



CONFIDENTIAL

Project Oasis: 50 MW Karamoja Eco-Industrial Park

Confidential Investment Memorandum

May 2026 | Financial Sponsor Briefing



Executive Investment Thesis: The Sponsor Edge



Behind-the-Meter (BTM) Generation

Arbitrage of Reliability

Bypassing the national grid converts historically unreliable land into premium, grid-independent industrial real estate.



22% OpEx Reduction

Margin Expansion via Symbiosis

Co-located industrial anchor tenants share a closed-loop thermal and water infrastructure, drastically lowering production costs vs. standalone facilities.



15-20% Price Premium

The Green Premium

100% renewable generation guarantees Net-Zero compliance, capturing premium pricing for processed exports in highly regulated EU and US markets.

The Geographic Advantage: Re-evaluating Karamoja

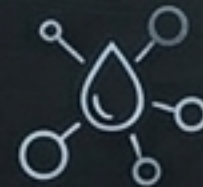
Problem vs. 2026 Strategic Asset

Historical Constraints

High multidimensional poverty (74.2%)



Severe water scarcity and regional isolation



2026 Capitalization Profile

Irradiance:

Highest solar yield in Uganda at 5.38 kWh/m²/day.



Resources:

Massive, untapped high-grade marble deposits.



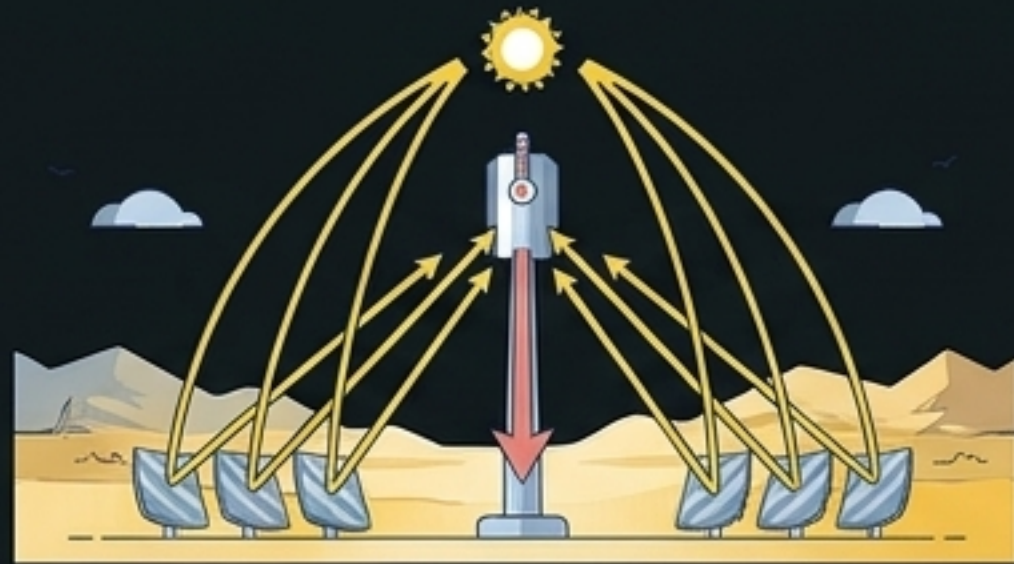
Infrastructure:

Newly commissioned Amari Transmission upgrades and completed Gulu-Abim-Moroto tarmac highway.

