



NASDAQ: SGBX

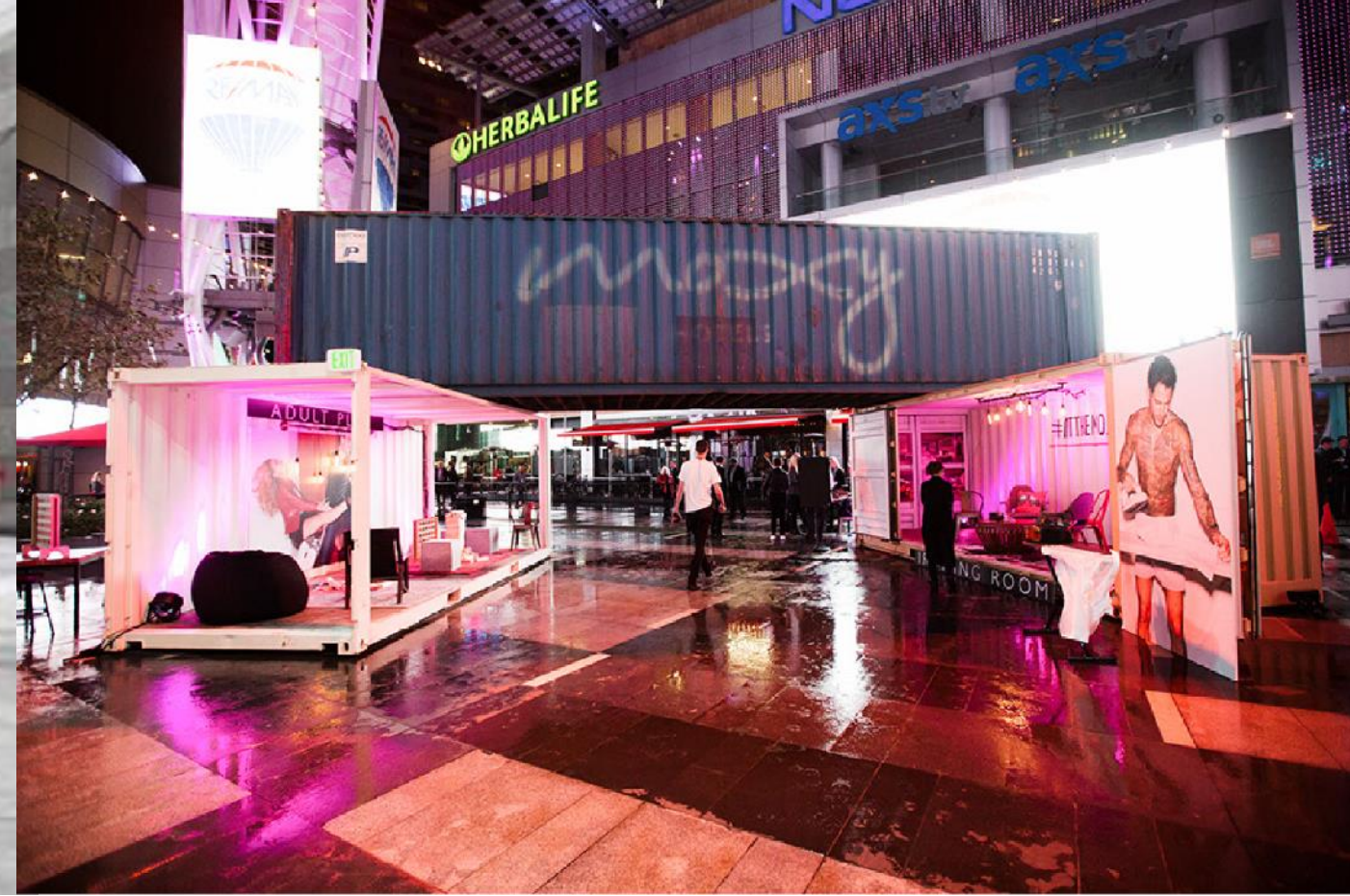
Investor Presentation

July 2023



Safe Harbor

This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. In some cases, forward-looking statements can be identified by terminology such as "may," "should," "potential," "continue," "expects," "anticipates," "intends," "plans," "believes," "estimates," and similar expressions. These forward-looking statements are based on management's expectations and assumptions as of the date of this presentation and include statements regarding the Company's market opportunities, the planned spin-out and independent listing of SG DevCo, SG DevCo's construction and development pipeline, the Company's four key verticals driving long-term revenue growth and profitability, initiating a partnership with The People's Health Care to offer primary care, imaging, clinical lab, and pharmacy services to 10,000 Teamsters 848 members and their families, plans to sell the Lago Vista property and acquiring roughly 25 acres in Denison, Texas for the development of approximately 500 multi-family housing units in the Dallas greater metropolitan area. While Safe & Green Holdings believes these forward-looking statements are reasonable, undue reliance should not be placed on any such forward-looking statements, which are based on information available to us on the date of this presentation. These forward-looking statements are subject to a number of risks and uncertainties, many of which are difficult to predict that could cause actual results to differ materially from current expectations and assumptions from those set forth or implied by any forward-looking statements. Important factors that could cause actual results to differ materially from current expectations include, among others, the Company's ability to complete its projects as scheduled, the Company's ability to spin out SG DevCo, the Company's ability to expand within its various verticals, the Company's ability to position itself for future profitability, the Company's ability to maintain compliance with the NASDAQ listing requirements, and the other factors discussed in the Company's Annual Report on Form 10-K for the year ended December 31, 2022 and the Company's subsequent filings with the SEC, including subsequent periodic reports on Forms 10-Q and 8-K. The information in this presentation is provided only as of the date of this presentation, and we undertake the Company undertakes no obligation to update any forward-looking statements contained in this presentation on account of new information, future events, or otherwise, except as required by law.



Executive Summary

Safe & Green Holdings is a NASDAQ listed leading modular solutions company that operates under core capabilities which include the development, design, and fabrication of modular structures.

In 2017, Safe & Green Holdings received the first approval in construction history from the International Code Council (ICC) for the reuse of material for the purposes of code-compliant construction. The material approved was the intermodal shipping container for which the Company received an ESR number that adorns each modified and finished unit.

The Company has a disruptive business model in large verticals including real property development, domestic manufacturing and point-of-care medical testing and treatment. The Company focuses on technologies and sectors where domestic need is strong and where the existing solutions are not safe, green nor cost-effective. The Company has vertically integrated, so it can capture revenue from concept all the way into operations and asset disposal.

