



NY Green Bank
A Division of NYSERDA

NY Green Bank

Metrics, Reporting & Evaluation
Quarterly Report No. 34
(Through December 31, 2022)

Case 13-M-0412

2/28/2023

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Schedule

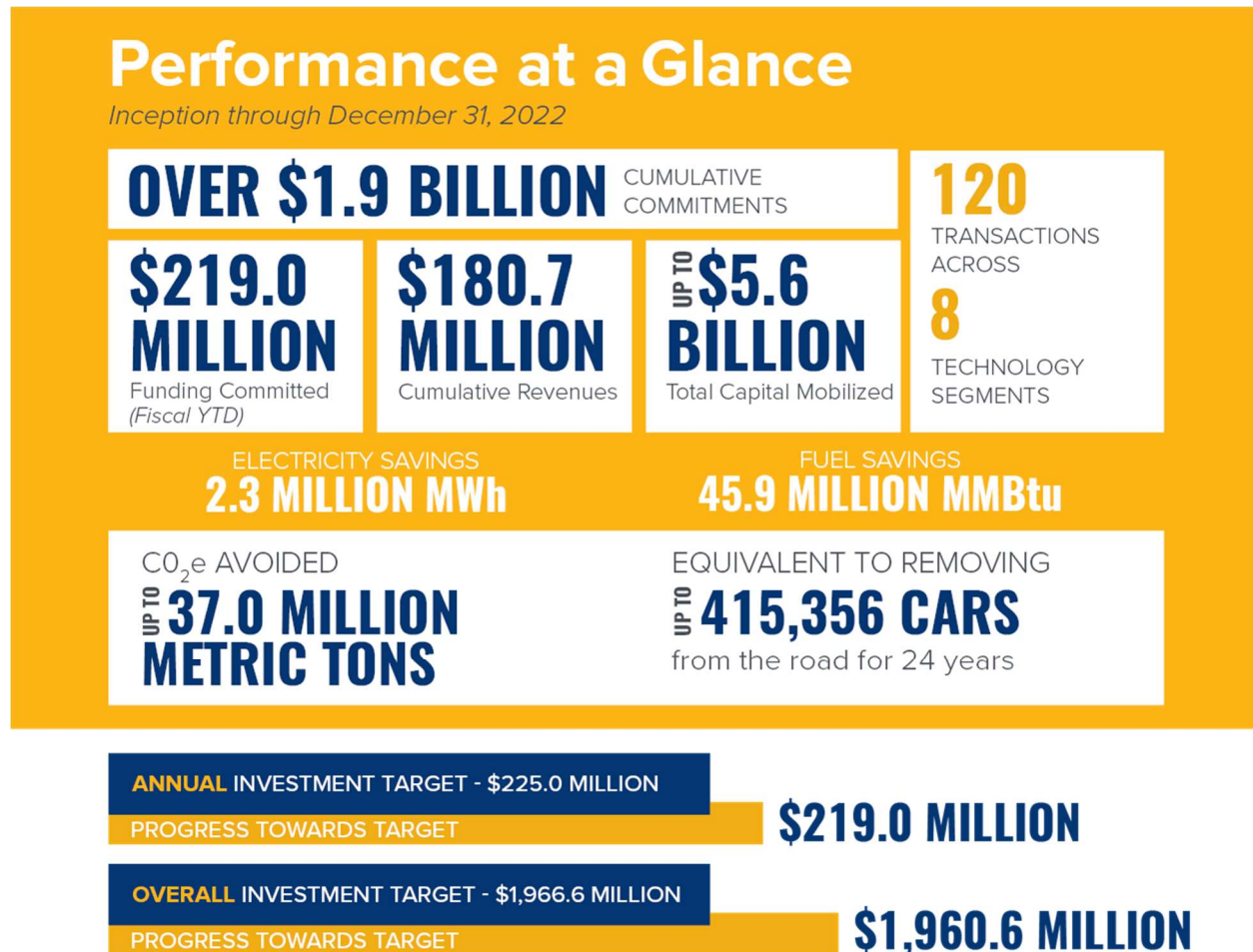
Transaction Profiles:

- Arthur May (Residential, Commercial & Industrial; Energy Efficiency)
- Sam City Collaborative (Residential; Energy Efficiency)
- Tenet (Transportation; Clean Transportation)
- Hecate Energy (Utility / Grid-Interconnected; Solar / Energy Storage)
- Energy Impact Partners – Upsize (Community Distributed Generation; Solar)
- Wildflower Farms – Upsize (Commercial & Industrial; Energy Efficiency)
- NYCEEC Subordinated Loan – Upsize (Multiple; Energy Efficiency)
- Saranac Lake Resort – Upsize (Commercial & Industrial; Energy Efficiency)
- Sunrun Safe Harbor – Upsize (Residential; Solar)

1 Highlights¹

During the quarter ended December 31, 2022, NY Green Bank (“**NYGB**”) committed \$188.4 million across nine investments.² Since its inception, NYGB has committed more than \$1.9 billion to clean energy and sustainable infrastructure projects in New York State (“**NYS**” or the “**State**”). During the quarter, NYGB generated \$16.8 million in revenue, bringing its cumulative total since inception to \$180.7 million. NYGB’s investments continue to mobilize capital in NYS; at quarter end its portfolio was expected to support up to \$5.6 billion in project costs for clean energy and sustainable infrastructure projects.

Figure 1: Performance at a Glance³



¹ This Quarterly Report (“**Report**”) is filed by NYGB with the NYS Public Service Commission (the “**Commission**” or the “**PSC**”) pursuant to the Metrics, Reporting & Evaluation Plan developed in consultation with the Department of Public Service (“**DPS**”) and filed with the Commission (the “**Metrics Plan**”). Defined terms used in the text of this Report but not separately described have the meanings respectively given to them in the Metrics Plan.

² The period April 1, 2022 to March 31, 2023 is referred to as the Plan Year or Fiscal Year (“**FY**”) throughout this Report.

³ Energy and emission values in *Figure 1* are presented as the sum of the lifetime benefits expected to be realized during the operating lives of all the projects supported by NYGB investments.

2 Business Update

NYGB's investment activities fall into two broad categories, which include:

- (a) Transactions that have closed, which collectively comprise NYGB's Investment Portfolio, discussed in [Section 2.1](#); and
- (b) Transactions that are in process but not yet closed, which collectively comprise NYGB's Active Pipeline, discussed in [Section 2.2](#).

2.1 Investment Portfolio Activity⁴

NYGB's Investment Portfolio was \$704.4 million at quarter end. NYGB continued to provide flexible capital to active project developers, owners, service providers and manufacturers of NYS clean energy and sustainable infrastructure projects. [Table 1](#) summarizes investment activity during the quarter ended December 31, 2022. Transaction Profiles for the investments described in this [Section 2.1](#) are also included in the Schedule – Transaction Profiles to this Report. Additionally, NYGB's Transaction Profiles are publicly available at www.greenbank.ny.gov/Investments/Portfolio.

Table 1: New Investments

New Transactions	Description	NYGB Commitment	Closing Date
Energy Impact Partners – Upsize	This upsize will finance the construction and operation of six CDG projects in NYS, adding to the two CDG projects funded under NYGB's original facility which closed in June 2021.	\$50.9 million	10/13/2022
Sam City Collaborative	NYGB's predevelopment facility will support the rehabilitation of 664 affordable housing units in Harlem as part of NYCHA PACT.	\$12.0 million	11/4/2022
Tenet Energy	NYGB's facility will lend against EV auto loans originated by Tenet, providing them with additional capital to provide financing to EV owners in NYS.	\$10.0 million	11/10/2022
Wildflower Farms – Upsize	This upsize to NYGB's existing facility will continue to support the construction of Wildflower Farms, a 65-room energy efficient hotel in Gardiner, NY.	\$4.0 million	11/17/2022
NYCEEC Subordinate Loan – Upsize	This upsize will support NYCEEC in continuing to make loans to finance clean energy and energy efficiency projects located in NYS that benefit disadvantaged communities.	\$5.0 million	11/28/2022
Saranac Lake Resort – Upsize	NYGB's upsize to its existing facility will continue to support Saranac Waterfront Lodge, an energy efficient hotel registered under the LEED green building program on the shores of Lake Flower.	\$4.5 million	12/2/2022
Arthur May	The construction-to-term loan will finance the construction and operation of an electrified, mixed-use property; the Phase 1 facility will finance the renovation of a former school building and new construction.	\$21.0 million	12/19/2022
Hecate Energy – Galaxy	NYGB's participation in a \$250 million term loan will support Hecate Energy LLC in selling solar and battery storage projects in the early stages of development.	\$60.0 million	12/19/2022
Sunrun Safe Harbor – Upsize	This upsize brings the total amount that NYGB has committed to Sunrun facilities to \$140 million. NYGB's participation in these facilities alongside various lenders support Sunrun's distributed energy project portfolio for homeowners across NYS.	\$21.0 million	12/19/2022
Total		\$188.4 million	

⁴ Investment Portfolio, means, at any time, collectively, the investment transactions that NYGB has executed with its counterparties that have not yet matured or otherwise expired in accordance with their respective terms.

2.2 Pipeline Activity

Each proposed NYGB investment is categorized by the stage it has reached in NYGB's internal credit underwriting and transaction execution processes. *Figure 2* summarizes NYGB's overall transaction status and Active Pipeline from inception through December 31, 2022.⁵ At quarter end NYGB was managing an Active Pipeline of \$368.5 million.

Figure 2: Cumulative Pipeline Activity



Figure 3: Distribution of Active Pipeline by Investment Stage



Figure 4: End-Use Segment Distribution of Active Pipeline (\$368.5 million)

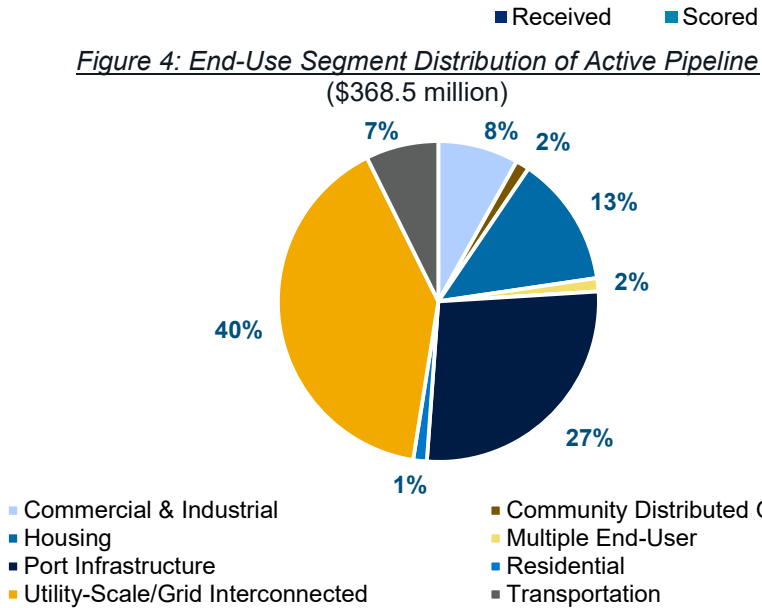


Figure 5: Geographic Distribution of Active Pipeline (\$368.5 million)

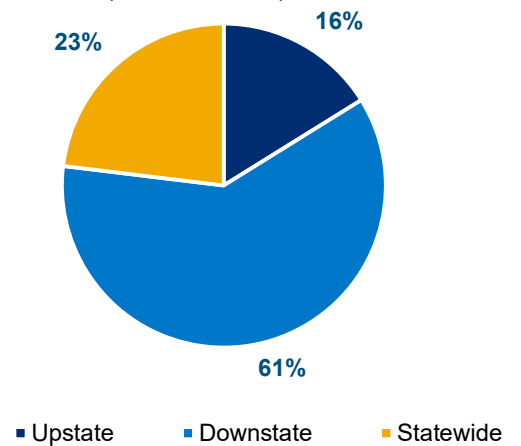
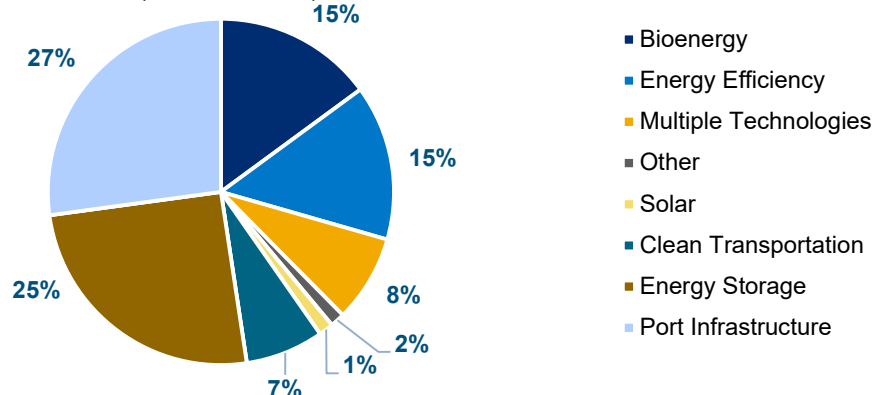


Figure 6: Technology Distribution of Active Pipeline (\$368.5 million)



⁵ "IRC" takes the meaning Investment and Risk Committee.