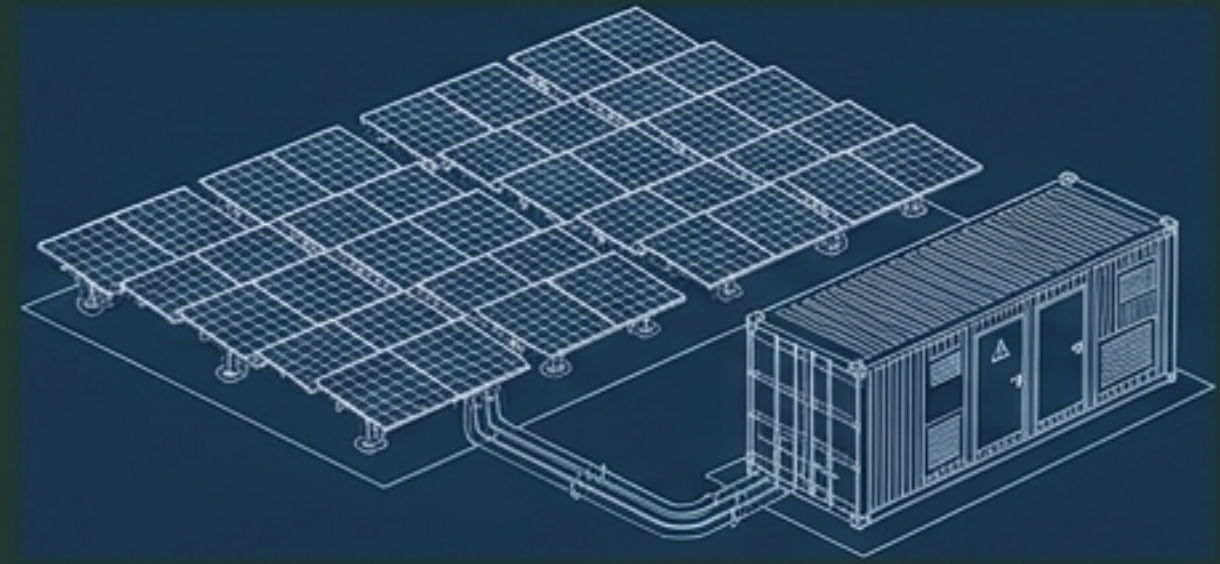


LOCATION: KARAMOJA PLATEAU, UGANDA.
STRATEGIC LAT/LONG: 2.5°N, 34.5°E.
AREA: ~27,000 SQ KM.

