

Acrete Global

Advanced Concrete Solutions

INVESTOR PRESENTATION

A tightly bounded investment built around proven technology, a local operating base, two prototype projects, and a disciplined payback architecture.

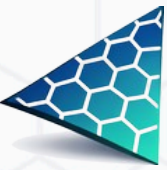
\$ 60M Total Investment - Equity + Debt



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INVESTMENT OVERVIEW

Investor capital buys proof, operating credibility, and a controlled first-node template

- Parallel TCI and Bahamas factories under one consolidated platform with Nassau corporate / DevCo base.
- Factory economics are rolled up from the same core operating engine, with additional platform overhead and active debt.
- Land banking and development capital sit on top of the two-factory operating foundation.
- Investor remains 100% preferred until the hurdle is met, then shifts to 70/30 split. Return architecture is conservative, and transparent continue-versus-buyout optionality.

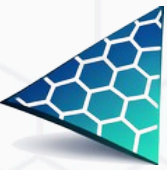
At a Glance

Raise \$21M Equity + \$39M Debt	Payback 2029
Continue 10.1x 45.6% IRR	Buyback 1.95x 25.1% IRR

Core Structure

Two Factories + DevCo + Land development platform. Debt remains active and investor stay in is 30% after hurdle.

The investor case is built on visible cash events first; long-duration platform upside is not required for Phase 1 to work.



CAPITAL REQUEST

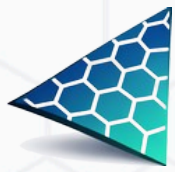
Funded stack, debt, reserves, and milestone gated scope.

- Investor cash is \$21.0M, sponsor in-kind contribution is \$5.0M, and debt commitment is \$39.0M, for total funded capitalization of \$65.0M.
- Debt is approximately 60% of funded capitalization, so reserve protection, debt-service coverage, and deployment sequencing matter as much as EBITDA growth.
- The capital is funding two factories, working capital and commissioning, Nassau DevCo and project equity, and a reserve architecture designed to keep the platform governable.

Phase 1 at a glance

Topic	Current position	Why it matters
Capital structure	\$21.0M investor cash + \$5.0M sponsor in-kind + \$39.0M debt	Phase 1 is materially larger than the lighter launch packages and must be judged as a platform build, not only as a factory launch.
Operating perimeter	TCI factory + Bahamas factory + Nassau DevCo + land/project equity	The opening move includes proof, replication, and earlier project participation inside one governed capital stack.
Return architecture	1.75x MOIC / 25% IRR preferred hurdle; 30% investor share after hurdle	The waterfall remains investor-protective during the preferred-return period and still preserves long-tail participation thereafter.
Payback and hold profile	Investor cash payback in 2031; long-range continue economics 5.02x / 29.9%	The workbook is telling a hold-value story built on operating ramp, deleveraging, and project monetization rather than a single early asset sale.

The capital story is disciplined: one raise, staged deployment, later project debt, and explicit reserve capacity from the start.

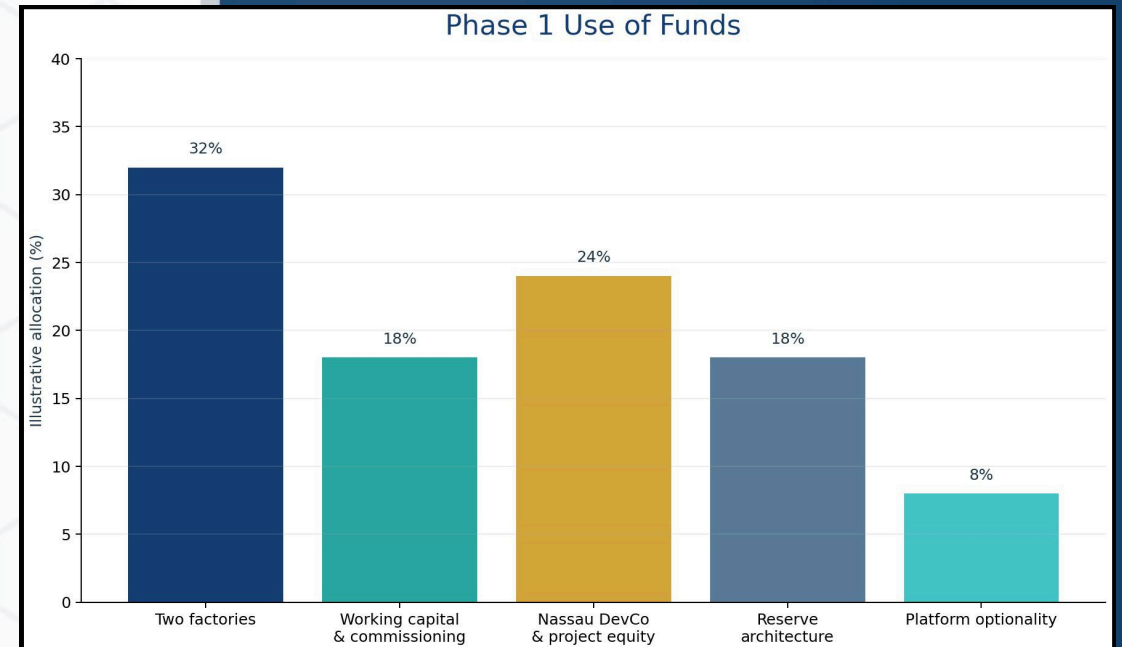


PHASE 1 COMPONENTS

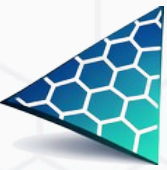
Factory economics form the base of Phase 1

- The platform funds the TCI reference factory and the Bahamas replication factory as the recurring earnings floor.
- Commissioning, logistics, testing, staffing, and receivables support allow the two plants to ramp without immediately stressing credibility.
- Nassau DevCo and project-equity deployment create earlier pull-through for panels, premium pours, and controlled project economics.
- Reserve architecture absorbs island-execution volatility and keeps the waterfall governable during the launch and replication period.

