

Impact Report

Burning Issues Impact Fund



About the BIIF and what the BIIF is about

May 2022

Conscious Holistic Impactful Investing





**The Best Way to Predict
the Future is to Create It.**

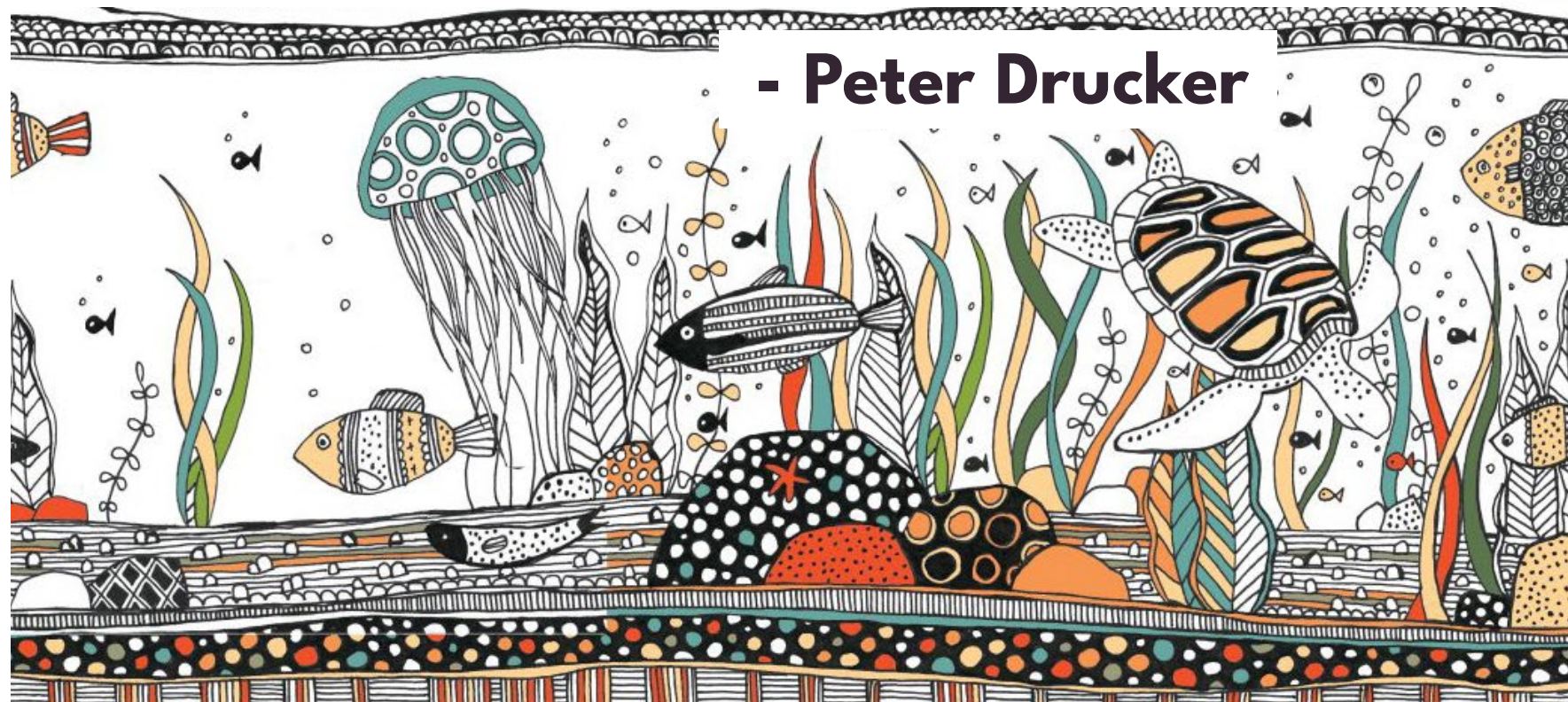






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Personal Message from Chi Impact Capital

Dear fellow conscious, holistic and impactful investors!

We are delighted to share our first impact report with you. This is a big milestone for us: sharing initial insights into our close impact collaboration with the portfolio companies of the Burning Issues Impact Fund (BIIF). As you know, our heart burns for making the shift towards a regenerative economy a reality with impact driven capital promoting systems change.

The shift towards a regenerative economy has started and the portfolio companies of the BIIF provide proof thereof. We see evidence in our actions that there is no trade-off between deep impact creation and investing in scalable impact tech pioneers. The five impact verticals that we have consciously defined (green innovation & energy efficiency; food systems transformation; circular economy & conscious commerce; smart infra; care & affordable health care) are directly related to the most burning issues (burning SDGs) of our time that need urgent action. The companies in which the BIIF invests are based in Europe and help solve these most critical issues.

The last months have further strengthened us in our approach to invest in core-regenerative companies that have transformative, pioneering and Covid-proof business models. The importance for private capital to pro-actively create social- and environmental impact has become even clearer through Covid.

Through our strong team expertise and extensive network across Europe, we are able to identify and attract outstanding deal-flow in most promising European game-changers. In the second half of 2021 we have screened another several hundred companies. Currently the BIIF has a portfolio of total four diversified impact game changers (into one of which the BIIF has recently made a follow-on investment). We are proud to share that we have become an advisory board member of our portfolio company Neoom Group. Currently we are in final preparations for the fifth investment of the BIIF.