System Architecture: Baseline vs. Optimized Tech Stack



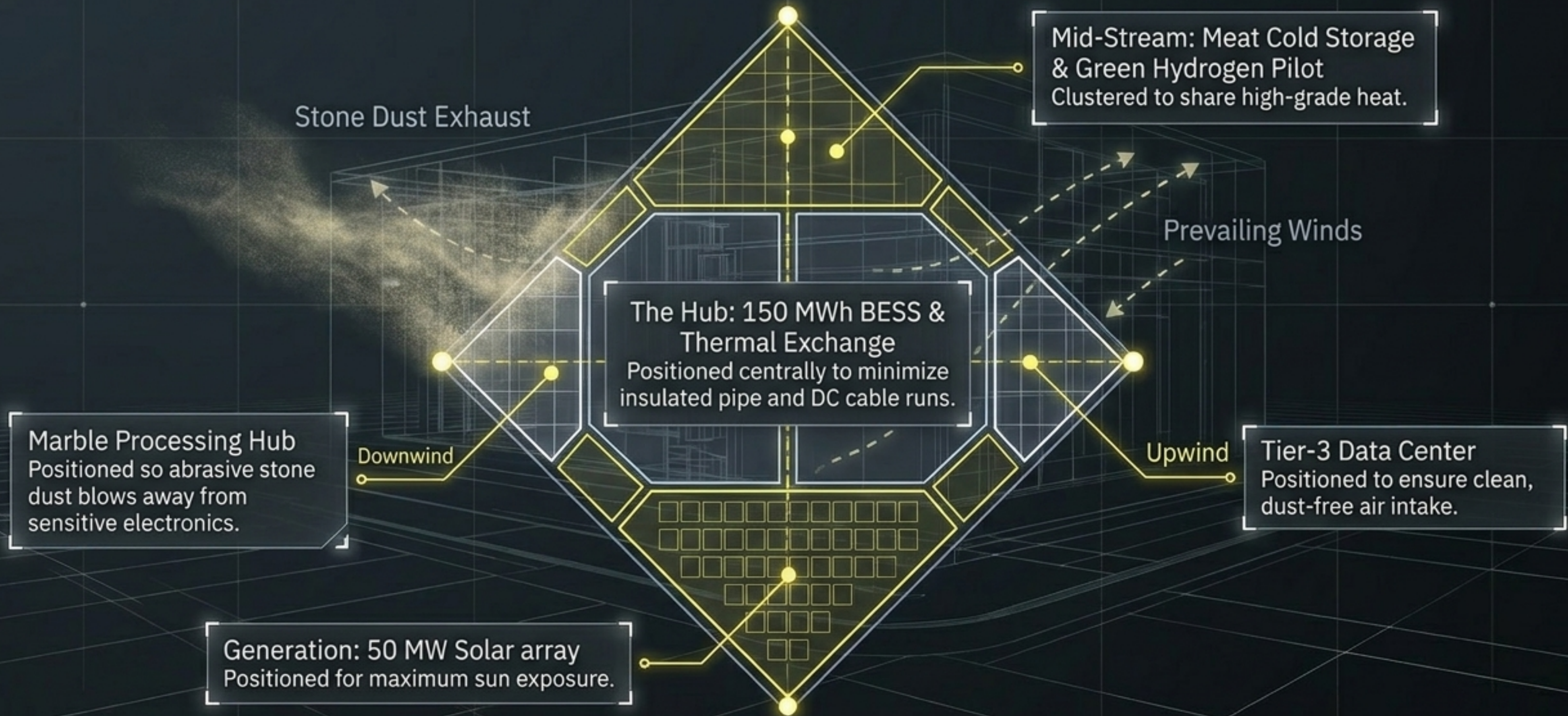
Baseline: Tibet Wumatang Model



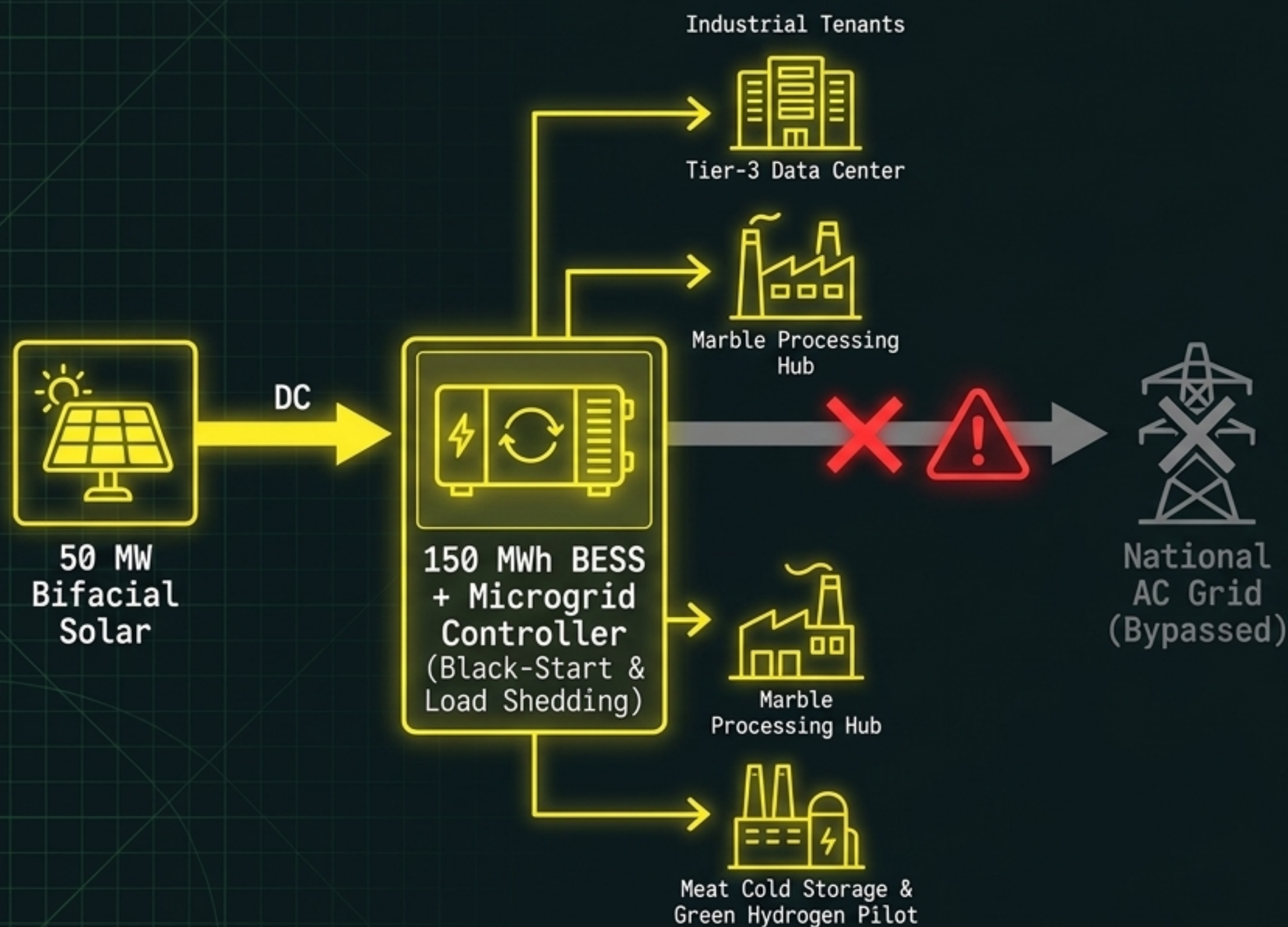
Optimized: Karamoja Hybrid Model

Primary Challenge	Extreme Cold / Altitude Sickness	Water Scarcity / Land Rights
Optimal Tech Stack	Parabolic Trough (PTC) + PV + Thermal Energy Storage (TES)	Bifacial PV + BESS (Driven by 40% drop in 2026 battery costs; 150 MWh BESS cheaper than thermal at 50 MW scale)
Local Integration	Solar-Plus-Grazing (Yak)	Solar-Plus-Grazing (Cattle/Goats) to preserve traditional Manyatta culture

