRST HIGH PERFORMANCE SUSTAINABLE ENERGY POSITIVE BUILDINGS.

We are committed to the responsible, selective acquisition, management and development of innovative, high-performance properties that create long-term environmental, economic and civic value.

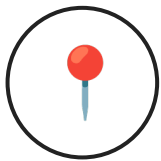
Maxims Menu



Place

5 Imperatives

1. Tech Hubs
2. Walk Score > 80
3. Transit Score > 50
4. Bike Score > 70
5. Rent Score > 80



WHERE WE BUILD IS AS IMPORTANT TO US AS WHAT WE BUILD.

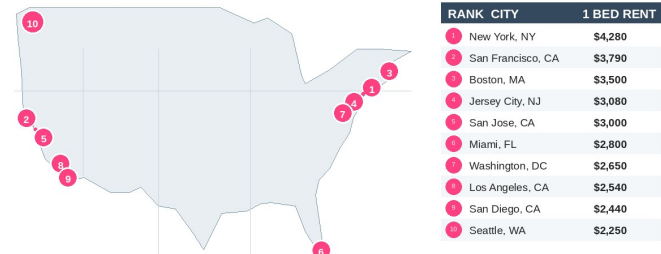
NaturalLofts™ leverages decades of real estate acquisition, development and management to select the best locations that attract the best tenants in the top rental markets.

Together with our real estate agencies and property management partners we are actively analyzing and acquiring land in our target markets where, year over year through 2026, rents continue to rise faster in these "tech hubs" than in most other major metros.

We are very strategic about land acquisition which is why we developed a proprietary in-house algorithm that generates rental scores to help us achieve maximum potential rent gains and equity return over time on our properties. Once we have satisfied our internal land acquisition benchmarks we then request 3rd party rental reports to confirm the viability of our rental projections.

TOP 10 1 BEDROOM MEDIAN RENT PRICES

TECH HUBS · 2026 EDITION

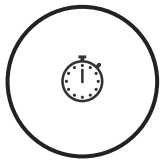


Source: Zumper National Rent Index, Visual Capitalist & HUD 50th Percentile Rent Estimates (2026)
Median rent for 1-bedroom apartments, Top 10 metros, 2026 edition.

Performance

5 Imperatives

6. **Green Building Certified**
7. **Build Time Reduced by 25%**
8. **Expenses Decreased by 25%**
9. **Maintenance Decreased by 25%**
10. **Occupancy Rate Increased by 25%**



The explosion of technologies in recent decades has caused fundamental disruptions across many industries. NaturalLofts™ has leveraged advancements in renewable energy harvesting, sustainable building materials, digital manufacturing, BIM, energy benchmarking and Lean Construction Principles to become a disruptive building innovation poised to displace earlier construction practices.

NATURALLOFTS™ HIGH PERFORMANCE, SUSTAINABLE BUILDINGS TARGET A 10X VALUE PROPOSITION OVER TRADITIONAL MULTIFAMILY BUILDINGS.

By leveraging modular and panelization advancements in our construction process we aim to save money through quicker lease up, reduce thousands of hours of labor on job sites, increase quality control, reduce material waste, shorten punch lists and decrease the number of people needed on site — further reducing cost, environmental impact and the overall carbon footprint of the project.



Planet

5 Imperatives

11. **CO₂ Emissions Reduced by 50%**
12. **Water Consumption Reduced by 50%**
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14. **Toxins in Building Materials Reduced by 90%**
15. **Waste to Landfill Reduced by 90%**



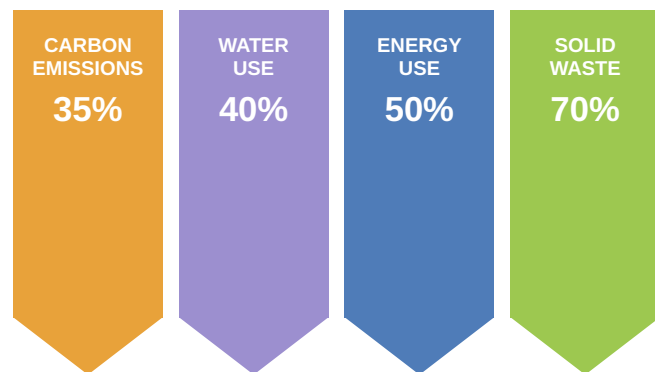
CITIES ARE THE LARGEST THINGS WE BUILD, AND TODAY MORE PEOPLE LIVE IN CITIES THAN IN SUBURBS. HOW WE CONTINUE TO BUILD THEM OFFERS THE GREATEST HOPE FOR OUR PLANET.

