



RFP Number: ITB-23-13649-TP



Green Garden Village

January 2023

With a vision to provide the very best
purpose-built environment for our leading
businesses for today and tomorrow



Contents:

The Green Garden Village Overview / Layout / Breakdown

1. Garden Gateway
2. Headquarters Building
3. Green Hydrogen Plant
4. Photovoltaic (PV)
5. Incubator Factory
6. Battery Build
7. Data Hub
8. Partnerships / Occupants
9. Systems Business

Building Technique

Scale Factory Layout

Professional Consultant Team

Order of Costs

Training Development Example

Employees

Partners

Summary

Appendices





Green Garden Village Overview – *World leading facilities in every regard*

Through CMG, our listed parent company, we have subsidiary businesses with leading technologies in the green energy renewable sector. It is with this experience and track record in delivery of previous facilities globally that we bring into Osceola County.

We believe in doing things differently and creating a unique environment that will allow our people to thrive, be creative, and drive innovation. We will build a working environment that fosters collaboration at work and embraces health and wellbeing in our Green Garden Village.

We will build our headquarters and research and development facility; 7 factories, each with its own identity to highlight the products being built; a large-scale recreational lakeside club house complete with a pool, gym, and catering in a restaurant atmosphere to encourage socializing and community engagement.

Our garden is founded on the principles of community inclusion and walkable, sociable, vibrant workspaces. To be holistically and comprehensively developed, we will ensure a distinct identity that responds directly to our employees and most importantly retention of key staff and recruitment.

Green Garden Village Master Layout – Indicative Bubble Plan

This is an indicative layout for our renewable production facility that we are planning to work closely with Osceola county on including the design of the Woodland walk and wellbeing recreational centre.

The following pages of this document will break down our factories and site plan using the number keys in this diagram.