Spatial Optimization: The Karamoja Diamond



The Interconnect-Free Power Engine

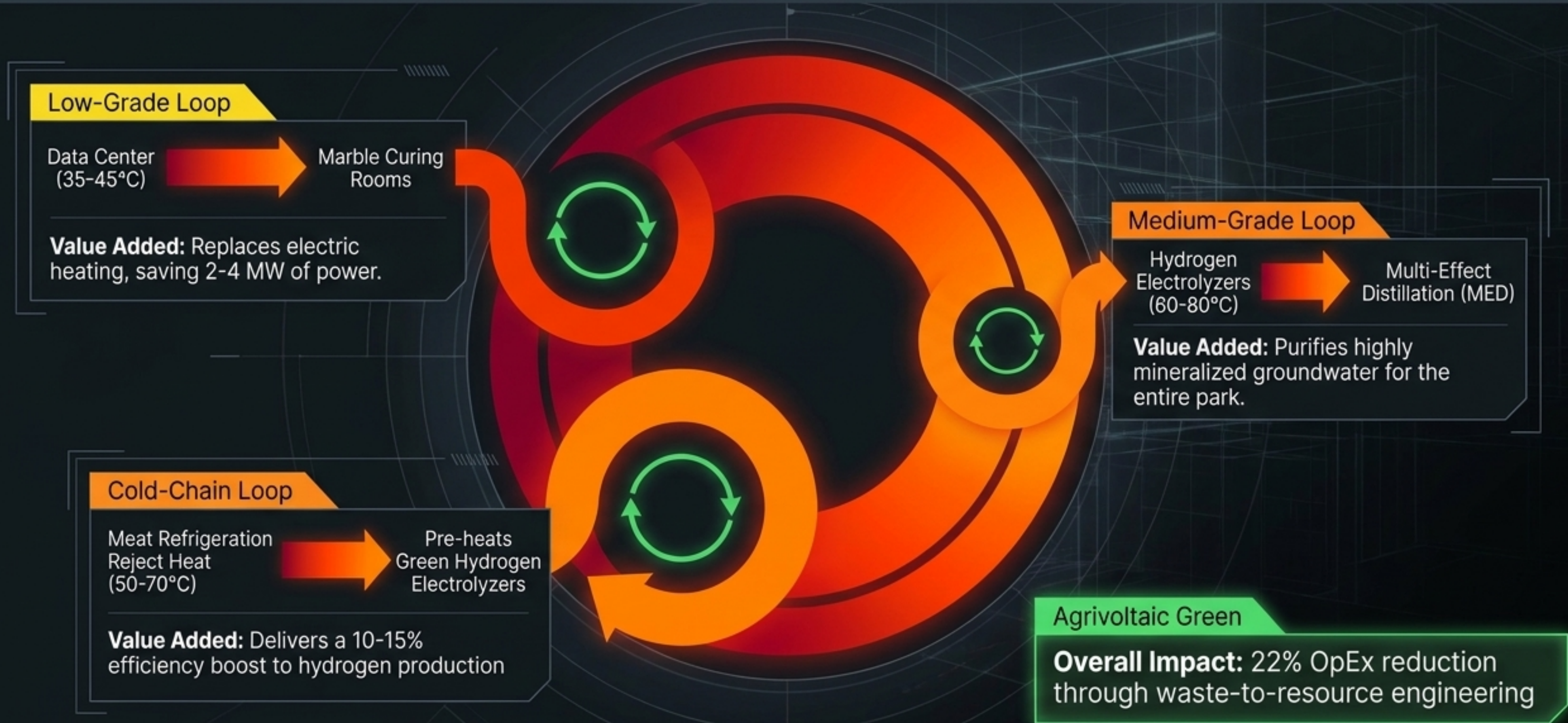


CapEx Savings

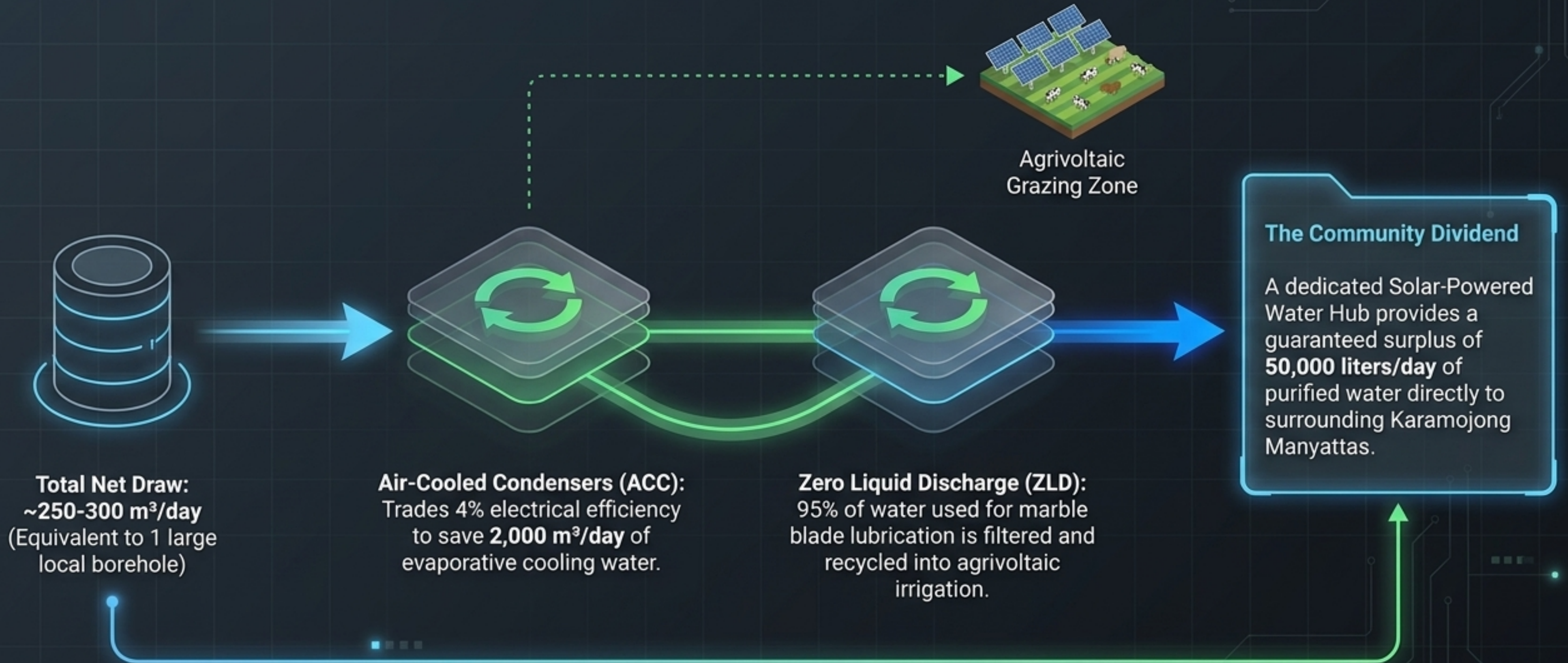
The \$28M Core Engine Avoids:

