



Terra Bridge
DEVELOPMENT PARTNERS

TERRA BRIDGE SERVICES BROCHURE

Structure. Align. Deliver.

Investment readiness for climate, land-use, and forestry initiatives operating in complex landscapes.

Terra Bridge Development Partners

Strategic Advisory Partner for Nature, Climate, and Landscape Investment

www.terrabridgedp.com

Who We Are

TerraBridge Development Partners provides technical support for climate, forestry, regenerative agriculture, and land-use initiatives operating in complex environmental and social contexts. Our work focuses on strengthening the operational, governance, and safeguard systems required for projects and investment vehicles to engage credibly with development finance institutions, impact funds, and other institutional capital providers.

We were created by practitioners who have worked on both sides of the development equation: in the field, implementing ESG and impact systems across challenging landscapes, and inside institutions, conducting due diligence and structuring investments. We saw strong ideas and urgent needs repeatedly stall in the "missing middle" – too complex for traditional grants, not yet ready for institutional capital. TerraBridge exists to close that gap.

How We Work

Our approach is structured, analytical, and phased. Engagements begin with a disciplined effort to understand the broader landscape in which an initiative operates – ecological characteristics, land tenure and resource rights, the presence of communities and other stakeholders, and the regulatory and institutional frameworks governing land use and environmental management.

A small core team holds methodological oversight, integration across technical disciplines, and alignment with institutional decision frameworks. Specialist expertise – biodiversity assessment, social safeguards, geospatial analysis, or legal tenure support – is activated selectively based on context and stage. This model allows TerraBridge to deploy highly specialised inputs without duplicating studies and ensures that every technical contribution directly informs investment readiness and operational decision-making.



Structured, Phased Approach

Disciplined process from landscape screening to system implementation



Landscape Intelligence

Geospatial analysis and spatial risk mapping as foundation



DFI Experience

Former insiders who understand investment committee logic

Technical Approach to ESG & Investment Readiness

Responsible investment in land-based sectors demands more than isolated studies. TerraBridge combines landscape intelligence, regulatory analysis, and structured benchmarking to build a realistic pathway to investment readiness. By sequencing diagnostics and system development, we help sponsors and investors identify structural risks early, avoid unnecessary technical work, and focus resources where they most strengthen readiness and reduce implementation risk.



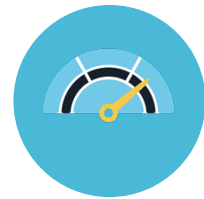
Landscape Intelligence

Spatial analysis of ecosystems, land use, biodiversity, and communities



Regulatory Baseline

National environmental, social & land governance requirements



Benchmarking & Gap Analysis

Mapping against IFC PS and international standards

01

Landscape Intelligence

We begin by understanding the ecological and social context in which an initiative operates. Spatial analysis is used to map ecosystem types, land-use dynamics, biodiversity sensitivities, and the distribution of communities and resource users. This helps identify potential risk triggers such as protected areas, critical habitats, customary land rights, or vulnerable stakeholder groups before large diagnostic efforts are launched.

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Regulatory Baseline

The early establishment of a regulatory baseline is a central element of our methodology. National environmental, social, and land-governance requirements are assessed first, providing a foundation from which existing systems and commitments can be evaluated.

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Structured Benchmarking

TerraBridge has developed internal benchmarking tools that map national obligations against international safeguard frameworks and sustainability standards, including the IFC Performance Standards and relevant certification systems. This benchmarking allows areas of alignment, partial compliance, and material gaps to be identified systematically, surfacing potential "no-go" conditions at an early stage and informing the scope of any further work.

Standards Alignment & Harmonised Application

Climate, land-use, and forestry finance is governed by multiple standards, safeguards frameworks, taxonomies, and reporting regimes. IFC Performance Standards, the EU Taxonomy, SFDR, CSRD, and sector certifications all bring distinct expectations. TerraBridge navigates this complexity by distinguishing between benchmarking and harmonised application – reducing duplication while recognising that not all standards can or should be collapsed into a single template.

Benchmarking

During program design, TerraBridge analyses how institutional standards relate to one another. We map overlapping requirements, divergences, and incompatibilities across safeguards frameworks, regulatory taxonomies, disclosure regimes, and voluntary standards. The purpose is not to rank or select a single framework, but to inform an investment-readiness architecture that is realistic for clients and recognisable to DFIs and impact investors.

Harmonised Application

During engagements, overlapping requirements across standards are addressed once through integrated systems, documentation, and evidence. Where standards pursue distinct objectives, differences are recognised explicitly and managed through targeted workstreams. Harmonisation reduces duplication, reporting fatigue, and late-stage friction without assuming that all requirements can be merged.

Standards We Navigate:

IFC Performance Standards

EU Taxonomy

SFDR

CSRD

Sector Certifications

SDGs & GRI

Technical Service Architecture

TerraBridge provides a structured set of technical services for initiatives operating in complex environmental, social, and governance contexts. Rather than offering isolated advisory assignments, our services are organised as interconnected modules that correspond to staged investment readiness. Each module addresses a specific dimension of risk identification, safeguard system development, institutional compliance, or impact measurement. Combined, they support the progressive alignment of projects and investment vehicles with the expectations of development finance institutions, impact funds, and other institutional capital providers.

