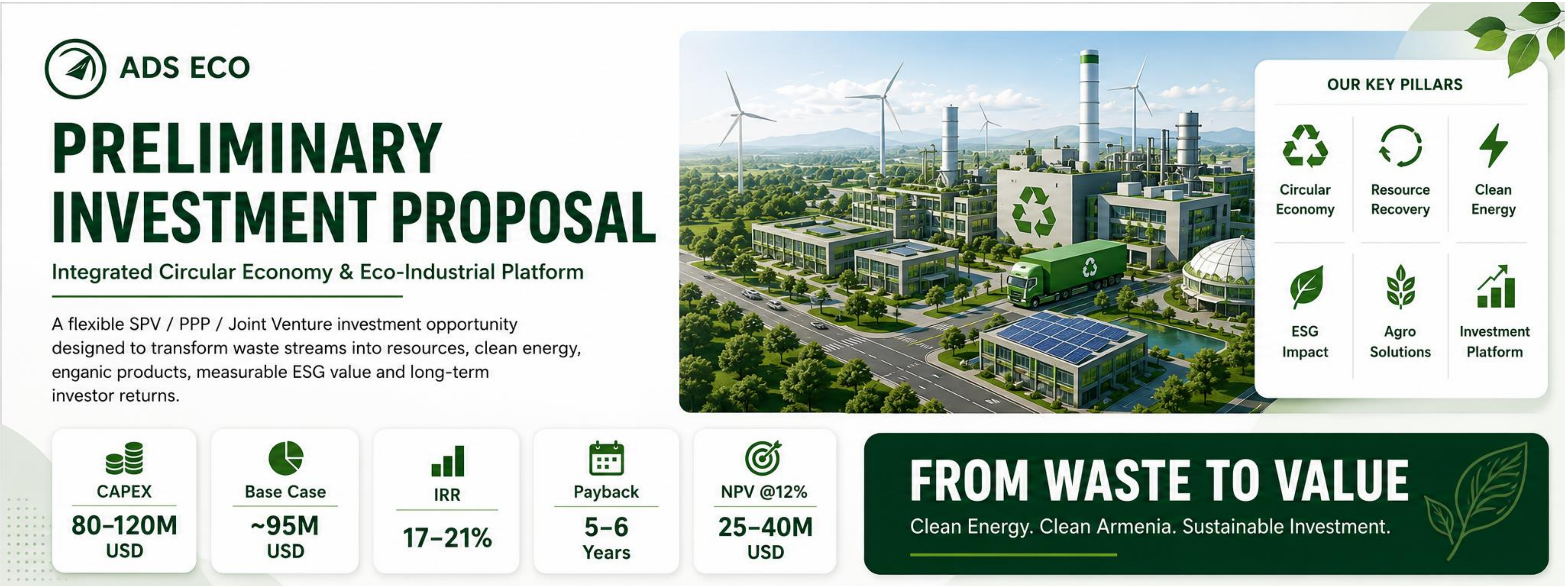
ADS ECO Preliminary Investment Proposal

Integrated circular economy and eco-industrial platform | English version | 16:6 visual format



ADS ECO investment platform overview

ADS ECO is positioned as a next-generation investment platform in Armenia that converts municipal, commercial, industrial, organic and legacy waste streams into valuable resources, clean energy, organic products, ESG impact and long-term economic value. *The proposal is intended for strategic investors, institutional funds, ESG and climate finance providers, technology partners, EPC companies and potential joint venture participants.*