- Eliminates **\$12M-\$25M** for a dedicated 132/33kV substation.
- Eliminates **~\$10M** for 30km of 132kV transmission lines.
- Bypasses **3-5 years** of grid interconnection wait times.
- Avoids **30-40%** Transmission & Distribution (T&D) tariff surcharges permanently.

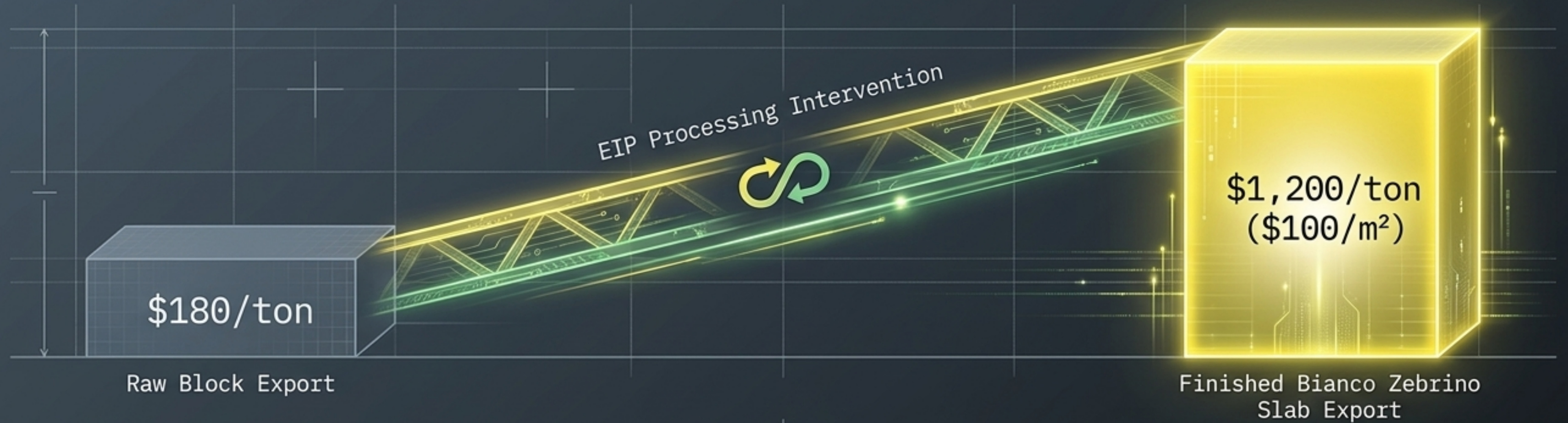
Industrial Symbiosis: The Thermal Cascade



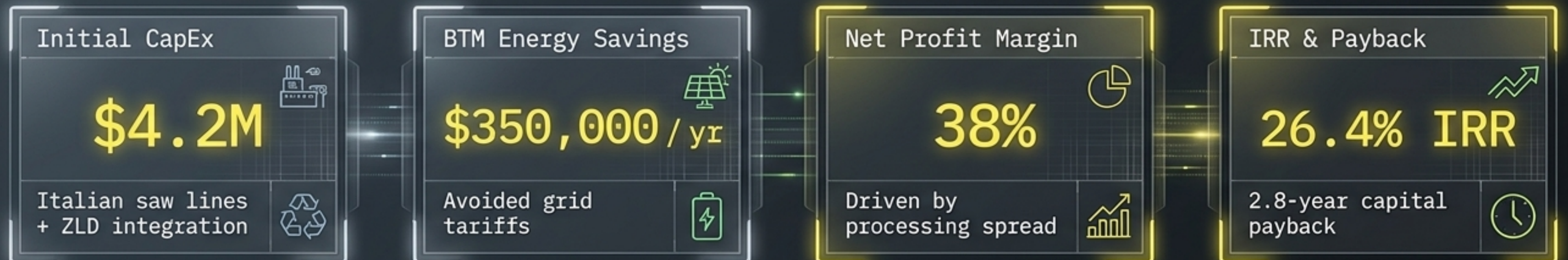
Net-Zero Water & The Community Dividend



Anchor Tenant Economics (The Marble ROI)