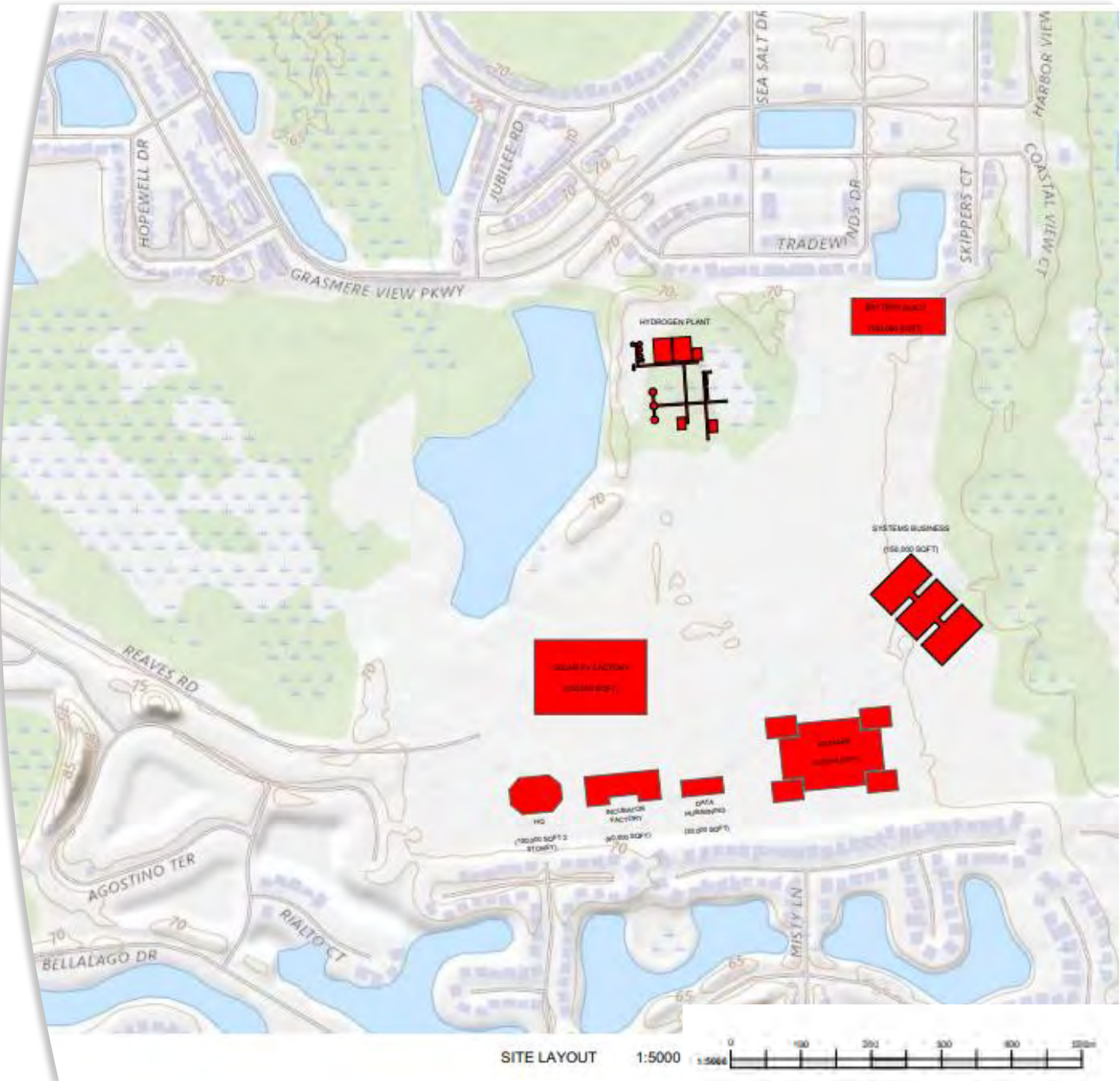
Scaled Factory Layout

Using the most up to date USGS map, we have included a scale diagram to help visualize the facility layout.

Within the open space, there will be a logistics route and drop off/pick up locations for the delivery and distribution vehicles.

We have investigated the land area and have plotted the factories around the electricity pylons that run through the site.

Massing drawing (phases 1 and 2):



Green Garden Village Breakdown

PHASE 1

1. Gate entrance to the Green Garden Village facility, with car parking for visitors (potentially workers too, may separate transport modes within the complex)
2. HQ building – visitor, conference and board rooms etc (100,000 sqft)
3. Green Hydrogen Plant (150,000 sqft)
4. Solar PV factory (250,000 sqft)
5. Incubator factory (R&D) – the start of all the other companies and technologies (60,000 sqft)

PHASE 2

6. Battery build - marine, residential, containerized and battery refreshment factory (100,000 sqft)
7. Data hub and mining facility (20,000 sqft)
8. Partnerships - McLaren automotive facility & Williams Advanced Engineering battery research (250,000 sqft)
9. Systems business (validation and testing facility / rebranding and warranty approval / Tadpole, Volt-smart, SAHP ODIN (150,000 sqft)

Our suggested development for recreation – In partnership with Osceola County

Osceola County Woodland Walk for staff, visitors and community members to enjoy the nature in our Green Garden.

Lakeside Clubhouse and Wellbeing Centre that encapsulates our ethos of health and wellbeing of our people and our planet.



1. Garden gateway – security building

On entering our world class facility, we will provide a high-tech visitor experience.

This is our touch down point for staff, visitors and officials. We will have a car park adjacent to the security point where visitors will be asked to park their vehicles.

Transport will be provided to our facility via electric shuttle bus and individual transport methods (we are developing hydrogen powered autonomous vehicles which will also be deployed upon completion to the campus) to get staff and visitors to their destination.

PHASE 1 BUILD

2. HQ Building

We are committed to recruiting and nurturing leading talent and providing them with a unique working environment that allows them to thrive.

Along with the wellbeing and fitness areas, our headquarter space will be an enjoyable place for our employees to work and relax. We will offer state-of-the-art equipment and training to the highest level which will be provided in conjunction with Valencia College.

This will set us aside from our competitors. The difference is underpinned by our values, working environment, commitment to our communities and the environment in which we work.

Industry-leading benefits are the norm, whilst the facilities at our headquarters in our Green Garden will be unrivalled.

