



December 9, 2022

To: Ethos Asset Management, INC.

4660 La Jolla Village Drive, San Diego, California, 92122, USA

Att: Mr. Carlos Manuel da Silva Santos

Re: PROJECT SUMMARY *Waste-to-Energy Project in Albania*

Dear Mr. Carlos Santos,

Please find below completed Project Summary of Waste-to-Energy project.

I am at your entire disposal to take the next steps to begin and to move forward with this financing operation.

Sincerely,

GeoGenix B.V.


M. Druijts


M. Lappat

GeoGenix BV
Keizersgracht 520 H, 1017EK Amsterdam, Netherlands
| +41 79 453 3748 | christophe.darbord@icare-group.com



PROJECT SUMMARY

- Name and Passport Number of Directors (Chairman of the Board of Directors, Officer, President, should be the one that has authority to bind the Company)

Michael Peter DRUIJTS – NV5JRLKR5 – Board Member of GeoGenix BV which holds 100% of Integrated Energy BV SPV

Marc LAPPAT – NPJ4BK653 - Board Member of GeoGenix BV which holds 100% of Integrated Energy BV SPV

- Name and Passport Number of Shareholders/in case a company is a shareholder, please include company name, address and registration number

Giuseppe CIAFFAGLIONE – YB1100401

Alberto PRESEZZI – CA30214HH

Max ABITBOL – 19CH75144

Dominique OBADIA – 14DF08844

- Company's Name and Trademark

GeoGenix B.V

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- Company Address

Keizersgracht 520 H, 1017EK Amsterdam, Netherlands

- Company Registration Number

856655028

- Company's email

christophe.darbord@icare-group.com

- Name of the contact person in the Company and his/her contact details (e-mail, phone number, Skype)

Christophe DARBORD

christophe.darbord@icare-group.com

+41 79 453 3748



- **PROJECT PRESENTATION**

The Project

The Project is to build and operate an incinerator in Tirana, Albania, producing electricity out of two steam turbines. The total installed capacity will be 24MW, the feed amounts 1'200 tons of urban waste per day.

The construction of the incinerator should last 24 months.

The Project is the Phase 2 of an overall project to build, operate and transfer an urban waste landfill and an incinerator with the aim to rehabilitate the existing urban waste depositing stations and produce electricity, altogether recognized as the Tirana Waste Treatment Area Project ("TWTA").

The Company has completed most of the first phase by self-financing. It intends to finance by debt the construction of the incinerator:

- o Total investment: EUR 141M
- o Phase1 investment: EUR 28M to be self-financed, EUR 22M already self-financed
- o Phase2 investment: EUR 113M to be financed by debt

The Project rationale



The Project is a true Renewable energy initiative, which supports the local organization of the waste management, eradicates untreated waste, reduces carbon emission and provides green electricity. It is a project of national interest.

The economics are strong since the feedstock to generate electricity is not a cost but a source of revenue while electricity can be sold at the renewable premium. Additional revenues come from steel and aluminum recycling.

- **PROJECT IMPLEMENTATION PLAN**

Business model and monetization of operations

Today, the Company follows an integrated business model for waste management and environmental services. It provides collection, solid and hazardous waste landfill, transfer, recycling and resource recovery, and disposal services. It also develops, operates and owns landfill facilities.

The Project of WtE plant will achieve a complete integrated cycle by burning waste and generating electricity to be sold on the grid.

Since 2018, the Company has been generating revenues from 2 core streams:

- o revenues from waste treatment,
- o revenues from recycling, and will generate revenues from a 3rd core stream:
- o revenues from electricity production.

Urban waste treatment segment (LGUs, businesses)

General operations include (i) collecting waste at transfer stations, consolidating, compacting and transporting into the disposal sites; (ii) incineration.

Monetization: The company charges LGUs and other businesses a fixed tariff. The latter, as per the Concession agreement, amounts to EUR 29/tons of urban waste.

Recycling segment (All market operators)



General operations include (i) recycling and disposing all waste remnants; (ii) marketing and reselling recycling commodities; and (iii) providing recycling brokerage services that include the managing and marketing of recyclable materials for third parties.

Monetization: The Company charges a price per recycled waste volume to all market operators according to steel and aluminum scrap market prices.

Green energy production segment (State and market wholesalers)

General operations will include (i) receiving waste and depositing it to the waste-to-energy plant; (ii) selling the generated electricity to wholesalers and managing potential unbalances and (iii) transferring the electricity produced through system gridlines.

Monetization: The Company charges a price per MWH produced to all market operators, which can be set on the free market or regulated as renewables energy.