We are also happy to share that actor and environmentalist Leonardo DiCaprio has joined the BIIFs portfolio company Mosa Meat both as an investor and long-term advisor in fall 2021.

When we speak of “impact” as a deep impact investor we mean that extremely serious and have implemented a comprehensive toolbox into our due diligence process and impact collaboration process with our investee companies. Impact is a key-element throughout our whole investment process (from pre-DD until exit). Our proprietary company valuation model entails both: a classical valuation approach next to the integration of impact elements. Why? Because we deeply believe that companies with an engrained impact element in their DNA also perform better financially in the long run.

Conscious, Holistic and Impactful Investing

Section 01

We also put stringent standards upon ourselves: i.e. tying our fund carry fully to the creation of positive impact outcomes and having a separate fund governance body – our Impact Validation Committee – validating the collected impact data. As a conscious investor, we do not only help our investee companies to define and measure their impact created but also help them to become more conscious as companies overall (i.e. assisting them to make their boards/teams more gender-balanced or looking deeper into their value chains and helping them to make their supply chains more transparent, sustainable and resilient; for that we apply both: a gender- as well as a multi-species lens).

Looking ahead into the second half of 2022, we continue to make investments in European impact venture driven-capital and we are confident that our value creation approach as a deep impact investor creates additionality, measurable impact and in the long-run helps build an ecosystem of transformative companies with cross-selling opportunities.

We are grateful for our close collaboration with Nixdorf Kapital from Munich and wonderful Dagmar Nixdorf and her team.

Stay impactful and open minded,

Dr. Christin ter Braak-Forstinger, LL.M.



CEO Chi Impact Capital



Investment Rationale

The Burning Issues Impact Fund ('BIIF'), exclusively advised by Chi Impact Capital ('Chi'), only invests in companies with core-regenerative companies solving the most burning issues of our time to create both deep impact and strong financial returns.

Thereby, the BIIF invests into businesses where impact is ingrained into the DNA of the company's product or service and a system change towards a regenerative economy is promoted. Further, the BIIF focuses on companies that use breakthrough technologies with clear competitive advantage to transform the sectors they operate in and solve the most pressing issues.

BIIF's positive impact companies must possess:

- Strong & committed management teams with specific industry/sector experience
- Validated & measurable social and/or environmental transformative solutions
- Well-founded impact business case with solid & scalable business model
- Strong growth potential with well-defined & executable strategy(s)
- Positive EBITDA or on track to be EBITDA positive within 18 to 36 months

Chi Impact Capital ('Chi') is a fully independent impact investing advisory boutique exclusively advising the BIIF and thereby proactively enabling the shift towards a regenerative economy with deep impact investments. Chi with its strategic partner, Nixdorf Kapital AG, applies a data-driven approach to provide comprehensive implementation and execution support across impact measurement, management, and reporting, aligned with market best practices (i.e. IRIS+ metrics).

How is Positive Impact Created & Integrated

More than just an impact player – BIIF invests consciously! As conscious investors, impact value creation is key to our philosophy & strategy. Chi, as exclusive advisor for the BIIF, integrated various elements into the investment processes – from foundational key principles to due diligence impact elements and investment approval process to investee impact management until full impact commitment as part of the investment.

In order to ensure a fruitful impact collaboration throughout the lifetime of the investment, investees sign an impact side letter specifying the impact integration and collaboration elements alongside the SHA. During the investment lifetime, BIIF operates as trusted partner for investee management and support them on the way to become a conscious organisation.

As part of its investment approach, the BIIF adopts a "gender lens" and "multi-species lens" to embrace more equality & diversity and as a long-term investor, the BIIF closely collaborates with investee companies to scale positive impact for all its stakeholders, alongside scaling revenues.

BIIF Impact Value Creation Approach:

- Strong data driven approach providing support across both impact measurement & management
- Assist with development of impact strategies & setting impact milestones/targets
- Professionalising impact monitoring & reporting via tailored online dashboards
- Assist with implementation of systemic, conscious business practices & impact compensation structures
- Prudent portfolio activist in terms of seasoned eye-level mentoring
- Responsible exits ensure continuity of positive impact creation



The Burning Issues Impact Fund (BIIF)

We have built our research on the comprehensive SDG Index and Dashboards Report from the Bertelsmann Foundation and the U.N to filter out the most “burning” SDGs in Europe. Based on this research outcome, we have defined our impact verticals of the BIIF.



Circular Economy & Conscious Commerce

- Ellen MacArthur Foundation have identified an investment opportunity of €320 billion in the EU circular economy until 2025, over and above existing €555 billion industries poised for positive circular economy developments/changes
- In total, this provides an investment opportunity of €875 billion in Europe across Food (€210 billion), Mobility (€260 billion) and the Built Environment (€405 billion)¹



Green Innovation & Climate Tech

- The global market for low carbon environmental goods and services was estimated at €4.2 trillion, where EU companies hold 21% market share.² As of 2014, Eurostat estimated the European market at €710 billion (5.1% of EU-28 GDP)³
- The European Energy Efficiency market is estimated to double in size to ~€50 billion until 2025, with the main drivers of energy efficiency management software; the growth is fuelled by regulation, innovation, energy transition requirements, sustainability focus and digitisation⁴



