ADS ECO

Investor Brief / From Waste to Value

INVESTOR BRIEF

Integrated Circular Economy & Eco-Industrial Platform

A bankable, modular and ESG-aligned investment opportunity designed to transform waste streams into resources, clean energy, agro/bio products, measurable ESG value and long-term investor returns.

CAPEX	Base Case	OPEX	IRR	NPV @ 12%	Payback
80-120M USD	~95M USD	8-14M USD/year	17-21%	25-40M USD	5-6 Years
Indicative total CAPEX	Preliminary base case	Operating cost range	Return range	Positive present value	Capital recovery

FROM WASTE TO VALUE — Clean Energy. Clean Armenia. Sustainable Investment.

Circular economy / Resource recovery / Clean energy / ESG value / Bankable investment platform

01. Executive Overview

A scalable circular economy platform structured for institutional investment

Investment Thesis ADS ECO converts waste-management challenges into circular economy infrastructure, diversifying revenues across materials, energy, agro, ESG and platform services.	**Bankable Structure** The project can be implemented through an SPV / PPP / JV model with clear governance, financial controls, investor rights and phased capital deployment.
National Impact The platform supports landfill reduction, resource efficiency, clean energy, green jobs, industrial modernization and ESG transparency for Armenia.	**Investor Value** Diversified revenue streams, modular participation and measurable ESG outcomes create a resilient value proposition for strategic and institutional investors.

02. Investment Rationale

Why ADS ECO can be positioned as a strategic circular economy infrastructure asset

Armenia faces a growing need for integrated waste recovery, landfill reduction, resource efficiency and sustainable industrial infrastructure. Current systems remain highly dependent on disposal, while valuable waste streams remain underutilized.

Circular Economy Demand

Growing demand for integrated recovery, recycling and resource-efficiency infrastructure.

Landfill Reduction Need

Strong need to reduce landfill dependency, environmental liability and uncontrolled disposal.

Revenue Diversification

Multiple revenue channels reduce concentration risk and support bankability.

Scalable Platform

The modular model can expand through phased investment and dedicated JV modules.

ESG Alignment

The project is compatible with ESG, climate finance and measurable impact reporting.

Public-Private Value

Long-term strategic value for public partners, investors and technology providers.

03. Project Concept & Operating Architecture

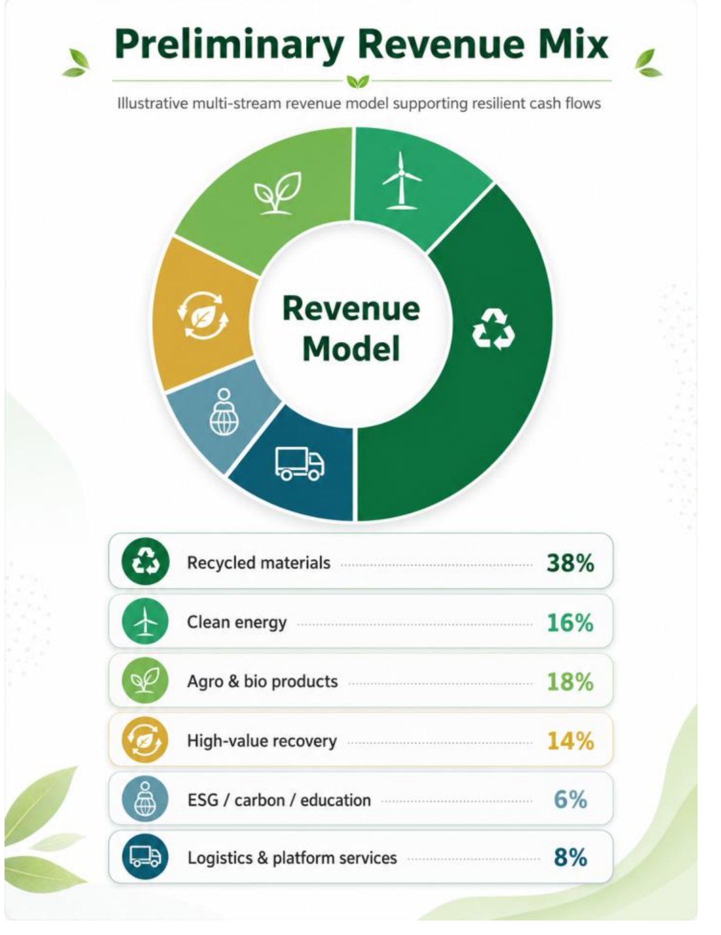
Integrated zones connected by logistics, utilities, data control and ESG governance

Zone	Function
Waste Intake & AI Sorting	Reception, weighing, inspection, AI/NIR sorting and material routing.
Recycling & Resource Recovery	Processing of plastics, paper, cardboard, metals, glass, textiles, wood and rubber.
Waste-to-Energy	Energy recovery from residual non-recyclable streams.
Agro & Bio Products	Compost, organic fertilizers, animal feed, bio-additives and greenhouse/agro outputs.
High-Value Recovery	E-waste, batteries, PV panels and selected high-value material streams.
Logistics & Shared Infrastructure	Warehousing, dispatch, internal transport, utilities and service infrastructure.
ESG / Education / Digital Governance	ESG reporting, training, monitoring, investor dashboards and public engagement.