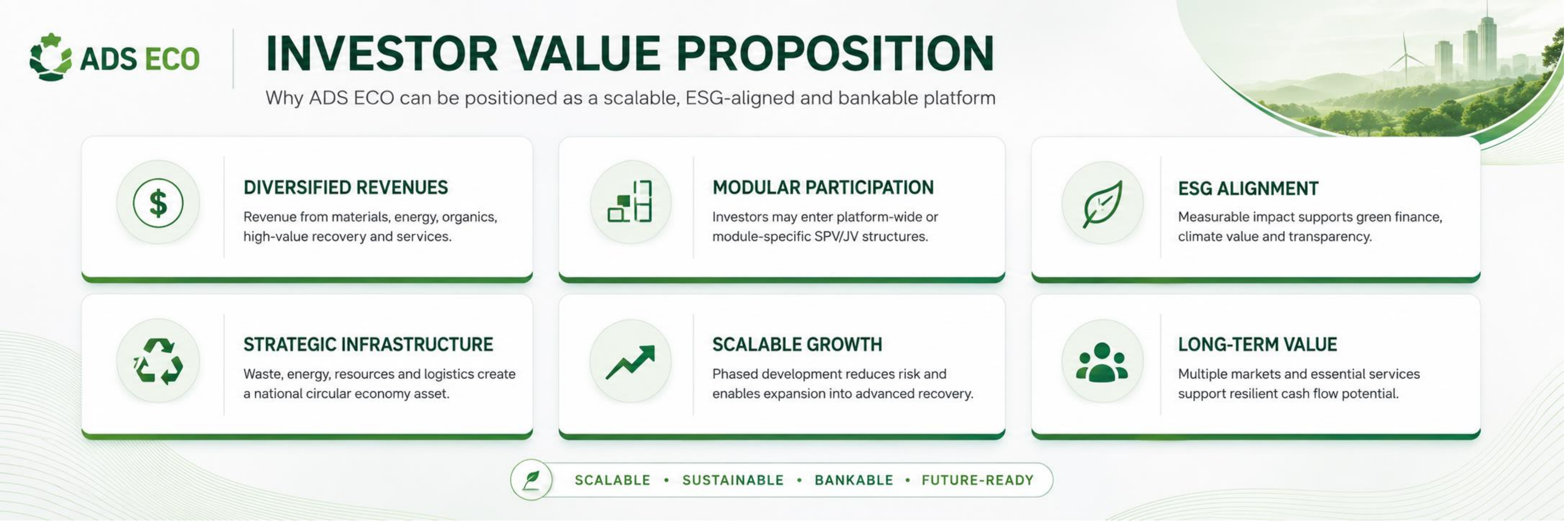
1. Investment Opportunity

A bankable circular economy platform with diversified revenue streams and measurable ESG outcomes

The ADS ECO project is designed as an integrated eco-industrial complex that transforms waste management from a disposal function into a resource recovery and value creation system. The platform combines AI-based sorting, advanced recycling, clean energy production, agro and bio-products, high-value material recovery, logistics, ESG governance and digital operations into a single scalable model.

The investment opportunity is built around the growing need for modern waste infrastructure, circular economy capacity, clean energy, secondary raw materials and ESG-aligned industrial development in Armenia. By combining multiple operating modules under one SPV and modular joint venture structure, ADS ECO can create both platform-level value and module-specific investment opportunities.

- Creates value from waste streams through a closed-loop industrial model.
- Generates diversified revenues from materials, energy, organics, high-value recovery and platform services.
- Allows participation at the SPV level, platform level or module-specific joint venture level.
- Supports measurable ESG impact, landfill reduction, resource efficiency and green job creation.
- Can be developed in phases to reduce capital risk and validate market demand progressively.