Food Safety & Security

- The European healthcare market was estimated to reach €2.1 trillion by 2020, driven by aging populations, increased healthcare access, economic growth and lifestyle changes⁵
- McKinsey identifies the most attractive investment areas in healthcare to be: consumer healthcare, medical technologies, medical device manufacturers, out-patient clinics, home/remote care services, and medical labs⁶



Smart Mobility & Smart Transport

- The EU Food Supply Chain employs approx. 21.3 million people and generates a total turnover of €3.54 trillion (2018), with the value added reaching €701 billion⁷
- The entire industry and €3.54 trillion market opportunity is comprised of: Direct Food & Beverage industry (€1.1 trillion), Food & Beverage Retail (€1.0 trillion), Food & Beverage Wholesale (€0.98 trillion) and Agriculture (€0.46 trillion)⁷



Care & Affordable Healthcare

- The global market for smart cities estimated at \$0.7 trillion in 2020, is projected to reach \$2.5 trillion by 2026, with main driver segments being Smart Energy, Smart Infrastructure, Smart Building & Smart Governance & Education⁸ – Europe potentially covering ~\$0.55 trillion by 2026⁹
- European smart city initiatives are going beyond early stage and isolated pilots, whereas European Smart City spendings in 2017 account for ~\$14 billion (21% of total spending of ~\$67 billion)¹⁰

Fund Overview

BIIF Summary

Fund Name	Nixdorf Kapital Impact Fund S.C.S., SICAV-RAIF - Burning Issues Impact Fund
Domicile	Luxembourg
Investment Advisor	Chi Impact Capital
First Closing	September 2020
Life of the Fund	Ten years with the possibility to extend by 2 years
Vintage Year	2020
Investments	4 and one follow on
Advisory board seats	1
Target AUM	30m
Legal Structure	Sicav-RAIF

Fund Strategy

Strategy
Direct equity investments into high-impact & core regenerative European companies (mid/late venture, early growth) with transformative social and/or environmental business solutions helping to achieve the most “burning” SDGs

Geographical Focus



















Current investee countries

The BIIF may invest into 11 European countries: Switzerland, Austria, Germany, the Netherlands, Belgium, UK, Czech Republic, Slovenia, Slovakia, Hungary and Croatia, and has the ability to invest up to 20% of assets under management in other European countries



BIIF Investment Portfolio Overview

Company	Domicile	Sector	BIIF Vertical	Burning SDGs
 Mosa Meat	Netherlands	FoodTech; Cultured Meat	Food Safety & Security	  
 Vytal	Germany	Sustainable Packaging	Circular Economy	  
 YASAI	Switzerland	Industrial Vertical Farming	Green Innovation; Food Safety & Security	  
 necom group	Austria	Climate-Tech; Renewable, Decentralised Energy Systems	Sustainable Energy	  

Section 02



BIIF Investment – Mosa Meat



Netherlands

Sector: FoodTech; Cultured Meat

Vertical: Food Safety & Security

SDGs: 2, 3, 13

Website: mosameat.com

Mosa Meat is a game changer. Mosa Meat is getting ready to enter the market with cultured meat, a great solution to the rising demand for (alternative) protein worldwide. The company is growing; the team of scientists and business professionals is expanding. They are all mission-driven. Mosa Meat is a spin-off from the University Maastricht, continuously working on R&D, preparing for the next important step: obtaining the European novel food approval for ingredients and for meat as an end product. Beef burgers to start off with.

Mosa
Meat

BIIF Investment – Yasai



Switzerland

Sector: Industrial Vertical Farming

Vertical: Green Innovation and Food Safety & Security

SDGs: 2, 9, 13

Website: yasai.earth

The circular vertical farming approach of Yasai is a great solution for food security. Less land, less water, less food miles. No pesticides, no insecticides, no herbicides. Yasai is a resource-efficient, high-quality, next-door food producer in the Zürich region and an expert team for setting up XXL farms. Be healthy and happy, safe and secure in town. What do smart, sustainable cities of the future want more? We are thrilled with Yasai's holistic approach and circular set-up for integrated vertical farming. Continuous R&D efforts and a true passion for this impactful business makes the team improving their state of the art pilot farm constantly and rolling out the concept.

YASAI

BIIF Investment – Vytal



Germany

Sector: Sustainable Packaging

Vertical: Circular Economy

SDGs: 9, 12, 13

Website: vytal.org

Single-use plastic can be ditched thanks to Vytal's innovative approach. The company has developed great reusable packages for take-away food in combination with their app/ platform/ software solutions. Vytal offers food providers a (cost-)efficient system that is easy and fun to use for the consumers. Every time a Vytal bowl is being used, packaging waste is avoided. The fact that the impact case is one-on-one integrated with the business case, makes tracking and tracing the impact relatively easy. Next to bowls, also items like reusable sushi dishware and pizza boxes are being developed.

Vytal

BIIF Investment – Neoom Group



Austria

Sector: Climate Tech; Renewable,

Decentralised Energy Systems

Vertical: Sustainable Energy

SDGs: 7, 9, 13

Website: neoom.com

Neoom Group is a climate tech-pioneer enabling the decentralised energy transition. The company offers integrated photovoltaic solutions (hardware – software – finance) in close cooperation with installers. The energy transition has led to a huge demand that in turn resulted in a fragmented market with many supply chain challenges. We all also know how hard it is to get good handworkers, but Neoom Group knows how to build a dedicated team and network. They are constantly expanding and keeping the quality up! Austria is their home market and their ambitions reach beyond the D-A-CH region.