Uses and Sources of funds

Borrowed funds should be exclusively used to finance the Project meaning the WtE plant, which will grow the Fixed assets of the Company.

Funds should be sourced from public or private financing institutions.

Equity/Debt

The overall project, Phase 1 and Phase 2, intends be financed using an Equity/Debt ratio of 20/80, meaning respectively EUR 28 million and EUR 113 million.

The Company has already brought 75% of the Equity to be vested in. The remaining 25% will be self-financed thanks to organic growth in 2022-23.

The Debt will be raised by the Company's shareholder, GeoGenix BV, a Dutch holding company. The overall cash management is to be under the supervision of GeoGenix's shareholders, ICARE and FRANCO TOSI. LANDAS Investment Services will structure and manage the private bond.



The Company can place as a guarantee the Works, the Concession agreement, its rights on immovable property/assets, in favor of Financial/Lender Institutions, whether domestic or foreign, domestic or foreign banks, to secure financing of the Project, as well as the payment of any amount or financial loan received for Project financing, including either construction or operation, within the provisions of the applicable Law.

As of today, the Company is not committed in any pledge.

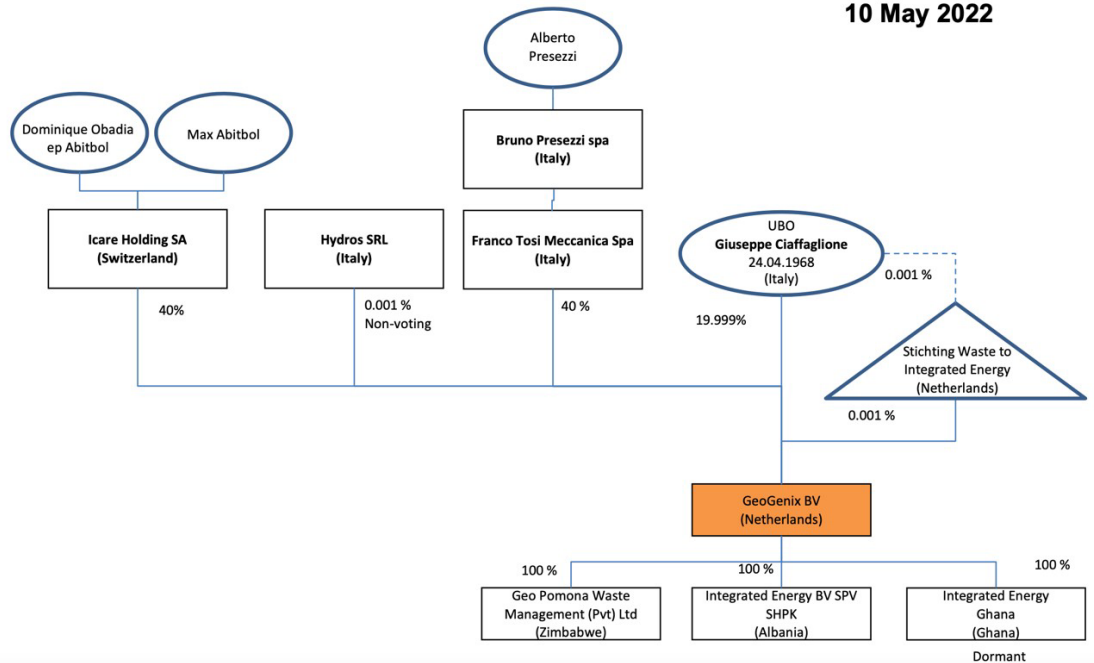
- **FINANCIAL RATIOS & ANALYSIS**

- *(This shall include the main Financial Ratios from the Business Plan)*
 - *(This shall include the main conclusions of the business plan like P&L / Cash flows, etc; Global project business plan shall be delivered as annex)*
1. IRR (internal rate of return of the project), **15%**
 2. NPV (net present value of the project), **309 M** Euros sum
 3. PI (profitability index of the project) **3,1**
 4. PBP (pay-back period), **108 months**



- **Entity Seeking Financing:** [GeoGenixBV – 856655028 - Keizersgracht 520 H, 1017EK Amsterdam]

**Structure chart
GeoGenix B.V.
10 May 2022**



- **Developer:** GeoGenix BV – 856655028 - Keizersgracht 520 H, 1017EK Amsterdam
- **Project Manager:** ICARE Holding SA (“ICARE”) & Franco Tosi Meccanica S.P.A. (“FRANCO TOSI “)
- **Guarantor:** Credit Agricole ITALY (SBLC of 20.000.000 Euros)
- **Total:** 100.000.000 Euros