Four Core Technical Areas



Module 1: ESG Risk Assessment & Due Diligence

Structured ESG due diligence using landscape screening, documentation review, field verification, and stakeholder engagement, aligned with IFC Performance Standards and institutional risk frameworks.



Module 2: ESMS & Safeguard Implementation

Design and operationalisation of ESMS, stakeholder engagement systems, and thematic safeguard frameworks that translate commitments into practical procedures and daily project management.



Module 3: Monitoring & Compliance Systems

Development of monitoring architectures, digital tools, and governance processes that track ESG performance, support investor reporting, and enable continuous improvement.



Module 4: Impact Measurement & Reporting

Baseline definition, residual impact analysis, indicator design, and reporting structures that allow initiatives to demonstrate measurable outcomes and build credible impact narratives.

Module 1: ESG Risk Assessment & Institutional Due Diligence

Environmental and social risk identification is a foundational component of responsible project development in land-based sectors. TerraBridge supports sponsors, investors, and project developers in identifying, analysing, and managing ESG risks through structured due diligence processes aligned with international safeguard frameworks.

Stage 1: Screening & High-Level Risk Mapping

We combine exclusion-list screening with geospatial analysis to map ecosystems, land-use patterns, biodiversity sensitivities, and social characteristics. Early triggers such as protected areas, critical habitats, customary land rights, or vulnerable groups are identified and summarised in concise screening outputs with risk maps and recommendations for targeted deeper work.

Stage 2: In-Depth Due Diligence

We review project documentation, policies, and management systems against national regulations and IFC-aligned frameworks, using ISO-structured checklists. Ground-truthing through site visits and stakeholder engagement validates findings and surfaces practical implementation risks that may not be visible through documentation alone.

Stage 3: Analysis, Reporting & Socialisation

Findings from spatial analysis, documentation review, and fieldwork are synthesised into structured due diligence reports with risk matrices, materiality assessments, and prioritised action plans. We facilitate socialisation workshops with sponsors and, where appropriate, investors and stakeholders to build shared understanding and inform investment decision-making.

Optimisation Tools

Mobile GIS data collection · Modular IFC-aligned checklists · Stakeholder mapping and engagement platforms · ISO-aligned templates · Iterative feedback processes that keep due diligence efficient, traceable, and action-oriented

Modules 2–4: From Systems to Outcomes

02 ESMS & Safeguard Implementation

Where risk assessments identify gaps, TerraBridge supports project teams in designing and implementing Environmental and Social Management Systems that embed safeguards into daily operations. ESMS frameworks include policies, procedures, monitoring protocols, and governance arrangements that reflect IFC Performance Standards and national regulations. Stakeholder engagement plans, consultation processes, and grievance mechanisms are established so that affected communities can participate meaningfully and raise concerns safely. Thematic frameworks address labour and working conditions, occupational and community health and safety, land access and tenure, biodiversity, cultural heritage, and resource

03 Monitoring, Reporting & Institutional Compliance

Institutional capital providers require ongoing evidence that ESG commitments are being implemented. TerraBridge designs monitoring architectures that integrate operational performance indicators with environmental and social metrics, including digital and spatial monitoring where relevant. Governance structures for independent reviews, corrective action tracking, and periodic performance assessments are built into these systems, enabling continuous improvement and providing investors with clear, decision-useful information.

04 Impact Measurement & Sustainability Reporting

As initiatives mature, institutions expect credible evidence of outcomes. TerraBridge supports the development of impact measurement frameworks anchored in robust environmental and social baselines. We map residual impacts – positive and negative – after mitigation, then define indicators aligned with project objectives and recognised frameworks such as the SDGs and leading sustainability standards. Monitoring and reporting structures allow projects to demonstrate contribution to climate resilience, biodiversity protection, and sustainable livelihoods.

Financial Structuring, Stakeholder Systems

Financial & Institutional Structuring

TerraBridge supports financial and institutional structuring for initiatives seeking to engage with development finance institutions, impact funds, and blended-finance platforms. We help refine financial models, clarify capital requirements, and assess sponsor capability, while designing governance and partnership arrangements that meet fiduciary expectations. Particular attention is given to how financial performance, safeguard obligations, and long-term operational capacity interact. We also strengthen investment documentation and prepare sponsors for engagement with investment committees, ensuring that structures remain legible, defensible, and decision-ready.

Stakeholder, Land & External Risk Systems

In land-based sectors, project risk extends beyond operational boundaries. TerraBridge supports sponsors and investors in understanding and managing stakeholder dynamics, land tenure arrangements, political-economy drivers, and reputational exposure. We design stakeholder engagement strategies, grievance mechanisms, and participation processes that allow communities and affected groups to engage meaningfully. Where land access, customary rights, or Indigenous Peoples' interests are involved, we structure approaches consistent with international safeguard standards and national frameworks, and help develop communication and response strategies that keep engagement, public messaging, and decision-making coherent.

Who We Support

Project Developers

Operating companies in climate, forestry, regenerative agriculture, and nature-based solutions

Impact Funds & DFIs

Blended-finance facilities and development institutions seeking targeted TA for complex initiatives

TA Facilities & Donors

Philanthropic programs requiring structured ESG and safeguard support for pipelines

Ready to Strengthen Investment Readiness?

To explore how TerraBridge can support your project, fund, or facility, visit us online or contact us for a tailored discussion.

www.terrabridgedp.com