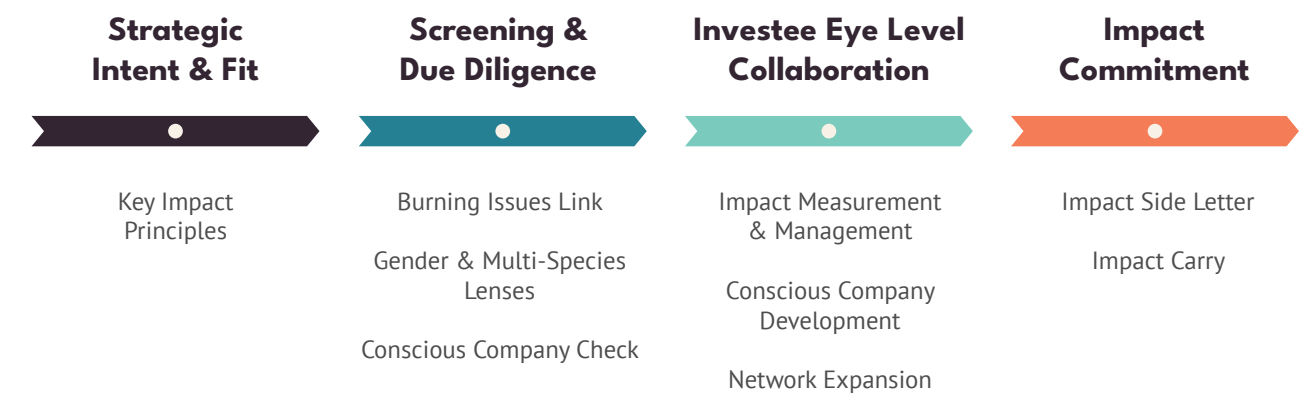
neoom
group



Impact Value Creation Approach I

Chi is more than just an impact player – We invest consciously. As conscious investors, impact value creation is key to our philosophy & strategy. Therefore, Chi is interested in the wider systemic & deep social- and/or environmental impact that our investments create in the long-

run. Chi integrated various elements into its investment processes – from key principles when screening companies and during due diligence to investee impact management. Chi's hands-on and collaborative approach adds substantive value to our investment companies.



Our Key Impact Principles

Intentionality

This is the intentional and intrinsic creation of positive social and/or environmental impact as part of its business model and its products and/or services.

Zero Trade-off of financial and impact considerations

Our belief is that impact benefits can be achieved without financial concessions, and that its pursuit actually enhances economic profitability.

Additionality

In this regard, we expect additional deep impact to be generated, that otherwise would not have occurred without our investment.

Section 03



Positive Impact & Burning Issue Link

First and foremost, we ensure that potential investee companies are clearly targeting the achievement of the BIIF’s identified “most burning” issues (SDGs) and have a reliable link to our main investment & impact themes. Further, potential investee companies must show that the positive social and/or environmental contribution is baked into the business model. In that way, the positive impact amplifies the growth of the company.



Gender & Multi-Species Lenses (more details on p20)

Throughout the entire investment process, we apply both a gender lens as well as a multi-species lens. These lenses help us to see different perspectives, to have a more holistic view. Please see p20 for a closer look at and maybe “through” the lenses.



Conscious Company Check

We undertake a dedicated, conscious company check during the due diligence process to investigate whether the company is a ‘real fit’ to our investment philosophy.

Impact Value Creation Approach II

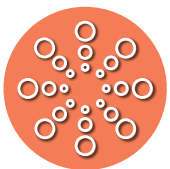
Investee Management & Added Value



Impact Measurement & Management

Post investment, we provide investment companies at eye-level with comprehensive development, implementation, and execution support for impact measurement, impact management, and impact reporting – this is a crucial element and our main focus to add value.

Using the IRIS+ framework, we help companies to develop a long-term impact strategy and together with the investee we define three direct impact targets (impact KPIs) that are aligned to the IRIS+ metrics of the GIIN. Further, we can support companies on the implementation of a comprehensive impact dashboard. In that way, Chi and the investees can track progress and improve the management practices.



Conscious Company Development

As a conscious investor, we are passionate about building conscious companies. We assist our investee companies scale their businesses financially, while consciously considering and valuing the people, communities, animals and environment that the impact of the impact of their operations. This includes assisting them build inclusive and gender-balanced teams and boards, keep or implement flat hierarchies, adopt a holistic stakeholder-perspective, as well as develop sustainable and transparent value chains.



Network Expansion in Impact Ecosystem

We support investee companies to build strong roots and connections within the impact investing ecosystem that fosters cross sectoral collaborations allowing for cross-selling opportunities, market expansion, and knowledge share.

CHI Impact Value Creation Package

Impact Side Letter

Additionally, alongside every Share Purchase Agreement, we agree with each investee company on a side-letter setting out the impact collaboration over the lifetime of the BIIF’s investment into the respective company.

Impact Carry

As a conscious investor, we are motivated by long-term impact creation rather than short-term goals. We therefore tie our entire fund carry to the creation of positive impact outcomes. The experts in our impact validation committee play a key role in verifying and confirming our performance.



