

VISION RIDGE
P A R T N E R S

SUSTAINABLE ASSET FUND, LP

2016 HALF-YEAR

ENVIRONMENTAL IMPACT ASSESSMENT

September 12, 2016

Dear Limited Partner,

Vision Ridge Partners is proud to highlight the environmental and social impact that our Sustainable Asset Fund (SAF) investments achieved during the first half of 2016. This represents a meaningful expansion on the items we have been measuring each year, as we seek to continually improve the impact tracking and reporting at each asset.

Portfolio Impact Overview

The table below collates impact across the SAF portfolio into three thematic categories: (1) carbon emissions reductions through renewable energy, energy efficiency, and advanced transportation; (2) degraded and low-value land improvement; and (3) enabling economic growth and access to sustainability. Further details on each underlying asset are provided through the document.

Category	Portfolio Level	Investment Level	
	2016 Impact	2016 Impact	Operating Partner
CO ₂ e Emission Reductions	62,620 tons	9,500 tons	CleanFocus
		44,300 tons	SparkFund
		7,100 tons	Vanguard
		900 tons	Homer
		820 tons	Evercar
Land Improved	435 acres	85 acres	Sun World
		350 acres	Homer
Social Impact	1,452 people	39 workers educated	Sun World
		150 jobs created	GSSG
		1,221 drivers enabled	Evercar
		42 organizations served	SparkFund
Other Highlights	10.7 million EV miles powered		EVgo and Evercar
	618 acre-feet permanently recharged to aquifers		Homer

Homer Spot Water (Contributed Asset)			
Sector	Water	Invested Value	\$18.5M ¹
Operating Partner	RRG	Realized Value	-
Location	California, USA	Unrealized Value	\$50.6M
Security Invested	Equity	Total Value	\$50.6M
Equity Ownership	99%	Gross MOIC	2.73x
Initial Investment	September 2011	Gross IRR	77%

Asset ▪ A collection of spot water assets, long term water rights, and water storage assets

Impact Thesis

- Homer mitigates unsustainable groundwater pumping during droughts by using storage assets to balance water supply across periods of relative abundance and scarcity
- By pricing water competitively, Homer incentivizes conservative use of a scarce resource that is typically mispriced and therefore wasted
- As Homer only pumps water from sustainable, and therefore higher, water tables, it minimizes energy consumption from pumping, thereby reducing CO₂e emissions
- A portion of all water stored by Homer is not recovered, instead contributing to the restoration of depleted aquifers
- Homer repurposes a variety of low-value assets for higher-value use:
 - Converting fallow land to water storage banks
 - Storing nitrate-rich water for agricultural buyers, for whom it acts as natural, low-cost fertilizer


Impact Category	2016 Impact ²	Life of Asset	Description
CO ₂ e Reductions	900 Tons	5,000 Tons	Power savings from efficient water pumping
Land Improved	350 Acres	350 Acres	Fallow land converted to water banking assets
Social Impact	-	-	-
Other	25% Reduction 618 Acre-feet	25% Reduction 5,000 Acre-feet	Fertilizer use mitigated due to nitrate-rich water Water permanently recharged to aquifers

Looking Forward

- Homer is pioneering new structures to continue delivering sustainable water supplies in an increasingly volatile and complex market
- Our operating partner, the Renewable Resources Group (RRG) maximizes synergies and value across Homer, Sun World, and Tule Fog Farm

¹ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

² Please refer to Appendix for details on calculations

Tule Fog Farm (Contributed Asset)			
Sector	Agriculture	Invested Value	\$15.7M ³
Operating Partner	RRG	Realized Value	-
Location	California, USA	Unrealized Value	\$16.5M
Security Invested	Equity	Total Value	\$16.5M
Equity Ownership	99%	Gross MOIC	1.05x
Initial Investment	August 2012	Gross IRR	3%

Asset ▪ 1,680 acres of farmland planted in almonds and pistachios

Impact Thesis ▪ Over 50% of the U.S. land base is employed for agricultural use, with land degradation and a growing population placing increasing strain on production capacity⁴

 ▪ Tule Fog Farm counteracts this trend by opportunistically pooling natural resources to facilitate the repurposing of degraded, fallow land into productive, nutrient-rich almond and pistachio orchards


