



TECHNOLOGIES COMMERCIALIZATION CENTER

*“EMPOWERING TECHNOLOGY – DRIVING PROGRESS”*

INVESTMENT DECK

APRIL 2025

BY: SOLIS CAPITAL WORLDWIDE HOLDINGS INC.

Currently known as MARTINA MINERALS CORP. (TSXV - MTN.H)

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## Latest Press Release

SOLIS CAPITAL WORLDWIDE HOLDINGS INC. currently known as MARTINA MINERALS CORP. (MTN.H) – Proposed acquisition of 7303 Warden Avenue.

[https://money.tmx.com/quote/MTN.H:CC/news/6923745374116672/Martina Announces Proposed Acquisition of 7303 Warden Inc](https://money.tmx.com/quote/MTN.H:CC/news/6923745374116672/Martina%20Announces%20Proposed%20Acquisition%20of%207303%20Warden%20Inc)

# Executive Summary

## Executive Summary

The 7303 Warden Commercialization Center is a strategic platform designed to unlock the potential of emerging technologies by combining innovative solutions with tangible real estate assets. Our mission is to bridge the gap between invention and market success through a scalable, efficient, and asset-backed approach.

### Key Highlights:

- **Cutting-Edge Technology Portfolio:** Launching with five groundbreaking technologies across green energy, AI infrastructure, advanced manufacturing, and consumer innovations.
- **Strategic Asset Base:** Leveraging a 60,000 sq. ft. facility in Markham, Ontario, as a central hub for showcasing, assembly, and branding of technologies.
- **Revenue Model:** Generating income through:
  - Licensing agreements with inventors and technology owners.
  - Direct product sales, including private-label branding.
  - Hosting technology demonstration events.
- **Scalability and Growth Potential:** Continuous onboarding of market-ready technologies ensures a dynamic and diversified portfolio with significant revenue growth potential.
- **\$20M Private Placement & Public Offering:** Providing the capital necessary to expand operations, enhance the facility, and drive the commercialization of new technologies.
- **Competitive Edge:** Capitalizing on Canada's trade advantages to rebrand foreign technologies as "Canadian-made" for seamless entry into North American markets.

By investing in the 7303 Warden Commercialization Center, stakeholders gain access to a rare opportunity at the intersection of innovation, technology, and tangible real estate assets. This project represents a clear path to profitability and long-term success.

# Market Opportunity

## Market Opportunity

The **global market for emerging technologies** is expanding at an unprecedented rate, with innovation playing a critical role in transforming industries such as consumer electronics, green energy, healthcare, and artificial intelligence. However, many of these technologies face significant barriers to commercialization, including market access, funding, and operational support. The **Commercialization Center** addresses these gaps by providing a comprehensive solution for bringing these technologies to market.

## Key Market Drivers:

- 1. Growing Demand for Innovation:** There is a rapidly increasing appetite for breakthrough technologies across various sectors. However, many of these innovations remain underutilized due to challenges in market entry and commercialization.
- 2. Barriers to U.S. Market Entry:** Foreign technologies, particularly from regions like China, face significant hurdles when entering the U.S. market due to high tariffs and regulatory requirements. The **Commercialization Center** offers a strategic advantage by first bringing these technologies to Canada, assembling them locally to qualify as "Canadian-made," and then targeting the North American market.
- 3. Niche Focus on Market-Ready Technologies:** Unlike many tech incubators and R&D-focused platforms, the Commercialization Center is solely focused on **market-ready** products, reducing risk and shortening time-to-market for innovative technologies.
- 4. Technology Commercialization Gap:** Many innovators lack the resources, expertise, and connections needed to successfully commercialize their products. By acting as a bridge between inventors and the market, we unlock the untapped potential of these emerging technologies.

## Market Potential:

- **North American Tech Market:** With North America being a hotbed of innovation, the potential for commercializing breakthrough products is enormous. The demand for quick-to-market solutions is especially high in sectors like healthcare, green energy, and consumer tech.
- **Chinese Market Displacement:** Technologies from China and other international markets are actively seeking entry points into the U.S. due to tariff constraints. Our Canadian assembly and commercialization process provides a unique advantage for these products.

## Why Now?

- The tech market is evolving faster than ever, with investors and consumers alike hungry for innovative solutions.
- The challenges faced by inventors and tech firms present an immediate and lucrative opportunity to provide them with the operational and financial support needed to succeed.
- The **Commercialization Center** is poised to become a major player by facilitating the rapid market entry of these innovative technologies.
- By addressing these key market gaps, the **Commercialization Center** is strategically positioned to capitalize on the growing demand for technology commercialization services, creating an attractive investment opportunity with significant growth potential.