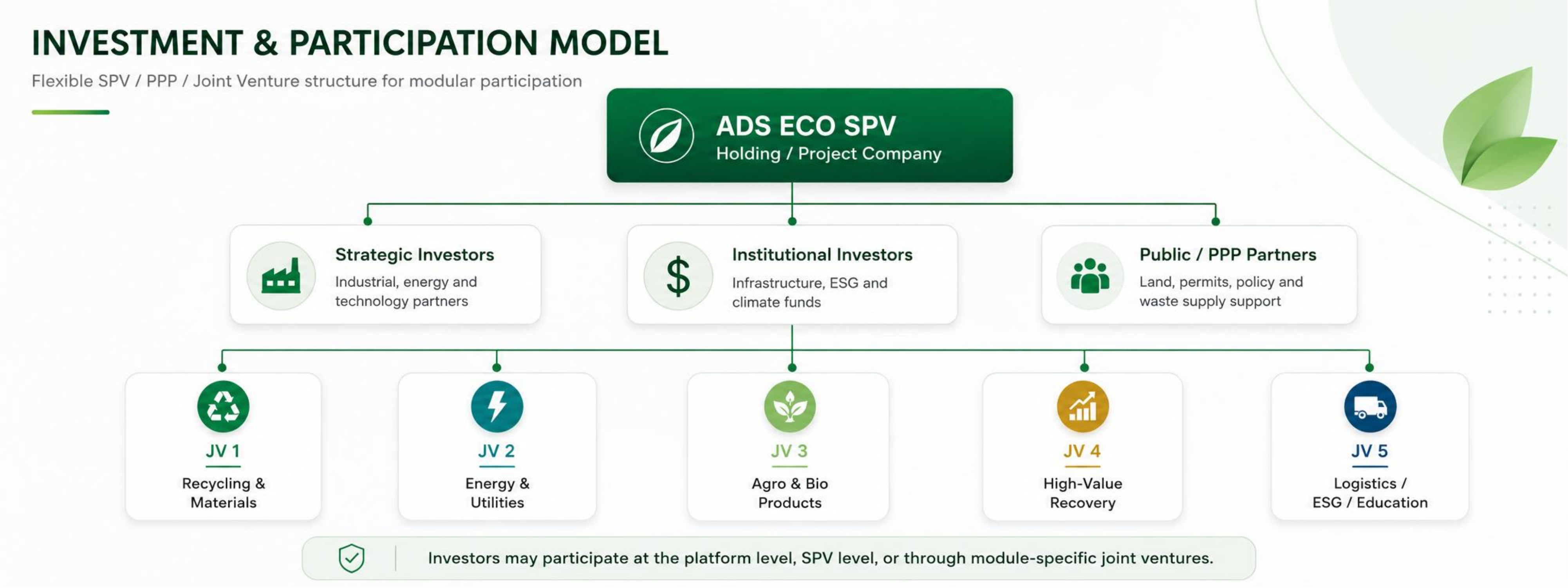
Investment value proposition and platform logic

