

Monetizing energy efficiency and generation projects

A financial model for leased spaces where tenant savings become owner returns.



With demand softening and competition rising, real estate portfolios face increasing pressure that stretches owner resources and delays critical building upgrades. Triple-net leases add complexity—tenants capture the efficiency savings while owners shoulder the upfront costs.

Redaptive's Infrastructure Monetization model bridges this gap by aligning tenant savings with owner returns. Drawing on our experience executing upgrades in leased spaces and collaborating directly with industrial tenants, we fund and deliver turnkey improvements without additional capital investment. This model helps owners strengthen competitiveness, improve tenant retention, and unlock hidden value across their portfolios.

How we help real estate owners

Tenant-aligned flexible funding

Finance mid-lease upgrades with flexible structures without drawing on owners' capital or credit capacity.

Proactive mid-lease engagements

Implement timely improvements that increase tenant satisfaction, boost retention, and protect long-term asset value.

Direct NOI and valuation lift

Use tenant-funded upgrades to deliver measurable NOI gains and stronger valuations.

Centralized execution platform

Leverage our PMO and national EPC network for rapid deployment, streamlined execution, and predictable outcomes.

Real-time portfolio insights

Integrated reporting provides actionable intelligence to optimize performance and guide capital planning.

WHY REDAPTIVE



Unlock capital efficiency

Modernize assets mid-lease with funded turnkey projects.



Accelerate portfolio modernization

Scale execution with central PMO, national EPCs, and standardized QA.



Deliver and prove outcomes

Turn asset performance data into investor-ready reporting.



IMPACT AT A GLANCE

1,866

Leased sites

41

Tenant organizations

4

Countries

\$142M

Owner CapEx eliminated

\$50M

Annual tenant OpEx savings

157K

Metric tons of CO₂e avoided

CUSTOMER SUCCESS

Eliminating owner CapEx, unlocking tenant savings

Challenge

Industrial building owners face mounting stakeholder pressure to deliver efficient, sustainable spaces and meet investor ESG goals while navigating increased competition from new builds. Yet, triple-net lease structures often create misaligned incentives. Tenants capture efficiency savings, while owners shoulder the costs of modernization—stalling improvements and leaving value on the table.

Solution

Redaptive addresses these challenges with a turnkey model that aligns the interests of both owners and tenants. By combining tailored capital, seamless execution, and performance data, we enable proactive mid-lease improvements without drawing on owner CapEx. Our Infrastructure Monetization model converts upgrade costs into measurable value creation.

Results

Through this approach, Redaptive has helped owners save \$142 million in CapEx while enabling tenants to realize \$50 million in annual OpEx savings. These outcomes not only drive direct NOI growth and increase asset valuations but also enhance tenant retention and align with investor initiatives. Beyond the financial results, our modernization programs have reduced CO₂e emissions by 157,000 metric tons, creating future-ready portfolios that are positioned to compete effectively against newer assets.

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  

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