PHASE 1 BUILD



3. Green Hydrogen Plant

Phase 1 is a 5MW plant powered with solar and battery, this will then lead into phase 2 and 3 to increase to an 18MW plant.

This will be the first Green Hydrogen producing plant in the Southern States, setting our facility up as the number one destination for the offtake of hydrogen to commercial businesses that we are already in discussion with.

We have spoken with the local water authority who have confirmed that subject to permit we can extract water from the aquifers and surface water storage.

PHASE 1 BUILD

RFP Number: **ITB-23-13649-TP**





4. Photovoltaic (PV)

Due to our ready-made pipeline of solar farms across the USA, we will be building a PV factory, providing the foundation for specialized solar cells.

Our market-leading, high-quality silicon wafers offer top performance.

Backed by advanced technologies, our modules feature excellent power ratings, top conversion efficiencies and can be used across all market segments.

Our field-proven bifacial modules deliver added performance benefits and long-term reliability.

Our product range of panels include:

- Standard and Premium PV Panels
- Building Integrated PV
- Solar Tiles
- Solar Façade
- Solar Wall
- Solar Roll Out Technology

PHASE 1 BUILD

RFP Number: **ITB-23-13649-TP**



5. Incubator Factory

We are a market leading company, developing products for the made in USA market, with a proven R&D development process. We are partners with global construction and high-tech strategic companies.

Through our proven R&D development process it is our intention to validate and manufacture to US regulation the following products:

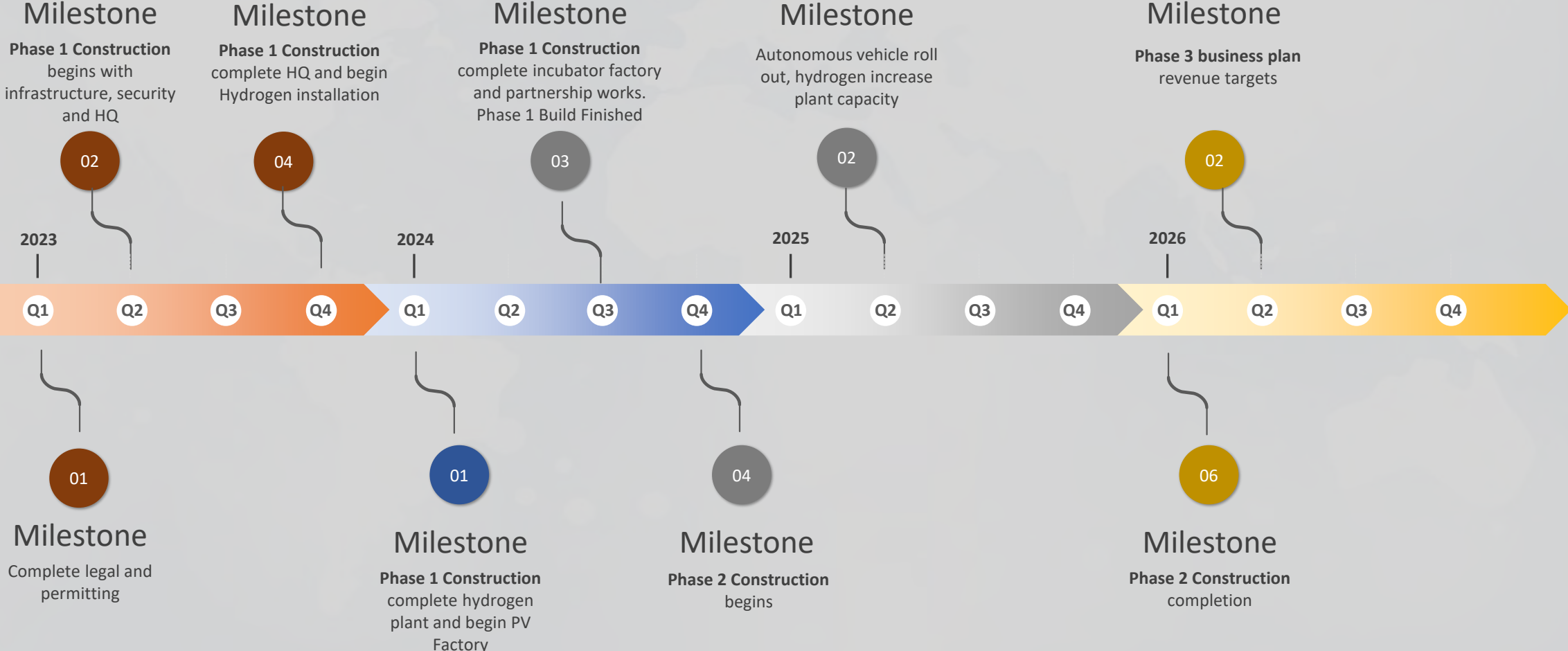
- Incubating solar cell technology
- Green energy systems optimized to key market segments
- Battery systems for motive and grid applications
- Standalone energy system with backup hydrogen generator
- Hydrogen fuel cell
- Anode/cathode-controlled deposition