# The Commercialization Center Concept

The Commercialization Center is designed to be a hub for market-ready technologies and products, offering a unique platform for inventors, innovators, and businesses to showcase, assemble, and bring their innovations to market. Our center bridges the gap between invention and commercialization, ensuring that emerging technologies reach consumers and investors efficiently.

## Core Functions of the Center:

### 1. Showcasing and Demonstration:

1. The center will provide a **dedicated space** where new technologies and products can be physically showcased, allowing potential buyers, investors, and partners to experience them firsthand.
2. Regular product demonstration events will be held, providing an engaging environment for inventors to present their innovations to key industry players.

### 2. Assembly and Manufacturing:

1. With a **60,000 sq. ft. facility** located in Markham, Ontario, the center will handle partial or full assembly of products. This allows foreign products, especially those from high-tariff markets like China, to be rebranded and sold as "Canadian-made," offering a strategic advantage for entering the North American market.

### 3. Licensing and Ownership:

1. The center will enter into **master licensing agreements** with inventors and technology owners. This ensures that we have the rights to commercialize the products, while sharing profits with inventors through a flexible and mutually beneficial agreement.
2. As the commercialization partner, we will also have the ability to create and own our own **private label brands** based on the technologies we onboard.

## How It Works:

- **Technology Selection:** Only **market-ready technologies** will be accepted, reducing the risks associated with R&D phases. Our team of experts will evaluate each product's market potential and readiness.
- **End-to-End Support:** From initial product presentation to final assembly and marketing, the center will handle all aspects of commercialization. This integrated approach accelerates time-to-market and maximizes the chances of success for each product.
- **Investment and Funding:** As a publicly listed entity, the Commercialization Center will also leverage its market position to attract investments. By creating value through the commercialization process, we provide a unique investment opportunity with real growth potential.
- **Competitive Advantage:**
- **Canadian Manufacturing Benefits:** By assembling products in Canada, we create a tariff-free path into the U.S. and North American markets, a distinct advantage for foreign innovators.
- **Flexible Business Model:** The center is designed to handle a wide range of technologies and products, allowing us to pivot and scale with ease as new opportunities arise.
- **Strong Industry Network:** Our connections with investors, venture capitalists, and market experts give us unparalleled access to resources that can drive product success.
- By focusing on market-ready technologies and providing end-to-end commercialization services, the **Commercialization Center** will become a go-to destination for innovators and businesses looking to bring their products to market quickly and effectively

# The Role of the Property

The **60,000 sq. ft. facility** located at **7303 Warden Avenue, Markham, Ontario**, plays a critical role in the success of the Commercialization Center. This property serves as the **permanent home** for all our operations, providing the foundation for long-term continuity and growth. As the central hub for showcasing, assembling, and commercializing emerging technologies, the facility is an integral part of our business model.

## Key Advantages of the Property:

### 1. Strategic Location:

1. Markham, Ontario, is a growing hub for technology and innovation, offering proximity to key industry players, potential partners, and a highly skilled workforce.
2. The property's location provides easy access to both Canadian and U.S. markets, allowing us to leverage Canada's trade advantages, particularly in rebranding and selling products as **Canadian-made** for North American consumers.

### 2. Permanent Infrastructure:

1. The facility is designed to support a wide range of operational needs, including **product assembly, technology demonstration, and distribution**. Its permanent status ensures that the center has a stable, long-term foundation for its operations.
2. This continuity allows us to focus on scaling and expanding our portfolio of technologies without the uncertainties that can come with lease agreements or property transitions.

### 3. Adaptability and Growth:

1. With **60,000 sq. ft.** of space, the property is capable of supporting multiple functions simultaneously, including tech showcases, assembly lines, and marketing events. Its flexible design allows for **adaptation and expansion** as new technologies are onboarded and operations scale.
2. The center's operations can evolve with the changing demands of the market, ensuring that we remain agile and competitive.

### 4. Asset-Backed Stability:

1. Owning and integrating the property into the business model adds an important layer of security for investors. The value of the property enhances the **center's overall valuation** and provides a tangible asset to back our operations and growth.
2. This asset-backed stability offers reassurance to stakeholders and investors, ensuring that their investment is tied to both innovative technologies and a valuable real estate asset.

### 5. Central Hub for Partnerships and Innovation:

1. The property will serve as the central meeting point for **strategic partnerships, investor relations, and technology presentations**. As a permanent home, it provides continuity for these critical business functions, offering a stable, professional environment for long-term collaboration.
2. It will become known as a **go-to destination** for showcasing cutting-edge technologies and forging new partnerships with innovators and industry leaders.

