◇ SUSTAINABLE BUSINESS

The sustainability case and the business case — *from one model.*

Brightmerge shows sustainability leaders which buildings justify EV charging, BESS, and microgrids — what each one abates, and what each one returns — before capex is committed.

◇ THE MULTI-SITE OPPORTUNITY

A sustainability target is set once, at corporate level. But delivering it happens one building at a time, where the economics are never the same twice.

Sustainability leaders are often accountable for a commitment they did not set, delivered through a capital process they do not control. Without building-level numbers, a portfolio defaults to a pilot at the most convenient property rather than the one with the most to gain.

The reality of portfolio decarbonization today

Across a property portfolio:

- Tariffs, load shapes, roof area, and grid capacity differ at every building
- Building-level feasibility studies cost more than most sustainability budgets hold
- Finance asks for an IRR, and a carbon study does not produce one
- Reported progress rests on portfolio averages rather than measured site design

So the portfolio pilots at the easiest building, not the best one.

How Brightmerge can help

The Brightmerge platform produces both cases from the same simulation.

Site Selector
Screen the entire portfolio at once and rank buildings by what EV charging, battery energy storage (BESS), and microgrids would abate at each one, and what each one would return.

Site Design
Model the system each building justifies, sized against real tariffs and load shapes, so the emissions reduction and the financial return come out of one model rather than two studies.

◇ BENEFITS

01 · SITE SELECTOR

Rank the portfolio by abatement per dollar

See not only which buildings decarbonize most, but which do it most efficiently per unit of capital, so the first projects are the ones that defend themselves.

02 · SITE DESIGN

Bring finance a pro forma, not a pledge

The emissions reduction and the financial return come out of the same simulation, so the sustainability case and the investment case cannot be argued apart.

03 · SITE DESIGN

Report modeled numbers, not estimates

Building-level emissions reductions traceable to a specific system design, rather than portfolio averages and rules of thumb that are hard to defend under scrutiny.

04 · SITE DESIGN

Count resilience and emissions together

Model where clean backup can displace or defer diesel, so the case carries reliability value alongside the carbon reduction instead of competing with it.

◇ HOW IT WORKS

STEP 01

Site Selector

Rank every building in the portfolio

STEP 02

Site Design

Model charging, storage, and microgrids

STEP 03

Take action

Build what the building justifies

The Brightmerge advantage

- 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

◇ WHERE THE BUSINESS CASE COMES FROM

A clean-energy project rarely pencils on one benefit alone. Brightmerge models the value streams together, so the return you present is the sum of what a system actually earns and avoids.

Demand charge reduction Storage shaves the peaks that set the bill	**Energy arbitrage** Charge when power is cheap, draw when it is not	**Grid-supporting independence** Utility contracts, whether through microgrids, VPPs, or net metering
Avoided grid upgrades Deploy now instead of waiting years for capacity	**Resilience** Continuity value that diesel cannot monetize	**Reduced exposure** Where building performance standards apply, lower measured emissions lower the risk

◇ ALIGNED WITH THE UN SUSTAINABLE DEVELOPMENT GOALS

7 · Affordable and Clean Energy

Making clean generation and storage economically viable at sites that would otherwise stay on grid power alone.

9 · Industry, Innovation and Infrastructure

Facilitating the deployment of EV charging and energy storage infrastructure at the scale the transition needs.

11 · Sustainable Cities and Communities

Managing grid complexity so low-carbon mobility can scale where people live and work.

13 · Climate Action

Sizing every system we model to cut emissions on terms an owner will actually fund.

What this supports in your reporting

Building-level modeled results can support your reporting for GRESB, SEC and state climate disclosure, shareholder reporting, and progress against voluntary corporate goals.

For sustainability leaders, ESG directors, and energy managers across property portfolios.

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