Board of Directors



PAUL GALVIN

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Paul M. Galvin was appointed as a director and the Company's CEO upon consummation of the reverse merger among CDSI Holdings Inc., CDSI Merger Sub, Inc., the Company, and certain stockholders of the Company on November 4, 2011. Mr. Galvin is a founder of Safe & Green Holdings, LLC, the predecessor entity of the Company. He has served as the CEO of the Company since April 2009 and as a director of the Company since January 2007. Mr. Galvin has been a managing member of TAG Partners, LLC ("TAG"), an investment partnership formed for the purpose of investing in the Company since October 2007. Mr. Galvin brings over 30 years of experience developing and managing real estate, including residential condominiums, luxury sales, and market rate and affordable rental projects. Prior to his involvement in real estate, he founded a non-profit organization that focused on public health, housing, and child survival, where he served for over a decade in a leadership position.



CHRISTOPHER MELTON

LEAD INDEPENDENT DIRECTOR

Christopher Melton was appointed as a director of the Company upon consummation of the Merger on November 4, 2011. Mr. Melton is a licensed real estate salesperson in the State of South Carolina and until June 2019 was a principal of Callegro Investments, LLC, a specialist land investor investing in the southeastern U.S., which he founded in 2012.



DAVID VILLARREAL

DIRECTOR & CEO/PRESIDENT OF SG DEVCO

David Villarreal was appointed as a director of the Company on May 28, 2021. Mr. Villarreal's career spans over 40 years in various management, business, and leadership capacities, beginning in 1977 when he served as Deputy Mayor and Senior Deputy Economic Development Advisor, under Mayor Tom Bradley in the City of Los Angeles. He has served since August 2014 as the Chief Administrative Officer of Affinity Partnerships, LLC, a Costco national mortgage services platform provider, with annual closed loan production of \$8+ billion through a network of ten national mortgage lenders. From March 2011 to August 2014, he served as the President, Corporate Business Development, of Prime Source Mortgage, Inc. From September 2008 to September 2012, he served as a Consultant to the International Brotherhood of Teamsters.



SHAY HAWKINS

DIRECTOR

Shafron Hawkins was appointed director of the Company on December 22, 2022. Shafron Hawkins' career spans the industries of financial services, government and nonprofits. In June 2002, Hawkins founded Hawkins Capital Group, where he helped raised capital for small companies. In 2016, Hawkins became a legislative fellow in the U.S. House of Representatives, advising a Way and Means Committee member and helping pass the Simplifying America's Tax System (SATS) plan. Hawkins then served as a U.S. Senate Tax and Trade Counsel where he worked to expand the Tax Cuts and Jobs Act to include Opportunity Zones provisions. Hawkins also served as Majority Staff Director for the Senate Finance Subcommittee on Energy, Natural Resources, and Infrastructure, and Majority Staff Director for the Senate Finance Subcommittee on Fiscal Responsibility and Economic Growth. After leaving Capitol Hill, Hawkins founded the Opportunity Funds Association, to advocate for Opportunity Zones and help drive investments into underserved areas. In 2022, Hawkins worked with Congress to introduce the bi-partisan, bi-cameral Opportunity Zones Transparency Extension and Improvement Act to increase investment and greater transparency in Opportunity Zones.