By integrating this property as the permanent operational center, the **Commercialization Center** is not only ensuring long-term continuity but also creating a physical hub for growth, innovation, and success. The facility is a cornerstone of our operations, providing the space and stability needed to support the commercialization of emerging technologies for years to come.



# Business Model

The 7303 Warden Commercialization Center operates with a visionary business model designed to attract and commercialize emerging technologies from across the globe. By leveraging our strategic assets and expertise, we create a dynamic ecosystem that benefits innovators, investors, and industry partners alike.

**Core Vision:** To establish the center as a global hub for emerging technologies, spreading awareness, securing partnerships, and driving direct market access across North America.

## Key Elements of the Business Model:

1. **Attraction and Engagement of Emerging Technologies:**
  - Actively seek and onboard innovative technologies from around the world.
  - Position the center as the primary gateway for these technologies to access North American markets.
2. **Capital Raising and Strategic Tie-Ups:**
  - Secure funding through an initial \$20M private placement and then public offering.
  - Utilize capital to tie up deals with emerging tech companies, offering a reasonable low amount per technology for the initial batch of five launch technologies.
  - Minimize financial risk by ensuring low initial capital exposure while securing rights to promising technologies.
3. **Marketing and Sales:**
  - Rapidly market and promote the technologies across North America.
  - Build strategic partnerships within the industry to expand reach and foster collaboration.
  - Establish direct-to-consumer sales channels for select products.
4. **Spin-Off Strategy for Value Realization:**
  - After an initial commercialization period, conduct registered spin-offs of individual technologies as standalone companies.
  - Leverage the value appreciation of these spin-offs to generate significant returns on the center's initial investments.
  - Support these spin-offs by helping them secure additional capital to scale operations and increase their market potential.
5. **Establishment of a Dedicated Sales Force:**
  - Create a North American sales network for all onboarded technologies.
  - Pass on profit margins to the sales force to incentivize high performance and market penetration.
  - Retain the role of master licensee for each technology to ensure long-term revenue streams and control.

**Sustainable Growth:** This cycle of onboarding, commercialization, spin-offs, and reinvestment creates a self-sustaining growth engine. As the first batch of technologies achieves success, the center's reputation and capacity to attract new innovations will grow exponentially.

## Key Benefits for Stakeholders:

- **The Commercialization Center:** Low-risk investment model with significant returns through spin-offs and licensing.
- **Emerging Technologies:** Access to capital, North American markets, and commercialization support.
- **Sales Partners:** High-margin opportunities to sell innovative products across North America.

By aligning the interests of all stakeholders, the 7303 Warden Commercialization Center is positioned to drive innovation, create value, and establish itself as a leader in the commercialization of emerging technologies.



# Startup Portfolio

The 7303 Warden Commercialization Center is proud to launch with a portfolio of five transformative technologies. Each of these innovations represents a unique opportunity to address pressing global challenges and reshape industries. These technologies form the cornerstone of our mission to drive innovation and deliver value to markets across North America and beyond.

## Portfolio Overview: Five Transformative Technologies

*Click on picture to see video*

### 1. EV Charger Robots

**What It Does:** Provides autonomous, efficient, and scalable EV charging solutions.

**Market Potential:** Positioned to meet the surging demand for EV infrastructure in North America.



### 2. AI-Powered Decentralized Network

**What It Does:** Creates a secure, private, and decentralized ecosystem to power AI infrastructure.

**Market Potential:** Targets the expanding need for secure data systems in the AI-driven economy.



### 3. Perovskite Photovoltaics

**What It Does:** Delivers next-generation solar energy capture solutions with enhanced efficiency.

**Market Potential:** Aims to revolutionize renewable energy through scalable, cost-effective solar technology.



### 4. Eye for AI

**What It Does:** Develops advanced visual recognition systems to enhance AI capabilities.

**Market Potential:** Serves industries requiring sophisticated image and video analysis, such as security and retail.



### 5. Solid-State Battery Technology

**What It Does:** Offers safer, more efficient, and longer-lasting energy storage solutions compared to traditional batteries.

**Market Potential:** Poised to disrupt the energy storage market, impacting sectors like electric vehicles and consumer electronics.



# Public Company Strategy & Public Offering

The 7303 Warden Commercialization Center leverages a strategic public company structure to fuel growth, attract investment, and scale operations. Our approach combines the strengths of a TSX-listed shell company and a Regulation A offering to unlock substantial value for stakeholders.

## Key Steps in the Strategy:

### 1. Acquisition and Merger:

- We recently took over a TSX-listed shell company, providing a ready vehicle for public market operations.
- The property company and the rights to the five technologies will be merged into this shell company, creating a consolidated entity with a robust valuation.