Use of Funds



Factories are the underwriting floor: recurring output, rising margin quality, and better refinancing visibility after stabilization.

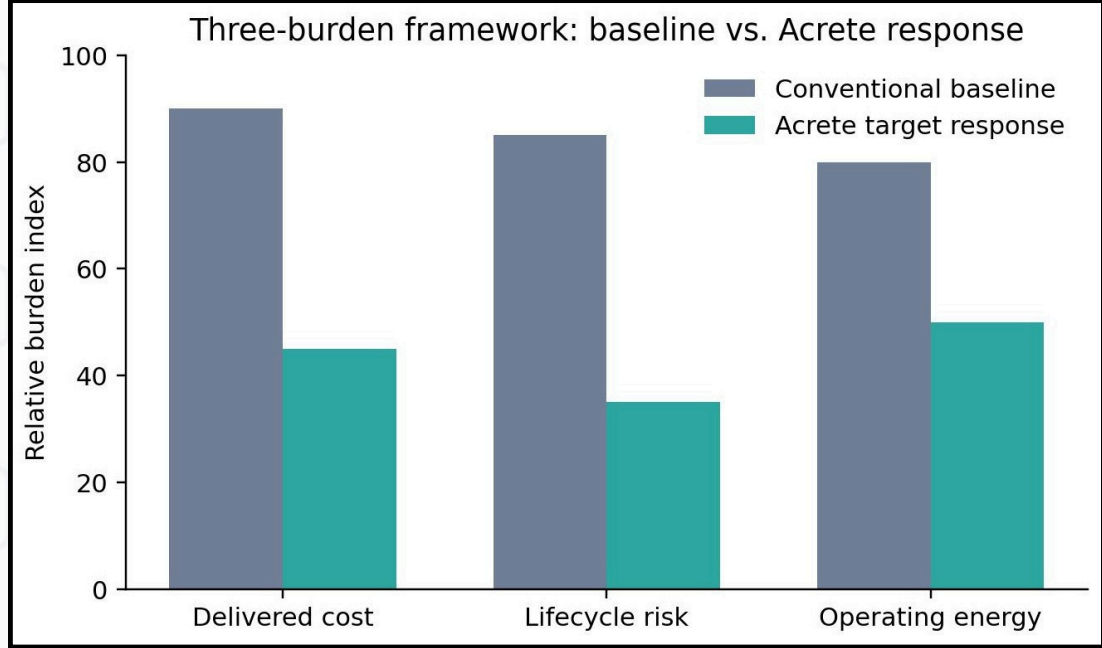


MARKET PROBLEM

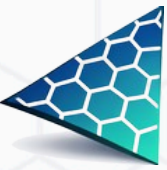
Island construction remains structurally overpriced and underperforming

- Import dependence inflates delivered cost and makes scheduling harder in island markets.
- The marine environment offers many challenges for concrete, and raises lifecycle replacement burden.
- Island pain points can be transformed into advantages; turning reliability, speed, and thermal performance into economic advantages.
 - Delivered-cost friction is structural, not cyclical
 - Durability failure matters most where salt, heat, and logistics combine
 - The winner will reduce cost-of-failure, not just first cost

Island Pain Points



Acrete is not entering a commodity market; it is entering a market where reliability and performance commands a premium.



THE ACRETE SOLUTION

Acrete sells a system that converts performance into economics

Localized production reduces freight friction and improves delivery reliability. Durability-led mixes and industrialized outputs translate performance claims into measurable lifecycle value. Technical services and proof packs help engineers, owners, and insurers approve adoption with confidence.

- Lower delivered cost and schedule risk
- Faster cure time and improved crack control
- Higher durability and reduced lifecycle repair burden
- Stronger approval path through proof-backed documentation

Note: See Accrete's built and operational prototype in Miami, FL USA with 1 year of performance data vs traditional, and 2 planned prototype projects in Phase 1 (plans / specs) for more information.

The moat is not a single admixture claim; it is the repeatable system that makes better concrete financeable.

Value Bridge

Delivered cost

Localized production + logistics control

Durability

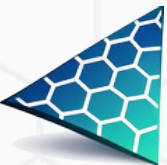
Marine-grade mixes + non-corrosive reinforcement

Approval friction

Proof packs + documentation + bounded warranty

Project value

Panels, pads, and technical services



THE ACRETE SOLUTION

The material story begins with graphene's lattice structure and how it interacts with the concrete matrix

