

LLC PUSTOVITSKY BMZ

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The project concept involves the creation of a modern industrial complex for the production of high-quality flour with a capacity of 300 tons per day and an elevator with a capacity of 30,000 tons, aimed at selling products to foreign markets.

KEY INVESTMENT INDICATORS

| Indicator | Value | Lending parameters | | |
|--|-----------------------|--------------------|----------|--------------|
| | | lending rate, % | Period | Grace period |
| The cost of the project, including: | € 23 528 539 | | | |
| Own funds | € 1 025 000 | | | |
| Loan | € 22 503 539 | 11% | 10 years | 2 years |
| Implementation period | 10 years | | | |
| Discounted payback period (DPP) | 7 years 3 mons | | | |
| Internal rate of return (IRR) | 18,6% | | | |
| Return on sales (ROS) | 13,8% | | | |
| Net present value (NPV) | € 11 295 194 | | | |

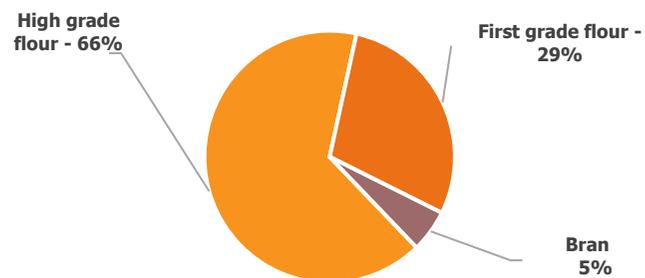
PROJECT PROFITABILITY, million €

| Indicator | 1 year | 2 year | 3 year | 4 year | 5 year | 6 year | 7 year | 8 year | 9 year | 10 year | Total |
|-------------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Sales | 0,00 | 3,55 | 33,77 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 289,85 |
| Net Revenues | 0,00 | 3,55 | 33,77 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 36,08 | 289,85 |
| Gross Profit | 0,00 | 1,05 | 10,19 | 10,63 | 10,60 | 10,49 | 10,45 | 10,44 | 10,46 | 10,47 | 84,78 |
| EBITDA | -0,15 | 0,65 | 9,31 | 9,29 | 9,25 | 9,15 | 9,10 | 9,09 | 9,12 | 9,12 | 73,93 |
| Net Profit | -0,55 | -1,83 | 4,85 | 4,66 | 4,88 | 5,05 | 5,30 | 5,62 | 5,90 | 6,16 | 40,05 |

PROJECT CASH FLOW STATEMENT, million €

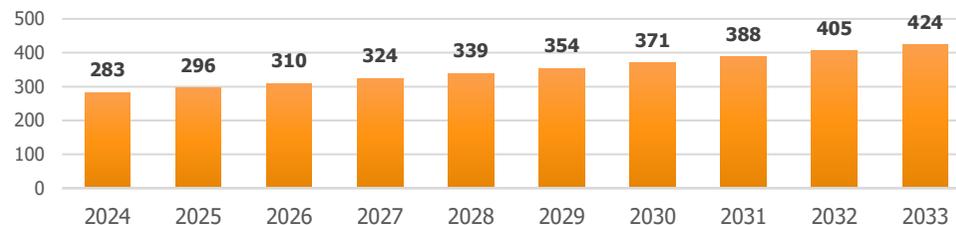
| Indicator | 1 year | 2 year | 3 year | 4 year | 5 year | 6 year | 7 year | 8 year | 9 year | 10 year | Total |
|----------------------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Operation activities | -0,15 | -2,16 | 7,43 | 6,94 | 7,69 | 9,62 | 7,28 | 8,05 | 8,99 | 8,48 | 62,17 |
| Revenues | 0,00 | 3,55 | 34,65 | 40,34 | 41,21 | 41,22 | 40,89 | 41,22 | 41,13 | 40,95 | 325,15 |
| Costs | 0,00 | 3,55 | 34,65 | 40,34 | 41,21 | 41,22 | 40,89 | 41,22 | 41,13 | 40,95 | 325,15 |
| Investment activities | -8,63 | -10,39 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | -19,02 |
| Revenues | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 |
| Costs | 8,63 | 10,39 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 19,02 |
| Financial activities | 8,63 | 12,49 | -5,15 | -4,84 | -4,53 | -4,22 | -3,91 | -3,60 | -3,29 | -2,98 | -11,39 |
| Revenues | 9,03 | 14,50 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 0,00 | 23,53 |
| Costs | 0,40 | 2,01 | 5,15 | 4,84 | 4,53 | 4,22 | 3,91 | 3,60 | 3,29 | 2,98 | 34,92 |
| Aggregate cash flow | -0,15 | -0,06 | 2,29 | 2,10 | 3,16 | 5,40 | 3,37 | 4,45 | 5,70 | 5,50 | 31,76 |

SALES STRUCTURE



RELEVANCE OF THE PROJECT

The volume of the world flour market by 2033 should grow at an annual rate of 4.5 to 6% and reach \$424 billion by the end of the period. The flour milling sector remains promising from a financial point of view even in war conditions. But as soon as conditions are created for the economic recovery of Ukraine, its growth will be rapid. This will be facilitated by the beautiful Ukrainian soils and the constant implementation of advanced practices to increase the yield level. This will reduce the cost of the consumption of the flour milling complex - grain.



These factors will lead to the realization of the perspective of creating additional value in the country in the form of flour production, instead of exporting grain abroad. By that time, it is predicted that the company will already have a strong position and will be one of the first to take advantage of the available opportunities and reliably take part of the market.

LOAN SERVICE SCHEDULE, million €

| Indicator | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Obtaining | 8 | 14,5 | - | - | - | - | - | - | - | - | 22,5 |
| Construction | 2,2 | 0,3 | - | - | - | - | - | - | - | - | 2,5 |
| Equipment | 5,5 | 10 | - | - | - | - | - | - | - | - | 15,5 |
| Working capital | 0,4 | 4,1 | - | - | - | - | - | - | - | - | 4,5 |
| Loan repayment | 0,00 | 0,00 | 2,81 | 22,50 |
| Payment of % and commissions | 0,40 | 2,01 | 2,33 | 2,02 | 1,71 | 1,41 | 1,10 | 0,79 | 0,48 | 0,17 | 12,42 |

PROJECT LOCATION AND EXPORT OPPORTUNITIES



KEY FACTORS OF PROJECT SUCCESS

1. Significant global demand for high-quality flour products in the long term.
2. Low purchase prices for grain will be reflected in the higher level of profitability of the complex.
3. Availability of a significant amount of grain raw materials in each region of Ukraine.
4. Competitive flour quality and use of modern equipment from a leading European manufacturer.
5. A strategically important industry for the national food security of Ukraine, which will be supported by the government.
6. The possibility of attracting a wide range of financial instruments and expanding production according to market needs.
7. Export-oriented enterprises in Ukraine are among the most resistant to the devaluation of the national currency.

INFORMATION ABOUT THE INITIATORS AND MANAGEMENT MEMBERSHIP OF THE PROJECT

The project will be implemented with the participation of highly qualified personnel in key positions of the enterprise with work experience from 8 to 25 years/

Project initiators: Gulenko Vitalii та Ahoshkov Kostiantyn.

Management staff: CEO – Gulenko Vitalii; **Chief Engineer** – Petrenko Yurii; **CFO** – Ahoshkov Kostiantyn; **Chief technologist** – Moskalenko Olena; **Chief Accountant** – Chala Galina; **Lawyer** – Mozgalov Victor.