

NetEdison Business Parks

INVESTOR THESIS

NetEdison Business Parks

NetEdison Communities

Planning & Development Arm

Shared Infrastructure · Superior Reliability · Community Benefit

Built on the open EnergyNet™ Energy Protocol · Planned by NetEdison Communities

NetEdison Business Parks (NBP) establish a new category in commercial and industrial real estate: purpose-built campuses where every tenant subscribes to a fully integrated portfolio of shared infrastructure — EnergyNet electricity, district heating and cooling, fiber, water treatment, waste recovery, and EV charging — all engineered to operate as a single, resilient system. Where conventional parks require each tenant to independently solve energy, connectivity, and sustainability challenges, an NBP delivers measurable reliability, predictable subscription costs, and certified ESG compliance as baseline features of the park itself. Every park is planned and authorized by NetEdison Communities, which embeds local workforce training, Community Benefit Agreements, and environmental standards into each park's operating DNA before the NetEdison™ brand is authorized.

THE INFRASTRUCTURE STACK

EnergyNet Electricity

DC microgrid backplane with behind-the-meter BESS, rooftop solar, and Freedom Cable interconnects. Below-utility subscription power with island-mode resiliency and 99.9%+ uptime across the park campus.

District Heating & Cooling

Shared thermal plant using heat pumps, waste heat recovery, and thermal storage. Per-building HVAC capital expenditure is eliminated; tenants pay a monthly BTU subscription with utility-scale efficiency gains passed through.

Water & Reclaimed Water

On-site water treatment and reclaimed water distribution with integrated stormwater management. Reduces potable demand, cuts municipal utility fees, and supports water-neutral certification for tenants.

Fiber & Connectivity

Dark fiber backbone with redundant ISP uplinks providing business-grade broadband and a private intra-park LAN. Delivered by NetEdison as a managed monthly subscription service.

Waste Treatment & Recovery

Biodigestion for organic waste, materials recovery, and composting integrated across the campus. Enables zero-waste certification pathways that strengthen tenant ESG reporting profiles.

EV & Mobility Infrastructure

DC fast-charging network integrated with the EnergyNet backplane for smart load management and demand balancing. Supports full fleet electrification goals with managed capacity pricing.

NETEDISON COMMUNITIES — THE PLANNING ARM

NetEdison Communities authors the Community Benefit Plan for every park, negotiates infrastructure agreements with local governments and utilities, operates the on-site NCEE workforce training program, and authorizes the NetEdison™ brand exclusively for parks that satisfy its published social and environmental standards. No park bears the NetEdison™ name without a signed Community Benefit Agreement.

Local First Hiring

30% local hire preference in construction & operations

NCEE Training Center

On-site Certified Energy Expert training program

Community Council

Resident & local government advisory representation

Revenue Sharing

2% of park gross revenue to community benefit fund

KEY APPLICATIONS

Manufacturing & Industrial

Clean power + thermal for energy-intensive operations

Healthcare & Life Sciences

Critical reliability + clean water for medical facilities

Technology Campuses

Fiber + power infrastructure for data-intensive work

Mixed-Use Districts

Residential, retail, and commercial in one shared campus

SUBSCRIPTION REVENUE MODEL

Electricity	Thermal (H&C)	Water & Waste	Fiber & EV
Per-kWh subscription + demand charge 10-20% below utility tariff Zero marginal cost per new tenant Island-mode reliability premium	Monthly BTU usage-based fee Efficiency gains shared with tenants Seasonal balancing lowers unit cost No per-building HVAC capex required	Monthly gallons + treatment fee Reclaimed water at ~40% utility rate Zero-waste program fee included Stormwater management included	Monthly bandwidth subscription Managed LAN + IT services add-on Per-port DC fast-charging fee Smart load management included

WHY NBP IS INVESTABLE

<p>Subscription Economics</p> <p>NBP tenants pay recurring subscriptions rather than building independent infrastructure, creating long-term, predictable revenue for park operators aligned with tenant lease duration. Shared amortization reduces per-unit infrastructure cost by an estimated 15-30% versus conventional single-tenant installations, while utility-scale procurement lowers input costs across all six service streams.</p> <ul style="list-style-type: none"> • Each activated tenant = recurring revenue for the life of the lease • Utility-scale procurement lowers input costs vs. per-building • Single ESG reporting entity simplifies tenant sustainability filings • One permitting process replaces individual tenant permits per service • Island-mode resilience commands above-market lease rates • Swiss IP Box limits effective NI license tax to 8.5-12% 	<p>Community Benefit Premium</p> <p>Parks authorized by NetEdison Communities carry a signed Community Benefit Agreement with local government — creating regulatory goodwill that accelerates permitting, reduces opposition, and builds a loyal workforce through the on-site NCEE training center. This social license is a durable competitive moat that conventional park developers cannot replicate without the NetEdison™ platform.</p> <ul style="list-style-type: none"> • CBA with local government enables permit fast-tracking • Local hire requirements build a committed operations workforce • 2% revenue sharing creates community stakeholder support • NCEE graduates become long-term park technical talent • NetEdison™ badge signals quality to tenants, lenders, and ESG investors • Oregon and India/Parinama pipeline validates the model today
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EARLY TRACTION

<p>✓ Oregon — Freedom Cables</p> <p>HB 2065 and HB 2066 (2025) permit Freedom Cables connecting buildings across property lines — the first US jurisdiction to authorize EnergyNet DC backplanes across multiple parcels. Full NBP infrastructure stacks are deployable in Oregon today.</p>	<p>★ India — Parinama / SEZ</p> <p>Active licensing discussions with Parinama (led by Guneet Banga) target SEZ developments, housing society campuses, and GIFT City — all structurally aligned with the NBP shared-infrastructure model. Addressable market: ₹12 M-₹102 M in annual revenue.</p>	<p>► Global Registry</p> <p>The NetEdison Registry (netedison.com/registry) is accepting park site nominations globally. Confirmed early-stage interest from Australia, China, Kenya, and Vietnam demonstrates the model's international readiness.</p>
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STRUCTURING THE INVESTMENT

<p>Park Developer SPV</p> <p>Co-develop land, infrastructure, and tenant base for a specific NBP campus. Receive subscription revenue from all six service streams plus land lease income.</p> <ul style="list-style-type: none"> • Long-term recurring subscription income • Anchor tenant strategy reduces lease-up risk • NetEdison brand + NCEE talent pipeline included 	<p>Infrastructure Trust</p> <p>Own and operate the shared services platform across multiple parks. Collect network service fees from Park Developer SPVs. Capital-light: the trust holds infrastructure.</p> <ul style="list-style-type: none"> • Portfolio diversification across parks • Revenue independent of single-park occupancy • NetEdison hardware + software stack supported 	<p>Communities License</p> <p>Acquire regional planning rights for the NBP program. License the playbook, brand authorization, and NCEE curriculum to local park developers.</p> <ul style="list-style-type: none"> • Pre-network scale entry pricing • Co-invest alongside established national licensee • NI provides brand rights, EROS, and NCEE curriculum
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