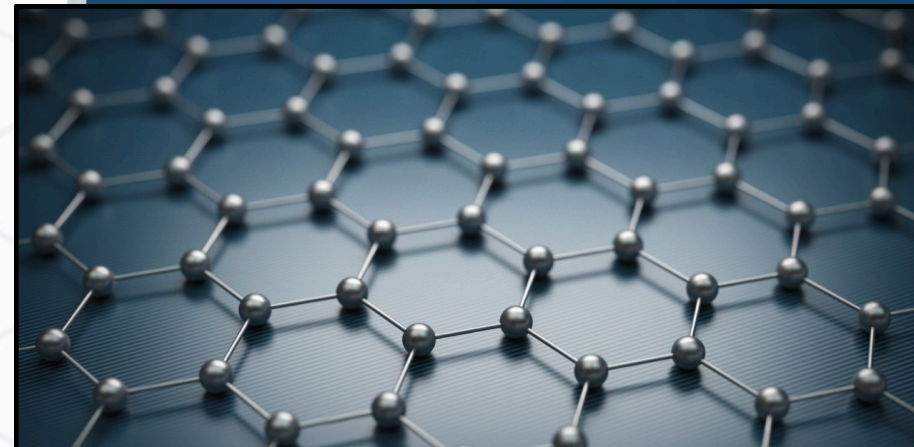
The technology is built around BioCene graphene and associated admixture chemistry designed for concrete applications in corrosive and high-stress environments.

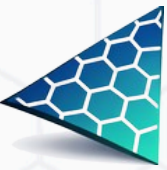
What is Graphene

- A single layer of carbon packed in hexagonal (honeycomb) lattice - The first TRULY 2D material
- Can be made from waste biomass and other high carbon materials
- A few-layer graphene nanoplatelets at the center of our approach
- The lattice matters because performance starts at the material structure level

Acrete will sell outcomes, not just graphene technology

BioCene + Basalt + A Proven Process





THE ACRETE SOLUTION

Our competitive edge and market advantage is the stack: **graphene + reinforcement logic + process discipline + proof**

The BioCene graphene and basalt reinforcement operate as a 'compounding' system rather than isolated additives.

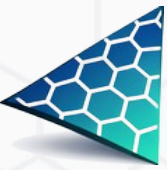
Acrete's commercial applications lower cement intensity and deliver better constructability with Support Services for a **'Total Building Solution'**.

Acrete's Graphene Driven Solution Offers Range of Benefits as Compared to Traditional Concrete; Driving Enhanced Performance and Sustainability.

The Acrete Advantage

 Less Environmental Impact Overall	 Stronger, Higher Tensile and Compressive Strength	 Reduced Water Permeability
 25% Lighter and More Durable	 Superior Thermal Conductivity	 Lower-Energy Inputs, Lower CO₂ (Carbon) Emissions
 Offers Water and Aggregate Versatility	 Higher Chemical Resistance	 More Fire Resistant as Better Maintains Structural Integrity

'Advanced concrete' also conotes our Product + Service model and reinforces deployment discipline.



OUR PRODUCTS

Initial offer stack is deliberately simple, sellable, and expandable

Phase 1 starts with core offerings such as ready-mix for on-site pour applications and bagged product. We will expand into panels and other products in Phase 2.

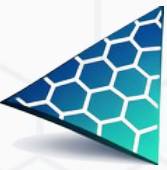
Accrete will prove dependable delivery before it broadens complexity.

Phase 1 wins by being dependable before it tries to be broad.

The Product Ladder



- Ready-mix / on-site pour establishes utilization and operating rhythm
- Panels and pads deepen margin once stabilized
- Aggregates and technical services help secure pull-through, strengthen the proof path and DevCo opportunity



NEW PRODUCT DEVELOPMENT

The technology set may create future optionality beyond Phase 1, but it is not required for the base underwriting case

A full panelized system using Acrete molds and other specialized products and applications for the islands (cisterns) will be expanded.

The development of a graphene-concrete structural energy storage concept in which wall systems can perform as “structural power” - an analog to a battery - to support solar and other systems.

- Structural-energy-storage applications
- Off-grid and resilience value in island settings
- Explicitly excluded from the Phase 1 base underwriting case

Future Optionality

What it is

Graphene-concrete “structural power” as a future concept for structural energy storage.

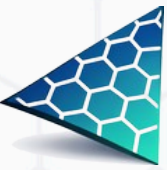
Why it matters

Potential off-grid, resilience, and microgrid value in island settings over time.

How to present it

Long-range upside only — explicitly excluded from the Phase 1 base underwriting case.

Future technology optionality can strengthen the long-term story, but Phase 1 must stand on concrete cash flow and proof.



WHY TCI & THE BAHAMAS

Excellent proof markets where Acrete has local relationships.