Impact Category	2016 Impact ⁵	Life of Asset	Description
CO ₂ e Reductions	-	-	-
Land Improved	-	1,680 Acres	Low-value land repurposed for almond orchards
Social Impact	-	-	-
Other	-	-	-

Looking Forward ▪ As the orchards at Tule Fog Farm mature and reach full production, the business is considering a variety of techniques to minimize its environmental footprint

³ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

⁴ Source: <http://www.ers.usda.gov/topics/farm-economy/land-use,-land-value-tenure.aspx>

⁵ Please refer to Appendix for details on calculations

CleanFocus Assets <i>(Contributed Asset)</i>			
Sector	Renewable Energy	Invested Value	\$20.5M ⁶
Operating Partner	CleanFocus	Realized Value	\$2.4M
Location	MA, FL, CA	Unrealized Value	\$24.8M
Security Invested	Equity	Total Value	\$27.2M
Equity Ownership	90%	Gross MOIC	1.32x
Initial Investment	May 2013	Gross IRR	32%

Asset ▪ 28 MW of producing solar power assets in Massachusetts, Florida and California

Impact Thesis

- Electric power generation accounts for 30% of total U.S. greenhouse gas emissions⁷
- Solar photovoltaic panels generate clean, renewable energy that displaces existing high-carbon electricity generation capacity
- CleanFocus maximizes its projects' impact through innovative site-selection:
 - Installing panels over landfills repurposes marginal land for higher-value use
 - Projects located in areas with limited grid access displace existing generation capacity with above-average carbon intensity, such as diesel-powered generators in Cape Cod


Impact Category	2016 Impact⁸	Life of Asset	Description
CO ₂ e Reductions	9,500 Tons	520,000 Tons	Solar power offsetting fossil fuel generation
Land Improved	-	153 Acres	Solar panels installed over landfills
Social Impact	-	-	-
Other	-	-	-

Looking Forward ▪ CleanFocus continues to seek out opportunities to generate solar power with outsized environmental and social benefits

⁶ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

⁷ Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

⁸ Please refer to Appendix for details on calculations

SunWorld (Contributed Asset)			
Sector	Agriculture	Invested Value	\$68.7M
Operating Partner	RRG	Realized Value	-
Location	California, USA	Unrealized Value	\$88.1M
Security Invested	Equity	Total Value	\$88.1M
Equity Ownership	99%	Gross MOIC	1.28x
Initial Investment	August 2013	Gross IRR	18%

- Asset**
- A vertically-integrated grape business in California, with meaningful land, infrastructure, water and intellectual property assets


- Impact Thesis**
- Agriculture accounts for 9% of greenhouse gas emissions and ~80% of consumptive water use in the U.S.⁹
 - Sun World minimizes its greenhouse gas emissions and water usage through initiatives including:
 - Developing on-site solar PV to offset grid electricity consumed for water pumping
 - Installing energy efficiency upgrades to minimize total energy consumption
 - Using state-of-the-art drip irrigation technology to reduce water waste
 - Leveraging Homer to participate in experimental groundwater recharge programs with local water districts
 - In an industry infamous for the use of seasonal migrant workers, Sun World is a leader in employee opportunities and benefits. Initiatives include:
 - English classes for workers and their families
 - Savings and credit-building programs (in development)

Impact Category	2016 Impact ¹⁰	Life of Asset	Description
CO ₂ e Reductions	-	9,000 Tons	On-site solar PV power generation
Land Improved	85 Acres	300 Acres	Fallow land converted to productive land
Social Impact	39 Workers	100 Workers	Participating in English classes
Other	-	-	-

- Looking Forward**
- Sun World is contemplating the construction of a new cold packaging and storage facility, which will include an array of technology innovations to optimize its energy usage profile
 - Awareness and engagement programs are being rolled out to increase the fraction of the workforce participating in the benefits programs

⁹ Source: <http://www.ers.usda.gov/topics/farm-practices-management/irrigation-water-use.aspx>

¹⁰ Please refer to Appendix for details on calculations

GSSG (Contributed Asset)			
Sector	Renewable Energy	Invested Value	\$26.5M ¹¹
Operating Partner	GSSG	Realized Value	-
Location	Fukushima, Japan	Unrealized Value	\$34.3M
Security Invested	Equity	Total Value	\$34.3M
Equity Ownership	84%	Gross MOIC	1.29x
Initial Investment	July 2014	Gross IRR	31%

