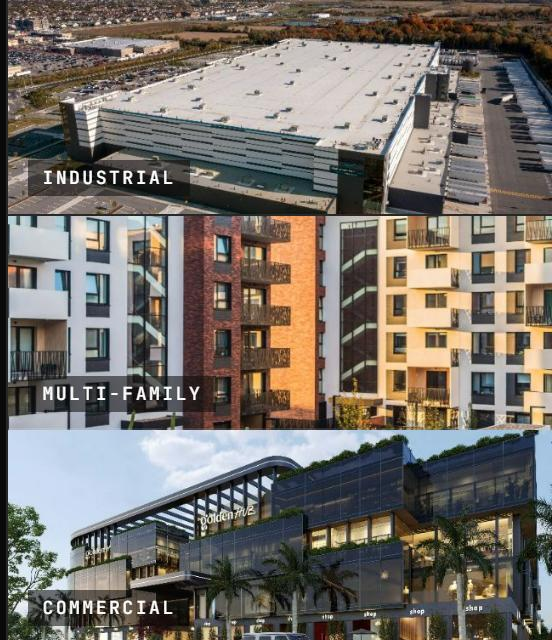


PORTFOLIO ENERGY INTELLIGENCE

Your properties hold untapped EV and energy infrastructure opportunities.

Do you know which ones are *worth investing in?*



Before building anything, you can already clarify

PRE-CAPEX

- | | |
|--|---|
| ✓ Which sites could increase NOI, which could decrease operating costs, and which to leave alone | ✓ Which sites to prioritize across the portfolio |
| ✓ What size EV charging, battery energy storage (BESS), and PV systems should be deployed at each site | ✓ How to avoid misallocating infrastructure capex |

The reality most portfolios face

TODAY

REIT portfolio sites often operate with:

Parking lots, rooftops, and grid capacity sitting under-used

Growing pressure for EV readiness and electrification

No reliable way to decide which sites justify investment

Vendor-driven proposals instead of portfolio logic

As a result, infrastructure decisions are delayed, miscalculated, or treated as isolated engineering projects.

How Brightmerge can help

DIGITAL TWIN

Brightmerge simulates every property in your portfolio as an operating energy site. Before anything is built, you know:

- › Where EV, solar, and batteries can improve NOI and operating stability
- › How to rank and prioritize investment across properties
- › Which sites should be left alone

HOW IT WORKS

STEP 01 Portfolio Overview Rank sites portfolio-wide	STEP 02 Site Analysis Test site-specific scenarios	STEP 03 Take Action Design the right system
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Prevents

- ✗ Overbuilt infrastructure that underperforms financially
- ✗ Capex decisions based on vendor assumptions
- ✗ Missing sites where latent value exists

Enables

- ✓ Infrastructure investment tied directly to asset performance
- ✓ Portfolio-level prioritization instead of site-by-site guesswork
- ✓ Properties positioned for electrification without redevelopment

The Brightmerge advantage

WHY US

- Analysis in minutes or days, instead of weeks or months
- Clear portfolio-wide view of infrastructure value
- Systems analyzed and designed for real-world site behavior
- Decisions based on precise simulations, not general assumptions
- Avoid overbuilding and capex mistakes

BUILT FOR EVERY ASSET CLASS

				
COMMERCIAL	INDUSTRIAL	MULTI-FAMILY	HOSPITALITY	SELF-STORAGE

Mixed

Data centers

Healthcare

For REITs, real estate owners, and multi-site property managers.

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