PHASE 1 BUILD

RFP Number: **ITB-23-13649-TP**

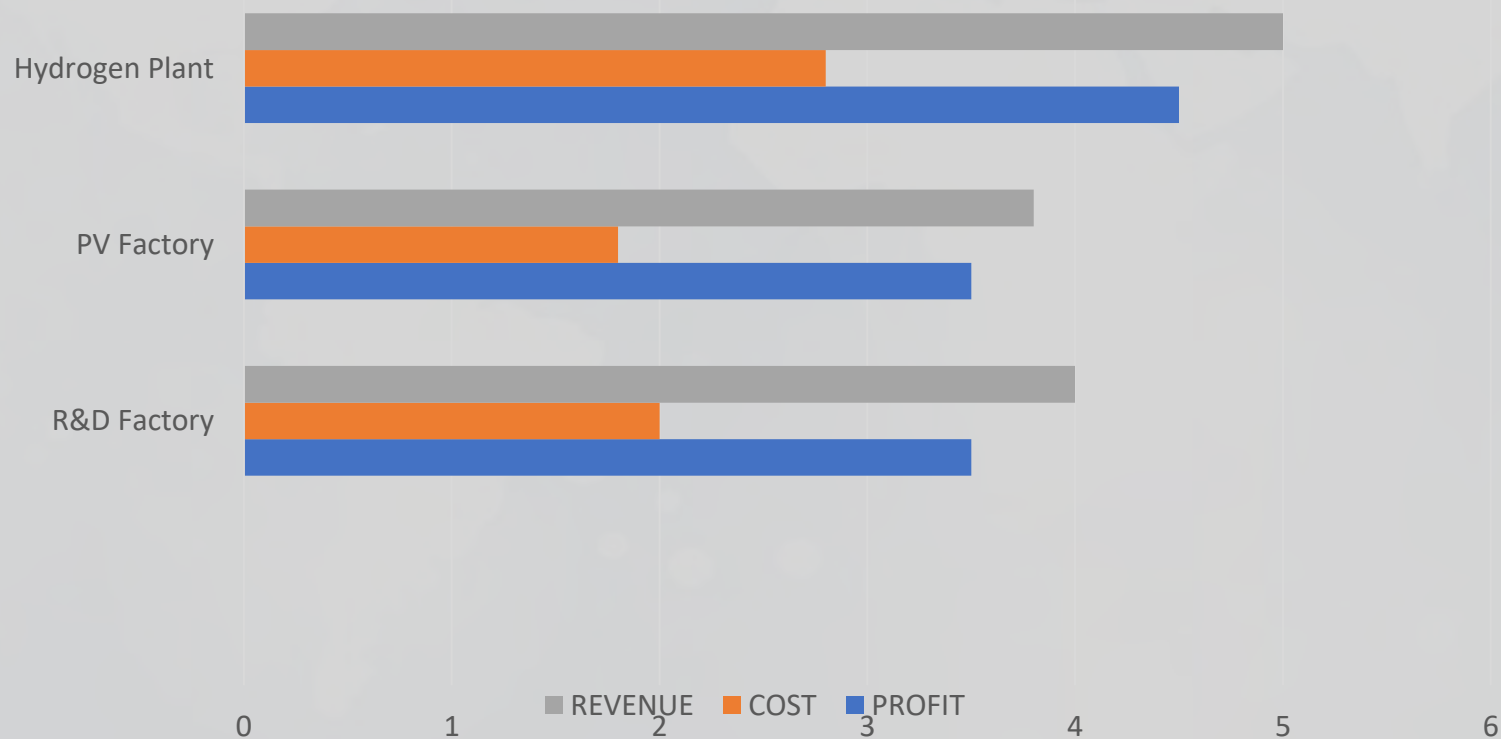


Project Timeline



Financial Structure (Phase 1)