Gender Lens and Multi-Species Lens

Current research and practice show that the integration of gender-based factors into the investment process does not only lead to stronger impact outcomes and advances gender equality but also improves business outcomes and business value.

Today we know that gender equality is both good for society as well as for business.

As conscious investors, we at Chi Impact Capital are interested in the broader systemic impact and the deep impact that the investments of the BIIF entail and create in the long run. In that regard, we also believe in a holistic approach and integrate gender alongside other sustainability factors within the investment process of the BIIF and throughout the impact value creation process with the investee companies. We believe in a strategy where 'gender' and 'climate' cross-fertilise each other. Next to our gender-lens, we also apply a 'multi-species-lens' throughout the entire investment process. We believe that gender-justice and climate-justice in a broader sense, including biodiversity go hand-in-hand and are equally required to achieve a regenerative economy.

We undertake a conscious company check during our due diligence and track the increased consciousness of the investee companies of the BIIF throughout the life-time of each investment of the BIIF; we do this by undertaking the conscious company check periodically. Today, there is still a limited perception that gender-lens-investing is only about helping teams and boards become more gender-balanced or inclusive. We don't see the gender topic isolated from other relevant factors that help make a company more conscious of its operations and interactions with its stakeholders. Gender equality indicators could be, for example, the improved ratio of women to men positions in teams and boards and positive changes towards increased job opportunities for women. These outcomes positively impact women's lives, improved incentive structures, etc.).

Investing with a multi-species lens (or bio-diversity lens) gives a broader and deeper understanding of sustainable resources and conscious investing.

Chi Impact Capital strives for a deep positive impact in the long run. We want our investment decisions to align with our core values, with the utmost respect for the planet and life on earth.

We believe that analysing the food chain, living conditions, animal rights, and climate justice give a broader and deeper understanding of sustainable use of resources and conscious investing.

Based on the SDG Index & Dashboards Report of the Bertelsmann Foundation in Germany, there's a call for urgent solutions in Europe regarding:

- SDG 14 "Life underwater" and SDG 15 "Life on Land". Both SDGs refer directly to the relationships and interactions between humans and other species on land and below water.
- SDG 13 "Climate Action", SDG 12 "Responsible Consumption" and SDG 2 "Zero Hunger" are linked to human's use of resources, the natural world, the co-existence and treatment of animals.
- SDG 3 "Good Health" is often understood as human health only, but it relates inseparably to a healthy planet and healthy animals. A good balance is needed. Healthy relationships and interactions between humans and animals are a key (think for example of COVID-19, influenza, the use of antibiotics and hormones in animal farming).

We believe that investing with a multi-species or bio-diversity lens can significantly contribute to the SDGs above. Here are examples of the ways we embrace bio-diversity in our investments:

- We invest in alternative protein/food tech companies;
- We create awareness around animal well-being, animal rights, and well-balanced ecosystems in our portfolio companies;
- We intentionally invest in companies that positively impact the lives of different species or reduce/ avoid animal suffering.

We truly believe that maintaining a healthy and balanced ecosystem is the only sustainable way forward.



BIIF Impact Report



Burning SDGs



Mosa Meat is a Netherlands-based food technology company and pioneer in the cultured meat sector that has developed a biopsy protocol to isolate stem cells from an animal and multiply them in a proprietary medium. On this basis, Mosa Meat will be able to yield up to 80'000 hamburgers (8 tons) from a single biopsy protocol.

Impact Measurement & Management

Chi is working closely with Mosa Meat's executive team on their sustainability and positive impact agenda. Throughout 2021, Mosa Meat consulted with us and other impact investors to develop their sustainability KPI ("sKPI") framework. However, the selection of Mosa Meat's three impact targets is still work in progress, as Mosa Meat's product does not yet exist. In line with Chi's impact measurement & management strategy, the sKPI framework will be based on the IRIS+ system and covers environmental, organisational and operational themes. Following impact themes have been identified as the basis for Mosa Meat's final sKPIs: Global Warming, Air Pollution, Human Toxicity, Land Use, Water Use, and Animal Welfare.

Further Impact Highlights and Look Ahead – Conscious Company & Network Building

In 2021, Mosa Meat achieved following milestones that fit in the 'Conscious Company' progress and network building that Chi strives to support the investee companies with:

- 1 Developed (with consultants) a scope 1-3 greenhouse gas emission calculator for their operations and are in the final stages of developing their value chain environment footprint model
- 2 Established their internal sustainability group for staff-led projects around the company, with improvements such as setting up composting bins and purchasing bicycles for staff to use to travel between their locations
- 3 Contributed to research on cultured meat impacts such as life cycle assessments and university research/surveys

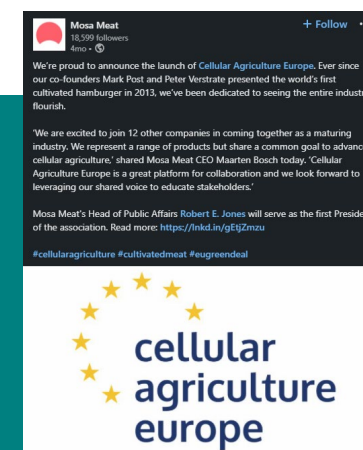
In 2022, Mosa Meat's ambitions for sustainability are to set their sustainability targets and a strategy to reach them, set up measurement infrastructure so they can track and report their progress, and continue their internal sustainability improvements. This of course sits within their overall work to bring cultured meat to market and provide an option for consumers that is kinder to the planet, kinder to society, and kinder to cows.