2.3 Additional Achievements and Activities

In the quarter ended December 31, 2022, in addition to those matters referenced elsewhere in this report and ongoing “business as usual” activities (e.g., origination, execution and routine outreach), NYGB’s achievements include:

(a) Continuing Stakeholder Outreach and Communications:

NYGB hosted and participated in a variety of events this quarter, including:

- i. On October 4, 2022, NYGB spoke at a ribbon-cutting for a BQ Energy solar project that NYGB financed in West Valley.
- ii. On October 4, 2022, NYGB spoke at Solar & Storage Finance USA in New York City.
- iii. On November 3, 2022, NYGB spoke at the National Association of Securities Professionals (NASP-NY) 25th Annual Symposium in New York City.
- iv. On November 9, 2022, NYGB spoke at Propel by MIPIM in New York City.
- v. On December 6, 2022, NYGB spoke at the Real Estate Global Forum in New York City.
- vi. On December 13, 2022, NYGB spoke at the New York Solar Energy Industries Association (NYSEIA) New York Solar Summit in Albany.

(b) Public Reporting and Metrics:

All NYGB Reporting and metrics are available at www.greenbank.ny.gov/Resources/Public-Filings.

- i. Q3 Quarterly Report: On November 30, 2022, NYGB filed its Quarterly Report for the period ended September 30, 2022.
- ii. Q4 Quarterly Webinar: NYGB will host its regular Quarterly Review Webinar for this Report in March 2023, including discussion of activities during the quarter ended December 31, 2022.

3 Regulatory Framework

3.1 Purpose

As a steward of considerable public capital, NYGB periodically reports its progress and performance to allow all stakeholders, including the Commission and the public, to assess NYGB’s achievement of its overall mission.

3.2 NYGB Mission and Operating Principles

NYGB’s mission is to work in collaboration with the private sector to transform financing markets in ways that accelerate clean energy investments to combat climate change and deliver benefits equitably to all.

The key elements of NYGB’s mission are to collaborate with private participants and implement solutions that overcome market barriers with the goal to attract private sector investment in clean energy by enabling greater scale, new and expanded asset classes, and increased liquidity.

NYGB follows certain important operating principles to increase private sector market participation:

- (a) Focusing on wholesale capital markets (that is, providing structured financial products to developers and specific projects that result in clean energy benefits for all New Yorkers at scale – rather than funding consumers/homeowners directly);
- (b) Structuring financial products to foster replicable and scalable sustainable infrastructure investments;
- (c) Pricing financial products consistently with commercial approaches to credit quality and risk;
- (d) Collaborating with, rather than competing against, market participants that can engage, or are already engaging, the financial markets, but where that engagement or progress is constrained by a lack of available financing; and
- (e) Recycling its capital into new sustainable infrastructure investments, thereby maximizing the impact of its capital through multiple deployments.

3.3 Relationship to NYS Clean Energy Policy

NYGB contributes to the primary Clean Energy Fund (“**CEF**”) objectives of GHG emissions reductions, customer bill savings, energy efficiency, clean energy generation and mobilization of private sector capital.⁶ In turn, the CEF objectives support the State’s clean energy targets, including under the Green New Deal, which mandates a significant increase in the State’s Clean Energy Standard (“**CES**”) with a goal of 70% energy generation from renewable sources by 2030 and 100% carbon-free electricity by 2040.⁷ The CEF objectives also support the Climate Leadership and Community Protection Act of 2019 (the “**Climate Act**”),⁸ which puts NYS on a road to economy-wide carbon neutrality, through a target of reducing GHG emissions from all anthropogenic sources 85% over 1990 levels by the year 2050, a plan to offset remaining emissions, and an interim mandate of 40% GHG emission reductions by 2030.⁹ Additionally, the Climate Act required a Climate Action Council be formed and policy roadmap developed to ensure that at least 35%, with a target of 40%, of clean energy program resources benefit disadvantaged communities and individuals working in conventional energy industries are provided with training and opportunities in the growing clean energy economy.

4 Tables

4.1 Quarterly Metrics¹⁰

NYGB monitors its counterparties’ clean energy project installations throughout the duration of each investment through the receipt and review of periodic reports and by applying updated impact benefit calculation factors advised by DPS. Based on information received, NYGB regularly assesses the actual and expected energy and environmental impact benefits across its portfolio. As new information becomes available informing NYGB of NYS market uptake of clean energy projects, NYGB may

⁶ As set out in the CEF Order (Cases 14-M-0094 etc.) issued and effective on January 21, 2016, page 40.

⁷ Announced in the 2019 State of the State.

See www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/2019StateoftheStateBook.pdf.

⁸ Senate Bill S6599 was signed into law on July 18, 2019. See legislation.nysenate.gov/pdf/bills/2019/a8429.

⁹ The Climate Act codified and expanded New York’s Green New Deal and other nation-leading clean energy and climate targets for the State, including: (a) 9,000 MW of offshore wind by 2035; (b) 6,000 MW of distributed solar deployment by 2025; (c) 3,000 MW of energy storage deployment by 2030; (d) more than doubling new large-scale land-based wind and solar resources through the CES; (e) maximizing the contributions and potential of New York’s existing renewable resources; (f) expanding and enhancing the Solar For All Program to increase access to affordable and clean energy for low-income, environmental justice and other underserved communities; and (g) initiatives to achieve carbon neutral building stock statewide, including through the energy efficiency target to reduce energy consumption by 185 trillion Btus below forecasted energy use in 2025. In 2022, Governor Hochul doubled the 2030 energy storage target, increasing the deployment total from 3,000 MW to 6,000 MW. Additionally, Governor Hochul increased the distributed solar target by 4,000 MW, moving the target from 6,000 MW to 10,000 MW, while extending the achievement year from 2025 to 2030.

¹⁰ Regular reporting of energy and environmental benefits are inclusive of all transactions that receive NYGB funding, regardless of whether these transactions also receive support from ratepayer or other programs. In terms of assessing the extent of overlap and common benefits, NYSERDA will modify intake information received on incentive programs to determine whether NYGB capital is involved for incentive program customers. Evaluation sampling of NYGB clients will also seek to identify transactions that involve funding from both within and outside of NYGB, including other ratepayer-funded programs to the extent possible. These two sources of information will allow NYSERDA to estimate a reasonable overlap value for energy and environmental benefits so they are not double-counted when NYGB impacts are included in CEF or other NYS clean energy program results.

correspondingly adjust (up or down) the overall portfolio’s high and low estimated Total Project Costs and energy and environmental metrics (identified at closing of each investment and reflected in Transaction Profiles). Consistently monitoring and refining expected outcomes improves the accuracy of NYGB’s portfolio-level estimate of impact benefits as it works toward meeting the CEF objectives to support the State’s clean energy goals. Given such periodic adjustments, the aggregate estimated benefits reported in Quarterly Reports are the most up-to-date estimates (and no longer reflect the sum of the low and high estimated benefits specified in the Transaction Profiles at the time of each transaction close).

Table 2 presents required metrics for the period October 1, 2022 through December 31, 2022 and the previous quarter ended September 30, 2022.

Table 2: Quarterly Metrics

Quarterly Metric	Quarter Ended September 30, 2022	Quarter Ended December 31, 2022
Capital Position		
Authorized Capital (\$)	\$1.0 billion	\$1.0 billion
Authorized Administrative Expenses (\$)	\$17.6 million	\$17.6 million
Authorized Evaluation Expenses (\$)	\$4.0 million	\$4.0 million
Operational Matters		
Cumulative Revenues (\$) ¹¹	\$163.9 million	\$180.7 million
Cumulative Operating Expenses (\$) ¹²	\$81.5 million	\$85.6 million
Direct Operating Expenses (\$)	\$51.4 million	\$54.0 million
Allocated Expenses (\$)	\$30.1 million	\$31.6 million
Investment Portfolio		
Undrawn Committed Funds (\$)	\$135.0 million	\$188.6 million
Deployed Funds (\$) ¹³	\$528.7 million	\$515.8 million
Current Portfolio (\$) ¹⁴	\$663.7 million	\$704.4 million
Investment Pipeline		
Active Pipeline (In the Quarter) (\$)	\$542.7 million	\$368.5 million
Investment Process		
Proposals and Approvals		
Proposals Received – Value (Cumulative) (\$)	\$5.9 billion	\$6.1 billion
Approvals - Scoring Committee (Cumulative) (\$)	\$5.4 billion	\$5.5 billion
Approvals - Greenlight Committee (Cumulative) (\$)	\$2.6 billion	\$2.7 billion
Approvals - IRC (Cumulative) (\$)	\$1.8 billion	\$2.0 billion
Investment Characteristics		
Overall Investments to Date (\$)	\$1.7 billion	\$1.9 billion
Total Project Costs (Cumulative) (\$) ¹⁵	In the range of \$3.5 billion to \$4.5 billion	In the range of \$4.5 billion to \$5.6 billion

¹¹ Cumulative Revenues include quarterly fair market value adjustments related to NYGB capital held in U.S. Treasury securities, consistent with U.S. generally accepted accounting principles. In addition, Cumulative Revenues are always stated net of impairments.

¹² Cumulative Operating Expenses currently include \$1,008,543 in evaluation expenses.

¹³ Deployed Funds as presented in *Table 2* are net of all capital repaid to the reporting date.

¹⁴ Current Portfolio, means, at any time, the sum of Committed Funds and Deployed Funds and represents the dollar value of the Investment Portfolio. The dollar value of the Current Portfolio is expected to fluctuate from quarter to quarter, including to reflect any increases or decreases in Committed Funds and/or Deployed Funds. Committed Funds increase when new transactions are executed with commitments that have not yet been funded, and/or in connection with existing transactions, where repaid amounts may be available to be redrawn pursuant to the terms of investment agreements. Deployed Funds increase where the total dollars funded into investments exceed amounts repaid in the same period. Decreases in Committed Funds occur, for example, in connection with the release of undrawn funds at the end of an availability period or otherwise consistent with the terms of an investment, while decreases in Deployed Funds occur primarily when NYGB investments are repaid from time to time, allowing those monies to be recycled into new clean energy investments in the State, generating further benefits for ratepayers. Note that due to rounding for the purposes of presentation in this Report, the sum of Committed Funds and Deployed Funds may not be identical to Current Portfolio. In addition, Current Portfolio is always stated net of any portfolio losses.

¹⁵ Further to the definition of “Total Project Costs (Cumulative)” in the Metrics Plan, Total Project Costs (Cumulative) may include fair market value (“FMV”) data for a subset of NYGB’s investments. FMV is an estimated market valuation of fully installed energy projects provided by NYGB’s counterparties and is often required for federal income tax purposes by institutional investors and for certain grant program purposes unconnected with NYGB. As projects progress and the cost of installed equipment and labor are known and reported to NYGB by its counterparties, NYGB seeks to adjust reported values and replace FMV in its aggregated data sets and periodic reporting with reported actual costs.