Asset ▪ A 135 MW portfolio of construction and pre-construction solar assets in Japan

Impact Thesis

- Electric power generation accounts for 30% of total U.S. greenhouse gas emissions¹²
- Solar photovoltaic panels generate clean, renewable energy that displaces existing high-carbon electricity generation capacity
- In some instances, sites that were previously slated for radioactive waste disposal or other land use with limited environmental benefits have been selected by GSSG for solar installations

Impact Category	2016 Impact ¹³	Life of Asset	Description
CO ₂ e Reductions	-	540,000 Tons	Solar power offsetting fossil fuel generation
Land Improved	-	-	-
Social Impact	150 Jobs	330 Jobs	Jobs created through construction & operation
Other	-	-	-


Looking Forward

- The Suwa project commenced construction in H1 2016, and is projected to start delivering power to the grid in H1 2018
- Meanwhile, 3 other projects are progressing through the development process
- One or more pipeline projects to create beneficial land improvements
- GSSG continues to develop a pipeline of projects in markets with the potential for meaningful environmental and financial benefits

¹¹ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

¹² Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

¹³ Please refer to Appendix for details on calculations

SparkFund (Q4 2014 Investment)			
Sector	Energy Efficiency	Invested Value	\$8.0M ¹⁴
Operating Partner	SparkFund	Realized Value	-
Location	Washington DC, USA	Unrealized Value	\$8.3M
Security Invested	Equity	Total Value	\$8.3M
Equity Ownership	26%	Gross MOIC	1.03x
Initial Investment	November 2014	Gross IRR	5%

Asset ▪ Preferred equity financing of energy efficiency assets

Impact Thesis

- Electric power consumption accounts for 37% of total U.S. greenhouse gas emissions¹⁵
- SparkFund helps customers reduce their energy consumption through energy efficiency upgrades, thus mitigating greenhouse gas emissions
- 'Nega-watts'—hypothetical watts of energy not consumed due to efficiency improvements—are a highly cost-effective way of minimizing energy consumption and carbon footprint
- SparkFund also promotes broad access to energy efficiency improvements by serving non-credit grade institutions and social organizations otherwise excluded from capital markets

Impact Category	2016 Impact ¹⁶	Life of Asset	Description
CO ₂ e Reductions	44,300 Tons	1,750,000 Tons	Energy savings through efficiency installations
Land Improved	-	-	-
Social Impact	36 Organizations	70 Organizations	Non-credit grade entities served
	6 Organizations	20 Organizations	Social organizations served
Other	-	-	-


Looking Forward

- SparkFund sees a continuing and expanding pipeline for energy efficiency projects
- They are focused on further lowering their cost of capital, to finance as many energy efficiency projects as possible

¹⁴ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

¹⁵ Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

¹⁶ Please refer to Appendix for details on calculations

Evercar (previously Vision Fleet) (Q4 2014 Investment)			
Sector	Transportation	Investment Amount	\$5.8M ¹⁹
Operating Partner	Evercar / Vision Fleet	Realized Value	\$0.1M
Location	IN, GA, CA	Unrealized Value	\$12.0M
Security Invested	Subordinated debt, Equity	Total Value	\$12.1M
Equity Ownership	8% ^{17,18}	Gross MOIC	2.09x
Initial Investment	November 2014	Gross IRR	135%

- Asset**
- Financing of electric and hybrid vehicle fleets for the cities of Indianapolis and Atlanta
 - Financing of electric and hybrid for rideshare drivers in Los Angeles
 - Ownership in the parent company, Evercar (recently re-branded from Vision Fleet)

- Impact Thesis**
- Transportation accounts for 27% of greenhouse gas emissions in the U.S.²⁰
 - Evercar helps mitigate greenhouse gas and particulate emissions by displacing gasoline- and diesel-powered miles with electric miles
 - Evercar's model drives higher vehicle utilization than in traditional vehicle ownership models, which reduces the total number of vehicles on the road
 - Evercar drivers share in the per-mile cost savings of electric vehicles without having to swallow upfront capital requirements; this model enables participation in the on-demand economy without the burden of car ownership