Mosa Meat strives to accelerate the transition to a truly sustainable global food system and aims to produce 2 million tons of beef by 2030 (22% of the cultured beef market). This is estimated to prevent 70 million tons of CO2 equivalent emissions, free up 19 million hectares of arable land, save 25 gigalitres of water, and prevent 10 million cows from being slaughtered, each year.

A great business development with several achievements & successes in 2021

Leonardo DiCaprio joins Mosa Meat as investor & adviser

Environmental activist and Academy Award-winning actor Leonardo DiCaprio has joined Mosa Meat as an investor and advisor. Mosa Meat experienced a steep increase of media coverage and interest in its pioneering cultivated meat operations.



Spearheading launch of Cellular Agriculture Europe

Mosa Meat spearheaded the creation of Cellular Agriculture Europe, the new trade association for cultivated meat incorporating the major European and Israeli companies. The company's Head of Public Affairs, Robert Jones, is the inaugural President of the association. The association's work in Brussels will serve as a model for companies around the world and fuel the development of cellular agriculture beyond Europe.

Milestone: Over 65x reduction in our fat medium cost

Mosa Meat's "Fat Team" has successfully ensured the differentiation media (the nutrient broth that feeds the fat cells) is animal component-free. They have also optimized the composition of the media and chosen the most cost-effective suppliers. All of these steps have reduced the Fat Team's media costs by 66 times!



Scaling up the beef production

In July 2021, Mosa Meat successfully launched the second phase of scaling up processes and added a new space to the home facilities in Maastricht. The Phase 2 space will carry bigger bioreactors, which cultivate the growing cells, and enable Mosa Meat to produce beef at larger scale.

Vytal is a German-based market leader in tech-enabled reusable food packaging, offering smart, reusable and circular To-Go Packaging-as-a-Service to gastronomy clients & consumers. Vytal has saved more than 2.26 million single-use containers during 2021 and they are looking forward to replacing more than 5 million containers during 2022.

Despite tough challenges in 2021, Vytal managed to grow on a solid and satisfactory rate. Vytal continues to create a deep impact through avoidance of waste as well as reinforcement of reusable packaging in food company's and customer's minds – an impact that is fully in line with the mission of Chi Impact Capital and the BIIF fund.

Impact Measurement & Management

Chi is working closely with Vytal's executive team on their sustainability and positive impact agenda. Shortly after our investment we agreed upon and finalised the three impact metrics and targets. As key element of Chi's impact measurement and management strategy we selected the following KPIs, incl. the results for Vytal in 2021. The three metrics are fully aligned with underlying IRIS+ metrics.

Impact Targets

Description

1 # avoided single use packages

Number of reductions in waste during the reporting period due to the organization's services sold.

2 # of active users (at least 3 checkouts in the last 60 days)

Number of unique individuals who were active clients of the organization as of the end of the reporting period.

3 Network efficiency (average turning time of containers)

Indicates whether the organization has practices in place to manage the product life beyond the point of sale.

Furthermore, Chi advised Vytal to use its professional IT system also to gain insights in the impact KPIs. For the creation of an impact dashboard. With the use of technology, Vytal can now track in real time the progress on its impact targets. An impact dashboard is essential to understand how management practices & decisions play out and what has to be improved. Finally, the impact dashboard will provide transparency and ensure a periodic reporting as well as insightful discussions. Every KPI, each number has a story to it too.

A great business development with several achievements & successes in 2021

Successful launch in Austria and France

Vytal entered Austria and France with local acquisitions – herobox (AU) & milubo (FR). Both companies share Vytal's mission and are milestones for the increase of Vytal's positive impact in Europe.



Constant acquisition of renowned partners

Throughout the year, Vytal could acquire constantly new partners on the journey towards a conscious dealing with packaging, reaching 1300+ partners until the end of 2021. By end of 2021 all relevant delivery services, Lieferando, Wolt, UberEats and Gorillas, are using Vytal's service.

Successful introduction of Vytal Coffee Cup

Vytal's coffee cup (recent product addition to broad product range), was launched in late 2021 with immediate impact of +39k transactions in 2021.

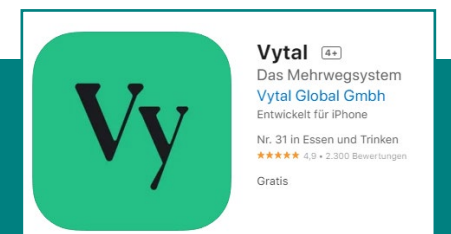


"Blauer Engel" Eco-Label & Frankfurter Sprungfeder Award

Vytal received the German eco-label Blauer Engel underpinning its trusted business model and impact mission. Another achievement was winning the marketing award "Frankfurter Sprungfeder" that includes media budget for a out-of-home campaign.

Exceptional customer satisfaction

Vytal's diligent service practices resulted in an exceptional customer satisfaction rating of 4.9/5 stars on the apple app store out of ~2000 reviews.