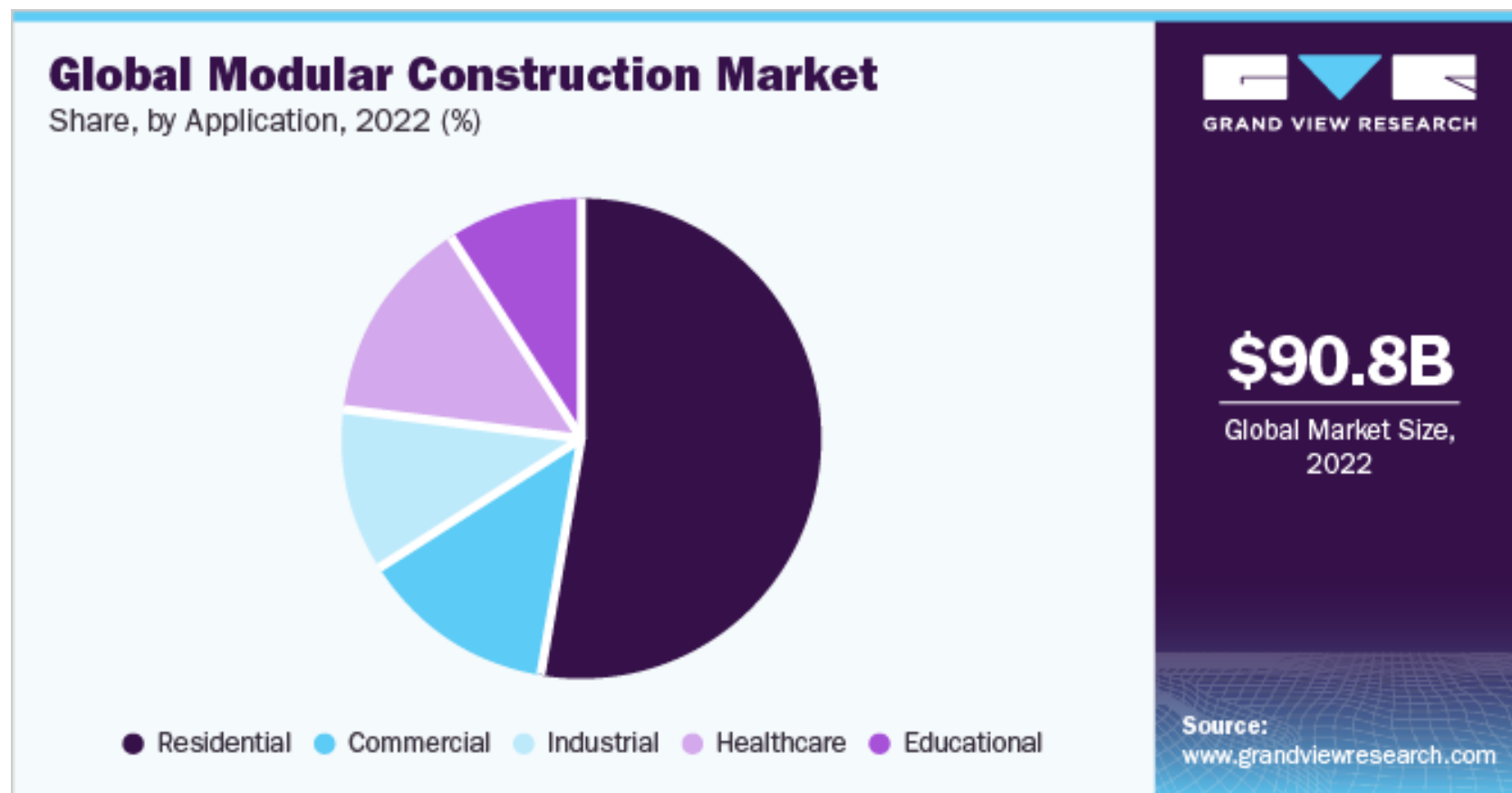


ELIZABETH CORMIER-MAY

DIRECTOR

Elizabeth Cormier-May was appointed director of the Company on January 9, 2023. Ms. Cormier-May, age 41, serves and has served since January 2022 as Senior Vice President and Chief Commercial Officer of IV Bioholdings, LLC, a privately held bio-innovation platform seeking to conceive, create and develop first-in-category precision health technologies and companies that radically improve detection, diagnosis and treatment of disease, serves and has served since March 2021 as a director and Chief Executive Officer of Mammogen. Inc., a privately held Women's health diagnostics start-up, part of the IV BioHoldings, LLC bio innovation studio, and serves and has served since April 2019, as Chairman of the Board, Co-Founder and Chief Executive Officer of Dragonfly Data Ventures, Inc., a privately held data influence platform, seeking to create a gamified consumer platform that allows users to own, manage, and monetize their health, wellness, fitness, and transactional data.

\$90B+ Global Market





Segment Overview

Safe & Green Holdings

NASDAQ: SGBX

Manufacturing SG Echo

\$12.7M Revenue (2022)
\$6.5M Revenue (2021)

Leading design and construction of a wide variety of modular structures

- All of our structures are built in our own factories in the USA
- Plans to develop several manufacturing locations in the next few years
- Servicing 3rd Party Clientele as well as our Development and Medical segments

Medical Safe & Green Medical

\$11.6M Revenue (2022)
\$31.5M Revenue (2021)

Turnkey solutions to medical testing and treatment

- Building – from concept to installation
- Testing – full suite from PCR to diagnostic
- Services – Everything from MRI to dental units
- Local, point-of-care medical services, particularly within underserved communities

Real Estate Development SG DevCo

\$74M Assessed Value
\$8.0M Combined Purchase Price

Wholly-owned subsidiary for real estate development utilizing SGBX's technology

- Develops, co-develops, builds and finances single and multi-family homes
- Pipeline of \$800 million and ~4,000 units
- Keeping factories at near 100% capacity
- Affording manufacturing income, visibility, project fees and asset sales
- Anticipate a near-term spin-out of SG DevCo and listing on NASDAQ

Environmental

Sanitec Microwave Healthcare Waste Disinfection System™ - A sustainable, patented, medical and waste management solution

- Waste is collected at point of generation in the given container
- Waste is transported / treated in the same container
- Low-volume unrecognizable waste is ready for safe disposal

Our Past Clients and Partners

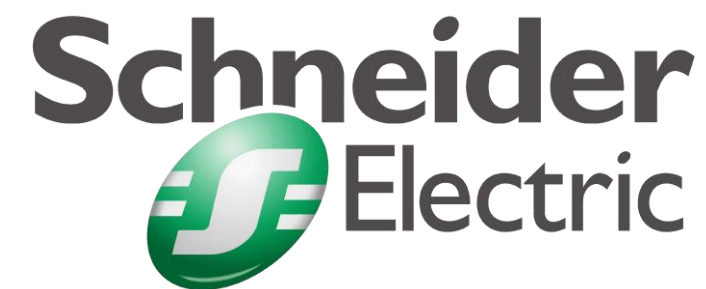


U.S. Department of Defense



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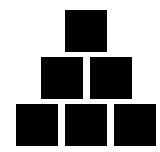
LAX





Manufacturing Segment

Benefits of Modular and Container based Construction



STRONG

Modules are STRONG, resilient, maritime-grade structures

Engineered to self-center and lock into place when stacked

Factory-produced modules provide greater quality of construction



FAST

Builders save time and money and deliver a structure Faster to an end-user

Containers are already “squared” which eliminates significant time in the construction process

Modules are produced when site-work occurs, savings around 50% on total construction time



GREEN

Repurposed containers greatly offset a development's carbon footprint, reducing resource use

Modular construction allows for energy savings and more efficient waste management than traditional construction

First recycled shipping containers approved by ICC

Safe & Green Product Line

GREENSTEEL

GreenSteel is the structural core and shell of a Safe & Green modified container. The units are can be finished in the factory or by a local GC on-site.