04. Business Model & Revenue Logic

Diversified revenue streams designed to improve resilience and long-term bankability

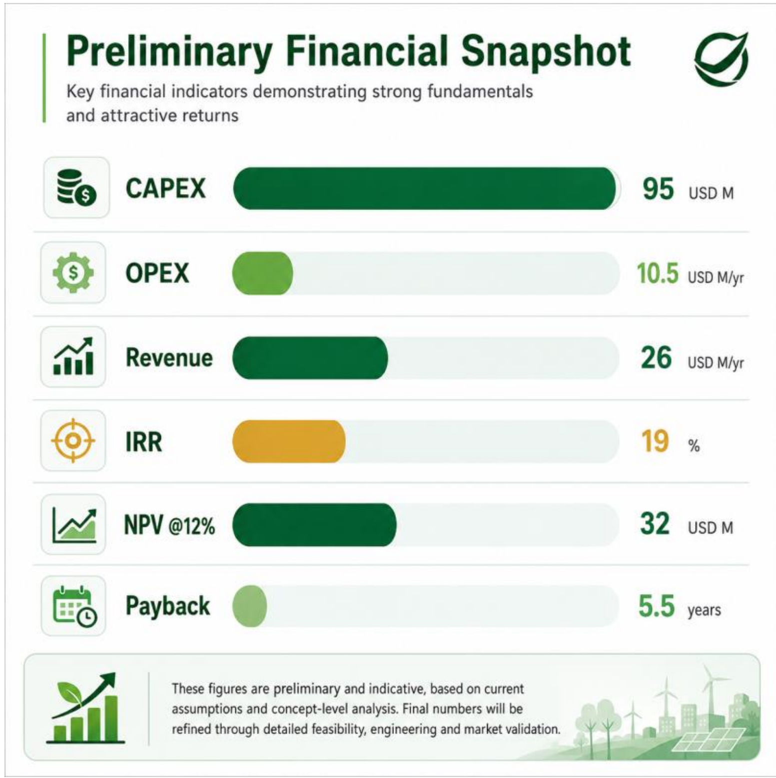
Revenue Source	Description
Recycled Materials	Sale of recovered plastics, metals, paper, glass, textiles, wood and other secondary raw materials.
Clean Energy	Energy value from residual waste-to-energy, internal consumption savings and possible grid/offtake arrangements.
Agro & Bio Products	Compost, organic fertilizers, animal feed, bio-based additives, bio char and greenhouse/agro products.
High-Value Recovery	Recovered value from e-waste, batteries, PV panels and selected advanced recovery streams.
ESG / Carbon / Education	ESG services, reporting, training, demonstration programs and potential carbon-linked value.
Logistics & Platform Services	Sorting, storage, dispatch, warehousing and circular logistics services.
JV Module Revenues	Module-level returns from dedicated joint ventures or specialized investment structures.



05. Preliminary Financial Snapshot

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

Indicator	Preliminary Range
Total CAPEX	80-120M USD
Base Case CAPEX	Approx. 95M USD
Annual OPEX	8-14M USD/year
Annual Revenue	18-35M USD/year
IRR	17-21%
NPV @ 12%	25-40M USD
Payback Period	5-6 years



Financial logic: ADS ECO combines infrastructure investment with diversified operating revenues. CAPEX is distributed across sorting, recycling, energy, agro/bio processing, utilities, digital systems, logistics and ESG infrastructure. The phased development model reduces capital risk and supports progressive expansion as demand, partnerships and offtake markets are validated.