Impact Category	2016 Impact ²¹	Life of Asset	Description
CO ₂ e Reductions	820 Tons	165,000 Tons	Displacing gas powered miles with electric miles
Land Improved	-	-	-
Social Impact	1,221 Drivers	4,000 Drivers	New EV driving jobs created
Other	765,285 Miles	450,000,000 Miles	EV miles driven
	0.5 Tons	315 Tons	NOx emissions reduced by displacing gas miles

- Looking Forward**
- Evercar is expanding into new markets, which implies increased fossil fuel displacement and increased economic opportunities for new drivers


¹⁷ The investment in Vision Fleet is structured as subordinated debt, but we were also awarded a minority equity interest in the parent company

¹⁸ SAF has an option to acquire an additional 24.5% of Vision Fleet

¹⁹ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

²⁰ Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

²¹ Please refer to Appendix for details on calculations

Vanguard Renewables (Q2 2015 Investment)			
Sector	Waste to Value	Investment Amount	\$3.6M ²²
Operating Partner	Vanguard Renewables	Realized Value	-
Location	Massachusetts, USA	Unrealized Value	\$3.6M
Security Invested	Equity	Total Value	\$3.6M
Equity Ownership	55%	Gross MOIC	1.0x
Initial Investment	June 2015	Gross IRR	0%

- Asset**
- Portfolio of farm-based anaerobic digesters (“AD”) that convert livestock manure and organic waste to electricity and fertilizers

- Impact Thesis**
- Electric power generation accounts for 30% of total U.S. greenhouse gas emissions²³
 - The U.S. also faces a growing waste disposal problem as landfills reach capacity
 - Anaerobic digestion is an effective means of mitigating greenhouse gas emissions and reducing waste sent to landfills
 - On-site biogas generation displaces carbon-intensive grid generation capacity and mitigates the need for inefficient grid distribution
 - AD repurposes organic waste otherwise sent to landfills, which:
 - Prevents methane emissions from waste decomposition
 - Precludes water contamination issues associated with manure in landfills
 - Heat produced by the biogas generation process provides heat and hot water to co-located farms, reducing their net energy demand from the grid
 - Anaerobic digestion yields organic fertilizer as an output, which eliminates the need for carbon-intensive chemical fertilizers


Impact Category	2016 Impact ²⁴	Life of Asset	Description
CO ₂ e Reductions	1,900 Tons	153,000 Tons	Displacing conventional generation
	1,500 Tons		Preventing manure decomposition
	2,200 Tons		Preventing food waste decomposition
	1,000 Tons		Farm-level heat energy generation
	500 Tons		Chemical fertilizer production
Land Improved	-	-	-
Social Impact	-	-	-
Other	9,100 Tons	90,000 Tons	Manure diverted from landfills
	15,200 Tons	155,000 Tons	Food waste diverted from landfills

- Looking Forward**
- Vanguard is constructing a third digester that will be commissioned in 2016H2, and developing a further pipeline of digesters across New England
 - Vanguard is actively engaged with legislatures in the Northeast to push for recognition of anaerobic digestion in the context of environmental regulation

²² The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

²³ Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

²⁴ Please refer to Appendix for details on calculations

EVgo (Q3 2016 Investment)			
Sector	Transportation	Investment Amount	\$31.9M ²⁵
Operating Partner	EVgo	Realized Value	-
Location	Houston, TX	Unrealized Value	\$31.9M
Security Invested	Equity	Total Value	\$31.9M
Equity Ownership	39.99%	Gross MOIC	1.0x
Initial Investment	June 2016	Gross IRR	0%

- Asset**
- Largest US-based network of public L3 fast chargers for electric vehicles backed by multi-year, revenue-generating contracts with leading auto OEMs (Nissan, BMW, Ford)

- Impact Thesis**
- Transportation accounts for 27% of greenhouse gas emissions in the U.S. Electrification is a clear pathway to reducing transportation-related emissions²⁶
 - Consumers report limited charging availability as a key obstacle to purchasing an EV. EVgo mitigates this concern, and thus enables broad adoption of EVs
 - Additionally, EVgo displaces gas-powered miles, and thus greenhouse gas emissions, with every kWh of power it charges to an EV
 - EVgo focuses on installing charging stations in low-income neighborhoods to facilitate broad access to the environmental, economic, and health benefits of electrified mobility