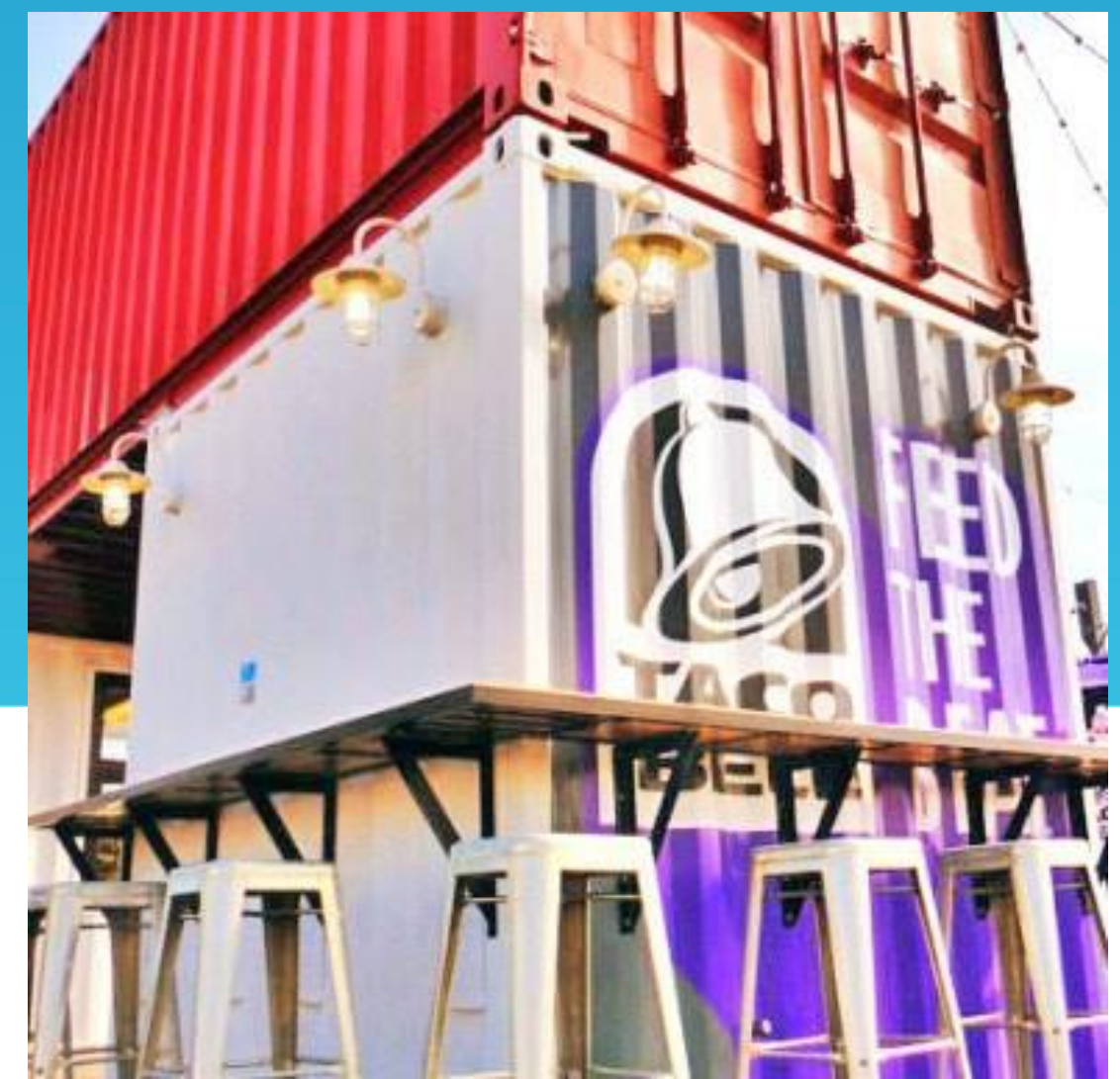
"WHITEBOX" MODULAR

WhiteBox designates the shell of a purpose-built module. In addition, units can be partially finished at the facility with the balance to be completed by a local GC.



FINISHED MODULAR

Safe & Green delivers an outfitted product where final units are assembled on site and complete all trim outs and closure pieces so it is ready to occupy.