Sustainable growth of cities is crucial to the reduction of greenhouse gas emissions. The world's largest cities consume the majority of global energy, and urban areas generate roughly 70–80% of greenhouse gas emissions worldwide. According to recent 2026 climate data, we continue to use the earth's resources faster than they can be replenished.

The commercial and residential building sector accounts for roughly 39% of carbon dioxide (CO₂) emissions in the United States per year, more than any other sector. U.S. buildings alone are responsible for more CO₂ emissions annually than those of any other country except China.

Most of these emissions come from the combustion of fossil fuels to provide heating, cooling, lighting and to power appliances and electrical equipment.

BY TRANSFORMING THE BUILT ENVIRONMENT TO BE MORE ENERGY-EFFICIENT AND CLIMATE FRIENDLY, BUILDINGS DESIGNED LIKE NATURALLOFTS™ CAN PLAY A MAJOR ROLE IN REDUCING THE THREAT OF CLIMATE CHANGE.



Average Savings of Green Buildings

People

5 Imperatives

16. **Affordable**
17. **Healthy**
18. **Fun**
19. **Efficient**
20. **Connected**



THE KEY TO OUR SUCCESS IS GOOD PEOPLE.

We realize cities are the heart of the world. They are where people live, work, study and play. When cities are strong, our nation's children and families thrive, the economy flourishes, and the environment is cleaner, healthier and better preserved for future generations.

In order for cities to remain strong, people need more sustainable and affordable housing options. Today, well over half of the world's population lives in urban areas, causing prices to rise and CO₂ emissions to climb as the tide of new housing demand continues into 2026 and beyond.

MANAGING THIS URBAN HOUSING CRISIS HAS BECOME ONE OF THE MOST IMPORTANT DEVELOPMENT CHALLENGES HUMANITY FACES — AND ONE OF THE BIGGEST GLOBAL CONSTRUCTION OPPORTUNITIES OF THE 21ST CENTURY.

NATURALLOFTS™ RECOGNIZES THIS OPPORTUNITY AND INTENDS TO OFFER ONE OF THE MOST AFFORDABLE AND SUSTAINABLE URBAN HOUSING OPTIONS IN THE MARKETPLACE.

In addition to affordability, NaturalLofts™ recognizes the need to build healthier buildings for people that are fun to live in, well-connected and efficient — making NaturalLofts™ an intelligent choice for urban dwellers.



Profit

5 Imperatives

21. Cash Flow Per Sq Ft Best in Asset Class
22. Occupancy Rate Best in Asset Class
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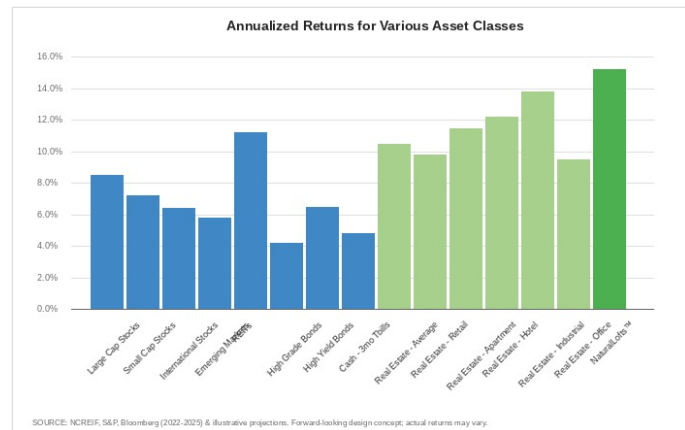



NATURALLOFTS™ ARE DESIGNED TO OUTPERFORM OTHER REAL ESTATE ASSET CLASSES ACROSS CATEGORIES — INCLUDING GAINS UPON LEASE UP AND STABILIZATION, INITIAL CASH FLOW, LONG-TERM APPRECIATION AND EQUITY GAIN.

When it comes to housing, we believe small is the new big and the future of housing demand will be compact, sustainable, urban and transit-friendly. Through 2026, smaller units like NaturalLofts™ continue to yield strong profit per sq. ft. for our partners, while simultaneously addressing affordable housing needs for consumers and cities.

NATURALLOFTS™ ARE DESIGNED TO OFFER HIGHER DIVERSITY WITH LOWER VOLATILITY.

We realize that high returns are not enough — assets must balance cash flows with risk. NaturalLofts™ are designed to weather any economic climate, returning substantial profits in good years while remaining cash-flow positive in difficult economic climates.





By transforming the built environment to be more energy-efficient and climate friendly, the building sector can play a major role in solving the urban housing crisis and simultaneously reduce the threat of climate change.