1. We have a long standing credit history with our bank Julius Baer, they have issued a comfort letter to agree funding stream on phase 1
2. Once our phase 1 factories are completed they will deliver immediate revenue for our business, which will in turn provide senior finance for our construction costs in phase 2



- Monthly turnover in \$m
- Offtake agreements for hydrogen with JERA
- Offtake agreements in place with solar and battery farm pipeline
- R&D revenue with tech and new market products including made in USA certification (UL)

Order of costs – phase 1

Item Description	Total	Total		
CONSTRUCTION COSTS				
INFRASTRUCTURE		\$ 33,947,950.00		
EXTERNAL WORKS	\$ 3,954,200.00			
SERVICES	\$ 5,243,750.00			
CAR PARKING / DRAINAGE	\$ 16,950,000.00			
LANDSCAPING	\$ 7,800,000.00			
FACTORIES		\$ 385,792,000.00		
FOUNDATIONS FACTORIES	\$ 85,200,000.00			
GATEWAY ENTRANCE	\$ 150,000.00			
MCLAREN ODIN	\$ 27,442,000.00			
BATTERY BUILD	\$ 45,000,000.00			
HQ BUILDING	\$ 45,000,000.00			
SOALR PV FACTORY	\$ 45,000,000.00			
GREEN HYDROGEN	\$ 45,000,000.00			
DATA HUB	\$ 9,000,000.00			
SYSTEMS BUSINESS	\$ 30,000,000.00			
INCUBATOR FACTORY, LAKE HOUSE, CLUB HOUSE	\$ 54,000,000.00			
MECHANICAL, ELECTRICAL & PUBLIC HEALTH		\$ 3,850,113.45		
MECHANICAL & PUBLIC HEALTH	\$ 2,119,042.99			
ELECTRICAL	\$ 1,731,070.46			
			WORKS TO LIFTS	\$ 288,334.00
			LIFTS	\$ 288,334.00
			DESIGN	\$ 7,200,000.00
			DESIGN FEES	\$ 7,200,000.00
			SUB-TOTAL	\$ 431,078,397.45
				\$ 431,078,397.45
			MAIN CONTRACTOR ON COSTS	\$ 2,703,802.17
			PRELIMINARIES	\$ 2,695,906.50
			DM FEES	\$ 7,895.67
			SUB-TOTAL	\$ 2,703,802.17
				\$ 2,703,802.17
			OVERHEADS & PROFIT	\$ 21,329,109.98
			OVERHEADS @ 3.5%	\$ 14,930,376.99
			PROFIT @ 1.5%	\$ 6,398,732.99
			TOTAL	\$ 21,329,109.98
				\$ 21,329,109.98

6. Battery Build

Tech Infinite battery technology solution is market leading for commercial and residential energy storage. The design focus for our battery solution supports warranty management, life extension and reduced cost for service, so that the investment can be managed and prolonged for greater return than other battery systems on the market.

The team have done this by creating a battery design that we can monitor via battery management software. This provides cycle warning messages, enabling us attend a service in advance of failure and a service replacement approach. This allows us to replace the individual cells, reducing the service cost significantly.

To support the environmental impact of battery systems, our design can be disassembled, all the cells replaced, and the system parts reused for second life. Providing a total circular economy and investment management design.

PHASE 2 BUILD

RFP Number: **ITB-23-13649-TP**



7. Data Hub

Our data hub and mining facility will deliver the greenest cloud solution in Florida. Our product uses the latest liquid immersion cooling (LIC) technology to deliver industry leading efficiencies and savings.