SG ECHO Modular Factory

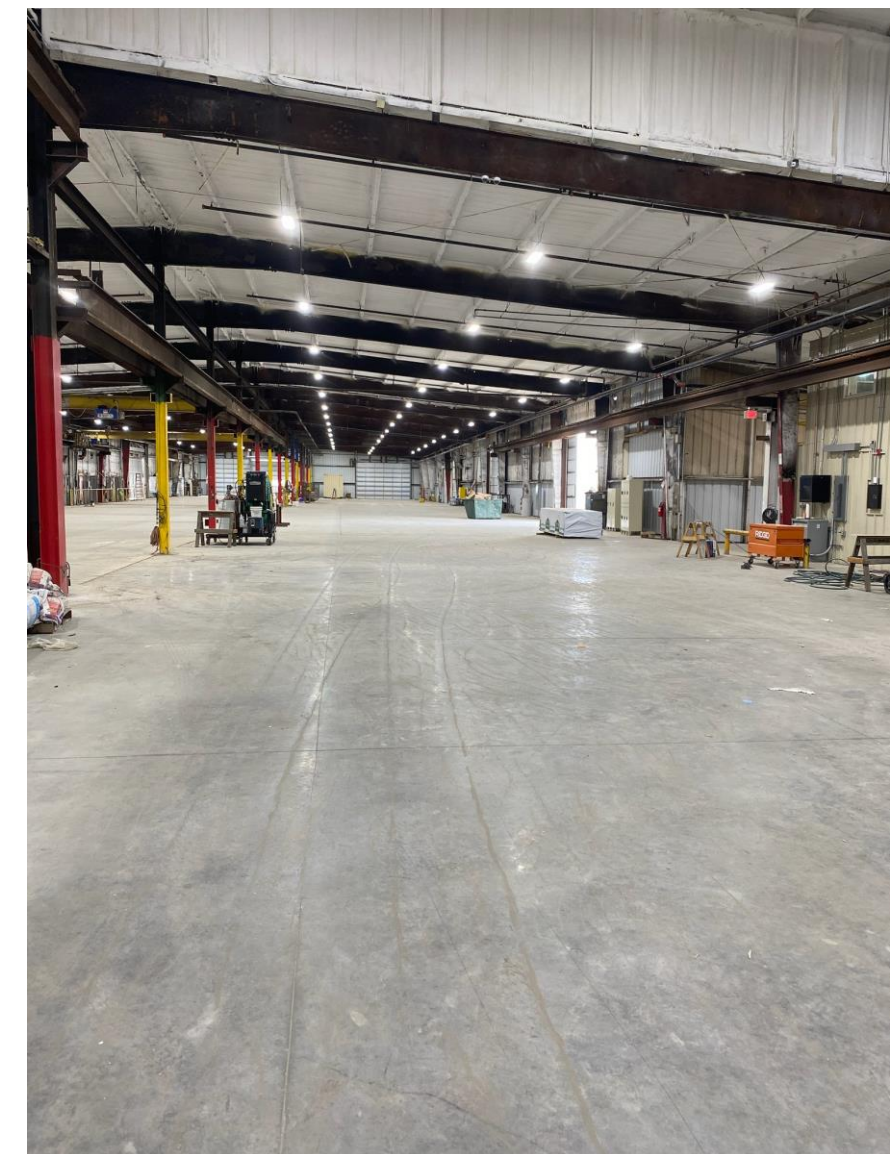
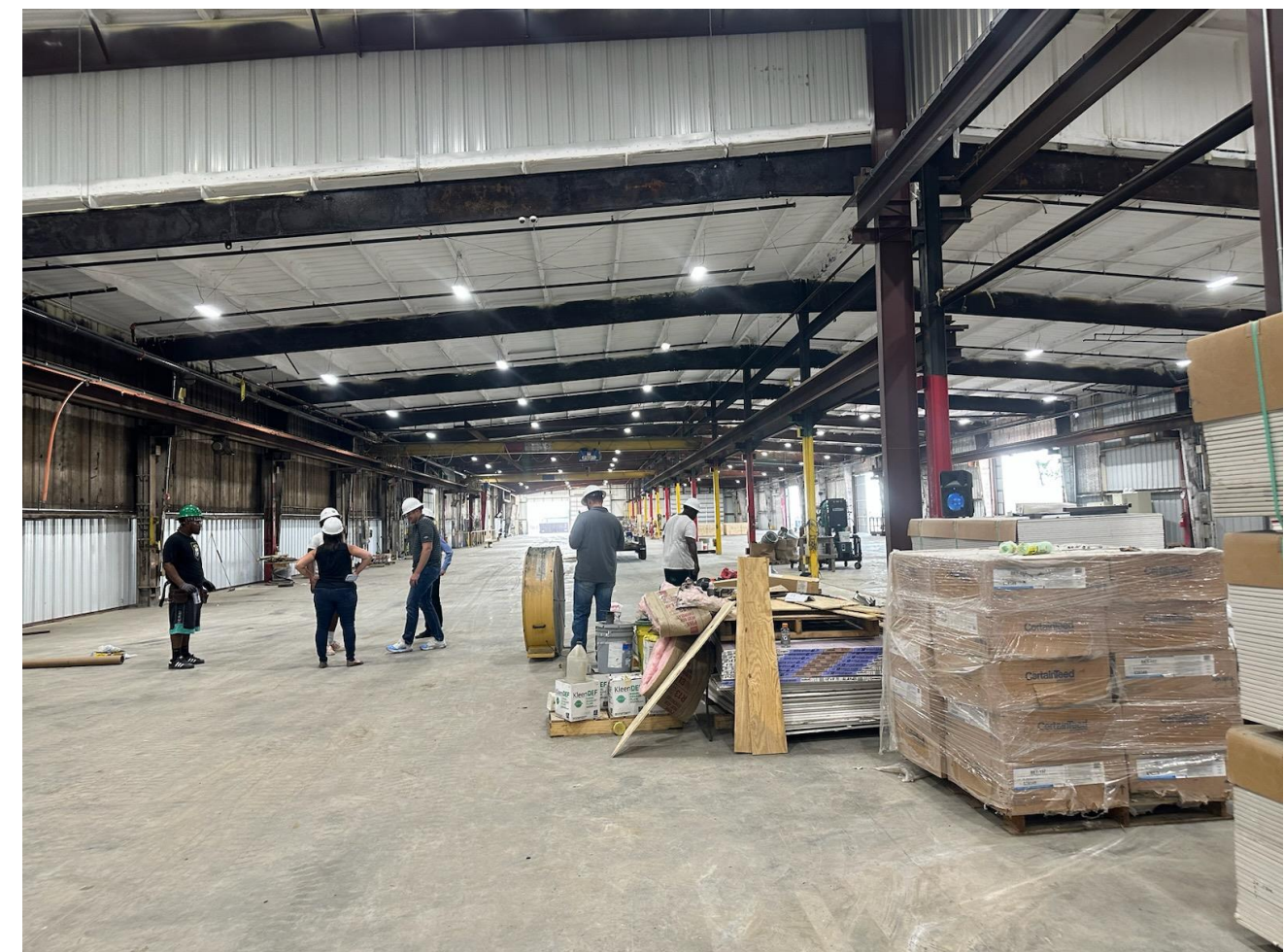
SG Echo is a container modifier and modular manufacturer in Durant, Oklahoma that serves as the headquarters for Safe & Green Holdings manufacturing. The facility specializes in the design and construction of permanent modular and temporary modular products.