2. Proposed Investment Structure

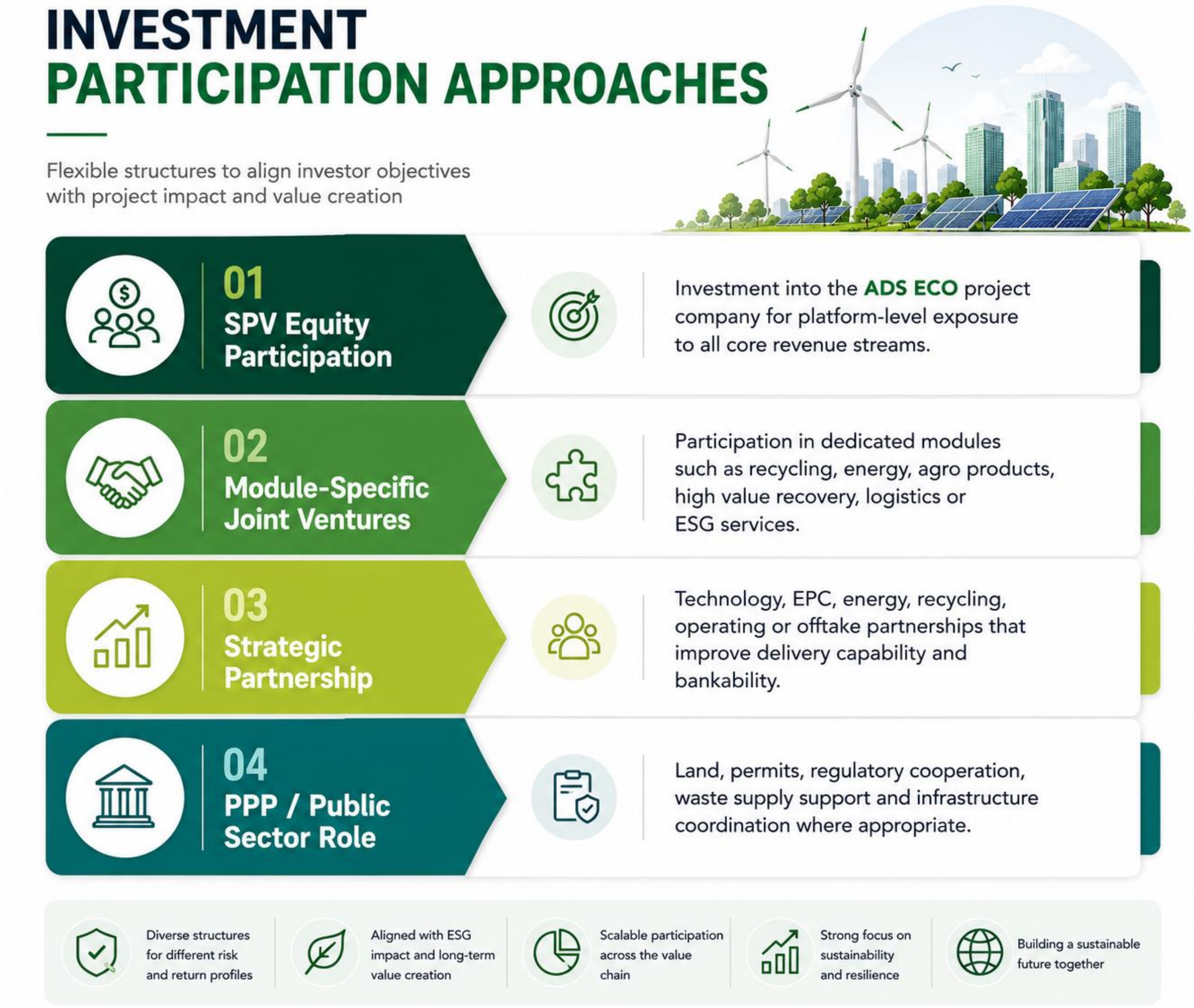
Flexible SPV / PPP / Joint Venture structure for modular participation

The project may be implemented through a dedicated ADS ECO SPV that holds core project assets, contracts, financing arrangements and operating rights. This SPV can serve as the central investment vehicle for equity investors while also enabling module-specific joint ventures for strategic and technology partners.

A flexible participation model allows investors to align their role with their capabilities: financial investors may participate at the SPV level; technology or industrial partners may participate through joint ventures; public and PPP partners may contribute land, permits, policy support or waste supply arrangements.



Proposed investment and participation model


INVESTMENT
PARTICIPATION APPROACHES
Flexible structures to align investor objectives
with project impact and value creation
01
SPV Equity Participation
Investment into the ADS ECO project company for platform-level exposure to all core revenue streams.
02
Module-Specific Joint Ventures
Participation in dedicated modules such as recycling, energy, agro products, high value recovery, logistics or ESG services.
03
Strategic Partnership
Technology, EPC, energy, recycling, operating or offtake partnerships that improve delivery capability and bankability.
04
PPP / Public Sector Role
Land, permits, regulatory cooperation, waste supply support and infrastructure coordination where appropriate.
Diverse structures for different risk and return profiles
Aligned with ESG impact and long-term value creation
Scalable participation across the value chain
Strong focus on sustainability and resilience
Building a sustainable future together

3. Preliminary Investment Value and CAPEX Framework

Indicative figures to be refined through feasibility study, EPC pricing and market validation

CAPEX 80-120M USD Base case approx. 95M USD	OPEX 8-14M USD/year Base case approx. 10.5M USD/year	REVENUE 18-35M USD/year Diversified multi-stream model
IRR 17-21% Base case project return range	NPV @ 12% 25-40M USD Indicative positive present value	PAYBACK 5-6 Years Supported by diversified cash flows

The preliminary CAPEX range includes land and site preparation, receiving and sorting infrastructure, advanced recycling lines, waste-to-energy systems, agro and organic production, logistics, utilities, ESG facilities, digital systems, project development costs and contingency. These figures are indicative and should be validated through a feasibility study, technology selection, EPC pricing, permitting review and market analysis.