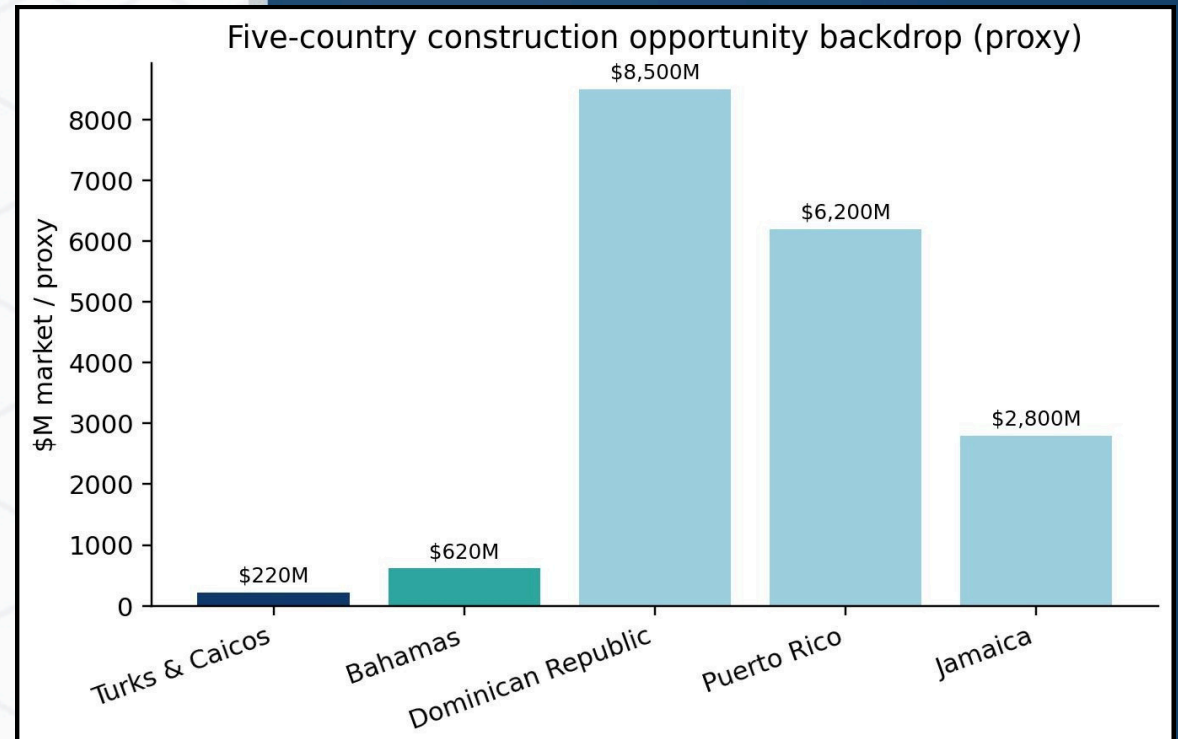
Visible markets that are small enough to control, limit pain points, and validate our value proposition quicker.

Markets are also large enough to prove and visible to manage tightly and gain credibility.

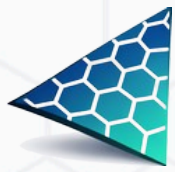
Gives the first investor a sound combination of geography visibility, operating focus, and reputational control.

Phase 1 sets up future growth and investment opportunities for our core investors.

A NE Caribbean Focus



Phase 1 remains bounded even though the larger platform is wider.



STRATEGIC PARTNER

Phase 1 is not a cold start — it is built around a local operating partner in TCI

Our local partner has a 20+ year operating history, with experience across residential and commercial projects, equipment base, and local relationships.

Moreover, they have extensive expertise in mining aggregates, concrete technology and construction practices.

The strategic imperative is clear, having an existing local partner and Acrete owner:

- Lowers startup risk
- Accelerates commercial access, and
- Improves institutional credibility

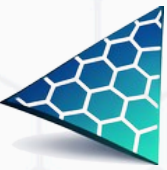
Note: *Acrete has similar relations in the Bahamas and other target countries, across all sectors.*

North Caicos Contracting Ltd.



www.northcaicoscontracting.com

Institutionalizing an existing local operator is materially lower risk than inventing one from scratch.



THE OPERATIONS

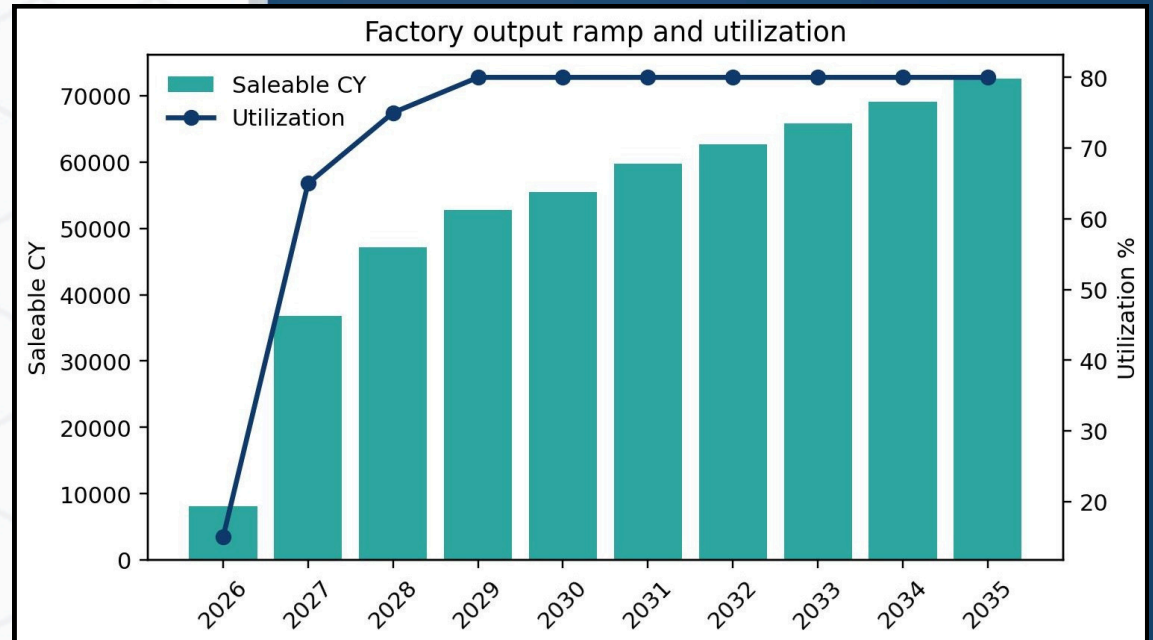
Phase 1 execution is founded on two disciplined nodes with clear stage gates

Plant, dispatch, QC, inventory buffers, and PMO cadence must operate as one integrated control system.

