Exhibit A-17

Lofts M7, LLC acquired this facility in August 2026, and has since learned that permanent master metering is generally prohibited in Connecticut. Utility metering is cost-prohibitive for this facility. Lofts M7, LLC instead proposes to submeter to be consistent with PURA regulations and give tenants the appropriate visibility into their energy usage and incentives to conserve where possible, in alignment with state policies on energy conservation.

The 2018 Comprehensive Energy Strategy notes that the benefits of energy efficiency go far beyond cost savings and emissions reductions. Energy efficiency invests money back into the local economy in the form of skilled jobs being performed locally and in the form of increased value of our homes and businesses. It improves the health and safety of building occupants and empowers ratepayers to control their energy costs. Connecticut's ability to achieve a cheaper, cleaner, more reliable energy future depends on millions of building owners and occupants seizing the clean and efficient energy opportunities available to them. By fully valuing energy efficiency as a resource, we can holistically take actions to strengthen and improve Connecticut's economic competitiveness and quality of life. *See* 2018 CES at Page 16.