Our high-tech system will deliver 75% less emissions, operates on 40% less energy consumption and higher performance. We have existing contracts with global cloud operators, which we will bring into the business and also run our own Green Garden facility data.

This will offer innovative cloud solutions to increase revenues and profits by arming our customers and partners with the resources to turn ideas into profitable services quickly and easily.

PHASE 2 BUILD

RFP Number: **ITB-23-13649-TP**





8. Partnerships / Occupants

Hyperbat is a joint venture between Williams Advanced Engineering and Unipart Manufacturing Group that was formed with a mission to manufacture innovative high-voltage battery solutions, optimised for high-performance and specialist applications.

Unipart Group is one of the UK's largest independent companies; specialising in manufacturing, logistics and consultancy. The company is at the forefront of innovative new technologies, developing and delivering products to improve industry's need for better fuel economy, performance and lower emissions.

Williams Advanced Engineering is a leader in the field of electrification; from powering cars on the grid of the ABB FIA Formula E championship over its first four seasons to electric hypercar projects and a world speed record-breaking electric boat.

KWSP, the engineering provider to McLaren for the Solas GT want to create an alternative fuel vehicle facility to support US and UAE motorsport programs.

The facility will be based on the Osceola Green Garden campus and will house an engineering delivery team supporting McLaren's alternative fuel program.

This program will be in partnership with CMG Cleantech.

PHASE 2 BUILD

RFP Number: **ITB-23-13649-TP**



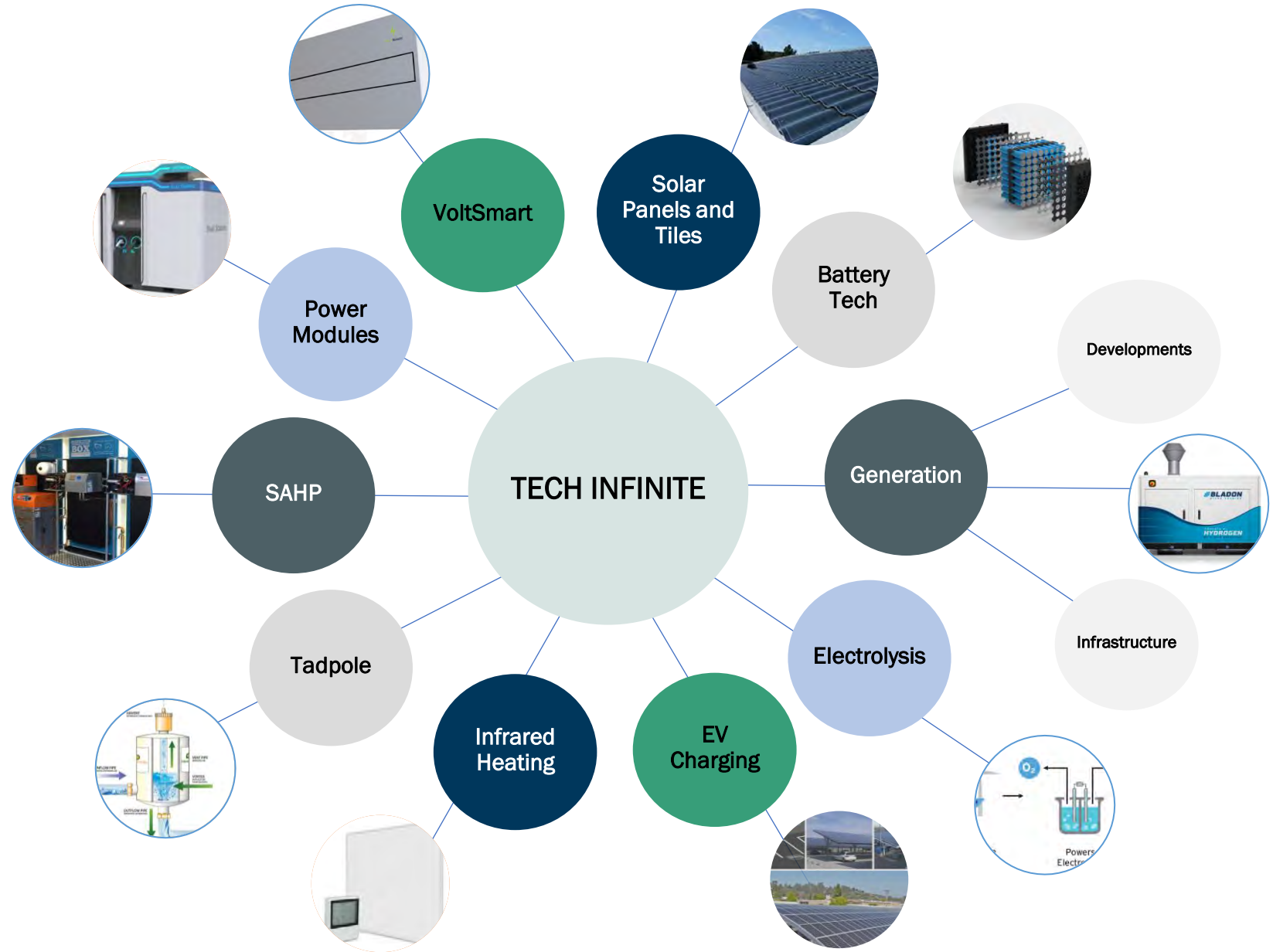
9. Systems Business – Strategic partners tied into MOU’s and contracts