06. Investment & Participation Model

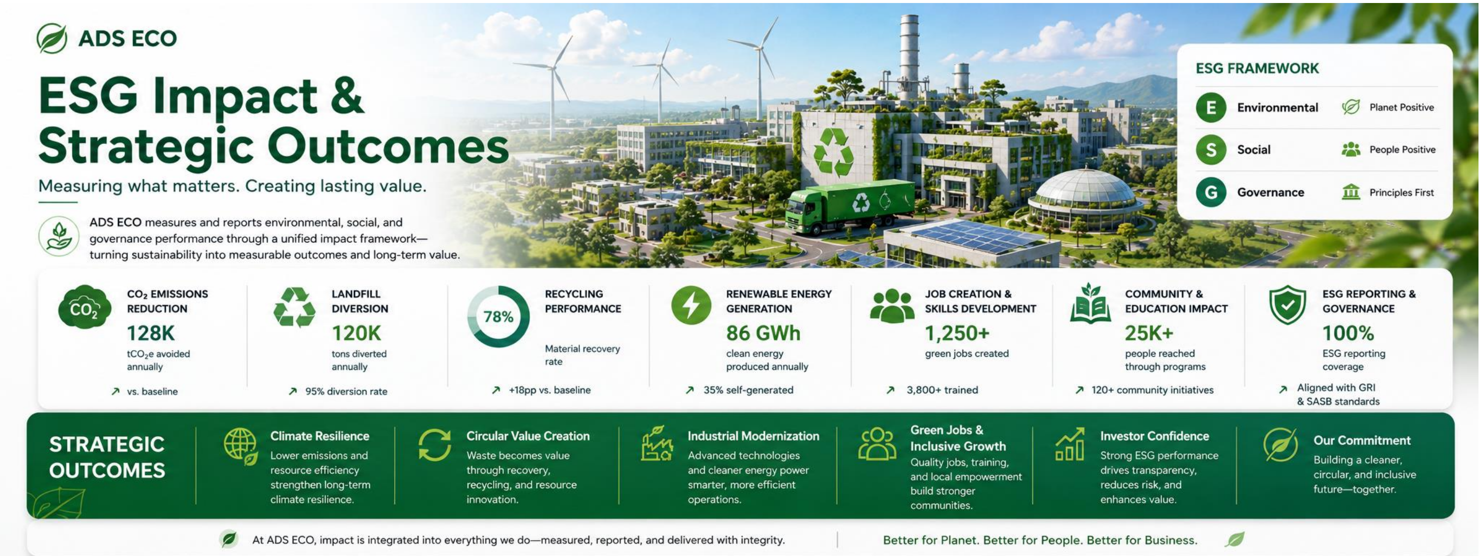
Flexible SPV, PPP and module-specific JV structures for financial and strategic partners

Investor Type	Participation Logic
Strategic Investors	Industrial, energy, recycling, technology and infrastructure partners.
Institutional Investors	Infrastructure funds, ESG funds, climate finance investors and long-term capital providers.
Public / PPP Partners	Land, permits, waste supply framework, policy support and public infrastructure alignment.
Technology Partners	Sorting, recycling, energy, digital, ESG and industrial processing providers.
EPC / O&M Partners	Engineering, procurement, construction and operational management partners.

Platform-level Equity Participation in the central SPV holding / project company.	**Module-specific JV** Dedicated investment into recycling, energy, agro, ESG or high-value recovery modules.
Green Finance Climate-linked financing, grants, concessional facilities or blended finance.	**Offtake & Services** Long-term sales, supply, service and operations agreements.

07. ESG Impact

Measurable environmental, social and governance outcomes for Armenia and investors



Environmental Landfill reduction, resource recovery, lower emissions, cleaner energy production, circular material loops and stronger environmental monitoring.	**Social** Green jobs, technical skills, training programs, public awareness, community engagement and education through an eco-education and innovation platform.
Governance Transparent reporting, audited statements, ESG performance monitoring, investor dashboards, clear decision rights and strong internal controls.	**Investor Relevance** ESG-linked reporting improves transparency, reduces reputational risk and supports the project's investment positioning.

08. Risk Management

Disciplined risk control supporting investor confidence, bankability and resilient operations

Risk Category	Mitigation Approach
Waste Supply Risk	Long-term supply agreements, municipal coordination and intake quality control.
Technology Risk	Proven technology partners, EPC warranties, pilot validation and phased commissioning.
Market Risk	Diversified revenue streams, offtake agreements and multiple buyer channels.
CAPEX Risk	FEED validation, EPC pricing, contingency reserves and phased procurement.
OPEX Risk	Preventive maintenance, energy efficiency, KPI monitoring and O&M controls.
Regulatory / ESG Risk	Early authority engagement, compliance design, monitoring and ESG reporting.
Financial Risk	Conservative assumptions, reserve accounts, DSCR monitoring and controlled distributions.

09. Financial Management & Investor Protection

Transparent budgeting, cost control, revenue tracking, reserve discipline and audited reporting

Budgeting & Cost Control

CAPEX, OPEX and working capital controls supported by approval thresholds and variance reporting.

Cash-Flow Forecasting

Monthly, quarterly and annual cash-flow forecasts aligned with revenues, OPEX, debt service, tax payments and reserves.

Revenue Tracking

Revenue-by-stream monitoring with sales records, offtake reconciliation, receivables management and JV settlement logic.

Investor Reporting

Audited statements, financial KPI dashboard, ESG-linked reports and regular investor communication.