Quarterly Metric	Quarter Ended September 30, 2022	Quarter Ended December 31, 2022
Mobilization Ratio	Tracking at least 3.5:1 on average across portfolio	Tracking at least 4.5:1 on average across portfolio
Portfolio Concentrations (%) ¹⁶	See Figure 11	See Figure 11
Number & Type of NYGB Investments	See Table 3	See Table 3
Number & General Type of NYGB Counterparties ¹⁷	78 – Financial Services, Industry or Other	82 – Financial Services, Industry or Other
Public Commitments		
Percentage of Commitments Benefitting Disadvantaged Communities (%) ¹⁸	20%	21%
\$200 million toward energy storage-related investments (%)	24%	27%
\$150 million for clean energy improvements in affordable housing properties (%)	12%	24%
\$100 million in financing to help clean transportation businesses locate or expand in New York (%)	0%	10%
Up to \$100 million in support of port infrastructure projects (%)	0%	0%

¹⁶ Based on executed transactions and reflecting dollar values invested by NYGB in renewable energy and energy efficiency transactions, each as a proportion of the Current Portfolio, the sum of Committed Funds and Deployed Funds and represents the dollar value of the Investment Portfolio.

¹⁷ In reporting the number and type of NYGB counterparties, NYGB seeks to reflect counterparties that are discrete (i.e., where NYGB is involved in different transactions with the same counterparty, that party is counted only once for the purposes of this metric); and directly in the transaction with NYGB (i.e., vendors or other counterparties to NYGB's clients or expected future transaction participants are not counted).

¹⁸ NYGB's goal is to commit at least 35% of capital to projects benefitting DACs from January 1, 2020 to the end of the CEF period.

4.2 Key Figures and Tables - Metrics, Reporting & Evaluation Quarterly Report No. 34 (Through December 31, 2022)

Figure 7: Cumulative Investments, Current Portfolio & Current Deployed Funds (\$MM)

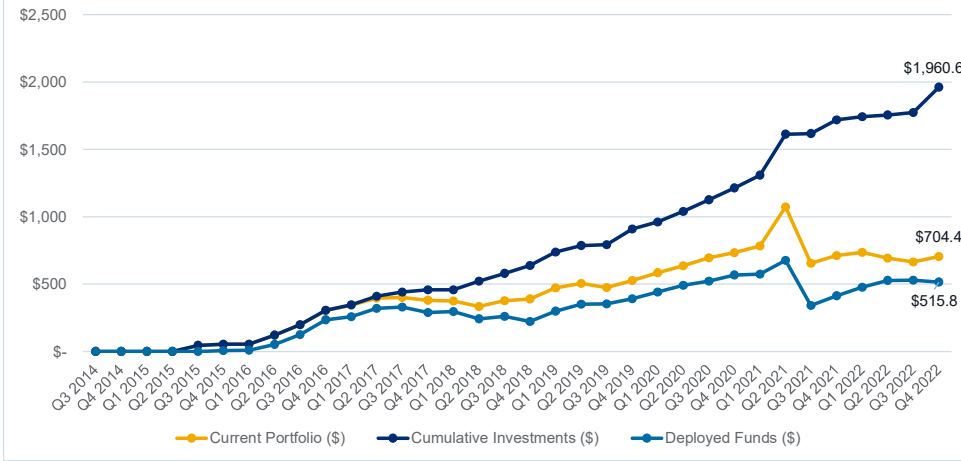


Figure 8: NYGB Pipeline of Proposals & Approvals (\$MM)

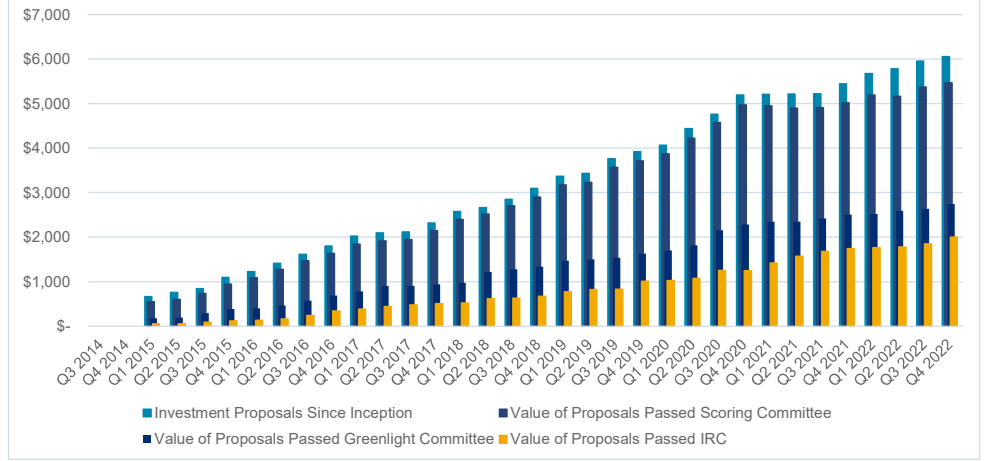


Figure 9: Cumulative Revenues vs. Expenses (\$MM)

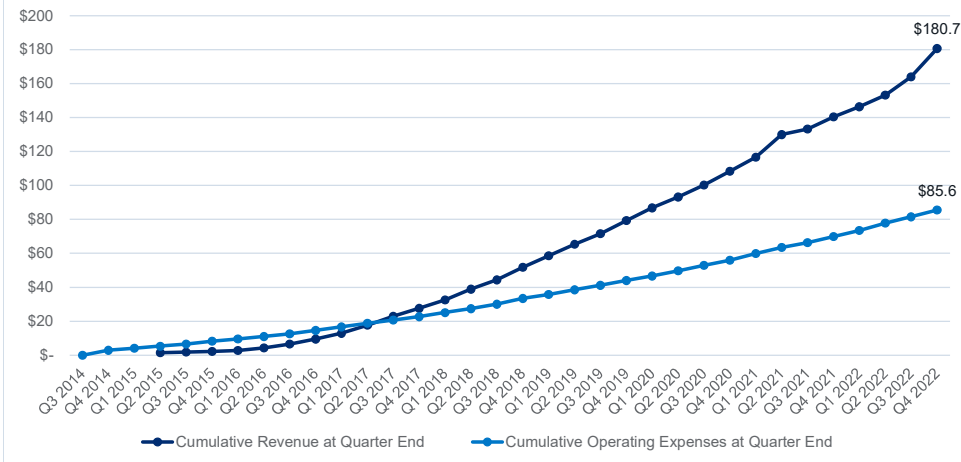


Figure 10: Quarterly Revenues vs. Expenses (\$MM)

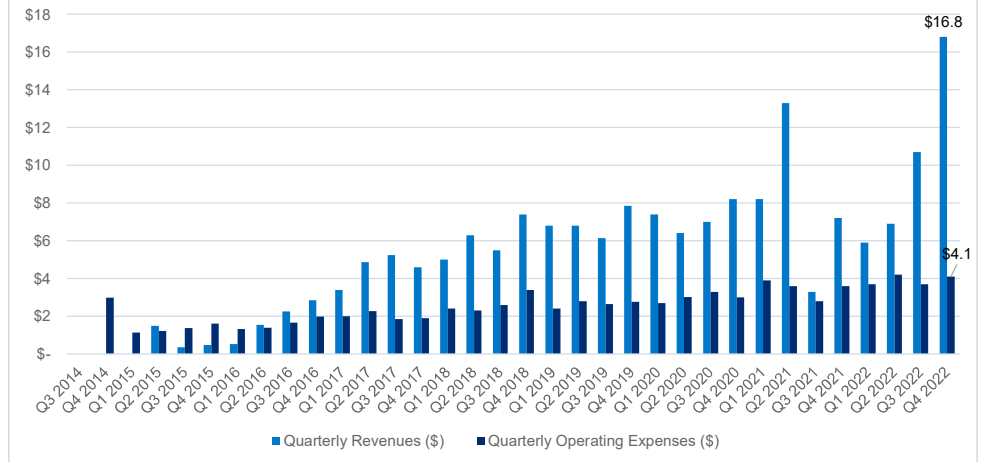


Figure 11: Portfolio Concentrations over Time (Committed Funds)

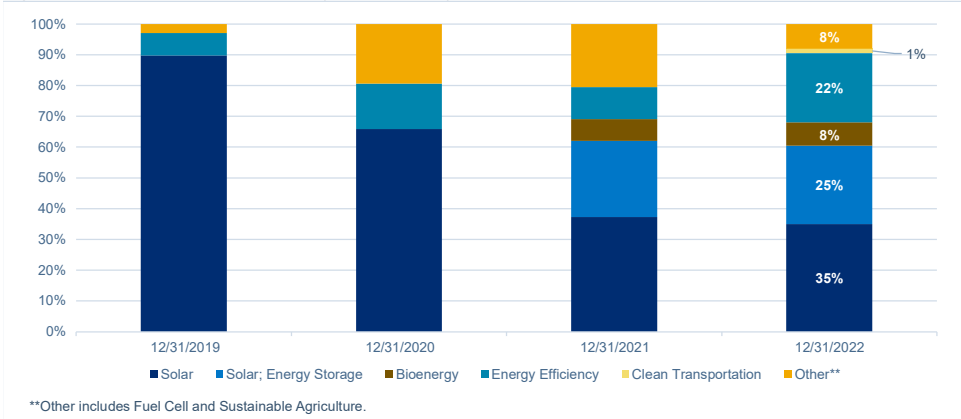


Table 3: Number and Type of NYGB Investments Since Inception

Technology	Count	Percentage
Bioenergy	4	3%
Clean Transportation	3	3%
Energy Efficiency	27	12%
Solar	62	50%
Solar; Energy Storage	5	11%
Wind	5	6%
Other**	14	14%

**Other includes Fuel Cell and Sustainable Agriculture.

4.3 Direct and Indirect Metrics Benefits

NYGB's activities have the potential to generate both direct and indirect impact benefits for NYS residents. While the Metrics Plan was designed with an initial focus on direct impact benefits, NYGB differentiates between Direct and Indirect Impact Metrics, tracking both to more comprehensively quantify the estimated impact of each NYGB investment on the NYS clean energy and sustainable infrastructure market. This is consistent with the CEF Order, which specifically recognizes the importance of catalyzing markets and generating indirect benefits as part of CEF initiatives, including over longer time horizons.¹⁹

The quantification of indirect impact benefits is intended to capture the market transformational effects of NYGB investment activity. Many other CEF initiatives also anticipate accruing indirect benefits related to longer-term effects from follow-on market activity. These indirect impacts are grounded in a theory of change developed for each initiative, and NYSERDA will use market evaluation approaches, consistent with the rest of the CEF, to verify the indirect impacts as they accrue. Estimated indirect benefits are reflected in NYGB progress reporting, in general and toward meeting NYGB's CEF goals. The realization and evaluation of NYGB indirect benefits over time will also be reflected in periodic reporting as appropriate. Both direct and indirect metrics contribute to the reduction of GHGs in the State from NYGB activity.

For NYGB, Direct and Indirect Impact Metrics are further defined as follows:

- (a) *Direct Impact Metrics*: Direct Impact Metrics quantify the estimated impact of a counterparty's project development or business-building activity. The types of Direct Impact Metrics that NYGB tracks are those outlined in the Metrics Plan (and publicly reported quarterly), in aggregate on a path to achieving the impact benefit objectives by the end of the CEF in December 2025. Benefits are tracked on an estimated and actual basis (with actuals reported annually for NYGB's Investment Portfolio in each calendar year). NYGB investments typically involve terms that limit or incentivize the use of NYGB investment proceeds to new or incremental project development in NYS.
- (b) *Indirect Impact Metrics*: Indirect Impact Metrics seek to measure the effect of NYGB investment for projects, pipelines, or other counterparty structures that wholly or in part catalyze other developments in the clean energy and sustainable infrastructure market beyond that in which NYGB directly invests (e.g., providing liquidity in the secondary markets and in relation to large-scale renewables with merchant exposure). While NYGB investments might not fund new project development, material indirect benefits are nevertheless expected to accrue to the State over time as a result of this type of NYGB activity. NYGB tracks such estimated benefits (which can be in MWs, MWhs, MMBtus, or metric tons of GHG reduced/avoided) on a lifetime basis. The realization of indirect impact benefits is expected over time. To confirm the nature and extent of indirect impact benefits that are in fact realized by the State, periodic market assessments will occur as needed to verify that new development activity has in fact happened, validating NYGB's estimated indirect impact benefits.