Anchor Tenant Proforma (5-Year)



The "Triple-Lock" Green Certification

**ANSI/NSI
373
Platinum**

The core global standard for dimension stone, achieved by utilizing 100% renewable energy and Zero Liquid Discharge (ZLD) water recovery.

**EU CBAM
& CSRD**

EIP's blockchain ledger proves a Zero-Carbon footprint, entirely evading European carbon border taxes and qualifying for the "Green Claims Directive".

**Ugandan
Mining
Act**

Fulfills the 2022 Section 112 "Value Addition" mandate, securing zero export tax on processed stone and long-term governmental tenure security.

Green Logistics to the Indian Ocean



Risk & ESG Mitigants

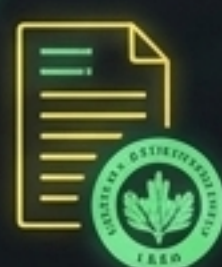
A



Transit Security

Slabs transported on 5-degree A-frames with vacuum lifting and GPS G-force shock monitoring to prevent transit cracking.

B

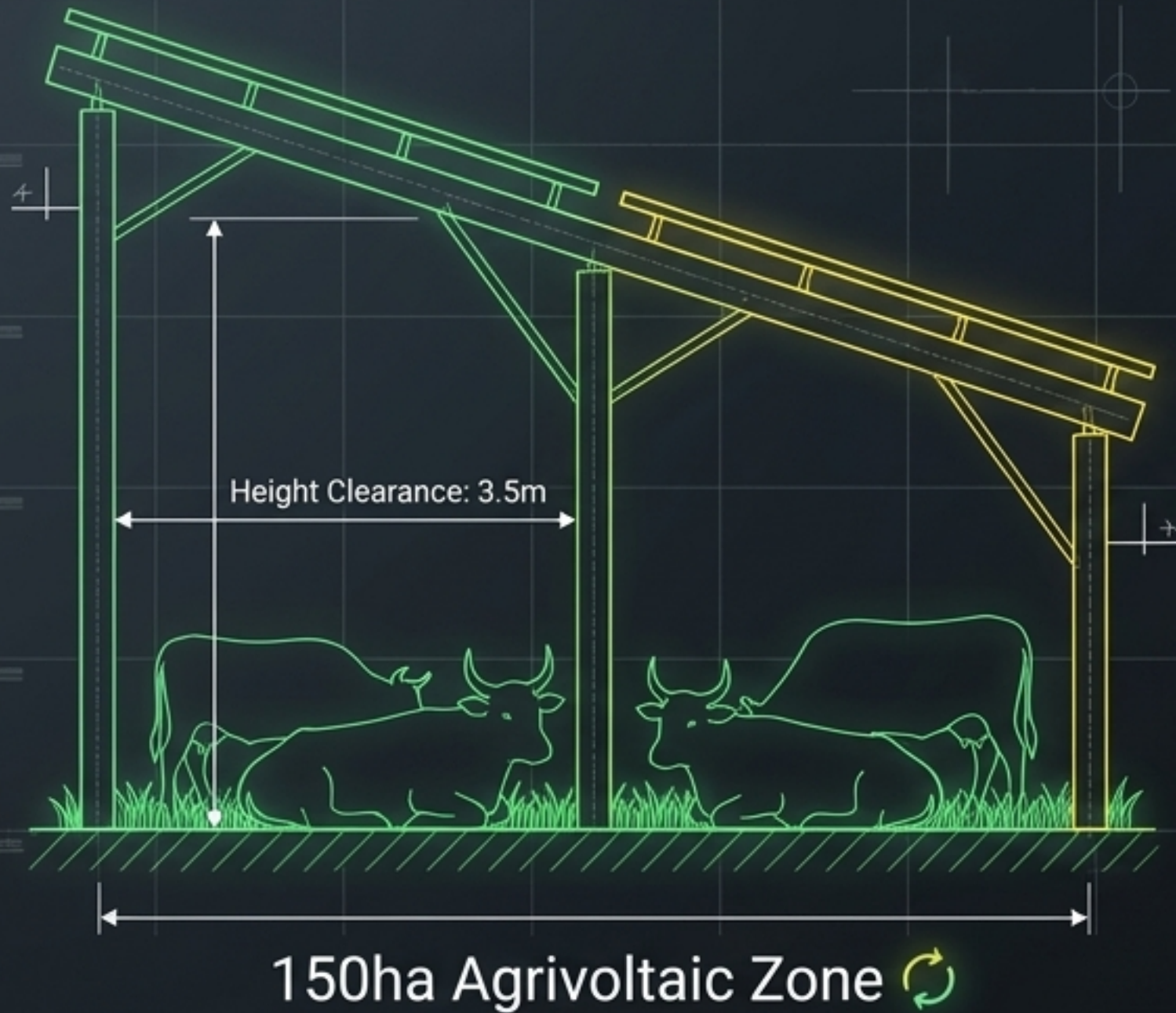


Market Access

Provides full Material Ingredient Report (MIR) to ensure immediate LEED v4.1 eligibility upon arrival in target markets.

ESG as a Security Shield (Impact Alpha)

Solar-Plus-Grazing Agrivoltaic Zone



Social License



54 Cattle, 360 Goats

Integrating shaded grazing supports a local "Peace Herd", increasing dry-season forage and boosting local dairy yields.

Job Multiplication



650 Direct / 3,000 Indirect Jobs

Transitions local economy from raw export to value-add. The community becomes the primary protector of the asset.

Carbon Monetization

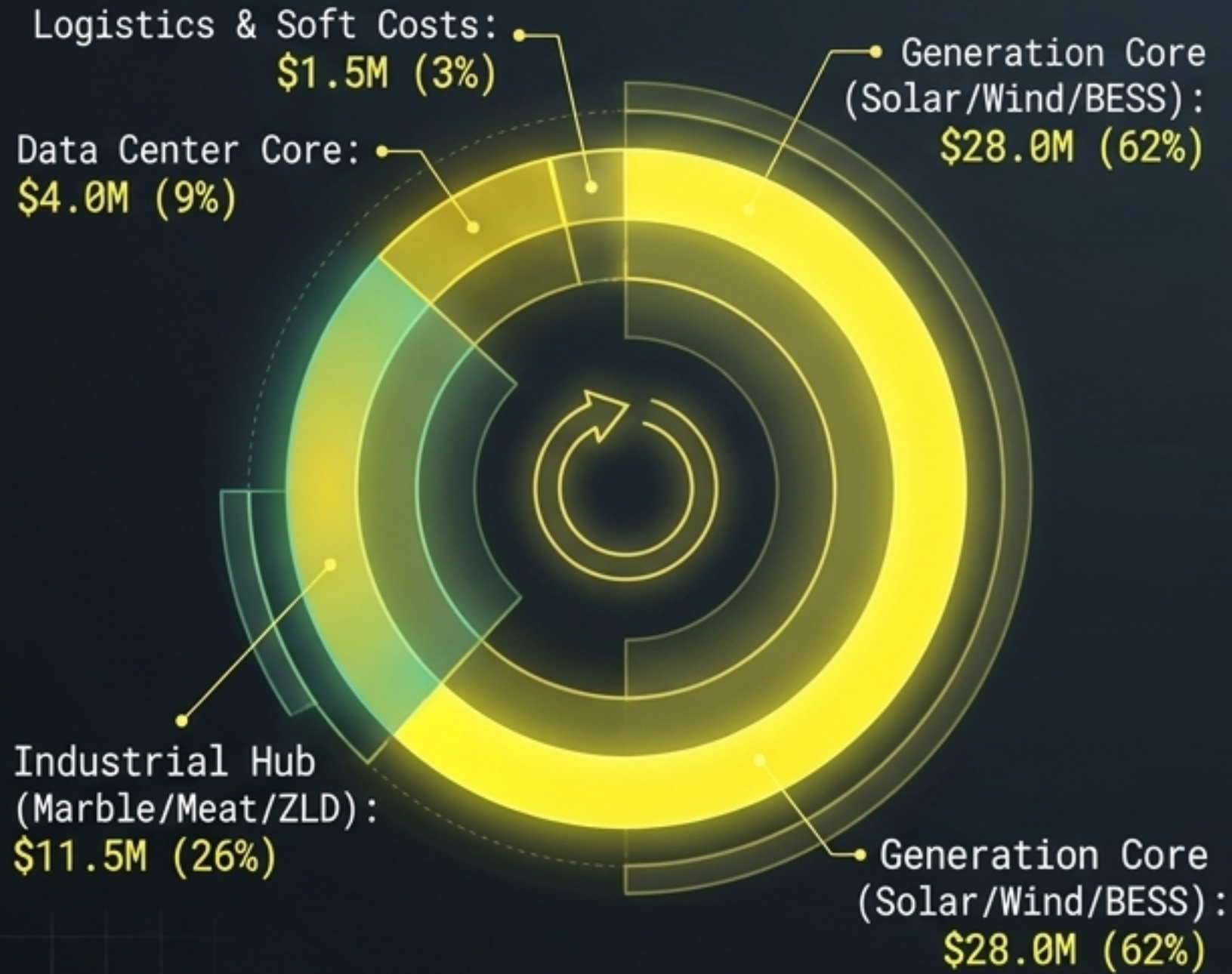


9,450 tons CO₂e (\$207k)

Reduced soil temp under panels sequesters carbon over 10 years, unlocking secondary Nature-Based carbon credit revenue.