Impact Category	2016 Impact ²⁷	Life of Asset	Description
CO ₂ e Reductions	3,648 Tons	220,000 Tons	Displacing gas powered miles with electric
Land Improved	-	-	-
Social Impact	54 Chargers	150 Chargers	Chargers installed in low-income neighborhoods
Other	3,160 MWh	190,000 MWh	Electric power delivered
	9,900,000 Miles	600,000,000 Miles	EV miles powered
	7 Tons	400 Tons	NOx emissions reduced by displacing gas miles

- Looking Forward**
- EVgo continues to expand its geographic footprint, bringing fast charging options to an increasing number of consumers
 - New extended range electric vehicles from additional OEMs present additional partner and market opportunities to displace fossil fuel consumption in the transportation sector

²⁵ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

²⁶ Source: <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

²⁷ Please refer to Appendix for details on calculations

Mitigation Banking (Q3 2016 Investment)			
Sector	Mitigation Banking	Investment Amount	\$6.0M ²⁸
Operating Partner	The Earth Partners	Realized Value	-
Location	Texas, USA	Unrealized Value	\$6.0M
Security Invested	Equity	Total Value	\$6.0M
Equity Ownership	60%	Gross MOIC	1.0x
Initial Investment	July 2016	Gross IRR	0%

- Asset**
- 2,000-acre farm in Houston-Galveston area being converted into a mitigation bank
 - Portfolio of three other mitigation banks in early stage development

- Impact Thesis**
- Urban development is a significant driver of deforestation and natural habitat destruction, and consequently also of greenhouse gas emissions (by reducing carbon sinks)
 - East Bay—the mitigation bank we are developing—offsets this development activity by converting degraded or underutilized land to wetland territory, with positive implications for the local ecosystem while restoring land and reducing carbon emissions
 - East Bay also enables sustainable urban development, which benefits the local economy

Impact Category	2016 Impact ^{29,30}	Life of Asset	Description
CO ₂ e Reductions	-	-	-
Land Improved	-	2,000 Acres	Land converted to mitigation banks
	-	2,000 Acres	Urban development offset
Social Impact	-	-	-
Other	-	-	-

- Looking Forward**
- The Earth Partners will upgrade and expand the existing wetland infrastructure at East Bay in order to generate more environmental credits
 - The Earth Partners has an active pipeline of additional mitigation banking assets across varying geographies

²⁸ The valuation information relates to aggregate interests that Vision Ridge Partners manages on behalf of both the Fund and assets maintained in separate accounts in which Fund investors will not participate

²⁹ Please refer to Appendix for details on calculations

³⁰ As a Q3 2016 investment, TEP has not started producing concrete impacts yet

PRELIMINARY / UNAUDITED

The following is an overview of each investment in the Sustainable Asset Fund to date.

SAF Total Program – Financial Performance³¹

Assets	Investment Date	Cost	Realized Value	Unrealized Value	Total Value	Gross MOIC	Gross IRR	Incremental Commitment	% of Fund incl. Commit
SunWorld	2014 ³²	\$68.7M	-	\$88.1M	\$88.1M	1.28x	18%	-	15.9%
TuleFog	2014 ³²	\$15.7M	-	\$16.5M	\$16.5M	1.05x	3%	-	3.6%
Homer	2014 ³²	\$18.5M	-	\$50.6M	\$50.6M	2.73x	77%	-	4.3%
RED	2014 ³²	\$32.3M	-	\$38.5M	\$38.5M	1.19x	11%	-	7.5%
CleanFocus	2014 ³²	\$20.5M	\$2.4M	\$24.8M	\$27.2M	1.32x	32%	-	4.8%
GSSG	2014 ³²	\$26.5M	-	\$34.3M	\$34.3M	1.29x	31%	\$11.0M	8.7%
SparkFund	2014	\$8.0M	-	\$8.3M	\$8.3M	1.03x	5%	-	1.9%
Vision Fleet	2014	\$5.8M	\$0.1M	\$12.0M	\$12.1M	2.09x	135%	-	1.3%
EverCar	2015	\$3.6M	-	\$3.6M	\$3.6M	1.00x	-	-	0.8%
EVgo	2016	\$31.9M	-	\$31.9M	\$31.9M	1.00x	-	\$15.0M	10.8%
Mitigation Banking ³³	2016	\$6.0M	-	\$6.0M	\$6.0M	1.00x	-	-	1.4%
Total		\$237.6M	\$2.5M	\$314.5M	\$317.0M	1.33x	25%	\$26.0M	-
Net Returns³⁴						1.26x	19%		
<i>Total Percentage</i>		<i>55.0%</i>						<i>6.0%</i>	<i>61.0%</i>