¹⁹ See CEF Order (Cases 14-M-0094 et al.) pages 68 – 69: "The approved [CEF eligibility criteria] provide NYSERDA with the needed flexibility to choose initiatives that will create the greatest benefits for the least cost and to support innovative new technologies and approaches. We recognize that initiatives oriented toward market development, while they have the potential to create the greatest benefits for ratepayers in the long run, will have more indirect and less easily calculated clean energy benefits as compared to resource acquisition programs. We require NYSERDA to take a broad view of these indirect benefits when considering whether an initiative is eligible for CEF funding and to also take into account other benefits of the initiative, including its contribution to all of the CEF goals and its economic development benefits. Funding market-based projects with an indirect impact on clean energy is wholly consistent with the Commission's historic approach to clean energy programs. For example, the Commission approved workforce development programs, designed to achieve both indirect clean energy benefits and economic development benefits, as part of both [the energy efficiency performance standard] and [the renewable portfolio standard]. Holistic consideration of these benefits will best support the SEP, the goals described in the New York State Energy Law, and the interests of ratepayers".

Table 4: Estimated Energy & Environmental Benefits

Quarterly Metric	Quarter Ended September 30, 2022	Quarter Ended December 31, 2022
Direct Impact Benefits²⁰		
Lifetime		
Total Energy Savings (MMBtu equivalent)	Up to 33,403,000 MMBtu	Up to 33,801,000 MMBtu
Electricity Savings (MWh)	2,093,000 - 2,296,000 MWh	2,093,000 - 2,296,000 MWh
Natural Gas Fuel Savings (MMBtu)	30.5 - 45.5 million MMBtu	30.8 - 45.9 million MMBtu
Other Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Distributed Solar Capacity (Renewable MW)	1,064 - 1,400 MW	1,117 - 1,460 MW
Annual		
Total Energy Savings (MMBtu equivalent)	Up to 1,434,000 MMBtu	Up to 1,434,000 MMBtu
Electricity Savings (MWh)	188,000 - 204,000 MWh	188,000 - 204,000 MWh
Natural Gas Fuel Savings (MMBtu)	1,879,000 - 2,736,000 MMBtu	1,876,000 - 2,735,000 MMBtu
Other Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Indirect Impact Benefits²¹		
Lifetime		
Total Energy Savings (MMBtu equivalent)	0 MMBtu	0 MMBtu
Electricity Savings (MWh)	0 MWh	0 MWh
Natural Gas Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Other Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Distributed Solar Capacity (Renewable MW)	9 - 26 MW	9 - 26 MW
Annual		
Total Energy Savings (MMBtu equivalent)	0 MMBtu	0 MMBtu
Electricity Savings (MWh)	0 MWh	0 MWh
Natural Gas Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Other Fuel Savings (MMBtu)	0 MMBtu	0 MMBtu
Lifetime Emission Reductions		
Direct (metric tons CO_{2e})	18.8 - 26.1 million metric tons	29.6 - 37.0 million metric tons
Indirect (metric tons CO_{2e})	2.2 - 4.5 million metric tons	2.2 - 4.5 million metric tons

4.4 Annual Installed Energy & Environmental Benefits

The Metrics Plan requires that NYGB report on installed energy and environmental benefits associated with its investment portfolio, in the form of *Table 5* below for each calendar year. These annual installed metrics are to be included in the Quarterly Report for the period ending December 31 of each year. The purpose of *Table 5* is to show the cumulative progress of NYGB's investments (across the whole portfolio) toward delivering the total estimated energy and environmental benefits set out in the Transaction Profiles as investments close.

²⁰ For Committed and Deployed Funds.

²¹ NYGB reports and tracks indirect impact benefits to reflect the contribution to NYS clean energy goals made by NYGB activities and related incremental value for all NYS consumers.

Table 5: Annual Actual Installed Energy & Environmental Benefits (Calendar Year)

Impact Metric	Calendar Year Ended December 31, 2021	Calendar Year Ended December 31, 2022	
	Reported ²²	Reported	Year over Year Change
Annual Benefits			
Total Energy Savings (MMBtu equivalent)	73,632 MMBtu	106,532 MMBtu	32,900 MMBtu
Electricity Savings (MWh)	14,681 MWh	28,480 MWh	13,799 MWh
Natural Gas Fuel Savings (MMBtu)	23,542 MMBtu	9,360 MMBtu	-14,182 MMBtu ²³
Other Fuel Savings (MMBtu) ²⁴	0 MMBtu	0 MMBtu	0 MMBtu
Distributed Solar Capacity (Renewable MW)	648 MW	749 MW	101 MW
GHG Emissions Reductions (metric tons CO _{2e})	376,691 metric tons	439,109 metric tons	62,148 metric tons
Lifetime Benefits			
Total Project Costs (\$ million)	\$1,528,572,750	\$1,831,411,945	\$302,839,195

NYGB's counterparties reported an incremental 101 MW of distributed solar capacity in NYS during the 2022 calendar year. This brings NYGB's cumulative progress of installed projects to 749 MW out of the estimated 1,460 MW in aggregate capacity over the life of the existing underlying transactions – representing a 16% increase year-over-year.

NYGB's investments are expected to deliver 106,532 MMBtu equivalent in total energy savings and 431,109 metric tons of annual GHG emissions reductions to New Yorkers, a year-over-year increase of 45% and 17% respectively. These energy savings and GHG emissions reductions will further increase as NYGB's counterparties continue to draw down on capital commitments to fund new clean energy project installations, and as NYGB continues to close new transactions in 2023 and beyond.

This is the first Annual Actual Installed Energy & Environmental Benefits (Calendar Year) table to be provided pursuant to the updated Metrics Plan, which was filed in May 2022.

5 Progress Against Plan Deliverables

In its Annual Plan 2022 – 2023, filed on July 1, 2022, NYGB identified deliverables (the “**Plan Deliverables**”) that collectively mark its progress toward key initiatives in the period April 1, 2022 through March 31, 2023.

NYGB's Quarterly Reports are required to address progress against the Plan Deliverables and provide a brief narrative (as appropriate) of status and an explanation of any material variances relative to expectations.

Table 6 summarizes NYGB's performance against the Plan Deliverables as of December 31, 2022.

²² Figures for Calendar Year Ended December 31, 2021 in this table are consistent with the reported actual figures as of the same date in the Q4 2021 Report, but are presented in different metrics (per the updated Metrics Plan, which was filed after the filing of the Q4 2021 Report).

²³ The negative year-over-year change in reported Natural Gas Fuel Savings does not represent an actual decrease in fuel savings from underlying projects. This is due to a change to the units reported in a counterparty impact report – i.e., the decrease in this metric is accounted for by an equivalent increase in Electricity Savings (MWh). As such, Total Energy Savings (MMBtu equivalent) is the most accurate representation for year-over-year change in energy savings.

²⁴ Beneficial electrification from CHP usage is not quantified in this table.

Table 6: Plan Deliverables

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS
IDENTIFY AND CLOSE FUNDING GAPS IN ALIGNMENT WITH STATE POLICIES AND PUBLIC COMMITMENTS		
Financing Solutions to Support Disadvantaged Communities	Develop and launch the Community Decarbonization Fund ("CDF"), a concessionary wholesale funding pathway to support financiers in making sustainable infrastructure and decarbonization investments in DACs	☑ Ongoing and On-track: NYGB is working through launch logistics and finalizing a plan for integrating the CDF into existing operations by the end of FY 2022-23. NYGB is also preparing a significant stakeholder engagement plan to ensure relevant parties are aware of, and interested in, this new offering.
	Simplify existing RFP 18 to reduce the time and cost to affordable housing sponsors seeking NYGB financing	☑ Ongoing and On-track: NYGB has reviewed RFP 18 and is working to develop and publish a template response to reduce the time it takes to fill out a proposal.
	Reduce administrative burden for counterparties from DACs, and those seeking to develop or finance such projects	☑ Ongoing and On-track: NYGB is working toward addressing specific administrative items identified during its Stakeholder Engagement process.
	Engage directly with service providers (e.g., legal, independent engineers, etc.) with market knowledge and experience within DACs	☑ Achieved for the Plan Year: NYGB has identified a) market evidence to support the benefits of having DAC projects work with service providers that have experience in these areas, and b) a list of service providers with this experience. In the future, this list can be shared with DAC projects in need of experienced service providers.
Targeted Business Development	Update business development outreach strategy and materials to reflect NYGB's latest and most informed approaches to supporting all technology segments, and particularly priority areas of clean transportation, energy storage, building electrification and affordable housing	☑ Achieved for the Plan Year: NYGB has updated business development materials for priority technology segments and has updated its approach to identifying which companies and events to target as business development opportunities. NYGB has dedicated a full-time resource to coordinate business development efforts across the organization.
Enhanced Communications Channels	Implement enhancements to NYGB's web site	☑ Ongoing and On-track: Website enhancements are underway, on schedule to launch prior to March 31, 2023. A second phase of website enhancements will be ongoing throughout FY 2023-24.
	Develop and implement comprehensive marketing and communications plan to stimulate additional awareness and drive transaction volume	☑ Ongoing and On-track: Comprehensive market and communication plan has been developed and is currently being implemented, including enhanced approaches to NYGB's marketing, communications, and event strategies. These efforts will be ongoing throughout FY 2023-24.
	Advance ongoing efforts to engage with, and build on feedback from, key stakeholders to establish trust and identify actionable investment opportunities	☑ Achieved for the Plan Year: NYGB re-engaged environmental justice and community organizer groups that were part of the DAC stakeholder engagement process in late 2021/early 2022 to share an update on the commitments NYGB has made to investing in financing solutions to support DACs and solicit feedback.
Committed Funds	Deliver at least \$225.0 MM of incremental commitments in the Current Plan Year with a focus on advancing NYGB progress against public commitment goals in clean transportation, energy storage, building electrification and affordable housing	☑ Ongoing and On-track: NYGB committed \$188.4M during the quarter - representing the second strongest quarter since inception - for a total of \$219.0M year-to-date. Since December 31, 2022, NYGB has exceeded the \$225.0M commitment goal.
MOBILIZE CAPITAL: STRENGTHEN NYGB'S CAPITAL POSITION		
Portfolio Monetization	Evaluate and recommend pathways for additional portfolio monetization(s) to enhance and optimize liquidity	☑ Achieved for the Plan Year: Under RFP 21, NYGB approved more than ten qualifying parties into the eligible purchaser pool for potential NYGB loan sales.
Mobilize Capital	Identify opportunities to crowd private sector capital providers into NYGB-led transactions and/or opportunities for NYGB to invest alongside private sector-led transactions in priority market segments	☑ Achieved for the Plan Year: NYGB closed into its second transaction alongside PACE, which demonstrates precedent and will help to create the market for private sector capital providers to similarly make these types of loans.
CONTINUOUSLY IMPROVE AND ENHANCE NYGB OPERATIONS AND PORTFOLIO MANAGEMENT		
Risk and Impact Monitoring and Reporting	Enhance NYGB's risk evaluation processes by incorporating expanded ESG and resiliency considerations into NYGB's underwriting and portfolio management processes	☑ Ongoing and On-track: NYGB continues efforts toward launching an RFP. NYGB is also coordinating with NYSERDA on authority-wide resiliency efforts and pilot programs.