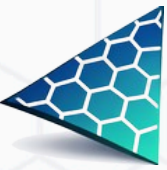
Daily, weekly, and monthly review rhythm is part of the execution model, not an afterthought.

- Production building + warehouse + lab / offices + aggregate yard
- Automated batching, mixers, truck flow, and a real QC lab are non-negotiable
- Regional replication should not begin until TCI proves repeatability and credibility

Factory Production



Debt, reserve discipline, payback mechanics, and board-level control are load-bearing elements of Phase 1.



THE OPERATIONS

The TCI shows startup drag first, then EBITDA conversion and margin expansion in the ramp-up phase.

Revenue grows from \$5.7M in 2026 to \$69.9M in 2030 and \$114.3M by 2035.

EBITDA improves from a launch-year loss to \$31.3M in 2030 and \$64.3M by 2035.

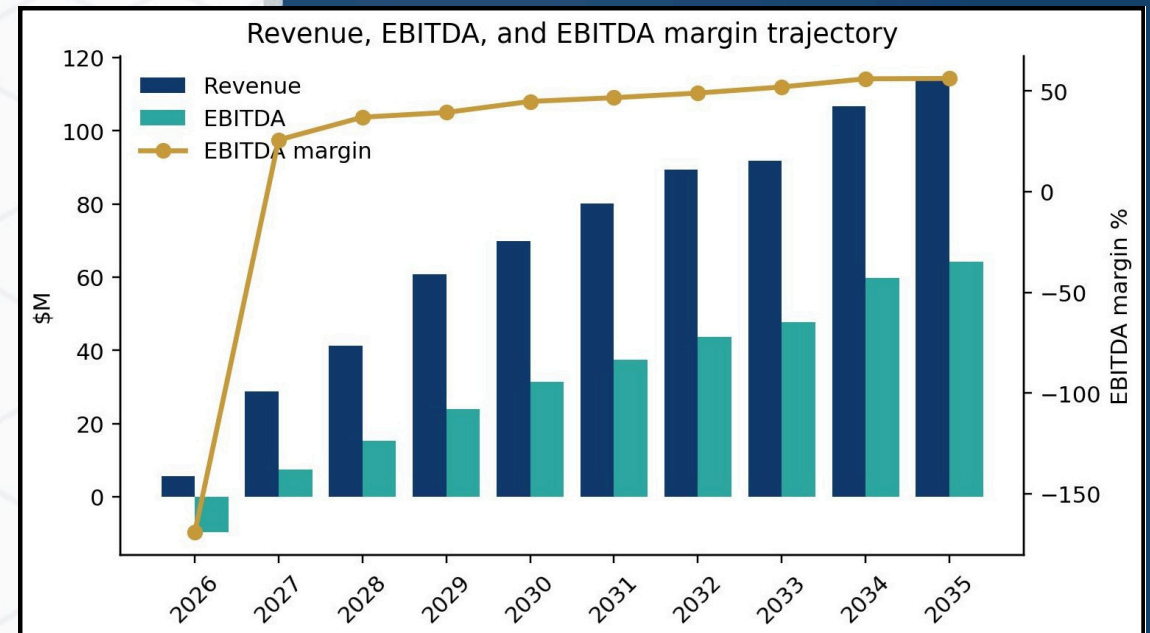
EBITDA margin reaches 44.8% in 2030 and 56.2% by 2035.

The operating story remains factory-led: utilization, output, mix quality, and project capture drive the conversion profile.

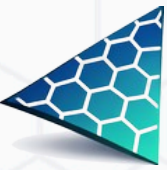
Why the 'shape' matters:

- Both factories matter more than speculative development
- Product demand based on known current need defined by local partners 'on the ground'
- Long tail economics readily improve after debt clearance

Revenue to EBITDA



The operating approach is mechanical rather than promotional: fixed-cost absorption first, then volume, mix, and margin quality.



THE OPERATIONS

Commercial demand is diversified across prototypes, anchor accounts, and third-party local customers

Prototype projects generate the first proof assets.

Anchor accounts support early utilization and operating credibility.

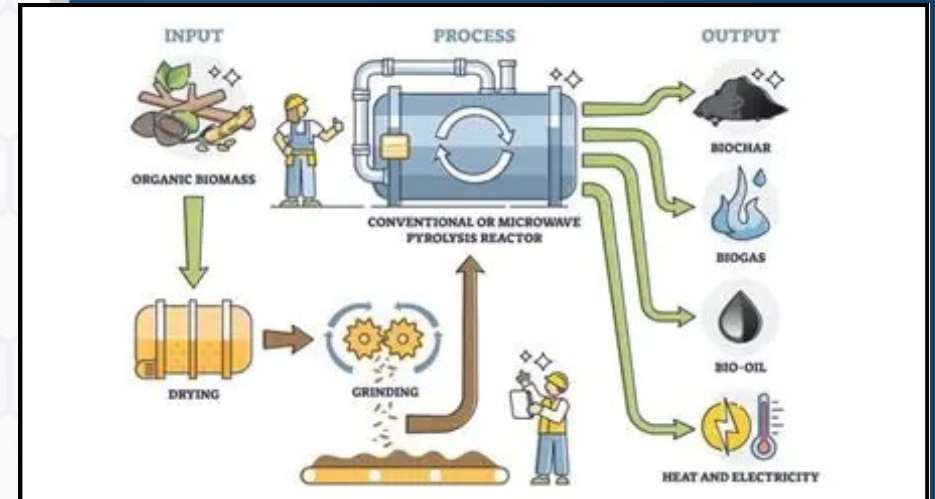
Third-party local market provides stand-alone operating credibility beyond affiliated demand.