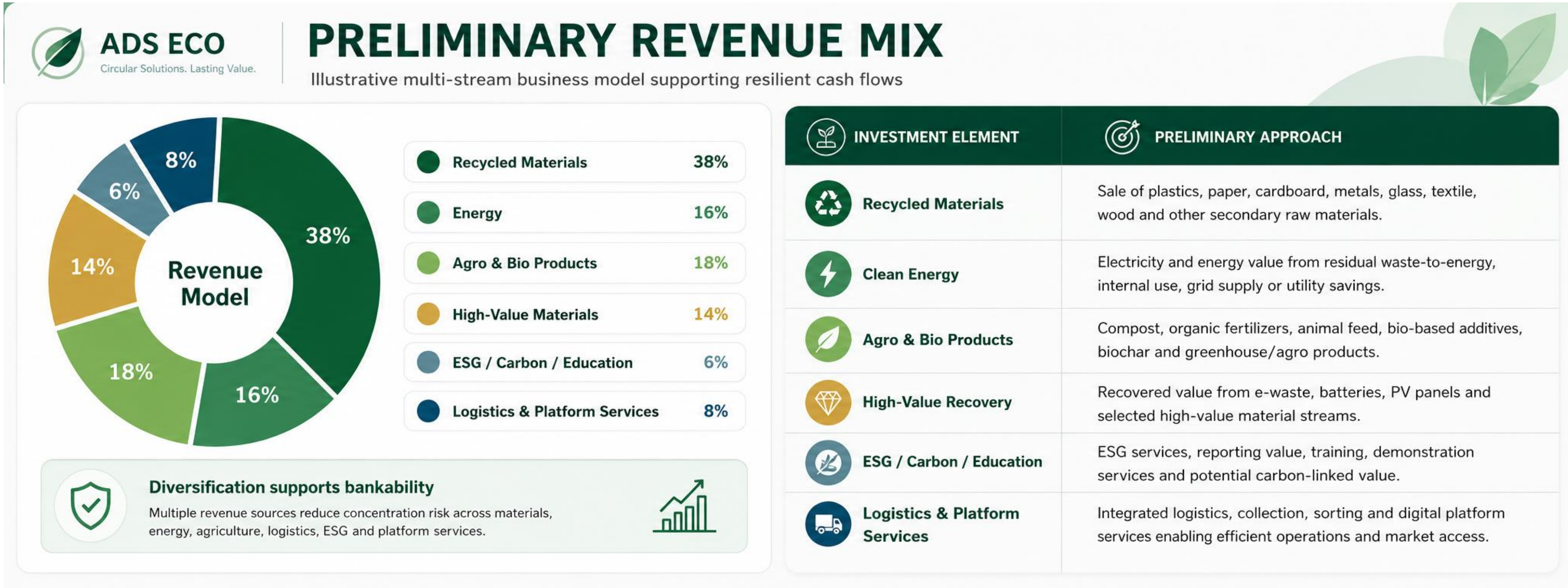
Preliminary financial snapshot and CAPEX logic

4. Revenue Model

Multi-stream business model supporting resilience, bankability and long-term value

ADS ECO is designed around a diversified revenue mix. Rather than depending on one income stream, the project can generate value from recovered materials, renewable energy, agro and bio-products, high-value material recovery, logistics and platform services, and ESG / carbon-related opportunities.

Diversification reduces concentration risk, stabilizes cash flows and improves bankability. It also allows the project to phase investments according to market readiness, technology availability and partner participation.



Preliminary revenue mix by business line

5. Investment Advantages

Why the ADS ECO platform can be attractive for strategic, institutional and ESG investors

Integrated eco-industrial platform with multiple sources of value creation.

Modular development structure that supports phased capital deployment.