Yasai is a Swiss-based technology and urban vertical farming ETH spin-off company that provides Vertical Farming as a service solutions to B2B customers. The name Yasai is the Japanese word for “vegetable”. In 2021, Yasai was dedicated to build its pilot farm, one of the most sustainable and automated vertical farms worldwide.

Impact Measurement & Management

Chi regularly has engaged with Yasai’s founder team throughout 2021 and 2022 on impact related topics. Our first impact management meeting took place in July 2021, when we started to work in more detail on the impact targets together with Yasai’s management team. Next to the many open dialogues we have had with management, a formal impact KPI call took place in December 2021. Defining the concrete impact KPIs is work in progress. Nevertheless, following main themes in accordance with the IRIS+ system have been defined with Yasai’s management from which we will derive the three impact targets:

Impact Metrics Recommendations

- 1 Food Miles Saved
- 2 Reduced Water Use
- 3 Reduced Energy Use

Further Impact Highlights and Look Ahead – Conscious Company & Network Building

Going forward, Yasai is planning to measure all inputs and outputs of the pilot farm. One dedicated Yasai team member is specialising in doing a Life Cycle Assessment. Additionally, they conduct a lot of research on technological innovation as well as business model innovation.

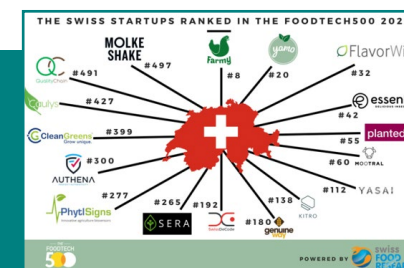
Furthermore, Yasai is continuously working on its company culture; establishing processes and structures to be able to scale-up its business. For example, Yasai is currently applying for the B Corp-Label. By year end 2021 the Yasai pilot farm in Zürich/Niederhasli has been completed and first herbs have been harvested and delivered in January 2022 to reputed Swiss customers like Coop.

The main vision is to become the leader in “Vertical Farming as a Service for Smart Cities based on Circular Economy!”

A great business development with several achievements & successes in 2021

First Vertical Farm finalised & First Sowing

After three years of planning and learning, Yasai finished the first vertical farm and could sow the first seeds!



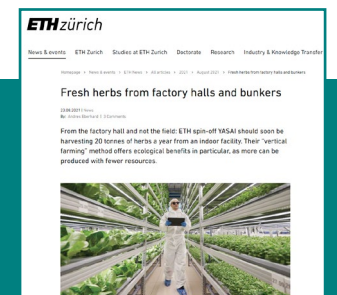
Awarded as one of the top 10 Zurich based start-ups & part of the FoodTech500

EU-Startups listed YASAI as one of the most promising start-ups in the beautiful city Zurich and awarded its contribution to the local economy. Furthermore, YASAI is a proud member of the FoodTech500 ranking. [Report here.](#)

Constant media coverage



Yasai was covered in several newspaper articles and online blogs, such as ETHzürich, NZZ & SRF Einstein, as well as on television.



Regular presence at important fairs & events

Throughout 2021, Yasai and its team was present at many important events, such as Brennpunkt Nahrung 2021, Expo 2020 Dubai, NOAH Conference in Zurich & AgraME-Conference, to promote vertical farming as solution for burning issues in the Food & Agri sector.

Neoom is an Austria-based climate-tech scale up, offering solutions for renewable, decentralised energy and future-proof energy systems in Europe.

Impact Measurement & Management

In 2021, Neoom took first but big steps on its sustainability journey developing a sustainability strategy, calculating its corporate carbon footprint and becoming a climate neutral company. In coordination and consultation with Chi, the company plans to develop a methodology to measure and calculate three key impact KPIs as part of the impact measurement and management strategy. As key element of Chi's strategy, these KPIs will be in accordance with and linked to IRIS+ metrics. Following three impact KPIs have been identified:

Impact Metrics Recommendations

1 CO₂ Savings
Enabled

2 CO₂ Savings
Achieved

3 Sustainable Supply
Chain Management

The "CO₂ savings enabled" KPI is a key metric to measure Neoom's impact on climate action with its products and services.

Furthermore, the "CO₂ savings achieved" visible to customers on the NTUITY (software) data dashboard will reflect increasingly robust calculations and measurements in line with the "CO₂ savings enabled" metric. This is done to create more transparency on the impact Neoom customers' actions have with regard to GHG emission avoidance by means of electrifying buildings and transportation and gaining that electricity increasingly from renewables.

Finally, Neoom seeks to work with partners within the supply chain to determine the environmental and social impact of Neoom products and find ways to improve.

Further Impact Highlights and Look Ahead – Conscious Company & Network Building

Through the products installed in 2021, Neoom enabled an additional annual CO₂ savings potential of more than 7,100 tons CO₂eq for its customers.

For 2022, Neoom plans to start implementing clear decarbonization efforts and timelines within its operations, as well as determine the environmental and social impact within the Neoom supply chain. Neoom seeks to further include, engage and educate stakeholders regarding sustainability topics inside and outside the company.

A great business development with several achievements & successes in 2021

Austrian Top 10 Start-Ups 2021 Award



Neoom ranked no. 5 in the list of the top Austrian start-ups 2021 based on four main criteria – employment growth, job opening interest, member engagement & win of top talents. The award underpins the competitive advantage and success created by Neoom's sustainability mindset and high consciousness. Read more here.