Our ground breaking technology will be manufactured from this facility to provide world-class green energy products. This will be the location in which all products are validated and tested to the highest level.

It is our mission to create UL approved products for the whole of the USA. This 250,000 sqft facility will host the system products as presented in our product wheel.

PHASE 2 BUILD

RFP Number: **ITB-23-13649-TP**



Partners within our Green and Gold Garden.



Training Development Example

Training course IP for CMG technology and product catalogue is managed via a Joint Venture Partnership with Miretur Ltd.

Miretur works collaboratively with colleges, in curriculum development and readiness for student knowledge transfer by developing course materials and train the trainer programs.



Woodland Walk (WW)

Designed for community access and in conjunction with Osceola County. The walk will encompass the natural habitat of the conservation area and foster biodiversity. We will structure community programs for children and youth to participate in nature activities under a supervised and qualified forest ranger.

We know that physical activity enhances mental and emotional wellbeing along with creativity and clarity of mind, which is why will be encouraging staff to take regular breaks in nature and utilize the Woodland Walk.

The Woodland Walk area will encourage blue sky thinking for Valencia College and Green Garden employees.

RFP Number: **ITB-23-13649-TP**



Lakehouse and Wellbeing Centre

Health and wellbeing is amongst our primary values as a company and aligns with our ethos of our Green Garden Village.

Part of our vision is to create a positive and vibrant working environment and prioritize physical and mental wellbeing for everyone inside our Garden.

We want all staff to flourish and attract highly skilled talent who want to be apart of our creative team that is making a positive impact to our planet.





Lakehouse

The Lakehouse would provide the perfect opportunity for staff, community members and visitors to relax and socialize in luxurious surroundings, with views of the lake and nature.

The restaurant will be serving a wide range of food and beverages for everyone to enjoy, whether they are on a lunch break at work or relaxing with the family.

We will be hosting a collection of annual events and conferences that will promote a sustainable planet, along with key initiatives alongside Valencia College and the local area.



Wellbeing Centre

The Wellbeing Centre would provide staff and community members the perfect opportunity to be physically active inside our Green Garden.

Our premium fitness suite, relaxation areas and group classes will cater for all levels of fitness and exercise preferences to re-energize and rejuvenate.

We want our Health and Wellbeing ethos to be fully inclusive to all which is why there will be a full range of group classes, scheduled annual events and seminars. including:

- Yoga
- Pilates
- Meditation
- Mobility
- Circuit Training
- Nutrition Seminars





Summary

We are really excited about the opportunity of developing our Green Garden Village facility in Orlando and working with Osceola County, creating a leading renewable energy hub in the southern states.

One of our key objective is to work closely with Valencia College to train students in the renewable energy sector, providing a pioneering development program to upskill the future workforce for the benefit of the state.