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS
	Update Metrics Plan to reflect management and disclosure of DAC progress	<input checked="" type="checkbox"/> Ongoing and On-track: NYGB continues to monitor the criteria being developed by the Climate Justice Working Group to ensure NYGB accurately presents the benefits that its investments provide to frontline and otherwise underserved communities.
Operational Excellence	Issue RFP for third-party fund administration	<input checked="" type="checkbox"/> Achieved for the Plan Year: This RFP was issued, and a third-party fund administrator was selected by a scoring committee.
	Manage smooth transition of Active Pipeline and Current Portfolio from LIBOR to SOFR reference rate	<input checked="" type="checkbox"/> Achieved for the Plan Year: New floating rate transactions have been using SOFR as a reference rate, following guidance from the Alternative Reference Rates Committee. Several portfolio transactions have opportunistically been transitioned to SOFR, and NYGB will continue this transition.
	Identify and implement process improvements to enhanced efficiency and productivity	<input checked="" type="checkbox"/> Achieved for the Plan Year: NYGB conducted a self-assessment of processes and procedures. The team identified three key areas to prioritize (Efficiency, Training, Risk & Return). Working groups have been formed and will provide recommendations during FY 2023-24.

Schedule – Transaction Profiles

As required by the Metrics Plan, Transaction Profiles for each of the transactions closed during the quarter to which this Report relates are attached.

Construction-to-term loan to support the construction and operation of a 100% electrified residential and commercial property in Poughkeepsie, New York

THE ARLINGTON AT POUGHKEEPSIE: PHASE I

On December 19, 2022, NY Green Bank (“NYGB”) closed a \$21.0 million construction-to-term loan to PAZ Management, Inc. PAZ Management, Inc. will use NYGB’s facility to finance the construction and operation of an electrified, mixed-use property. The Phase 1 facility will finance the renovation of a former school building and new construction.

Transaction Description

PAZ Management, Inc. is a second-generation community-focused developer headquartered in Poughkeepsie, NY, with over 40 years of experience in developing, owning, and managing assisted living and multifamily projects. PAZ Management, Inc. currently owns and operates three assisted living facilities and a licensed home care services agency and maintains an active real estate development and management division.

With this investment, NYGB continues to support the decarbonization of New York State’s building sector. Real estate developers planning fully electrified projects can find it difficult to secure sufficient construction and term financing. NYGB’s facility demonstrates the availability of capital to finance construction / renovation of real estate developments pursuing energy efficiency measures. Further, NYGB’s support of a fully electrified property in an underserved community will provide Poughkeepsie residents with modern and resilient living facilities.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “**Commission**”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the PAZ Management, Inc. transaction entered into in December 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Construction-to-Term Loan	\$21.0 million

Location(s) of Underlying Project(s)

Upstate. Project is located in Poughkeepsie, New York.

¹ Case 13-M-0412.

² See Section 4.0 at page 8 - 9 and Schedule 3.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	PAZ Management, Inc	Project Sponsor
Counterparty	Arthur May Redevelopment Holdings, LLC	Project Borrower

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Owners and developers	Owners and developers of new construction projects are not always able to secure appropriately priced capital based on projected energy savings and cost-benefit analysis.	NY Green Bank's facility demonstrates the availability of capital to finance construction / renovation of real estate developments pursuing energy efficiency.

Technologies Involved

Technology	Measures
Energy Efficiency / Building Decarbonization	Appliances & Hot Water; Building Envelope; Energy Management / Control Systems; HVAC; Lighting, etc.

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that "transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("**GHG**") emission reductions in support of New York's energy policies".³ In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported:⁴

- Estimated gross lifetime and annual total energy savings (MMBtu equivalent);
- Estimated gross lifetime and annual natural gas fuel savings (MMBtu);
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the investment are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated total energy savings (MMBtu equivalent)	45,786	45,786	1,017	1,017
Estimated natural gas fuel savings (MMBtu)	Same as above			
Estimated GHG emission reductions (metric tons)	585	2,430	13	54

³ Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0 at pages 2 - 6.

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators, including:

- Size and location of projects financed by the investment;
- Aggregate expected energy savings for projects financed by the investment.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

- Increase in market volume of energy efficient properties;
- Increase in general understanding of energy efficient properties by the financial community;
- Increased awareness and use of energy efficiency investment performance data by financing entities;
- Demonstration of competitive risk-return profiles for energy efficient properties;
- Decreased operating costs of energy efficient properties; and
- Increased number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., financial community) to track information including but not limited to: project scale information and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

Impact evaluation will assess which of the projects funded under the investment raised construction financing and were completed, commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track PAZ Management, Inc. projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

⁵ See Metrics Plan, Section 3.3 at page 7 - 8.

Predevelopment lending to support the rehabilitation of affordable housing units in Harlem

SAM CITY COLLABORATIVE, LLC

On November 4, 2022, NY Green Bank (“NYGB”) provided a \$12.0 million predevelopment loan that will fund predevelopment expenses for services such as architecture, engineering, Housing Quality Standards (“HQS”) renovations and surveys. These services and milestones are required before the Sponsors can obtain the construction financing they have been designated to receive as part of the New York City Housing Authority’s (“NYCHA”) Permanent Affordability Commitment Together (“PACT”) program. This designation is to rehabilitate the Frederick Samuel Apartments in Harlem.

Transaction Description

The Project Sponsors are Genesis Companies, LLC and Lemor Development Group. Genesis Companies, LLC is a full-service real estate development firm and minority business enterprise (“MBE”) that specializes in financing, developing, and operating mixed-income and mixed-use residential projects. Genesis has a robust portfolio of over 2,100 units across 117 buildings with 49 of those developments in the Harlem neighborhood.

Lemor Development Group LLC is a MBE established in 2014 to manage the acquisition, development, and management of underperforming government and privately funded multifamily properties and projects. Lemor has a strong commitment to reducing the critical shortage of affordable housing. As of February 2022, Lemor owned 2,589 units for development.

With this investment, NYGB continues to support the decarbonization of New York State’s building sector. Public Housing Authorities (“PHA”), like NYCHA, rely on federal assistance and private partnerships to support building rehabilitation strategies. This transaction demonstrates a financing structure that can be replicated by other developers pursuing PHA rehabilitation partnerships. Further, NYGB’s loan will support a property that provides NYCHA residents with more modern and resilient homes.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “Commission”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the Sam City Collaborative, LLC transaction entered into in November 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Predevelopment Loan	\$12.0 million

Location(s) of Underlying Project(s)

New York City. Project will be located in Harlem, New York City.

¹ Case 13-M-0412.

² See Section 4.0 at page 8 - 9 and Schedule 3.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	Genesis Companies, LLC Lemor Development Group	Project Sponsors
Counterparty	Sam City Collaborative, LLC	Project Borrower

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
NYCHA	NYCHA is now working with private partnerships and community-based organizations to upgrade public housing to code with decarbonization, electrification and resiliency plans producing modernized and healthier buildings. NYCHA PACT designees require upfront capital to develop plans and complete milestones required to obtain construction financing. These milestones often include performing preliminary renovations to bring the units up to NYC HQS standards. There is a gap in this process because the predevelopment dollars are not available through NYCHA and must be funded by the sponsors before public funding is available. As part of the PACT program, developments will be included in the federal Rental Assistance Demonstration (“ RAD ”) and convert to a more stable, federally funded program called Project-Based Section 8.	Without NYGB funding, many partnerships would be challenged to engage in the program. This transaction demonstrates a financing structure that supports future lending to clean energy and energy efficiency projects benefitting disadvantaged communities.
Low-income earning New Yorkers	Low-income earning New Yorkers face a shortage of housing choices, and scarce capital in this segment makes it difficult to prioritize high-performance building development.	By lending during the predevelopment phase, NYGB provides the capital necessary to engage experts (including local M/WBE developers) needed to plan and facilitate innovative, high-performance projects. This transaction also supports future lending to projects that benefit underserved frontline communities, which can lack access to financing for such sustainable infrastructure.

Technologies Involved

Technology	Measures
Energy Efficiency / Building Decarbonization	Appliances & Hot Water; Building Envelope; HVAC; Lighting; Water Conservation, etc.

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB’s minimum investment criteria require that “transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas (“GHG”) emission reductions in support of New York’s energy policies”.³ In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported:⁴

- Estimated gross lifetime and annual total energy savings (MMBtu equivalent);
- Estimated gross lifetime and annual natural gas fuel savings (MMBtu);
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the investment are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated total energy savings (MMBtu equivalent)	128,312	192,468	6,416	9,623
Estimated natural gas fuel savings (MMBtu)	Same as above			
Estimated GHG emission reductions (metric tons)	6,810	10,214	340	511

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators, including:

- Size and location of projects financed by the investment;
- Aggregate expected energy savings for projects financed by the investment.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

- Increase in market volume of energy efficient properties;
- Increase in general understanding of energy efficient properties by the financial community;
- Increased awareness and use of energy efficiency investment performance data by financing entities;
- Demonstration of competitive risk-return profiles for energy efficient properties;
- Decreased operating costs of energy efficient properties; and
- Increased number of new lending participants.

³ Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0 at pages 2 - 6.

⁵ See Metrics Plan, Section 3.3 at page 7 - 8.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., financial community) to track information including but not limited to: project scale information and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

Impact evaluation will assess which of the projects funded under the investment raised construction financing and were completed, commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track Sam City Collaborative, LLC projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

Revolving credit warehouse facility to support the financing of electric passenger vehicles in New York State

TENET ENERGY, INC.

On November 10, 2022, NY Green Bank (“NYGB”) closed a \$10.0 million revolving credit facility, with a \$15.0 million accordion feature, to Tenet Energy, Inc (“Tenet”). NYGB’s facility will lend against electric vehicle (“EV”) auto loans originated by Tenet. This financing will provide Tenet with additional capital to provide financing to EV owners in New York State. The facility will allow Tenet to grow its EV auto loan portfolio and efficiently monetize auto loans through private securitizations or loan sales.

Transaction Description

Tenet Energy, Inc. is an early-stage, financial technology startup founded in 2021 by Alex Liegl, Andreas Wallendahl, and Paul Sebexen. Tenet’s online platform offers auto-financing to EV owners and plans to originate EV auto loans through refinancing of vehicle and at vehicle purchase. Tenet differentiates itself from other auto loan providers by offering auto loans exclusively for EVs with an option to defer up to 25% of principal until loan maturity, and offers customers adjustable rates based on their preference for either a lower monthly interest rate or lower monthly payments.

This transaction represents NYGB’s first clean transportation investment supporting electric vehicles. Automobile consumers often face the hurdle of affordability when considering EV adoption compared to traditional Internal Combustion Engine vehicles. NYGB’s facility supports a company which allows consumers to finance their EV loans at affordable rates.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “**Commission**”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the Tenet Energy, Inc. transaction entered into in November 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Revolving Credit Facility	\$10.0 million (with \$15.0 million accordion feature)

Location(s) of Underlying Project(s)

Statewide. Projects will be located across NYS.

¹ Case 13-M-0412.

² See Section 4.0 at page 8 - 9 and Schedule 3.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	Tenet Energy, Inc.	Project Sponsor
	Tenet Empire State I, LLC	Project Borrower

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Automobile consumers	Automobile consumers often face the hurdle of affordability when considering EV adoption compared to traditional Internal Combustion Engine vehicles.	NY Green Bank's facility supports a company which allows consumers to finance their EV loans at affordable rates.
Capital market participants	There are limited precedents for loans of this kind in the clean transportation market.	NY Green Bank's facility sets a precedent for capital market participants by providing a first-of-its-kind, scalable financing that allows the development of an EV loan portfolio, to be refinanced through a securitization or sale.

Technologies Involved

Technology	Measures
Clean Transportation	Electric Vehicles

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that "transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("**GHG**") emission reductions in support of New York's energy policies".³ In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported:⁴

- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the investment are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated GHG emission reductions (metric tons)	18,722	65,577	1,248	4,372

³ Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0 at pages 2 - 6.

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

- Increased and sustained demand for technology;
- General understanding of asset class by financial community increases;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for nascent asset classes;
- Decreased project costs;
- Number of secondary capital market participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., financial community) to track information including but not limited to: project scale information and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

Impact evaluation will assess which of the projects funded under the investment raised construction financing and were completed, commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track Tenet Energy, Inc. projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

⁵ See Metrics Plan, Section 3.3 at page 7 - 8.