Safe & Green Holdings has also acquired two additional facilities in the Durant, Oklahoma area to further advance a multi-phased plan to rapidly develop the SG Echo manufacturing in our commitment to the Durant community.



SG ECHO, WALDRON

- Facility completed April 2023
- Provides 58,000 square feet of manufacturing space
- Creates one new line and will generate between 55-65 jobs at full capacity
- Holds the capability to support up to \$25 million in additional annual revenue within the next 12 months





U.S. Based Manufacturing

■ SG Echo Manufacturing Locations

- Echo (HQ) OK
- Waldron, OK
- McLean (Magnolia), OK (2023)
- St. Marys, GA (2024)

■ SG DevCo Development Projects

- Lago Vista*
- Cumberland Inlet, GA
- McLean (Magnolia), OK
- Norman Berry, GA

■ 3rd Party Commercial Sales

- Hospitality
- Temporary Structures
- Quick Service Restaurants
- Military

■ Medical and Environmental Services

- Teamsters Local 848 (4 medical modules)
- Sanitec Modular Medical Waste Disposal

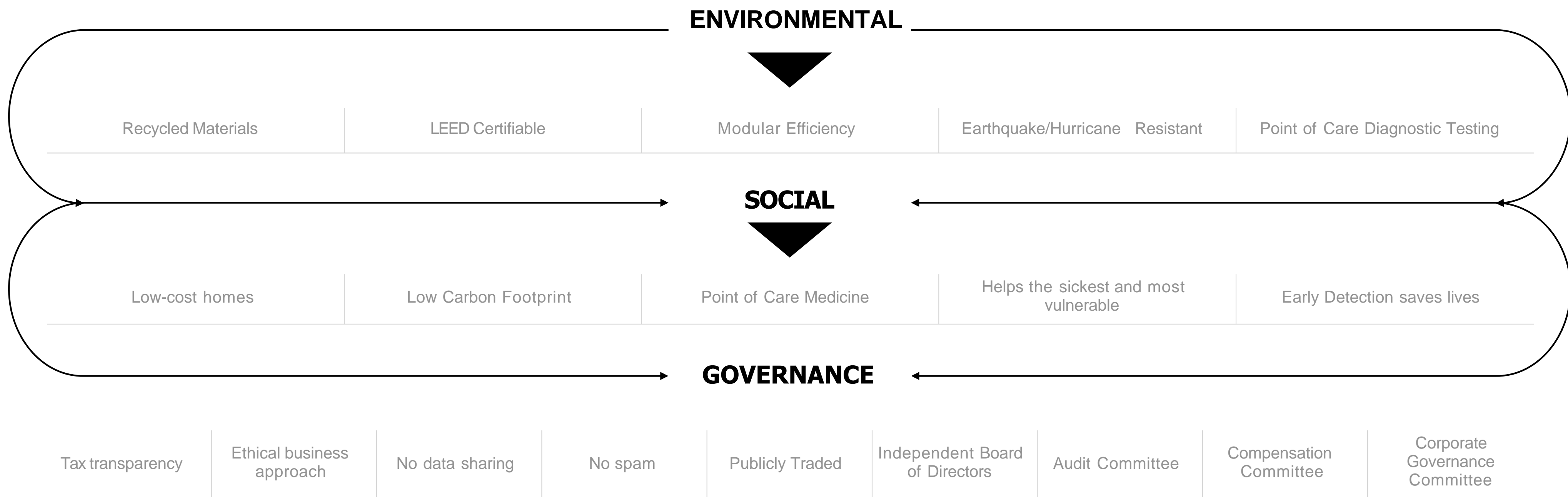
*Sale in progress – anticipated Q3 2023



Commitment to ESG



Safe & Green Holdings is committed to delivering environmentally appropriate products and services that reduce waste, increase efficiency and reduce barriers for working class and underserved populations



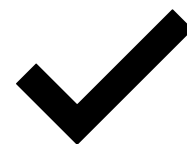
Medical Solutions

Safe & Green Medical offers a turnkey, **point-of-care** solution to medical testing and treatment. Designed to address the growing demand for local, point-of-care medical services, especially within underserved communities. Ability to customize service and delivery mechanisms for any unique need.



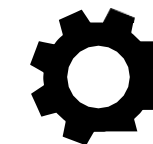
BUILDING

Concept Designs, Full A&E Services,
Fabrication Documents, Manufacturing, and
Installation



TESTING

PCR, Antigen, Antibody, Drug/Employment
Screenings, Diabetes, Cancer, and General
Diagnostic



SERVICES

Sample Collection and Processing Units,
Examination Rooms, X-ray and MRI Rooms,
Operating Rooms, Dental Clinics, Ophthalmology
Suites, Specialty Units, Large Employer and
University Wellness Centers, Disaster
Preparedness, Rural and Urban Healthcare



Safe and Green Development Corporation

Safe and Green Development Corporation (“SG DevCo”) is a leading real estate development company, formed in 2021. SG DevCo focuses on the development of sites using purpose-built, prefabricated modules from both wood and steel. The developments are aimed to be innovative & green, single or multifamily projects in underserved regions nationally.

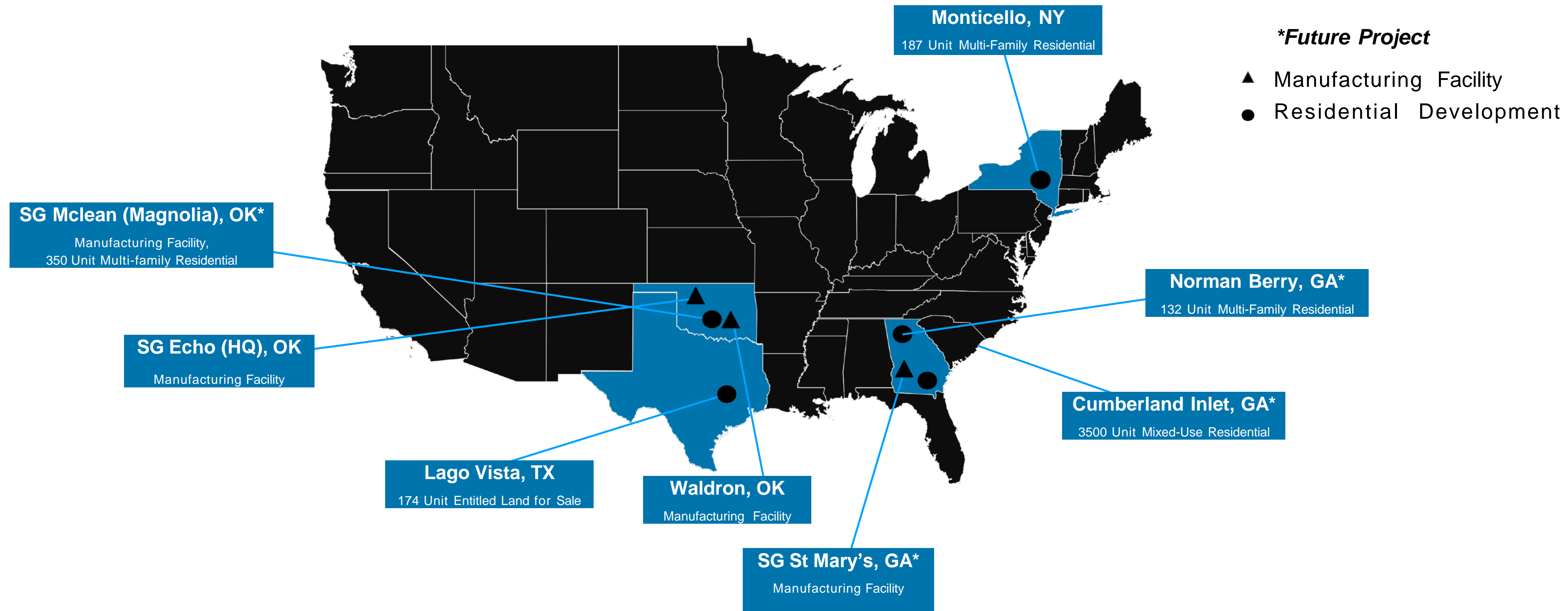
SG DevCo targets moderate to higher-priced developments depending on the needs of the targeted site. The developments will be constructed using modules built in one of Safe and Green Holding Corp’s integrated factories.

In addition to these development projects, SG DevCo will build additional, strategically placed manufacturing facilities to support our backlog of over 4,000 units.

The Company is making progress on the planned spin-out and independent listing of SG DevCo which the Company believes will unlock significant value for existing shareholders. An independent third-party appraisal has valued the current assets of SG DevCo at approximately \$74M.