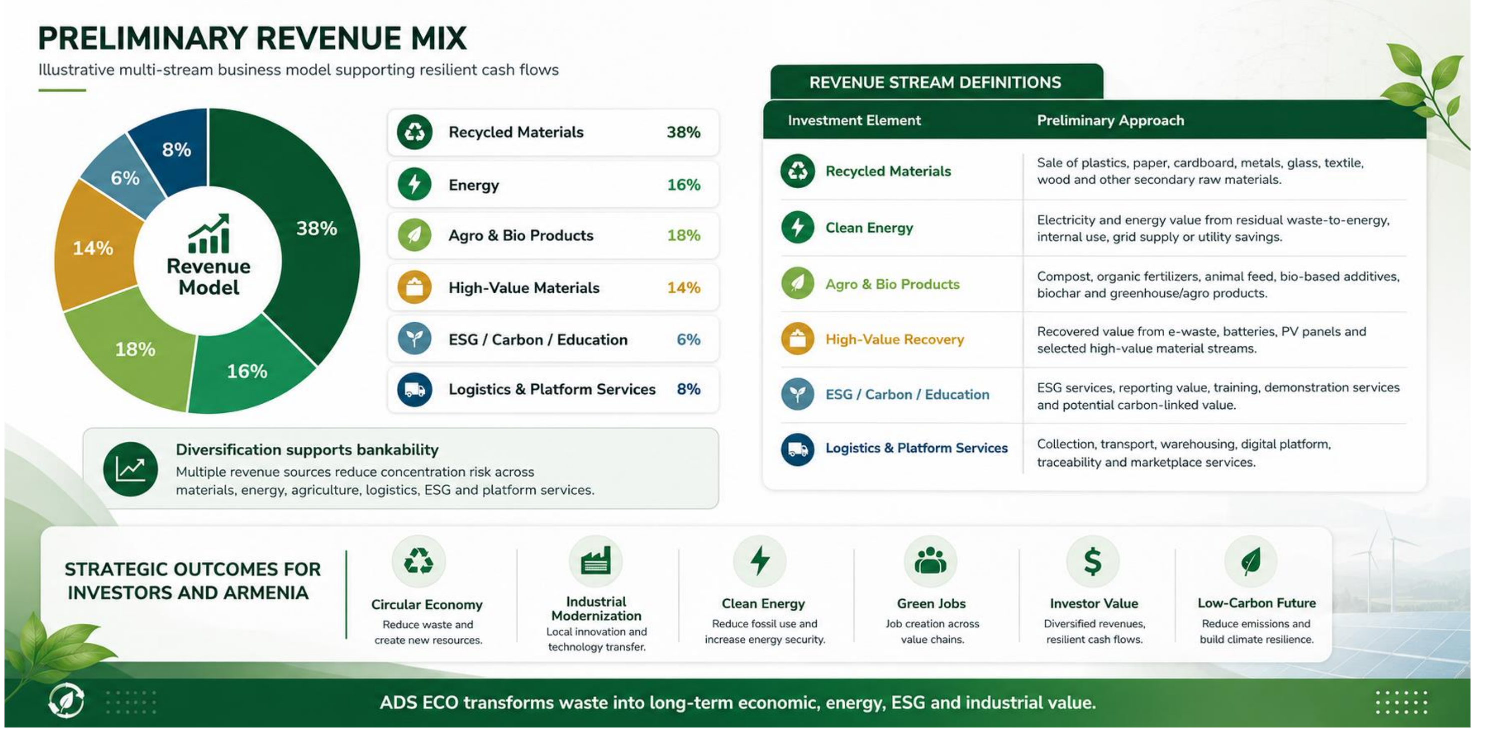
Flexible participation formats through SPV, PPP and joint venture mechanisms.

Exposure to circular economy, clean energy, secondary raw materials and ESG markets.

Potential for long-term offtake contracts and strategic partnerships.

ESG-aligned impact profile supporting green finance and climate-focused investment mandates.

Scalable model that can be expanded into high-value recovery and regional replication.