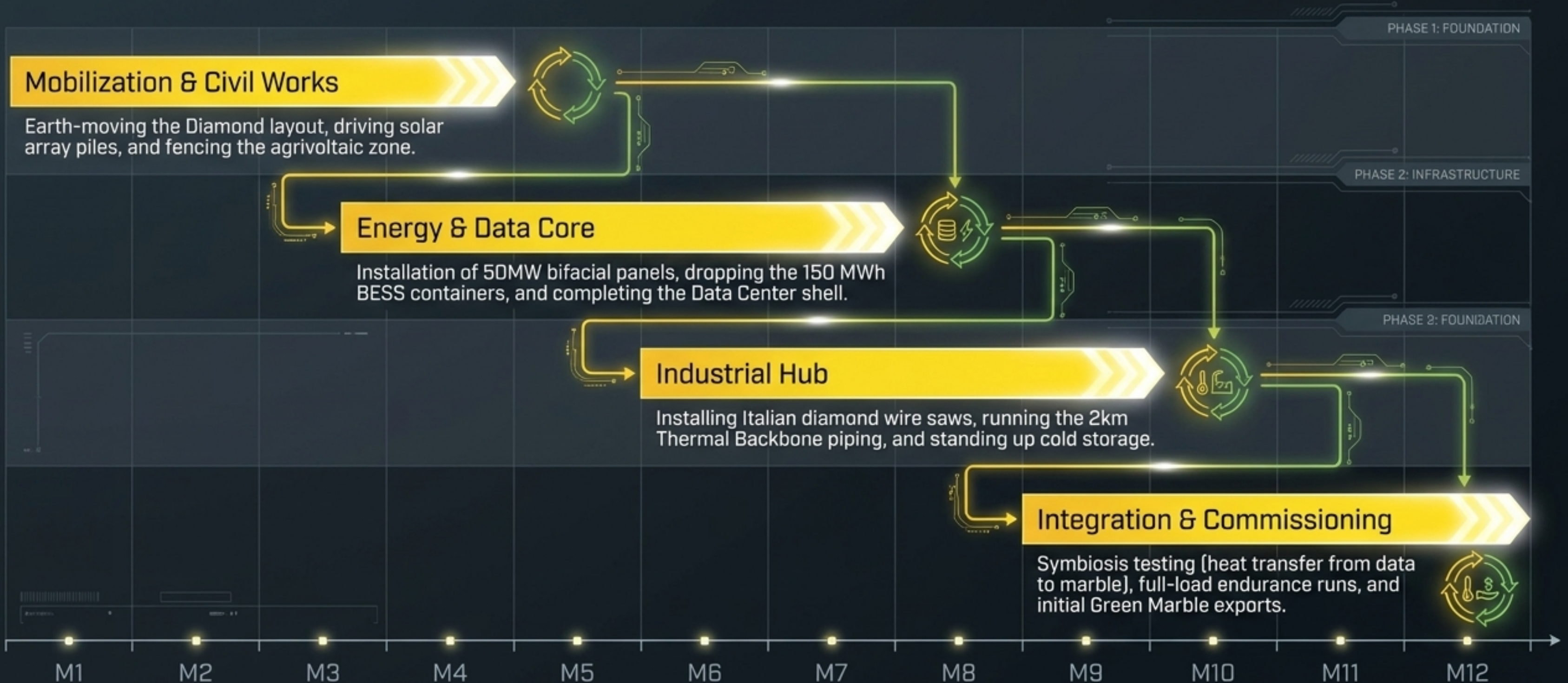
CapEx Breakdown & FDD Risk Matrix

CapEx Allocation (\$45.0M)



FDD Risk	Structural Mitigation
Revenue Volatility	3-year locked-in forward contracts with Tier-1 European off-takers.
CapEx Overruns	Fixed-price EPC (Engineering, Procurement, Construction) contract.
Sovereign Risk	90% of revenues structured in USD (Export sales + colocation leasing).

12-Month Execution Roadmap: Bypassing Grid Delays



Exit Strategy & Valuation (Year 5-7)

1. Strategic Trade Sale

Acquisition by an international building materials conglomerate aggressively seeking Net-Zero portfolio assets.

2. Infrastructure Fund Buy-out

A secondary market sale to a massive ESG-focused Sovereign Wealth Fund (SWF) or global pension fund.

3. REIT Spin-off

Financial engineering to separate the operational business from the land and energy assets, listing as an Industrial Real Estate Investment Trust.

Target Exit
EBITDA Multiple:
8.5x – 10x
Premium Infrastructure-Grade
Valuation