Crowned successes

The Neoom Group won several engineering and start-up awards in 2021. The achievements proof that Neoom's hardware and software solutions paired with its sustainability mindset are a competitive advantage.

Renewable Energy & Storage and Energy Management with an outstanding impact

Neoom's installed battery storage climbed to 17 MWh with 6,2 MW charging capacity and Neoom's photovoltaic system installations reached 5 MWp in 2021.

Neoom's Internet of Energy platform NTUITY optimized the energy flow of 4,138 devices with a total of 100.54 MW installed power. In 2021 users generated 3569.04 MWh of renewable energy – thanks to optimization by Neoom's NTUITY system.



Spectacular IKEA project contribution

Neoom contributed its expertise and services for the new IKEA store in Vienna by providing commercial battery storage and installing its energy management system NTUITY. Together it will help to ensure that the installed photovoltaic system can unfold its full potential. Read more here.



Chi Impact Capital Activities

We continued to increase our media presence and are happy to share some of our exciting activities over the last months:

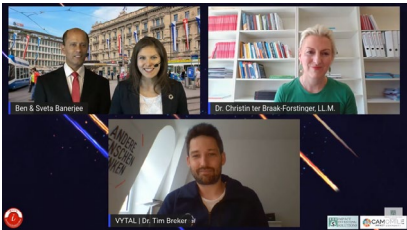
Podcast: Christin as guest at the Heidi Hauer Podcast on Conscious Investing – [Here](#)

Conscious Investing mit Dr. Christin ter Braak-Forstinger

THE HEIDI HAUER PODCAST

SECA Panel: Christin participated in Panel about Selecting ESG & Impact Investments together with Dr. Andreas Rickert, Nixdorf Kapital

Swiss Impact TV: Presentation of practical Impact Value Creation & Collaboration between Chi Impact Capital and BIIF Investee Company « Vytal » (with Dr. Tim Brekers, Vytal) - [Here](#)



Swiss Green Economy Symposium, Winterthur: Christin was chairing – Sustainable Sourcing & Financing the SDGs – Roundtable

SWISS
GREEN
ECONOMY
SYMPOSIUM
2021

Impact Seminar - Forum Alpbach 2021: Christin with Jana Ganzmann & Dr. Charly Kleissner on: «Thinking Big While Doing Good – Impact Economy and System Change – Challenges & potentials of first time funds»



Section 04

Central Eastern European Impact Days 2021, Vienna:

Christin represented the BIIF at a panel on Impact Funds together with European Investment Fund



Handelszeitung Podcast with Stefan Mair:

Christin on the topic «Warum Start-Ups nachhaltig sein können»



Sustainable Investor Summit Frankfurt:

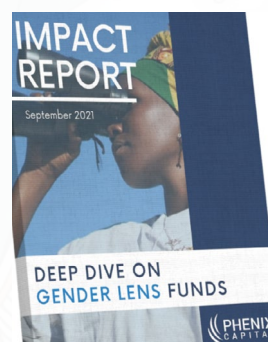
Christin spoke at the Impact Venture Panel

Interview with Tech & Nature:

Christin participated in an Interview with T&N CEO on the momentum of Impact Investing – [Here](#)



Impact Session: Christin held a workshop at Toniic and 'Bundesinitiative Impact Investing' Germany to present the investment strategy and core concepts of the BIIF



Phenix Capital Gender Lens Impact Report: Christin presented BIIF's Gender Lens as contribution to the report – [Here](#)

Alps Forum at University of St. Gallen: We participated in a Panel on Impact Measurement together with Dr. Felix Ehrat



Stiftung NextGen Austria:

Christin provided insights on Impact Investing for Foundations in a Webinar of NextGen Austria



Jury Representation:

Christin represented Chi Impact Capital as jury member at the European Housing Innovation Awards hosted by Habitat for Humanity (Hilti Foundation) & Invest4Impact Pitch - Unicorn Battle



#Invest4Impact - The Social Impact Pitch



New Gender Lens

Investing Research: Christin interviewed on Gender Lenses for Project Sage 4.0 (Wharton University, Catalyst at Large) and Project Sage 4.0. Report – [Here](#)

Noah Conference 2021:

Christin presented the Burning Issues Impact Fund and concept behind "invest into solutions for most burning issues of our time"



Chi Impact Capital Co-Authoring:

White Paper on «Mainstreaming gender-smart investing to accelerate the transformation of food systems under a changing climate» with CGIAR/CAFS, Sagana and Catalyst at Large – [Here](#)

GLIS (Gender Lens Initiative Switzerland) & Sustainable Finance

Geneva: Christin presented our Gender Lens approach in an interview on "How many impact funds in Switzerland have a gender lens?"





Conscious, Holistic and Impactful Investing

About Chi Impact Capital

Chi Impact Capital is a fully independent Swiss-based impact investing advisor.

Our purpose is to empower private investors to become conscious investors and tackle the world's most pressing social and environmental issues while simultaneously achieving compelling financial returns.

"Chi" stands for "Conscious", "Holistic" and "Impactful" investing. We believe that conscious, holistic and impactful investment solutions produce lasting social and economic vitality and provide the most powerful and regenerative means to overcoming today's systemic challenges.

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