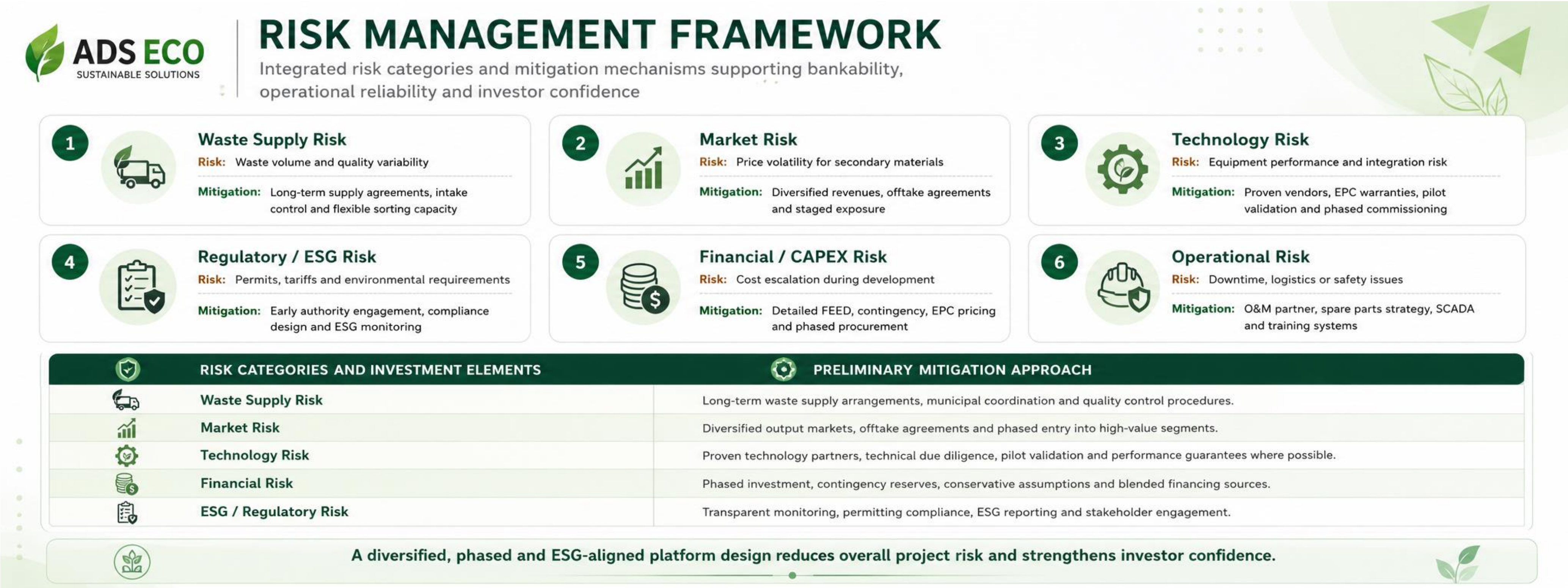
Strategic outcomes and investor value creation

6. Risk Management Framework

Preliminary risk allocation and mitigation approach

The investment structure should be supported by a disciplined risk management framework covering market, technology, supply, regulatory, financial, construction and operational risks. The central principle is to reduce uncertainty through staged development, strong contracts, experienced partners and transparent ESG monitoring.

Risk mitigation can be strengthened by securing waste supply arrangements, validating technology through proven suppliers, using experienced EPC and O&M partners, establishing market offtake pathways and maintaining financial reserves and insurance coverage.