Development Pipeline

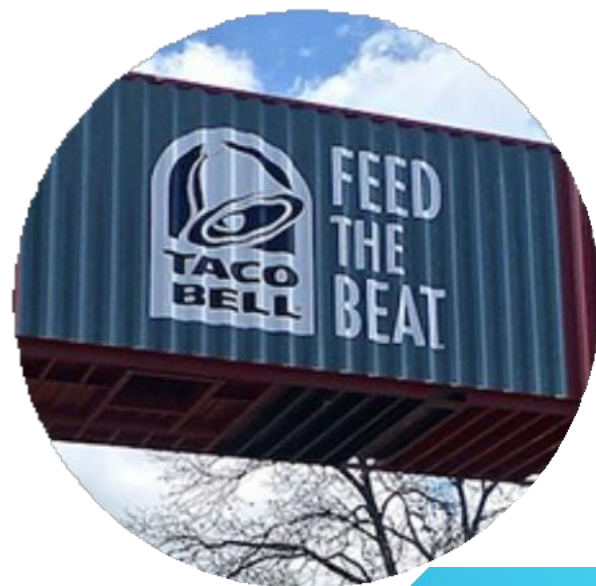
Total Construction and Development Pipeline
Valued at >\$800 Million, includes 4,000 units⁽¹⁾





Third Party Commercial Projects

Meeting the needs of industry leaders in the commercial space



- **US Military (GITMO)**

- **MoLiving – Luxury Hospitality**

- **AIFI – AI Powered Retail Stores**

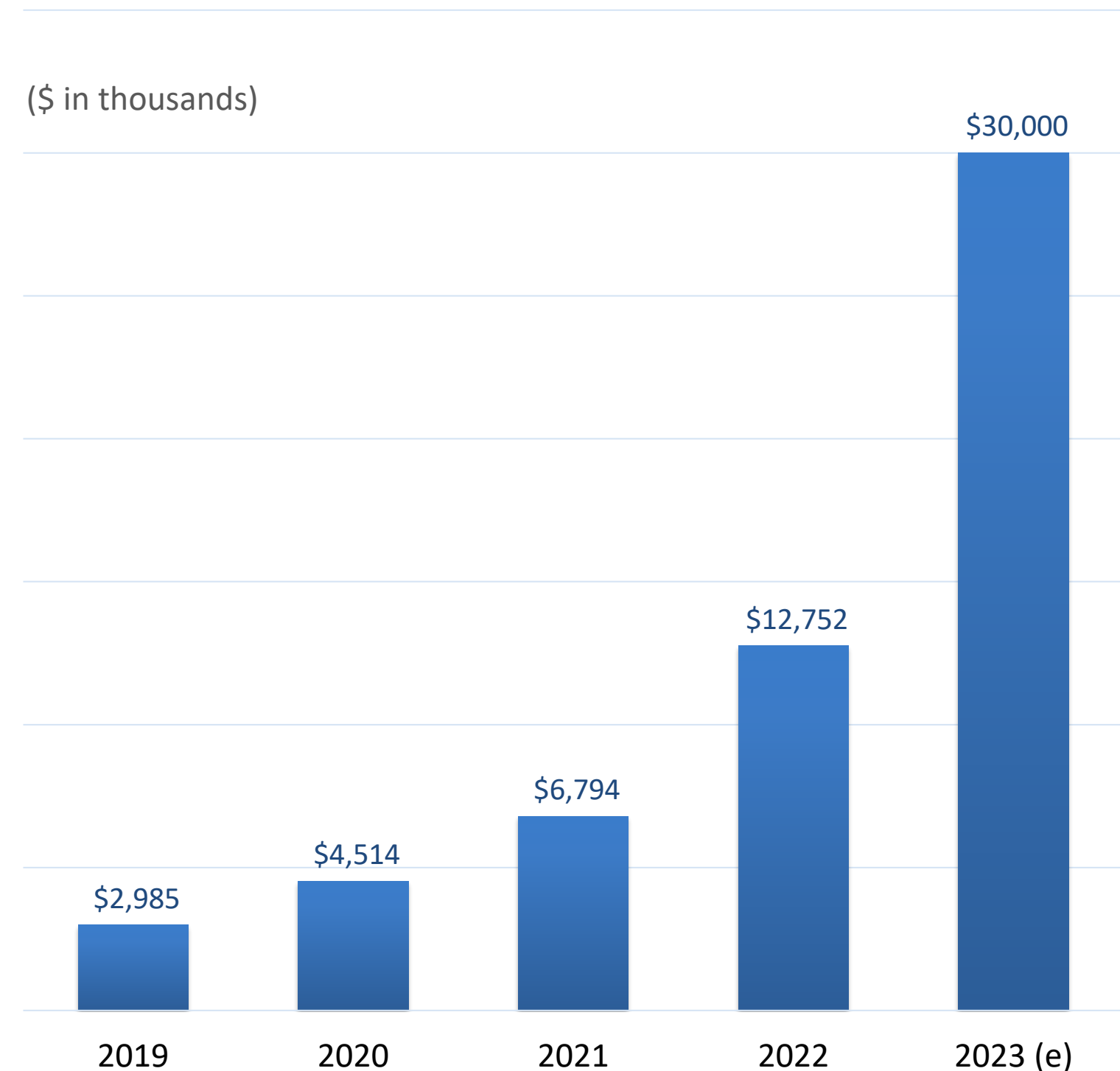
- **StreetFoods – Unique**

- **Quick Service Restaurant**



Non-COVID Revenue Growth

- In 2017, the Company's primary focus was on designing, fabricating, and delivering cutting-edge and sustainable structures made from highly-engineered cargo shipping containers
- In response to the COVID-pandemic, the Company successfully pivoted its business model to supply modular labs, contributing significant revenue and validating the business model
- With the pandemic now waning, the Company has evolved into a vertically integrated developer and manufacturer of modular structures, focused on four key verticals, each of which is expected to drive long-term revenue growth and profitability





Recent Events

- Added HALO Precision Diagnostics as a diagnostics and proactive analytics partner in the Company's collaboration with The People's Health Care to provide primary care, imaging, clinical lab, and pharmacy services to 10,000 Teamsters Local 848 members and their families
- Designed, delivered, and installed two Quick Serve Restaurant units for a Domino's franchisee, showcasing proof of concept for upcoming stores; pending plans for further select rollouts of modular-store fronts across the country
- Executed an agreement to refinance its Lago Vista site, providing approximately \$2.0 million in net proceeds; expected to close sale via auction in Q3 2023
- Entered into a letter of intent ("LOI") to sell the Lago Vista site for \$12.5 million; initially acquired in 2021 for \$3.5 million
- Purchased the Waldron manufacturing facility, which has been under lease since November 2021, for \$1 million; secured a \$1.75 million commercial mortgage and a \$1.5 million financing agreement which funded the purchase of the facility and provided additional working capital
- Secured a commitment for a bridge loan with a European-based entity, for up to \$2 million in gross proceeds; closed first tranche for gross proceeds of approximately \$1.45 million



