

INVESTMENT OPPORTUNITY: GREENTREX PROJECT

EXCLUSIVE CAPITAL ADVISORY & DEBT RAISING MANDATE

Cleaffer Capital LLC, a management consulting firm based in Dubai, serves as the direct distribution channel for The Gideon Group, Inc., USA. The Gideon Group, a multi-billion-dollar capital advisory and investment firm headquartered in Arizona, has been exclusively mandated as the client representative and capital advisor to secure \$175 million in debt financing for the Green T-Rex Project—a high-value mining and renewable energy initiative in West Africa.

As the lead capital advisor, The Gideon Group is responsible for capital structuring, lender negotiations, and investment engagement. All investment firms participating in the transaction will report directly to The Gideon Group and, secondarily, to the client. Cleaffer Capital has been designated as a distribution channel partner for Gideon, tasked with attracting investments from high-net-worth individuals (HNIs), corporations, fund management firms, and investment banks. Additionally, Cleaffer provides debt advisory services to SMEs, corporations, and government organizations across India and the Middle East on behalf of The Gideon Group.

Executive Summary

The Green T-Rex Project is a joint venture (JV) between a sovereign government and a private corporation, focused on the extraction of high-demand critical minerals essential for advanced technologies, aerospace, and electronics. The project integrates a sustainable renewable energy component, ensuring low-carbon operations and ESG compliance.

With a fully secured mining concession and long-term offtake agreements already in place, the project is positioned to generate stable, high-margin revenues while supporting the global transition to sustainable and high-performance materials.

A total of \$175 million is being raised through either debt financing at a fixed or floating interest rate or via a back-to-back subcontract arrangement. The funds will be utilized for infrastructure development, and the commencement of full-scale operations. The transaction is structured with robust risk mitigation measures, including investment-grade insurance coverage to safeguard against sovereign and contractual risks, thereby ensuring strong credit quality and bolstering investor confidence.

Investment Highlights

1. JV Between a Sovereign Government & Private Corporation

- **Government-Backed Project** – A partnership between a sovereign state and a private industrial group, ensuring policy stability and regulatory security.
 - **Strategic National Importance** – The project is aligned with national development goals, industrial expansion, and foreign direct investment (FDI) growth.
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- Access to Government Incentives – The JV structure allows for tax incentives, infrastructure support, and sovereign-backed guarantees.

2. Exposure to High-Value Critical Minerals

- Strategic Commodity Focus – The project will extract essential metals vital for high- growth industries, including electronics, aerospace, and advanced energy storage.
- High Demand & Limited Supply – The targeted minerals are in global short supply, with increasing demand driven by tech advancements and clean energy adoption.
- Secured & Irrevocable Offtake Agreements – Long-term purchase contracts have been signed with state-owned enterprises (SOEs) in China, ensuring guaranteed demand and cash flow security.

3. Large-Scale, High-Margin Mining Operations

- Proven Reserves with Billion-Dollar Upside – The asset has an estimated economic value exceeding \$10 billion over a 7-year mining life.
- Optimized Production Model – Targeted daily ore extraction of 60,000 m³, generating \$4B+ in revenue within the first three years.
- Accelerated Development Timeline – Fully permitted, with an 8-month construction period before first production.

4. Renewable Energy Integration for Sustainable & Cost-Efficient Operations

- 50MW Solar Power Plant – Dedicated renewable energy system to ensure low-cost, sustainable operations.
- ESG & Carbon Reduction Strategy – Aligned with global sustainability goals, ensuring compliance with green investment mandates.

5. De-Risked Investment Structure for Strong Credit Quality

- Comprehensive Risk Mitigation – Transaction is structured with specialized investment protection mechanisms, ensuring security across key risk areas.
- Sovereign & Political Risk Coverage – The financing structure includes protection against political, regulatory, and government-related risks.
- Offtake Payment Security – All offtake agreements are backed by state-owned enterprises (SOEs) in China and are irrevocable, providing guaranteed payments and stable cash flows.
- Long-Term Debt Servicing Capacity – The structured financing model aligns with cash flow projections, ensuring a strong debt servicing profile.

Investment Opportunity & Financing Structure

DEBT / INVESTMENT FINANCING OVERVIEW

- Total Debt/Investment Facility: \$175 million
- Use of Proceeds: Mine acquisition, infrastructure development, renewable energy integration
 - Repayment Profile: Structured to align with production ramp-up & secured revenue streams
 - Interest Rate: 10-13% (depending on investor demand and risk mitigation)
- In case of back-to-back subcontracting, the terms are open for discussions
- Security Package Includes:
 - Specialized investment protection covering key project risks.
 - Revenue-backed financial structure ensuring strong debt coverage ratios.
 - Project assets & future cash flows structured for lender security.

PROJECTED FINANCIAL PERFORMANCE

- Projected Revenue: \$4B in 3 years, \$11B over the 7-year mining life.
- Net Profit Margin: ~30-40% annually.
- Cash Flow Stability: Long-term sales contracts with Chinese State-Owned Enterprises and structured risk coverage ensure predictable cash inflows.

Next Steps

We are engaging with institutional lenders and strategic investors to finalize the structured debt financing for the project. Investors have the opportunity to participate in a high-growth, de-risked, and ESG-aligned mining and energy operation with strong long-term cash flow potential.

For more information or to arrange a discussion, please contact:

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Disclaimer

This document is intended for informational purposes only and does not constitute an offer, solicitation, or commitment to invest. Further due diligence and legal documentation will be required before any investment decisions are made.