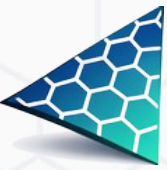
All required for Acrete to be investable as a stand-alone platform.

- Traceability and QC thresholds create operating discipline rather than marketing claims.
- Testing cadence and documentation packs make premium performance auditable.
- Bounded warranty posture reduces approval friction and helps make performance financeable.

Affiliated demand helps start the engine, but independent demand keeps the engine investable.

A Streamlined Factory





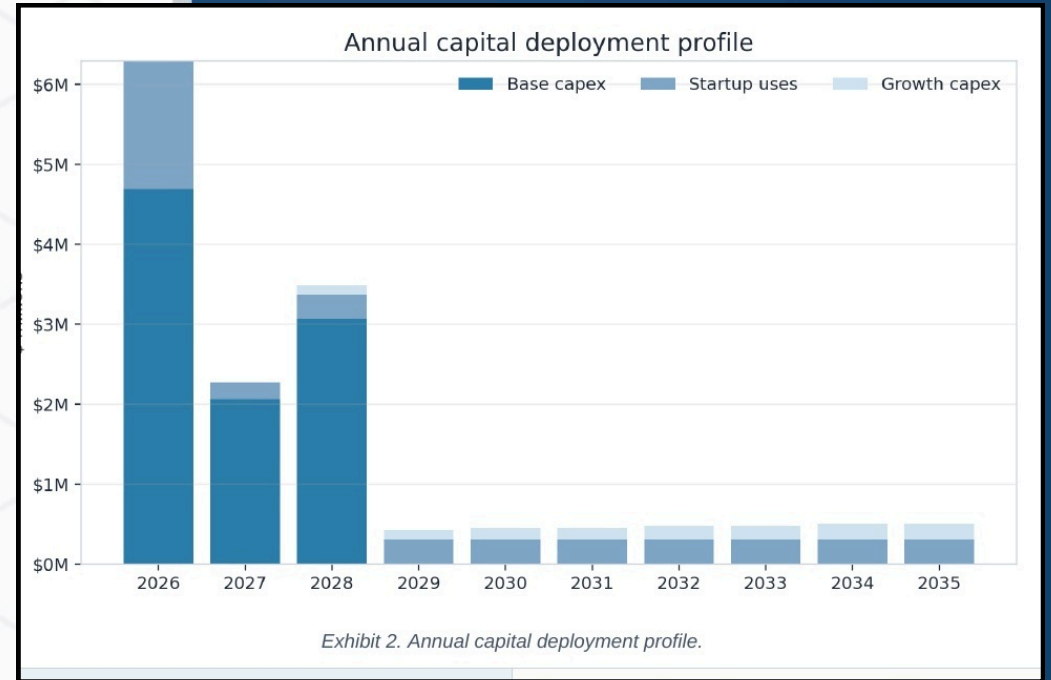
THE OPERATIONS

Capital deployment tied to milestones & closing conditions

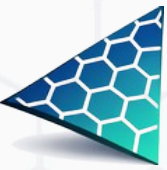
Base CapEx and Startup Costs are concentrated in Year 1 into Year 2; modeled growth CapEx steps down materially after the first wave and the 2 factories are self-sufficient in 2028.

Revenue	Gross profit	EBITDA	EBITDA margin	Ending cash
\$5.7M	\$1.0M	\$-9.7M	-169.2%	\$11.1M
\$28.8M	\$20.7M	\$7.4M	25.7%	\$17.8M
\$41.3M	\$31.5M	\$15.3M	37.0%	\$32.4M
\$60.8M	\$42.7M	\$23.9M	39.3%	\$38.9M
\$69.9M	\$51.2M	\$31.3M	44.8%	\$57.3M
\$80.3M	\$60.5M	\$37.5M	46.7%	\$0.0M
\$89.4M	\$68.8M	\$43.8M	49.0%	\$0.0M
\$91.7M	\$74.4M	\$47.7M	52.0%	\$3.3M
\$106.8M	\$88.2M	\$59.8M	56.0%	\$6.6M
\$114.3M	\$94.5M	\$64.3M	56.2%	\$10.8M

Annual Snapshot, 2026-2035



Milestone-based capital release is a feature of the deal, not a financing afterthought.



THE RETURN PROFILE

Return framing stays disciplined until the final monthly waterfall is fully locked

The Financial model supports a continue-case MOIC of about 5.02x and IRR of 29.0% in 2035