SG DevCo Spin-Out

- Anticipate a near-term spin-out of SG DevCo and listing on NASDAQ
- Expected to unlock significant value for existing shareholders
- SG DevCo's estimated fair market value is approximately \$74 million, based on a third-party fairness opinion, approximately seven times Safe and Green Holdings' current market cap
- Existing shareholders to receive 30% of the spin-out with Safe & Green Holdings retaining 70% of the spin-out
- Will allow SG DevCo to focus intently on its core competencies in real estate development and provide clarity to investors regarding the business model
- David Villarreal was named President and CEO of SG DevCo; Nicolai Brune, was named as its Chief Financial Officer
- Recently appointed Alyssa Richardson, founder and CEO of Palmetto Community Developers, and former Deputy Chief of Staff to U.S. Senator Tim Scott, as member of SG DevCo's Board of Directors

Summarized Balance Sheet



CASH AND CASH EQUIVALENTS⁽¹⁾

AS OF 03.31.2023

CASH	\$1,452,501
TOTAL ASSETS	\$28,440,775

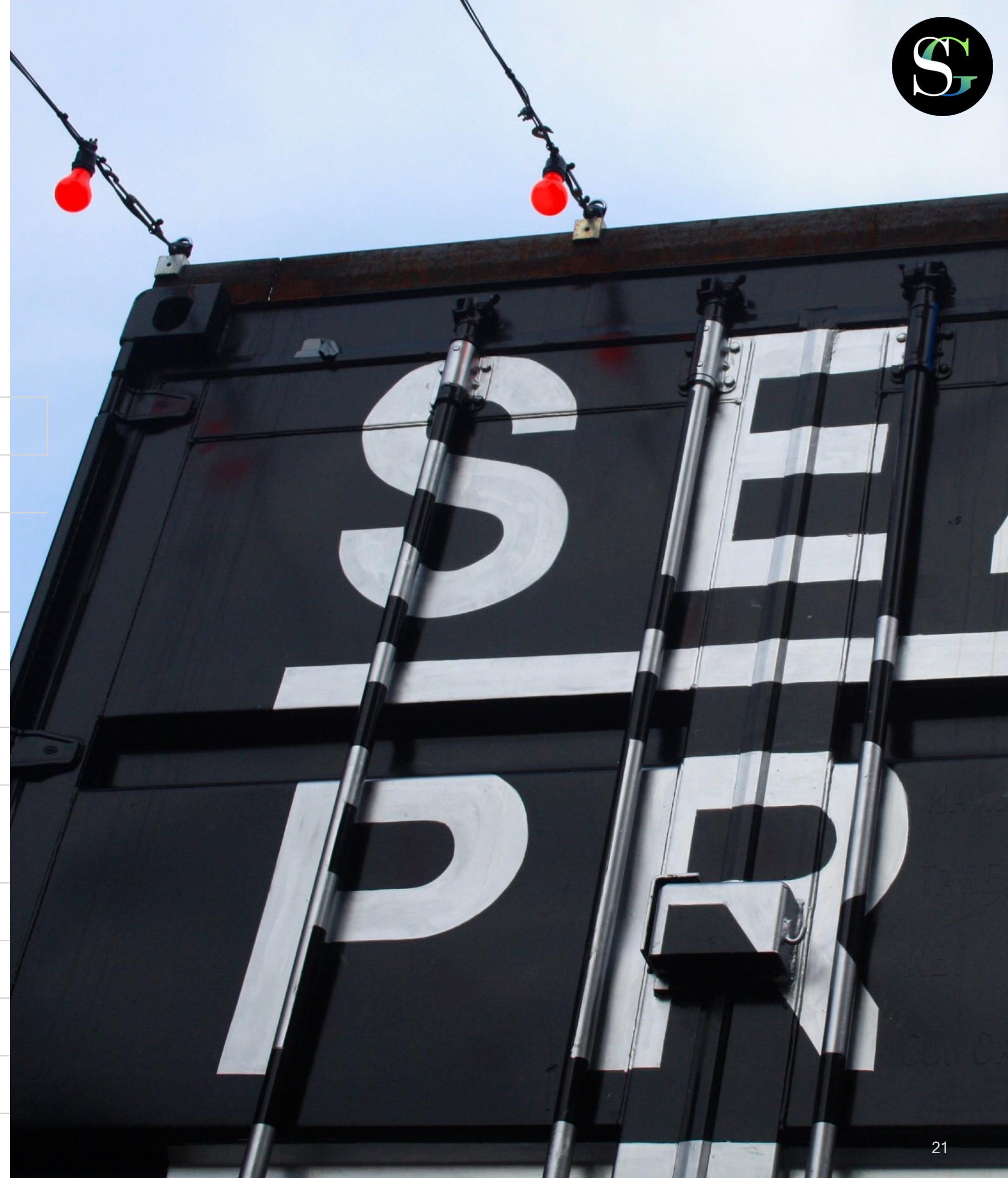
DEBT

SHORT TERM NOTE	\$5,396,276
LONG TERM NOTE	\$750,000
LEASE LIABILITY	\$2,809,321

EQUITY

COMMON SHARES OUTSTANDING	14,225,788
RESTRICTED STOCK (UNVESTED)	928,122
OPTIONS OUTSTANDING	36,436
WARRANTS OUTSTANDING	2,025,520

Note: All Balance Sheet Data as of March 31, 2023. (1) Does not include sale of Lago Vista property.



Investment Summary

- ✓ Construction services revenue increased by 230% year over year for Q1 2023
- ✓ Robust construction pipeline; over 4,000 units progressing through the planning and approval stages, poised to enter manufacturing facilities
 - Gross potential value of \$800 million; anticipated margins of approximately 15%
- ✓ Completed vertical integration to support margin expansion through in-house production of modular units
- ✓ Current and planned manufacturing facilities expected to support up to \$150 million in annualized revenue
- ✓ SG Echo is expected to generate positive cash flow in 2023, reaching an important inflection point within a relatively short timeframe
- ✓ Anticipate near-term spin-out of SG DevCo and listing on NASDAQ; independent third-party appraisal values the current assets of SG DevCo at approximately \$74 million
- ✓ Expect to receive millions of dollars in non-dilutive funding: LOI for sale of Lago Vista for \$12.5M; European bridge funding for up to \$2M; and \$1.75M commercial mortgage and \$1.5M financing agreement on Waldron



Thank You