SAF - TOTAL PROGRAM	\$432.2M
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SAF Fund – Financial Performance³⁵

Assets	Investment Date	Cost	Realized Value	Unrealized Value	Total Value	Gross MOIC	Gross IRR	Incremental Commitment	% of Fund incl. Commit
SunWorld	2014 ³²	\$68.7M	-	\$88.1M	\$88.1M	1.28x	18%	-	19.0%
TuleFog	2014 ³²	\$9.8M	-	\$10.4M	\$10.4M	1.05x	3%	-	2.7%
Homer	2014 ³²	\$15.7M	-	\$42.9M	\$42.9M	2.73x	77%	-	4.4%
RED	2014 ³²	\$19.5M	-	\$23.3M	\$23.3M	1.19x	11%	-	5.4%
CleanFocus	2014 ³²	\$16.7M	\$2.0M	\$20.2M	\$22.2M	1.32x	32%	-	4.6%
GSSG	2014 ³²	\$25.9M	-	\$33.4M	\$33.4M	1.29x	31%	\$10.7M	10.1%
SparkFund	2014	\$6.7M	-	\$7.0M	\$7.0M	1.03x	5%	-	1.9%
Vision Fleet	2014	\$4.8M	\$0.1M	\$10.0M	\$10.1M	2.09x	135%	-	1.3%
EverCar	2015	\$3.0M	-	\$3.0M	\$3.0M	1.00x	-	-	0.8%
EVgo	2016	\$26.7M	-	\$26.7M	\$26.7M	1.00x	-	\$12.6M	10.9%
Mitigation Banking ³³	2016	\$5.0M	-	\$5.0M	\$5.0M	1.00x	-	-	1.4%
Total		\$202.7M	\$2.0M	\$269.9M	\$272.0M	1.34x		\$23.3M	-
Net Returns³⁴						1.26x	19%		
<i>Total Percentage</i>		<i>56.2%</i>						<i>6.4%</i>	<i>62.6%</i>

SAF - FUND ONLY	\$360.9M
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***Important Note: Net performance is shown only on a fund-wide basis because fees and expenses are assessed at the fund level and net-of-fees-and-expenses IRR/MOIC information cannot be shown on a portfolio company-by-portfolio company basis due to the inherent difficulties in allocating fund-wide fees and expenses to individual portfolio companies in a meaningful manner. In evaluating the performance of individual portfolio companies shown herein, we recommend that, to the extent relevant, you consider such performance in the context of the fund-wide net performance data shown herein, that shows the effect of fund-wide fees and expenses on overall performance returns earned by investors. Please see additional disclaimers related to net and gross performance at the end of this letter.**

³¹ Financial information provided for SAF Total Program relates to assets owned by Sustainable Asset Fund, LP, and assets owned by certain Capricorn affiliates managed by VR under separate account arrangements (“SMAs”). Investors only invested in the SAF Fund and the interests owned by certain Capricorn affiliates are not part of the fund in which investors participate.

³² Asset contributed to the Fund in 2014. The initial investment date for the asset is included in the asset update pages following

³³ Net MOIC and Net IRR reflects actual fee structure of all asset classes. Individual results will vary from investor.

³⁴ The Mitigation Banking investment closed in July 2016, however capital was called from investors earlier in 2016.

³⁵ Financial information provided for SAF Fund relates to assets owned by Sustainable Asset Fund, LP only and excludes assets owned by SMAs.