Distribution Waterfall

Investor distributions only after operating costs, taxes, debt service, reserve funding and reinvestment rules are satisfied.

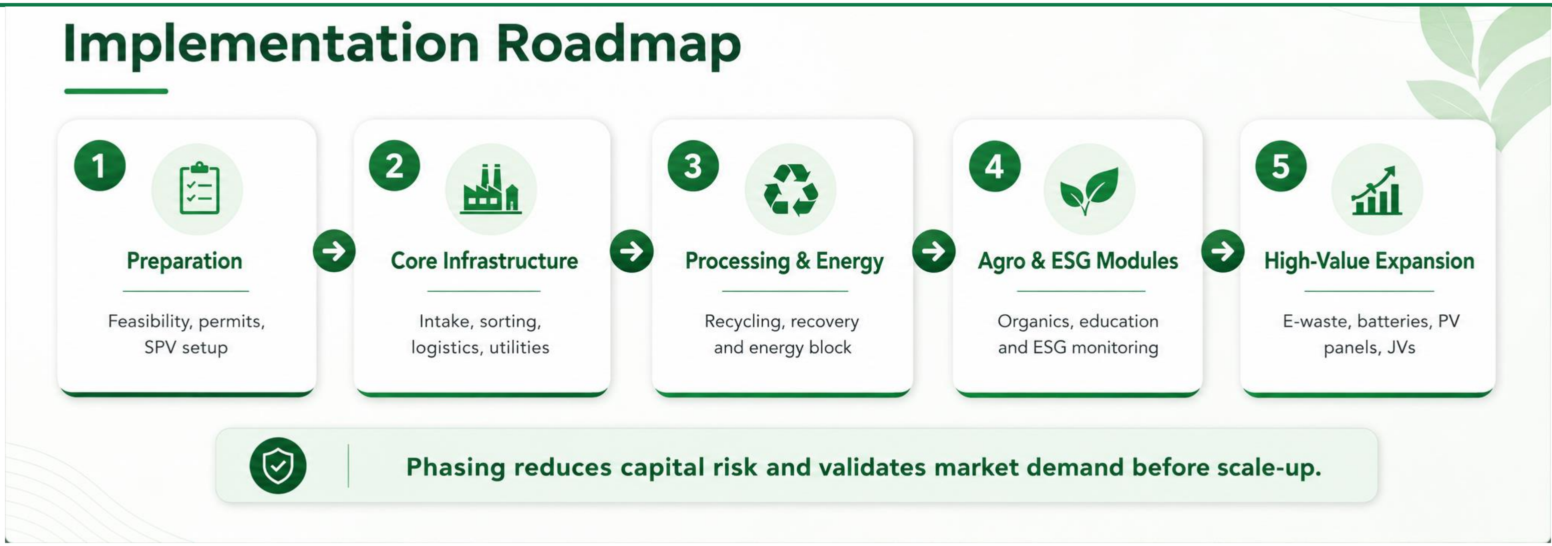
Reserved Matters

Major CAPEX, debt, JV, refinancing, asset sale and related-party decisions require elevated approval.

Investor Protection Mechanism	Purpose
Shareholder agreement	Defines rights, obligations, approvals, transfer rules and dispute resolution.
Audit rights	Allows review of accounts, project expenses, procurement records and revenue statements.
Distribution waterfall	Prevents premature dividends and protects liquidity, debt service and reserves.
JV settlement rules	Clarifies module-level revenue sharing, cost allocation and exit conditions.
Exit rights	Provides transfer rules, tag-along, drag-along and JV exit clauses.

10. Implementation Roadmap

Phased development from preparation to high-value expansion



Phase	Description
Phase 1 - Preparation	Site selection, feasibility study, permitting, SPV setup and investment structuring.
Phase 2 - Core Infrastructure	Access, intake, AI sorting, logistics, utilities and common systems.
Phase 3 - Processing & Energy	Recycling, recovery modules, energy block and environmental controls.
Phase 4 - Agro & ESG Modules	Organic processing, agro/bio products, education center, ESG monitoring and stakeholder engagement.
Phase 5 - High-Value Expansion	E-waste, batteries, PV panels, advanced recovery modules and additional JVs.

11. Strategic Investor Value

Scalable and ESG-aligned investment opportunity with multiple value drivers

Diversified Revenues Revenue from materials, energy, organics, high-value recovery, ESG and platform services.	**Modular Participation** Investors may enter platform-wide or through dedicated module-specific SPV/JV structures.	**ESG Alignment** Measurable environmental and social impact supports green finance, climate value and transparency.
Strategic Infrastructure Waste, energy, resources and logistics create a national circular economy asset.	**Scalable Growth** Phased development reduces risk and enables expansion into advanced recovery and regional replication.	**Long-Term Value** Multiple markets and essential services support resilient cash-flow potential.