Source: Urban Housing Institute

Building

Elevations

NaturalLofts™ high performance urban dwelling units are envisioned to be to the housing industry what disruptive innovators have been to the automotive industry.

Source: Synergy Construction



NaturalLofts™ are designed to general green building principles. High performance green buildings target healthier, more productive places, reduced stress on the environment by encouraging energy- and resource-efficient construction, and savings from increased building value, higher lease rates and decreased utility costs.

★ **Building Permit Approved & Demo Permit Ready.** Final unit counts subject to change based on final building permit. For more info visit www.naturallofts.com or email info@naturallofts.com.

Building

Features

"The first rule of sustainability is to align with natural forces, or at least not try to defy them."

— Paul Hawken (1946), environmentalist



Natural Lofts™

Top Floor Loft Unit

tall ceilings on top floor allow for space above unit to be used for storage / sleeping loft

Radiant Heating

hot water to be preheated using roof mounted solar water heaters to provide warm radiant flooring

Exterior Decks

some units to feature outdoor space to provide greater access to light and fresh air

Amenity Area

users will have access to public amenities at the ground floor that will also provide connection with the community.

First Floor Loft Unit

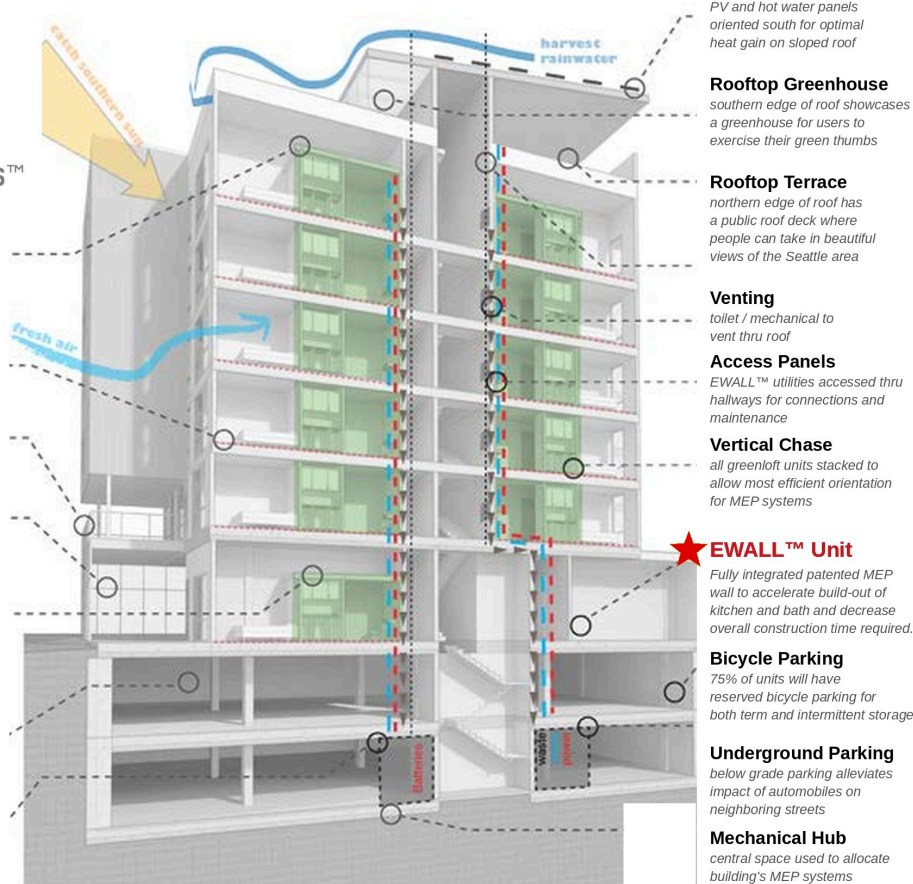
tall ceilings on first floor allow for space above unit to be used for storage / sleeping loft

EV Car Charging

EV stations provide rapid convenient car charging.