ENDNOTES

- (1) Case Studies provided herein do not represent the entire portfolio of SAF. For a complete list of portfolio companies please see page 13.
- (2) Financial information concerning Equity Ownership, Value, MOIC and IRR provided herein relates to assets owned by Sustainable Asset Fund, LP, and assets owned by certain Capricorn affiliates managed by VR under separate account arrangements (“SMAs”). Investors have only invested in Sustainable Asset Fund, L.P. (the “Fund”) and the interests owned by certain Capricorn affiliates are not part of the Fund in which investors participate.
- (3) The financial data contained herein relating to the valuations and investment performance of the Fund its investments are unaudited estimates prepared by Vision Ridge (the “Adviser”) as of June 30, 2016 and includes deployment of Mitigation Banking at cost. Except as otherwise explicitly noted, all performance information contained herein is on a “gross” basis before giving effect to taxes, management fees, the general partner’s carried interest and other expenses, the application of which would reduce such rates of return. While the Adviser’s valuations of unrealized investments are based on assumptions that the Adviser believes are reasonable under the circumstances, whether on a cost basis, comparable company analysis, M&A transaction multiple, financial multiple, public market basis or expected realization basis for pending or proposed transactions, all of which approximate fair value, the actual realized returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of the sale, all of which may differ from the assumptions on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on these unrealized investments may differ materially from the (assumed) returns indicated herein. There can be no assurance that unrealized investments will be realized at the valuations shown. Totals may not add due to rounding. Past performance is not indicative of future results. There can be no assurance that the Fund will achieve results comparable to those shown herein, will be able to avoid losses or will be able to achieve its investment objectives.
- (4) “**Realized Value**” represents the sum of all proceeds received from or related portfolio investments, including interest and principal payments, accrued and unpaid cash interest, closing and other transaction fees, prepayment penalties, and any cash dividends and any other cash proceeds of any equity investment or participation.
- (5) The gross annual compound internal rate of return (“**IRR**”) and gross multiple of invested capital (“**Cash Multiple**”) as of June 30, 2016, including the deployment of Mitigation Banking at cost, are before giving effect to taxes, management fees, the general partner’s carried interest and other expenses, the application of which would reduce such rates of return. The gross Cash Multiple equals Total Value divided by Capital Invested. The net IRR and Cash Multiple are after giving effect to management fees, the general partner’s carried interest and other expenses. There can be no assurance that unrealized investments will be realized at the valuations shown.
- (6) The information contained herein has been prepared solely for informational purposes and is not an offer to buy or sell, or a solicitation of an offer to buy or sell, any private fund interests or to participate in any trading strategy. Any offer of interests may only be made to qualified offerees pursuant to a definitive Private Placement Memorandum (Offering Memorandum) prepared by or on behalf of VR, which contains material information not contained herein and which supersedes information herein in its entirety. Any decision to invest in SAF should be made after reviewing such Offering Memorandum, conducting such investigations as the investor deems necessary and consulting the investor’s own investment, legal, accounting and tax advisors in order to make an independent determination of the suitability and consequences of an investment in the securities. Any information provided herein is qualified in its entirety by the Offering Memorandum and is subject to revision by VR.

Calculations Appendix

CleanFocus	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{MWh generated} * \text{CO}_2\text{e emissions per MWh}$
Evercar	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{EV miles driven} * \text{CO}_2\text{e emissions per ICE mile driven}$ ▪ $\text{NOx reduction} = \text{EV miles driven} * \text{NOx emissions per ICE mile driven}$
EVgo	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{kWh delivered} * \text{EV miles per kWh} * \text{CO}_2\text{e emissions per ICE mile driven}$ ▪ $\text{NOx reduction} = \text{kWh delivered} * \text{EV miles per kWh} * \text{NOx emissions per ICE mile driven}$
GSSG	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{MW installed} * \text{capacity factor} * \text{CO}_2\text{e emissions per MWh} * \text{system life years}$
Homer	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{kWh savings per acre-foot pumped} * \text{acre-feet} * \text{CO}_2\text{e emissions per kWh}$ ▪ $\text{Water recharged to aquifers} = \text{water deposited in banks} - \text{water withdrawn from banks}$ ▪ $\text{Nitrate reduction} = \text{Gross fertilizer requirement} - \text{net fertilizer requirement after irrigation}$
SparkFund	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{aggregation of projected savings per individual project}$
SunWorld	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{MW installed} * \text{capacity factor} * \text{CO}_2\text{e emissions per MWh} * \text{system life years}$
The Earth Partners	<ul style="list-style-type: none"> ▪ $\text{Urban development offset} = \text{acres of mitigation bank developed} * \text{minimum development acres offset per mitigation bank acre}$
Tule Fog Farm	<ul style="list-style-type: none"> ▪ N/A
Vanguard	<ul style="list-style-type: none"> ▪ $\text{CO}_2\text{e reduction} = \text{CO}_2\text{e emissions per MW installed capacity} * \text{MW of installed capacity}$