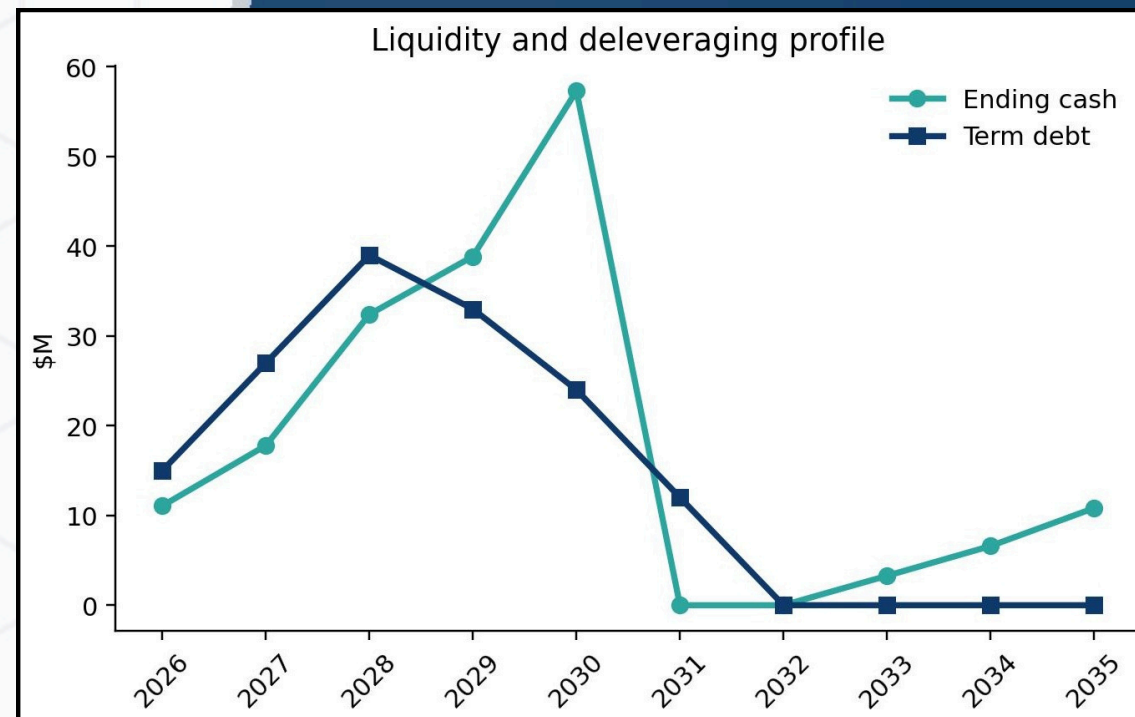
Buyout-case in 2030-2031, MOIC of 1.75x and IRR of 25.1%.

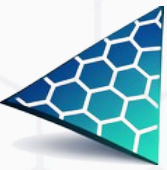
Acrite presents both paths transparently: longer-duration participation versus a cleaner buyout option.

- Investor cash payback occurs in 2031 in the current Proforma.
- Preferred distributions remain 100% to the investor until the greater of 1.75x MOIC or 25% IRR is achieved; after that, excess cash splits 30% to investors and 70% to founders.

Tangible return architecture first; optional platform upside second.

Cash Flow & Debt Mechanics



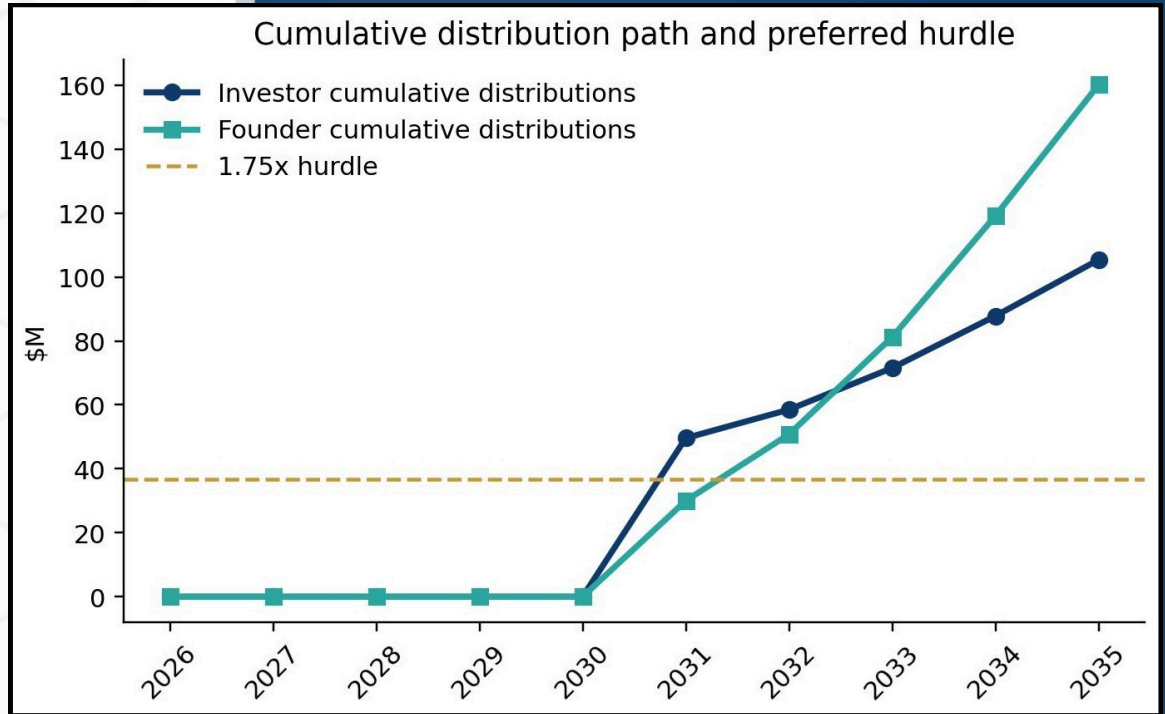


THE RETURN PROFILE

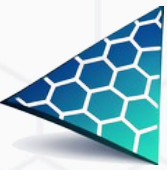
Investor payback is driven by identifiable cash events and a transparent annual distribution path

- Investor payback set for 2031.
- Cumulative investor and founder distributions shown against the 1.75x preferred hurdle of \$36.75M.
- The hold-value profile benefits from recurring factory earnings, controlled project participation, and debt clearance all drive long-tail economics.
- Continuing share begins in 2030 under the continue case
- Prototype sales + operating participation create cash bridge.