Renewable Energy Storage

batteries and other energy storage devices to store renewable energy sources



Building

Outdoor Conveniences

- Yoga Terrace
- 12 Shared Bicycles
- 1 Shared EV
- 1 Shared Scooter
- Walk Track
- Rooftop Terrace
- BBQ Pits
- Wide Fi
- EV Charging Stalls
- Dog Run



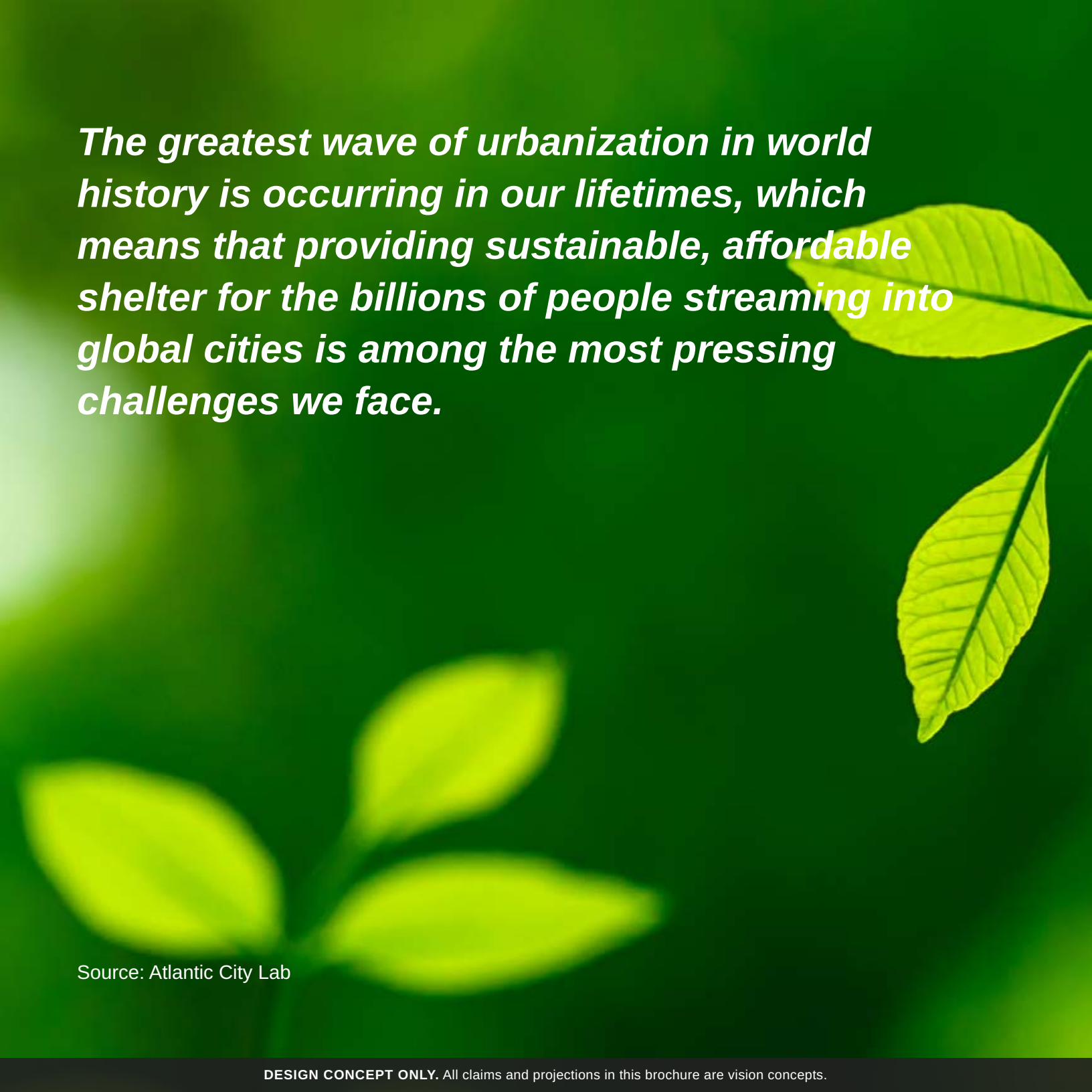
Building

Indoor Conveniences

- 5 Bedroom Layouts
- Relaxation Room
- Exercise Room
- Coffee Bar
- Media Room
- Bicycle Storage
- Meeting Room
- Guest Suite
- Single Source Recycling
- Mobile App



The greatest wave of urbanization in world history is occurring in our lifetimes, which means that providing sustainable, affordable shelter for the billions of people streaming into global cities is among the most pressing challenges we face.



Source: Atlantic City Lab



Natural Lofts™

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IMPORTANT NOTICE — DESIGN CONCEPT ONLY

The contents of this brochure — including all imperatives, performance targets, renderings, cross-sections, infographics, charts, amenity descriptions, the EWALL™ unit and the NaturalLofts™ building system — represent **design concepts and vision goals only**. Features, materials, configurations, technologies and projected performance may or may not be incorporated into any final building construction. **Final unit counts subject to change based on final building permit.**

All figures are illustrative, forward-looking and subject to change without notice. Performance figures reflect general green building averages and are not representations of any specific third-party certification standard. This brochure does not constitute an offer of securities or investment advice.

FOR MORE INFORMATION

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