Participation in a term loan to finance solar and battery storage projects in New York State

HECATE ENERGY, LLC

On December 19, 2022, NY Green Bank (“**NYGB**”) closed a \$60.0 million participation in a \$250.0 million term loan to Hecate Energy, LLC. NYGB’s participation in the term loan will support Hecate Energy, LLC in selling solar and battery storage projects in the early stages of development.

Transaction Description

Hecate Energy, LLC (“**Hecate**”) is a Chicago-based renewable energy developer of Greenfield assets, which was founded in 2012 and has developed 3.4 GW of solar projects. Hecate develops solar projects and sells them prior to NTP using a payment structure tied to specific milestones. Hecate’s pipeline includes 125 solar and battery storage projects across 10 power markets and 32 states – 12 projects are located in New York State.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “**Commission**”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the Hecate Energy, LLC transaction entered into in December 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Term Loan	\$60.0 million

Location(s) of Underlying Project(s)

Statewide. Projects will be located across NYS.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	Hecate Energy, LLC	Project Borrower
Counterparty	Investec Inc. Nomura Securities International Inc.	Lead Arrangers

¹ Case 13-M-0412.

² See Section 4.0 at page 8 - 9 and Schedule 3.

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Large scale renewable developers	Large scale renewable developers require access to significant capital to develop large scale projects. Uncertainty surrounding project valuation can limit borrowing options for developers.	This transaction will generate performance data and demonstrate the ability of these projects, particularly those with a battery component, to achieve competitive risk-return profiles, bringing more certainty to project valuation.

Technologies Involved

Technology	Measures
Solar, Energy Storage	Battery Storage; Solar Photovoltaic

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB’s minimum investment criteria require that “transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas (“GHG”) emission reductions in support of New York’s energy policies”.³ In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported:⁴

- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the investment are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated GHG emission reductions (metric tons)	9,969,019	9,969,019	398,761	398,761

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators, including:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by NYGB’s investment;
- Aggregated expected energy generation for projects financed by NYGB’s investment; and

³ Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0 at pages 2 - 6.

⁵ See Metrics Plan, Section 3.3 at page 7 - 8.

- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

- Increased market volume of Large-Scale Renewables (“LSR”) projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for LSR investments;
- Decreased project costs;
- Increased volume of secondary market financing of LSR assets; and
- Presence and number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., financial community) to track information including but not limited to: project scale information and influence of NYGB’s participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB’s investment portfolio further develops and evolves.

Impact evaluation will assess which of the projects funded under the investment raised construction financing and were completed, commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track Hecate Energy, LLC projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

Construction-to-Term Lending to Support Community Distributed Generation (“CDG”) in New York State

CSG PV I LLC (A Joint Venture of Affiliates of Energy Impact Partners and NextEnergy Capital)

In June 2021, NY Green Bank (“NYGB”) committed \$14.9 million to a construction-to-term facility to finance the construction of up to 12.5 MW of community distributed generation (“CDG”) solar projects in New York State (“NYS” or the “State”). NYGB committed an additional \$50.9 million in October 2022 to support additional projects of up to 36.9 MW. This transaction is expected to provide NYS residents and businesses a greater variety of energy choices and, ultimately, lower-cost clean energy.

Transaction Description

CSG PV I LLC (“EIP/NEC”) is a privately held solar developer formed as a joint venture between affiliates of Energy Impact Partners (“EIP”) and NextEnergy Capital (“NEC”). EIP is a global investment platform with over \$2.0 billion in assets under management, which invests globally across venture, growth, credit, and infrastructure. EIP aims to guide the shift to a sustainable energy future, working together with multiple entrepreneurs, utilities, and operating companies to advance innovations regarding optimizing energy consumption and improving sustainable energy generation. NEC is a UK-based investment and operating asset manager founded in 2007 specialized in the development, construction and long-term ownership of solar PV assets with over 1 GW of installed capacity and more than 210 operating solar plants on three continents.

With its commitment, NYGB expects to support the deployment of up to 49 MW of CDG projects in NYS. Through this transaction, NYGB continues to demonstrate the viability of distributed generation in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. Increased solar deployment will continue to drive activity in the State, which will help NYS meet its 10.0 GW solar target by 2030. Consumers are expected to be the ultimate beneficiaries in the form of broader access to lower-cost clean energy generation, with corresponding resiliency, affordability, choice, and environmental benefits.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the New York Public Service Commission (the “Commission”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the EIP/NEC transaction entered into in May 2021 and October 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Construction-to-Term Loan	\$65.8 million

¹ Case 13-M-0412.

² See Section 4.0 at page 8- 9 and Schedule 3.

Location(s) of Underlying Project(s)

Statewide.³ Projects are located New York State Electric & Gas, Orange & Rockland and National Grid utility territories.

Types of Client & Counterparty Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	CSG PV I LLC	Project Sponsor
Counterparty	NextPower III ESG	Long-Term Owner
Counterparty	Energy Impact Partners / Aspen Power Partners	Manager/Advisor in Development and Construction Phase
Counterparty	NextEnergy Capital	Manager in Operational Phase

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Solar Project Developers	Solar project developers typically use sponsor equity to finance construction of CDG assets, limiting project deployment through an inefficient use of equity funds.	By providing construction financing, NY Green Bank creates an easier path forward for developers to enable greater CDG deployment.
Capital Markets Participants	Capital market participants face difficulties assessing and pricing the risk exposures from distributed generation projects, due to limited precedent.	This transaction will generate performance data and demonstrate the ability of these projects to achieve competitive risk-return profiles.
CDG Subscribers	On-site solar installations are often not viable due to project siting, property ownership, and consumer preference issues.	This transaction supports the deployment of CDG solar projects, which provide CDG subscribers with increased access to clean, low-cost energy, regardless of where their home or business is located.

Technologies Involved

Technology	Measures
Solar	Solar photovoltaic systems

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that NYGB-supported transactions have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("**GHG**") emission reductions in support of the State's energy policies.⁴ In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to these transactions, be reported:⁵

³ Defined as projects located in four or more regions of the State.

⁴ Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁵ See Metrics Plan, Section 2.0, pages 2 - 6.

- Estimated distributed solar capacity (MW);
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the Facility are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated distributed solar capacity (MW) ⁶	44	49	N/A	
Estimated GHG emission reductions (metric tons)	653,692	726,559	26,147	29,062

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are put in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁷ NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in the later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., generation capacity and expected dollar value) and location of projects financed by the Facility;
- Aggregate expected energy generation for projects financed by the Facility; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of CDG projects;
- Increased general understanding of renewable energy benefits by financial community;
- Increased awareness and use of CDG subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for CDG investment;
- Decreased project costs;
- Increased volume of secondary market financing of distributed solar assets; and
- Presence and number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the direct and indirect impacts that the Facility will have on the clean energy finance markets and the energy/environmental benefits delivered by these loans.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., project subscribers, financial community) to track information including but not limited to: participation rates, project scale information, interest in solar financing (generally and with regard to CDG specifically), and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

⁶ Installed distributed solar capacity at full deployment of funds is the same for annual and lifetime duration.

⁷ See Metrics Plan, Section 3.3 at page 7 - 8.

Impact evaluation will assess the projects funded under the Facility. In accordance with the Metrics Plan, NYGB will track EIP/NEC projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA program) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

Construction Lending to Support the Construction of a High-Performance Hotel

Wildflower Farms

In April 2021, NY Green Bank (“NYGB”) committed \$25.0 million to a construction loan to finance the construction of a 65-room, energy efficient hotel in Gardiner, NY, named Wildflower Farms (the “Project” or “Hotel”). NYGB committed an additional \$4.0 million in November 2022, bringing the total commitment to \$29.0 million. NYGB will be supporting the Project alongside CleanFund Commercial PACE Capital, Inc.,¹ marking its first investment alongside a C-PACE capital provider. This transaction demonstrates NYGB’s commitment to supporting high performance buildings and represents NYGB’s first debt investment in an energy efficient (“EE”) new construction property.

Transaction Description

Wildflower Farms qualifies for financing under the C-PACE program and is the first property in NYS to be exclusively financed by clean energy financing sources. The Project is expected to demonstrate energy savings of 31% vs. a standard built hotel of its size and qualifies under the NYSERDA New Construction Program’s definition of “Deep Energy Savings.” The Project will purchase 100% renewable power from offsite sources through NYS Power to Choose. The Hotel will be managed by Auberge Resorts Collection, the operator of 19 unique hotels across North America and Europe. The Project is sponsored by Hudson Valley Management, LLC, an investment vehicle managed by New York-based real estate investor SY Holdings.

This transaction supports EE new construction in NYS and demonstrates to the marketplace that NYGB capital is available to support such projects alongside PACE and C-PACE financing. Through this transaction NYGB continues to demonstrate the viability of EE construction in the State, draw new investors and financial institutions into the marketplace, and lower the cost of capital in this market sector. Increased EE construction will continue to drive PACE financing activity in the State, which will help NYS meet its clean energy targets by 2025.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the New York Public Service Commission (the “Commission”) on May 2, 2022.² This Transaction Profile contains specific information in connection with the April 2021 and November 2022 Wildflower Farms transactions as required by the Metrics Plan.

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Energy Efficiency	Construction Loan	\$29.0 million

Location(s) of Underlying Project(s)

Hudson Valley. The Project will be in Gardiner, NY.

¹ Property Assessed Clean Energy (“PACE”) and Commercial Property Assessed Clean Energy (“C-PACE”)

² Case 13-M-0412.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	Hudson Valley Management, LLC	Project Sponsor
Counterparty	Shinrin Yoku LLC	Project Borrower
Counterparty	CleanFund Commercial PACE Capital, Inc.	C-PACE Lender

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Owners and Developers	Owners and developers of New Construction projects are not always able to secure appropriately priced capital based on projected energy savings and cost-benefit analysis.	NY Green Bank's facility demonstrates senior lender comfort in investing in all-electric, new building projects with C-PACE financing.

Technologies Involved

Technology	Measures
Energy Efficiency	Appliances & Hot Water; Building Envelope; HVAC; Lighting; Water Conservation, etc.

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB's minimum investment criteria specifically require that "transactions have the potential for energy savings and/or clean energy generation that will contribute to GHG emission reductions in support of New York's energy policies."³ In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to this transaction, be reported:⁴

- Estimated gross lifetime and annual total energy savings (MMBtu equivalent);
- Estimated gross lifetime and annual electricity savings (MWh); and
- Estimated gross lifetime and annual natural gas fuel savings (MMBtu); and
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the Construction Loan are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated total energy savings (MMBtu equivalent)	55,740	55,740	2,065	2,065
Estimated electricity savings (MWh)	12,497	12,497	463	463

³ Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0, pages 2 - 6.

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated natural gas fuel savings (MMBtu)	13,100	13,100	485	485
Estimated GHG emission reductions (metric tons)	2,775	2,775	185	185

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 in sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the solar sector in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size (i.e., expected dollar value) and type of improvements spurred by the Construction Loan;
- Aggregate expected energy savings for improvements spurred by the Construction Loan; and
- The number of improvements completed.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increase in market volume of energy efficient new construction;
- Increase in general understanding of energy efficiency benefits by financial community;
- Increase in general understanding of lending alongside PACE financing by financial community;
- Increased awareness and use of energy efficiency investment performance data by financing entities;
- Demonstration of competitive risk-return profiles for energy efficient properties;
- Decreased operating costs of energy efficient properties; and
- Increased number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impacts this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will address the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (industrial service providers, financial community) to track information including but not limited to: participation rates, project scale information, and influence of NYGB's participation on financial markets. As noted, baseline data was collected on key indicators in the first phase evaluation during 2018 – 2019. Subsequent studies will assess progress against baseline levels for other market segments. The specific timing of these efforts will be determined (and may be revised) on an ongoing basis as NYGB's investment portfolio continues to grow and evolve.

