

## Monetizing infrastructure, unlocking growth

A purpose-built model for accelerating upgrades, improving efficiency, and strengthening resilience across your entire portfolio.



Aging assets, rising energy costs, and deferred maintenance are steadily eroding performance across industrial portfolios. With nonstop operations, limited maintenance windows, and constrained capital, critical upgrades are often delayed or deprioritized.

Redaptive's Infrastructure Monetization model is designed to overcome these barriers—funding, delivering, and optimizing upgrades without upfront capital. By unifying tailored financing, turnkey execution, and performance-backed outcomes, Redaptive enables industrial leaders to modernize at scale, protect operations, and reinvest in long-term growth.

### How we help industrial manufacturers

#### Zero-CapEx, flexible funding

Accelerates modernization without straining budgets and preserves financial flexibility.

#### Proactive modernization and resilience

Program-level upgrades cut volatility, boost uptime, and strengthen system resilience.

#### Improve efficiency and ESG performance

Reduce energy use and costs, advance ESG and compliance goals.

#### Centralized industrial PMO

Reduces internal lift and accelerates outcomes.

#### Programmatic delivery

Drives speed, strategic scale, and standardization across sites.

#### WHY REDAPTIVE



#### Unlock capital funding

Flexible funding options that adapt to site-level needs while preserving liquidity and flexibility.



#### Accelerate and scale multisite modernization

Standardized execution with centralized PMO, sourcing, and data-driven oversight.



#### Maximize business value

Performance-backed tools that turn infrastructure into insight, confidence, and reinvestment.



#### IMPACT AT A GLANCE

**\$90M**

10-year gross energy savings

**619M**

kWh of energy reduced

**193K**

MT of CO<sub>2</sub>e avoided

**419**

Locations

**4**

Countries

**268K**

Fixtures and assets retrofitted

#### CUSTOMER SUCCESS

### Iron Mountain

#### Scaling modernization without disruption

##### Challenge

Iron Mountain needed to reduce GHG emissions and energy use globally while replacing failing HVAC assets and outdated lighting across hundreds of facilities. With competing demands for internal capital, prioritizing a large-scale HVAC and lighting initiative was difficult.

##### Solution

Over three years, Redaptive delivered a global LED retrofit across 300 sites and HVAC upgrades across 419 sites without disrupting 24/7 operations. Using a phased, wave deployment approach, Redaptive accelerated time-to-savings while adapting to the unique requirements of each facility across the U.S., Canada, the U.K., and Ireland.

##### Results

Redaptive's program delivered major cost savings and advanced Iron Mountain's sustainability goals. The upgrades significantly reduced energy use and avoided 193,240 metric tons of CO<sub>2</sub> emissions over 10 years—the equivalent of removing 449,390 barrels of oil or powering 37,600 homes.

## Delivering outcomes through Infrastructure Monetization

Redaptive's Infrastructure Monetization model combines tailored capital, turnkey execution, and measurable outcomes to help enterprises modernize at scale without upfront CapEx. By uniting flexible funding, programmatic delivery, and performance-backed results, we enable organizations to reduce costs, strengthen resilience, and unlock long-term enterprise value.

### Proven by leading enterprises

Deutsche Bank  

 PROLOGIS®

 ENGIE  
New Ventures

 Honeywell

 Linse  
Capital

 CPP Investments

 CBRE

## Talk to us about Infrastructure Monetization

Contact us at [info@redaptiveinc.com](mailto:info@redaptiveinc.com) and learn more at [redaptive.com](https://redaptive.com).

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