Payback Architecture



An investor opportunity is strongest when it shows timing, sequencing, and cash mechanics — not just a headline multiple

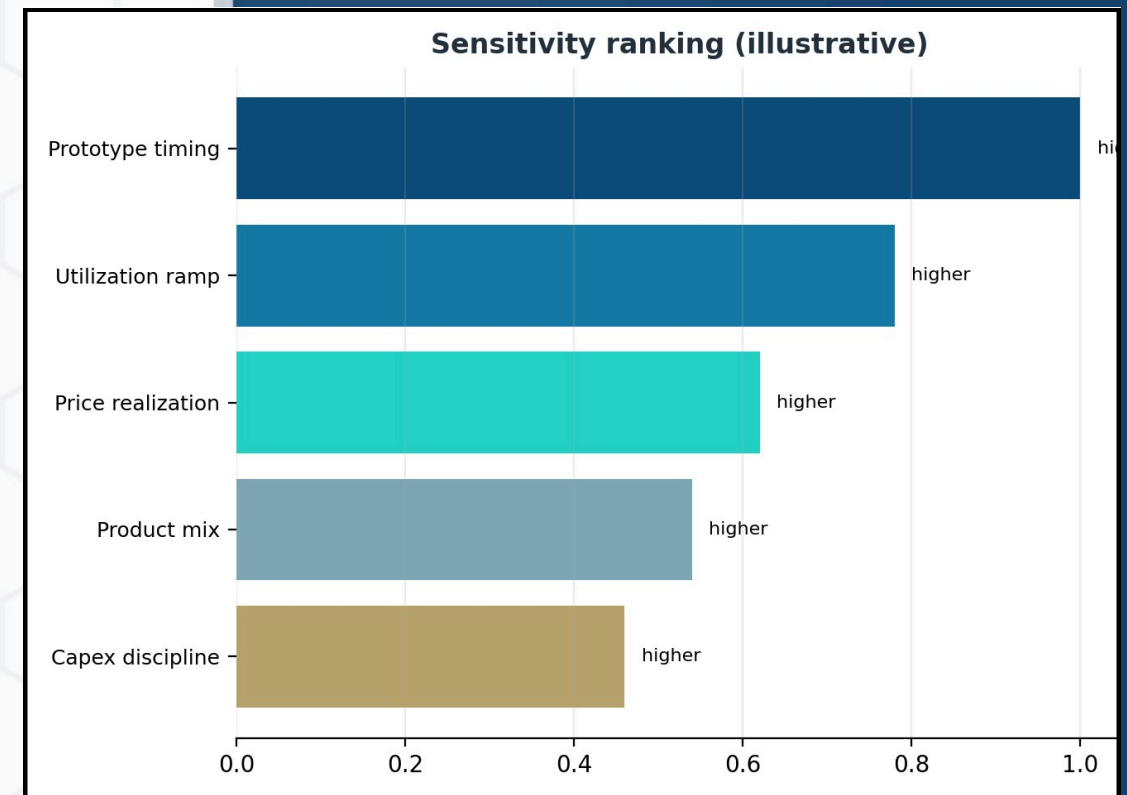


RISK MANAGEMENT

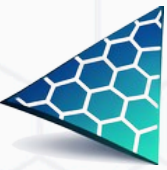
The main downside protection variables to mitigate risks are timing, utilization, mix, and capital discipline

- Utilization, price realization, and product mix drive the quality of operating participation.
- Reserves and proof packs are part of the mitigation not afterthoughts.
- Capital discipline matters more in a first-node island build because avoidable overruns can erode both liquidity and credibility
- The items in the table on the right shows the levers that can change outcomes and further mitigate risk.

Sensitivity Analysis



The real sensitivity drivers are execution levers management can monitor and influence.



RISK MANAGEMENT

Governance and reporting are built to institutional standards from day one

- Risks are real but mitigation is designed into the system for operational resiliency. Governance, capital controls and reporting are built to institutional standards from day one.
- The revised supplement architecture already anticipates board rights, reserved matters, information rights, audit rights, and a formal weekly / monthly / quarterly reporting cadence.
- That reporting discipline is part of the investment case because Phase 1 is a proof node, not just a plant build.

Governance is not decorative here; it is one of the main de-risking features for Phase 1 capital.

Risk Controls

Supply & Inputs

Dual sourcing,
buffers, long-
lead reserves

QC /Variance

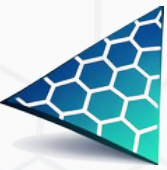
Test cadence,
acceptance
thresholds,
rework discipline

Weather

Insurance,
hardening,
emergency
procedures

Execution Load

Focused scope,
PMO cadence,
hiring discipline



CLOSING VIEW

The Investment Case for Acrete Global is valid because scope, controls, and cash logic are all legible

Phase 1 is controllable: two proof markets, complementary development activities and a return profile driven by visible operating evidence.

Phase 1 is actionable: long term experienced local partner and Acrete owner on the ground

- Visible use of proceeds and disciplined draw schedule
- Two factories create a recurring earnings floor
- Nassau DevCo and project participation improve pull-through
- Regional expansion remains sequenced, not diffuse

The investor is underwriting a highly specified, risk-mitigated, sound return opportunity.

Why this Opportunity is Investable

TCl + Bahamas + Nassau DevCo

Leverage is explicit - paired with reserve discipline

Investor Cash Payback by 2031

100% Preferred hurdle 1.75x / 25% IRR