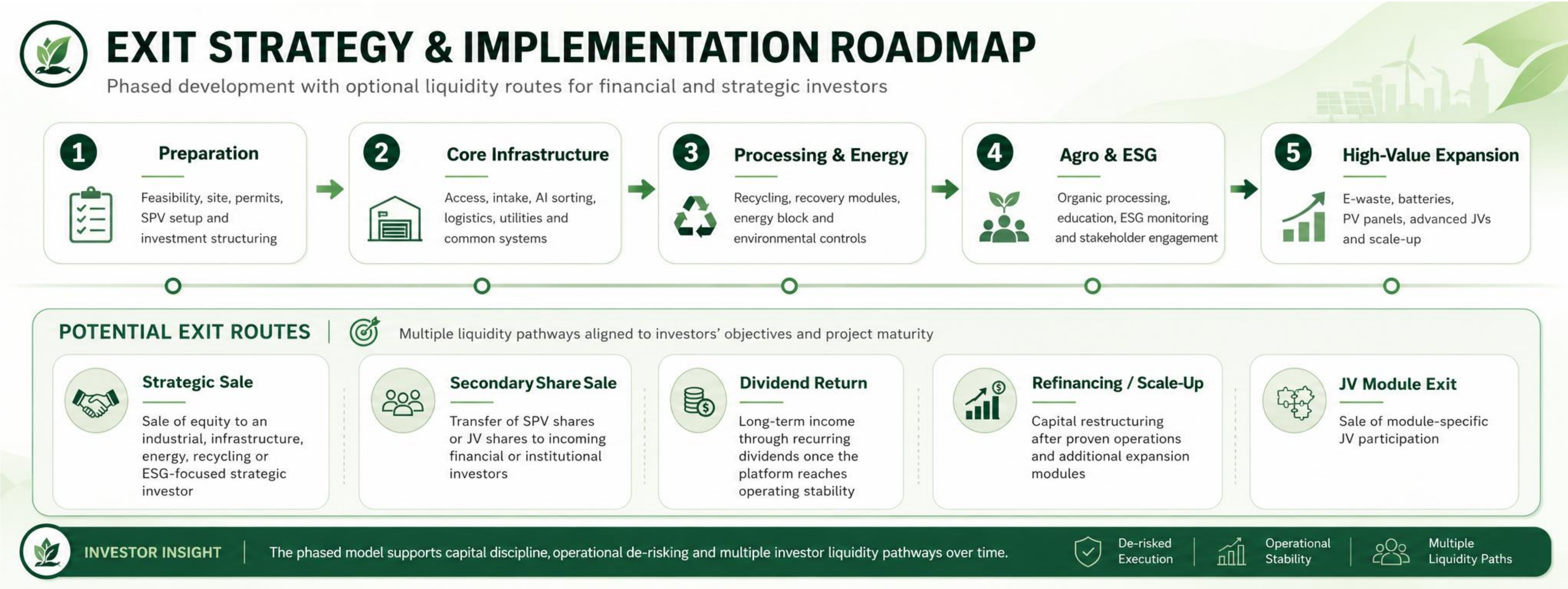
Risk categories and mitigation mechanisms

7. Development Roadmap and Exit Strategy

Phased investment reduces risk and supports staged value creation

A phased development approach can reduce capital exposure, allow faster validation of market demand and improve bankability. The first phase should prioritize critical infrastructure, intake, sorting and logistics. Later phases can add advanced recycling, energy, agro and high-value recovery modules.

Potential investor exit options may include strategic sale, secondary sale of SPV equity, sale of joint venture shares, long-term dividend return, refinancing after stabilization or entry of institutional and green funds at later stages.



Implementation roadmap and potential exit pathways

8. Investment Proposal Summary

Preliminary investment proposition for partner engagement and feasibility-stage development

ADS ECO offers a preliminary investment proposition built on circular economy infrastructure, green energy, resource recovery and measurable ESG impact. The project is designed to convert waste into economic, environmental and social value while creating an investable platform for Armenia. The opportunity can be structured through an SPV, PPP and joint venture model, allowing participation by different investor types and partners. Diversified revenues, potential ESG and climate finance eligibility, modular deployment and scalable industrial logic support its financial attractiveness.

At this preliminary stage, the next steps should include feasibility confirmation, site and permitting review, technology selection, EPC pricing, market validation, offtake discussions, SPV structuring and investor term sheet preparation.

Core investment idea: From Waste to Value - Clean Energy, Clean Armenia.

ADS ECO investment platform - closing visual