Impact evaluation will assess the performance of the building funded under the loan, once completed, commissioned, and operational. In accordance with the Metrics Plan, NYGB will track the Wildflower Farms construction process that may receive an incentive or funding from other entities (e.g., utility, other NYSERDA program) to minimize any double-

⁵ See Metrics Plan, Section 3.3, page 7 - 8.

counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

Subordinated debt lending to support clean energy and energy efficiency projects in disadvantaged communities

NYCEEC

On June 2, 2022, NY Green Bank (“NYGB”) provided a \$5.0 million subordinated term loan to the New York City Energy Efficiency Corporation (“NYCEEC”). On November 28, 2022, NYGB upsized this facility with an additional \$5.0 million subordinated term loan. NYCEEC will use NYGB’s facility to make loans to finance clean energy and energy efficiency projects located in New York State (“NYS”) that benefit disadvantaged communities (“DACs”).

Transaction Description

NYCEEC is a 501(c)(3) non-profit lender and local green bank in New York City, focused on delivering financing solutions for energy efficiency and clean energy projects in buildings. NYCEEC has partnered with New York City to reduce GHG emissions by 80% by 2050. NYCEEC began with an initial capital base of approximately \$34.0 million and has financed \$117.0 million of energy efficiency and clean energy projects; it has had success funding projects in DACs and low-to-moderate income (“LMI”) communities, with 75% of its transactions benefitting DACs to date, and 91% since 2019.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “Commission”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the NYCEEC transaction entered into in June 2022 and upsized in November 2022, as required by the Metrics Plan.²

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Loan & Investment	Subordinated Term Loan	\$10.0 million

Location(s) of Underlying Project(s)

Statewide. Projects will be located across NYS.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	The New York City Energy Efficiency Corporation (NYCEEC)	Project Borrower

¹ Case 13-M-0412.

² See Section 4.0 at page 8 - 9 and Schedule 3.

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Impact-focused lenders	Impact-focused lenders are undercapitalized relative to the scale of their need. They utilize capital to address market gaps and grow the market for clean energy and energy efficiency.	NYGB's participation supports an impact-focused lender by providing capital to scale such investments to benefit disadvantaged communities.
Underserved market segments	Underserved market segments can lack access to cost-effective financing for clean energy and energy efficiency projects.	This transaction supports future lending to clean energy and energy efficiency projects that benefit disadvantaged communities.

Technologies Involved

Technology	Measures
Energy Efficiency / Electrification, Solar / Storage	E.g., High performance building envelope; lighting; HVAC system; hot water system, solar PV, etc.

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB's minimum investment criteria require that "transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas ("**GHG**") emission reductions in support of New York's energy policies".³ In addition, the Metrics Plan requires that the following energy and environmental measures applicable to this transaction be reported:⁴

- Estimated gross lifetime and annual total energy savings (MMBtu equivalent);
- Estimated gross lifetime and annual natural gas fuel savings (MMBtu);
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the investment are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated total energy savings (MMBtu equivalent)	371,470	371,470	8,260	8,260
Estimated natural gas fuel savings (MMBtu)	Same as above			
Estimated GHG emission reductions (metric tons)	19,728	19,728	438	438

³ Case 13-M-0412, "Order Establishing New York Green Bank and Providing Initial Capitalization" issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁴ See Metrics Plan, Section 2.0 at pages 2 - 6.

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁵ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators, including:

- Size and location of projects financed by the investment;
- Aggregate expected energy savings for projects financed by the investment.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

- Increase in market volume of energy efficient properties;
- Increase in general understanding of energy efficient properties by the financial community;
- Increased awareness and use of energy efficiency investment performance data by financing entities;
- Demonstration of competitive risk-return profiles for energy efficient properties;
- Decreased operating costs of energy efficient properties; and
- Increased number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will assess the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., financial community) to track information including but not limited to: project scale information and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

Impact evaluation will assess which of the projects funded under the investment raised construction financing and were completed, commissioned, and placed in service.

In accordance with the Metrics Plan, NYGB will track NYCEEC projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA programs) to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.

⁵ See Metrics Plan, Section 3.3 at page 7 - 8.

Preferred Equity to Support Energy Efficient New Building Construction in New York State

Saranac Waterfront Lodges

NY Green Bank (“NYGB”) initially committed \$5.0 million on September 25, 2019 to finance the construction and operation of an energy efficient lodging property seeking LEED® certification at completion. The project is located in the Village of Saranac Lake (the “Project”) and is being developed by Saranac Lake Resort Owner, LLC (“Saranac”). When the Project’s construction and operational delays resulted in a short-term \$2.0 million liquidity requirement, NYGB increased its funding commitment on July 17, 2020 with \$2.0 million of additional preferred equity units to finance incremental construction costs and support the opening and extended ramp-up of the property. NYGB committed an additional \$4.5 million in December 2022 to further support the project. The Project’s energy efficiency measures are expected to reduce greenhouse gas (“GHG”) emissions relative to design standards. This is NYGB’s first investment in an energy efficient, new building (“New Construction”) asset as part of its ongoing efforts to participate in sustainable infrastructure investments in support of Clean Energy Fund objectives. The Project is expected to create approximately 71 full time jobs in New York State (“NYS”), supporting economic development in the North Country.

Transaction Description

Saranac Waterfront Lodge is registered under the LEED green building program and seeks to be the first LEED-certified hotel in the Adirondack Park, located on the shores of Lake Flower and partially located on a former Superfund site, remediated in 2018 under the guidance of the New York State Department of Environmental Conservation (“NYSDEC”). The Project will incorporate energy efficiency measures including efficient HVAC equipment and insulation, advanced lighting, and improved building controls, in addition to stormwater management improvements and electric vehicle charging stations.

NYGB’s \$11.5 million preferred equity investment (the “Investment”) diversifies NYGB’s portfolio and presents an opportunity to increase market awareness of energy efficiency in the New Construction space. NYGB’s investment signals to the market that NYGB capital is available to finance New Construction projects pursuing energy efficiency upgrades, increasing primary building efficiency deployment in NYS. The investment also supports economic development and job creation in the downtown Saranac Lake region and demonstrates the viability of financing a sustainable new build in a tertiary market like the North Country. In addition to seasonal and part-time positions, the Project is expected to create approximately 71 full-time jobs upon opening, and 116 jobs from construction.

This Transaction Profile is provided pursuant to the updated “NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1” (the “Metrics Plan”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “Commission”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the Saranac Lake Resort transaction entered into in September 2019 and upsized in July 2020 and December 2022, as required by the Metrics Plan.²

¹ Case 13-M-0412.

² See Section 4.0, page 8 – 9 and Schedule 3.

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Asset Investment	Preferred Equity Investment	\$5.0 million
Asset Investment	Preferred Equity Bridge Investment	\$2.0 million
Asset Investment	Preferred Equity Bridge Investment	\$4.5 million

Location(s) of Underlying Project(s)

North Country. The Project is located in Saranac Lake, New York.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Counterparty	Saranac Lake Resort Owner, LLC	Equity Issuer
Counterparty	BBL Construction	Construction Manager
Counterparty	HEI Hotel & Resorts	Hotel Manager

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Owners & Developers	When designing new buildings in NYS, owners and developers of New Construction projects are not always able to rely on energy modeling and cost-benefit analysis in order to secure appropriately priced capital, reducing their ability to realize the benefits of energy efficient technology.	NYGB's participation in this transaction signals to the market that capital is available to finance the construction of real estate developments pursuing energy efficiency upgrades. This should result in greater interest from private sector capital providers in committing capital for similar project types, which will ultimately expand liquidity in energy efficiency markets while reducing overall costs for all.
Capital Market Participants	On an individual basis, there is limited capital support for energy efficiency projects; however, capital providers are more likely to participate on an aggregated basis once a pipeline of projects has achieved meaningful scale.	NYGB's willingness to support the Project helps to demonstrate to the broader market that there is lender comfort with an appetite for investments in energy efficient, new building projects.
New Yorkers	While interest and activity in energy efficient New Construction projects are increasing rapidly in NYS, a relatively small number of financial models are being used, preventing New Yorkers from realizing the benefits of completed projects.	By providing financing, NYGB is encouraging primary building efficiency deployment for commercial and institutional projects in NYS. Ultimately, this is expected to provide New Yorkers with more efficient building stock at a lower cost. The investment also supports economic development and job creation in a tertiary market like the North Country.

Technologies Involved

Technology	Measures
Energy Efficiency	HVAC, Advanced Lighting, Improved Building Controls, higher-rated insulation

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB’s minimum investment criteria specifically require that “transactions will have the potential for energy savings and/or clean energy generation that will contribute to GHG reductions in support of New York’s energy policies.”³ In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to this transaction, be reported:⁴

- Estimated gross lifetime and annual total energy savings (MMBtu equivalent);
- Estimated gross lifetime and annual electricity savings (MWh);
- Estimated gross lifetime and annual natural gas fuel savings (MMBtu); and
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of the Project, facilitated by NYGB’s financial participation in this transaction, are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annualized Low Estimate	Annualized High Estimate
Estimated total energy savings (MMBtu equivalent)	7,054	8,293	476	561
Estimated electricity savings (MWh)	661	777	44	52
Estimated natural gas fuel savings (MMBtu)	4,891	5,754	326	385
Estimated GHG emission reductions (metric tons)	633	744	42	50

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators; including:

- Size and location of projects financed by the Facility;
- Aggregate expected energy generation for projects financed by the Facility; and
- The number of projects that finalize construction financing arrangements.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators; including:

- Increased market volume of high-performance new construction projects;

³ Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 - 25.

⁴ See Metrics Plan, Section 2.0, pages 2 - 6.

- Increased general understanding of high-performance new construction project benefits by financial community;
- Increased awareness and use of high-performance new construction subscriber performance data by financing entities;
- Increased awareness and use of project/technology performance data by financing entities;
- Demonstration of competitive risk-return profiles for high-performance new construction investment;
- Decreased project costs;
- Increased volume of secondary market financing of high-performance new construction; and
- Presence and number of new lending participants.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy and environmental benefits delivered by this transaction.

Market evaluation will address the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants to track information including but not limited to: participation rates, project scale information, interest in New Construction financing, and influence of NYGB's participation on financial markets. As noted, baseline data was collected on key indicators in the first phase evaluation during 2018 – 2019. Subsequent studies will assess progress against baseline levels for other market segments like New Construction. The specific timing of these efforts will be determined (and may be revised) on an ongoing basis as NYGB's investment portfolio continues to grow and evolve.

Impact evaluation is expected to draw upon and include data collected to support project-specific measurement and verification activities (e.g., those associated with PON 3609⁵). Impact evaluation activities will likely rely upon energy consumption data collected through environmental reports. Project savings will be assessed by comparing actual energy consumption data against forecasted consumption, as set forth in the energy model completed for LEED certification.

As with all NYGB investments, projects that receive incentives or funding from other entities (e.g., utility, other NYSERDA program) will be tracked, in accordance with the Metrics Plan, in order to minimize any double-counting activity on a consolidated basis. As set forth in the Metrics Plan, evaluation sampling approaches will be used as a mechanism to estimate overlap and minimize double counting. Attempts will also be made to coordinate market and impact evaluation activities for the Project to maximize the efficiency of data collection and avoid survey fatigue.

⁵ NYSERDA's Commercial New Construction Program Opportunity Notice PON 3609 offers objective technical and financial support to building owners to effect a permanent transformation in the way buildings are designed and constructed in NYS.

Increasing Opportunities for NY Residents to Go Solar, Expanding Market Liquidity

SUNRUN INC.

NY Green Bank (“NYGB”) has entered into five transactions to accelerate the deployment of more than 14,500 solar projects at homes across New York State (“NYS”) by Sunrun, Inc. (“Sunrun”). Sunrun is a national solar provider that markets and develops residential solar energy systems. The five transactions complement each other – three provide financing to fund the purchase of materials and installation of the solar projects and two provide post-construction financing. One of the post-construction financings was arranged by Investec Bank PLC (“Investec”), an international specialty bank and asset manager, and the second post-construction financing was arranged by SunTrust Robinson Humphrey Inc. (“SunTrust”) and ING Capital LLC (“ING”). The equipment financing facility was jointly arranged by KeyBank N.A. (“Key”) and ING, respectively.