### 2. Regulation A Filing:

- Using the merged TSX-listed company, we will conduct a private placement and then file a Regulation A offering in the United States.
- Our goal is to raise \$20 million USD, providing the capital required to execute our growth strategy, market the technologies, and expand operations.

### 3. Capital Deployment:

- Funds raised will be allocated to secure rights to the five technologies, enhance the 60,000 sq. ft. facility, and support aggressive marketing and sales efforts across North America.

### 4. Value Creation Through Public Markets:

- The TSX-listed entity serves as a platform for generating value appreciation through public market participation.
- Investors gain access to a diversified portfolio of emerging technologies backed by tangible assets and a clear commercialization pathway.

## Strategic Benefits:

- **Efficient Capital Access:** Leveraging the TSX shell and Reg A structure provides a cost-effective and timely route to raise funds.
- **Increased Valuation:** Merging the property and technology rights enhances the company's valuation, benefiting all stakeholders.
- **Market Expansion:** Funds enable rapid market entry for the technologies, positioning the center for long-term growth and profitability.

By utilizing a TSX-listed shell company and filing a Regulation A offering, the 7303 Warden Commercialization Center is strategically positioned to secure the capital needed to realize its vision and deliver exceptional returns for investors.

# Financial Summary & Valuation

The financial foundation of the 7303 Warden Commercialization Center demonstrates a sustainable and scalable growth trajectory. Our revenue streams, driven by memberships, technology sales, and spin-offs, are supported by a solid valuation framework.

## Financial Highlights

### Projected Total Revenue:

- Year 1 (2025): \$3,000,000
- Year 2 (2026): \$10,600,000
- Year 3 (2027): \$53,820,000
- Year 4 (2028): \$20,134,000
- Year 5 (2029): \$27,957,000

**Break-even Year:** 2027.

**Net Margin:** 28% on net revenue.

**Spin-Off Value:** \$40 million from the 4 technology spin-offs in Year 3 (10x capital appreciation).

## Valuation Framework

**Real Estate Value:** 60,000 sq. ft. facility at \$1,000 per sq. ft.

- Total Real Estate Valuation: \$60,000,000.

### Technology Portfolio Valuation:

- Discounted cash flow (DCF) at 10% discount rate.
- Contributions from technology revenue streams over 5 years.

**Combined Pre-Money Valuation:** \$100,000,000.

**Post-Money Valuation (After \$20M Raise):** \$120,000,000.

## Funding Allocation

Category	Allocation
Facility Enhancements	\$6,000,000
Technology Tie-Ups	\$5,000,000
Marketing & Sales	\$4,000,000
Working Capital	\$5,000,000
Total	\$20,000,000

# Financial Summary & Valuation

## Revenue Cycle & Sustainability

- The center operates on a sustainable cycle:
- Membership growth fuels immediate revenue.
- Product sales and marketing expand technology reach.
- Spin-offs provide capital appreciation and allow onboarding of new technologies.
- The continuous onboarding of new technologies ensures dynamic, long-term growth.

# Closing Remarks

The **Commercialization Center** represents a rare and exciting opportunity to capitalize on the growing demand for emerging technologies, while simultaneously leveraging the strength of a tangible asset—our 60,000 sq. ft. facility. By focusing on market-ready innovations, we reduce risk, accelerate time-to-market, and create scalable revenue streams that promise long-term growth and profitability.

## Why Invest in the Commercialization Center?

- **Proven Market Demand:** The global appetite for innovative technologies continues to grow, but many inventions remain stuck in the gap between development and commercialization. Our center bridges this gap, offering a direct path to market success for inventors and investors alike.
- **A Multi-Faceted Revenue Model:** With revenue streams from licensing agreements, product sales, and brand ownership, the center is designed for financial resilience and flexibility. Our strategic partnerships and the upcoming public offering further strengthen our position.
- **A Tangible, Asset-Backed Venture:** The integration of our state-of-the-art facility in Markham, Ontario, not only adds immediate value but also serves as a permanent operational base, ensuring stability and scalability for years to come.
- **Growth Potential:** Our business model is built for scalability. By continuously onboarding new technologies and creating strategic partnerships, we can expand our market reach and unlock limitless growth opportunities in diverse industries.

## An Invitation to Join Us

- We invite you to be a part of this exciting journey. The **Commercialization Center** is poised to lead the future of technology commercialization, and with your investment, we can accelerate this vision. Together, we will create a dynamic platform that drives innovation, transforms markets, and delivers value to stakeholders.
- This is more than an investment; it's a partnership in shaping the future of technology commercialization. We look forward to working together and achieving success.

Thank you.

## Contact Information

### Web Site

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### Email

[edward@scwh.ca](mailto:edward@scwh.ca)

### Map

<https://maps.app.goo.gl/nDaXeRjxBEaHXXW87>