Transaction Descriptions

Construction Loan Facility

On June 16, 2016, NYGB committed \$25.0 million which, along with financing from other lenders, allows Sunrun to increase its existing revolver from \$205.0 million to \$250.0 million. The revolver (“**Construction Loan Facility**” or “**CLF**”) will be used by Sunrun to fund customer acquisition, purchase of materials, and construction and installation of the systems, and will ultimately be refinanced through Credit Facilities (such as described below) and tax equity commitments arranged by Sunrun. On February 23, 2018, NYGB and the lender group consented to extend the maturity of the CLF by two years in support of Sunrun’s consistent and growing deployment rate in NYS and nationally. Sunrun then refinanced the \$250.0 million CLF with a new \$600.0 million facility – on March 8, 2022, NYGB committed an additional \$15.0 million to this new facility, for a total commitment of \$40.0 million. NYGB’s continued participation in this consortium of capital providers broadens the availability of construction financing for distributed energy projects for homeowners across NYS.

Investec Credit Facilities

On May 13, 2016, NYGB closed a \$25.0 million commitment to participate in a transaction consisting of two credit facilities – a loan aggregation revolving facility and a term loan (together the “NYGB Loan Products”), which are expected to accelerate the deployment of over 5,000 solar projects at homes across NYS. The transaction was part of a broader \$340.0 million financing (the “Post-Construction Aggregation Facilities”) arranged by Investec that provides Sunrun with a larger financing to expand its business in NYS and elsewhere. The \$340.0 million Post-Construction Aggregation Facilities (which include the NYGB Loan Products) represent one of the largest aggregation financings for a residential solar developer at the time of closing. On March 27, 2018, NYGB and the lender group consented to extend the deployment period and the maturity of the Post-Construction Aggregation Facilities by over two years based on Sunrun’s demonstrated ability to continually deploy solar PV projects in NYS and nationally. On April 20, 2018, NYGB and the lender group consented to expand the Post-Construction Aggregation Facilities up to \$595.0 million to further support Sunrun’s continued growth. NYGB’s share of this increase is \$10.0 million, bringing NYGB’s overall commitment to the Post-Construction Aggregation Facilities to \$35.0 million.

SunTrust/ING Credit Facilities

On May 9, 2017, NYGB closed a \$15.0 million commitment to participate in an aggregation-to-term loan facility. The transaction was part of a \$202.0 million financing (the “**SunTrust/ING Credit Facilities**”) arranged by SunTrust and ING that provides Sunrun with a larger financing to expand its business in NYS and elsewhere. The \$202.0 million SunTrust/ING Credit Facilities support a \$100.0 million equity partnership with National Grid plc, an international utility with a sizeable NYS presence. Through increased scale, the aggregation-to-term transactions are expected post-aggregation to draw new investors and financial institutions into the marketplace, decreasing the cost of capital for solar developers and installers, and in turn, the cost of solar power equipment sold or leased to homeowners.

Equipment Financing / Safe Harbor Facility

On February 5, 2020, NYGB closed a \$10.0 million commitment to participate in a transaction facilitating the purchase of and directly secured by solar materials (panels and inverters). This transaction was part an \$84.0 million financing arrangement by Key and ING (the “**Safe Harbor Facility**” or “**SHF**”). This facility allows Sunrun to take advantage of the IRS’s safe harbor program with respect to the 2019 commercial investment tax credit (“**ITC**”), and ultimately, supports Sunrun’s continued growth in NYS and nationally and its continued ability to deliver attractive economics to residential homeowners. On December 19, 2022, NYGB upsized this commitment by \$21.0 million.

Overall Context

Sunrun sought NYGB’s participation in the CLF, SHF, SunTrust/ING Credit Facilities and Investec Credit Facilities to provide further liquidity to support Sunrun’s capital needs in growing its business. With both construction and longer-term financing in place, Sunrun is well positioned to meet the growing demand from homeowners and expand its ability to finance the installation of solar projects throughout NYS.

These complementary transactions will result in the aggregation of bundled pools of residential solar systems that will ultimately be refinanced through one or more longer-term take-out financings. Such refinancings may include a securitization – the sale of underlying cash flows resulting from residential leases or power purchase agreements (“**PPAs**”) to third party investors – providing additional avenues to develop and scale the emerging residential solar asset class, both for Sunrun and other market participants. Given that the bank market for such credit facilities remains limited, NYGB’s participation enables larger aggregation facilities than would otherwise be available, resulting in longer term takeout refinancings at a scale greater than might otherwise be achieved. Greater scale means greater investor interest, which will ultimately result in more attractive debt pricing that will benefit New Yorkers via more attractively priced contracts under which power is purchased.

This Transaction Profile is provided pursuant to the updated NY Green Bank – Metrics, Reporting & Evaluation Plan, Version 3.1 (the “**Metrics Plan**”) developed in collaboration with the NYS Department of Public Service and filed with the NYS Public Service Commission (the “**Commission**”) on May 2, 2022.¹ This Transaction Profile contains specific information in connection with the Investec Credit Facilities (entered into on May 13, 2016), the ING/SunTrust Credit Facilities (entered into on May 9, 2017), CLF (entered into on June 16, 2016 and commitment increased on March 8, 2022), and the SHF (entered into on February 5, 2020 and commitment increased on December 19, 2022) as required by the Metrics Plan.²

¹ Case 13-M-0412.

² See Section 4.0 at pages 8 - 9 and Schedule 3.

Form of NYGB Investment

NYGB Product	Product Sub-Type	Committed Capital
Warehousing/Aggregation	Senior Secured Revolver and Subordinated Term Loan	\$35.0 million
Warehousing/Aggregation	Senior Secured Aggregation-to-Term Loan	\$15.0 million
Asset Loan & Investment	Construction Financing Revolver	\$25.0 million
Warehousing/Aggregation	Equipment-Backed Revolver	\$10.0 million
Asset Loan & Investment	Construction Financing Revolver	\$15.0 million
Warehousing/Aggregation	Equipment-Backed Revolver	\$21.0 million

Location(s) of Underlying Project(s)

Statewide.³ Sunrun’s solar power generation systems will be offered to homeowners through PPA structures in regions across NYS.

Types of Organizations that are Transaction Participants

	Name	Participant Type
Clients	Investec	Global Corporate & Investment Bank
	SunTrust	Global Corporate & Investment Bank
	ING	Global Corporate & Investment Bank
	KeyBank	National Corporate & Investment Bank
Key Counterparties	Sunrun	Solar Energy Project Developer
	National Grid	International Utility & Equity Co-Sponsor
Financiers (current)	Various tax equity providers and commercial banks	Global Corporate & Investment Banks, Commercial/Regional Banks
Financiers (future)	To be identified	Institutional Investors(s)

Summary of Financing Market Objectives & Barriers Addressed

Beneficiary	Market Barrier	Financing Solution
Capital Market Participants	Capital market participants actively financing residential solar projects are not common.	NYGB’s participation in financing development-stage projects enables the facility to achieve substantial scale, resulting in broader market penetration and enhanced liquidity.
Solar Project Developers	Solar project developers face difficulties securing sufficient financing to meet customer demand, hampering their ability to achieve economies of scale.	NYGB’s participation enables Sunrun to better meet residential demand in NYS. This type of financing can also be replicated with other developers seeking to secure similar capital access.
Homeowners	Some homeowners do not perceive “going solar” as being practical or affordable.	NYGB’s participation better enables homeowners to contract for solar and realize immediate reductions on their energy bill. Greater scale and broader financing markets will lead to more compelling offerings for homeowners and circulate more information about the benefits of solar.

³ Defined as projects located in four or more regions of the State.

Technologies Involved

Technology	Measures
Solar	Solar photovoltaic (“PV”) systems

Metrics & Evaluation Plan

Planned Energy & Environmental Metrics

NYGB’s minimum investment criteria specifically require that “transactions will have the potential for energy savings and/or clean energy generation that will contribute to greenhouse gas (“GHG”) reductions in support of New York’s energy policies”.⁴ In addition, the Metrics Plan requires that the following energy and environmental measures, applicable to this transaction be reported:⁵

- Estimated distributed solar capacity (MW)
- Estimated gross lifetime and annual GHG emission reductions (metric tons).

The estimated gross lifetime and annual energy and environmental impacts of Sunrun’s development in NYS, facilitated by NYGB’s participation in the Investec Credit Facilities, the CLF and the Sun Trust/ING Credit Facilities, are as follows:

Energy/Environmental Impact	Lifetime Low Estimate	Lifetime High Estimate	Annual Low Estimate	Annual High Estimate
Estimated distributed solar capacity (MW) ⁶	139	176	N/A	
Estimated gross GHG emission reductions (metric tons)	1,631,508	2,062,011	65,261	82,480

Planned Market Characterization Baseline & Market Transformation Potential

The Metrics Plan requires that market evaluation will occur when a critical mass of NYGB financing and investment arrangements are in place. Market evaluation activities commenced in 2018 on sectors that NYGB has supported since inception, consistent with the requirement for such assessments approximately three to five years following initial NYGB capital deployments.⁷ NYSERDA collected baseline data for the NYGB portfolio in 2019 and will update the data to include indicators specific to this transaction. NYSERDA will use baseline data collected for indicators as a comparison point against which to assess market progress in later studies. Progress indicators are defined below for the short, medium and long terms.

NYGB expects that program and/or future market evaluation will demonstrate progress across short-term indicators, including:

- Number and location of projects (by zip code);
- Size (generation capacity and dollar value) of projects;
- Market volume of projects increases; and
- Favorable financial and technology performance data.

NYGB expects that program tracking and/or future market evaluation will demonstrate progress across medium- and long-term indicators, including:

⁴ Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization” issued and effective December 19, 2013 of the Commission, Ordering Clause 6 at pages 24 – 25.

⁵ See Metrics Plan, Section 2.0 at pages 2 – 6.

⁶ Built clean energy generation capacity at full deployment of funds is the same for first-year and lifetime duration.

⁷ See Metrics Plan, Section 3.3 at page 7 - 8.

- Increased awareness of clean energy benefits amongst financing entities as a result of favorable technology performance data;
- Investment risk/default rates become increasingly attractive to investors, as a result of positive financial performance data;
- Increased number of financial participants providing similar capital structures;
- Replication of finance model by other developers;
- Decreased project technology costs;
- Increased number of clean energy financings;
- Emergence of secondary markets for clean energy asset classes; and
- Reduced time to execute clean energy financing.

Proposed Method of Outcome/Impact Evaluation (by NYSERDA) & Timeframe

NYSERDA will evaluate the impact this transaction has had on the clean energy finance markets and the energy/environmental benefits it delivers.

Market evaluation will address the short, medium and long-term indicators identified above. Methods will include analysis of program data along with interviews and surveys of market participants (e.g., homeowners, financial community) to track information including but not limited to: participation rates, project scale information, interest in solar financing (generally and with regard to residential specifically), and influence of NYGB's participation on financial markets. As noted, NYSERDA collected baseline data on key indicators in its first phase evaluation during 2018 – 19. Later follow-up studies will assess progress against baseline levels for other market segments as those evolve. The specific timing of these efforts may be revised based on experience or other factors as NYGB's investment portfolio further develops and evolves.

Impact evaluation will be based on the size of the systems installed and the projected clean energy generation.

As with all NYGB investments, Sunrun projects that receive an incentive or funding from other entities (e.g., utility, other NYSERDA program) will, in accordance with the Metrics Plan, ideally be tracked in order to minimize any double-counting activity on a consolidated basis. As set out in the Metrics Plan, evaluation sampling approaches will also be used as a mechanism to estimate overlap and minimize double counting. NYSERDA and NYGB will attempt to coordinate market and impact evaluation activities for projects that receive support from multiple sources in order to maximize the efficiency of data collection and avoid participant survey fatigue.