Our vision is for our Garden development to become a key hub for product manufacturing, innovation and research and development, allowing our people to develop and flourish in this exciting sector.

The CMG Group have already secured revenue within the US, we have an extensive pipeline and business plan available on request.

A true collaboration between CMG Cleantech and Osceola County.

RFP Number: **ITB-23-13649-TP**



Appendix

Appendix A - Professional Consultant Team

Appendix B - Employees

Appendix C – Building Technique

Appendix D – Professional Consultant Team

Appendix E – CMG Cleantech PLC

Appendix F – Tech Infinite

Appendix G – Mission Statement

Appendix H – Renewable Energy

Appendix A

Professional Consultant Team

We have compiled an RFP document for the review and selection of the professional consultant team (on completion of legals)

Architects

Project and Program Management

Cost Consultants

MEP Consultants

Structural Engineers

Environmental

Permitting

Ecology and Environmental

County Engagement for Highways and Water

We have engaged with several local architects in Florida in preparation for our Green Garden Village development.

During our early discussions we have narrowed down our search to 4 architects that we plan to put out to tender as and when we seek approval.

- HuntonBrady Architects
- Baker Barrios
- HKS
- Baskervill

RFP Number: ITB-23-13649-TP



Appendix B

Employees

The program launches with a phase zero requirements. If we convert the current opportunities in our pipeline, we will need to scale up to phase 1 numbers.

If all opportunities meet their full capacity as stated in our sales pipeline, we will need to scale up to phase 2 requirements over a 3 year period.

Building	Building Description	Phase Zero	Number of Employees after year 1	Number of Employees after year 3	Skills
1	Garden Gateway	2	5	8	Security
2	Woodland Walk	2	5	8	For the community
3	Wellbeing Centre	6	20	20	Hospitality
4	Green Hydrogen Plant	14	45	65	Hospitality and Gym Instructors
5	Incubator factory	29	95	180	Mechanical and Process Engineering
6	HQ building	27	90	140	Mechanical and Materials Engineering
7	Battery build	17	55	250	Electrical, Mechanical, Digital, Quality, Software Engineering
8	Systems building	27	90	140	Programme, Operations, Planning, Sales, Leadership executives
					Electrical, Mechanical, Design, Software Engineering x 25
					Assy Operators x75
9	Data Hub	5	15	15	Electric Chem x 5
					Integration and PLC programmers x 10
10	PV Factory	23	75	225	Assy Operators x 60
11	Partnerships	21	70	150	Engine build specialist
					Fuel system engineering
Total Employees:		170	565	1201	

Building Technique – Tilt-up method

This innovative building method works well for offices, retail centers, warehouses, distribution centers, and manufacturing facilities.

Generally, tilt-up construction offers more advantages than traditional construction methods, such as: speed, safety, cost effectiveness, personalization and environmental impact.

By offering a reduced footprint while achieving the desired space and program requirements by going vertical, the area around the tilt-up structure can become a larger green space than those required by code minimums, or even be used for solar panel arrays or other clean energy resources.

The result is rapid construction arising from a well-planned process more akin to a factory production line but retaining the flexibility of in-situ concrete work.



OVERVIEW

Listed on the Euronext Paris Exchanges, CMG Cleantech S.A. (CMG) is driven by a strong, secure ESG strategy - to develop the clean hydrogen and solar technology at its disposal and help countries, organisations and individuals alleviate their environmental impacts and meet ambitious 2030 carbon neutrality goals. We have a market cap of \$200m and bank balance of \$230m

We work differently, quickly, efficiently and ethically. Our core aim is to create solutions to real world problems for both clients and customers alike for a sustainable future.

Our main subsidiary business is Tech Infinite which is our global contracting business vehicle; that has experienced construction professionals who all have tier 1 construction experience and delivery of over £1b of residential and commercial projects.

Ticker: MLCMG.PA

Name: Compagnie Mercosur Grecomar SA

Market: Euronext Access Paris

ISIN: FR0013406881

Market Cap: EUR 215.59m (as of 5 Jan 2022) based on share price of EUR 7.00

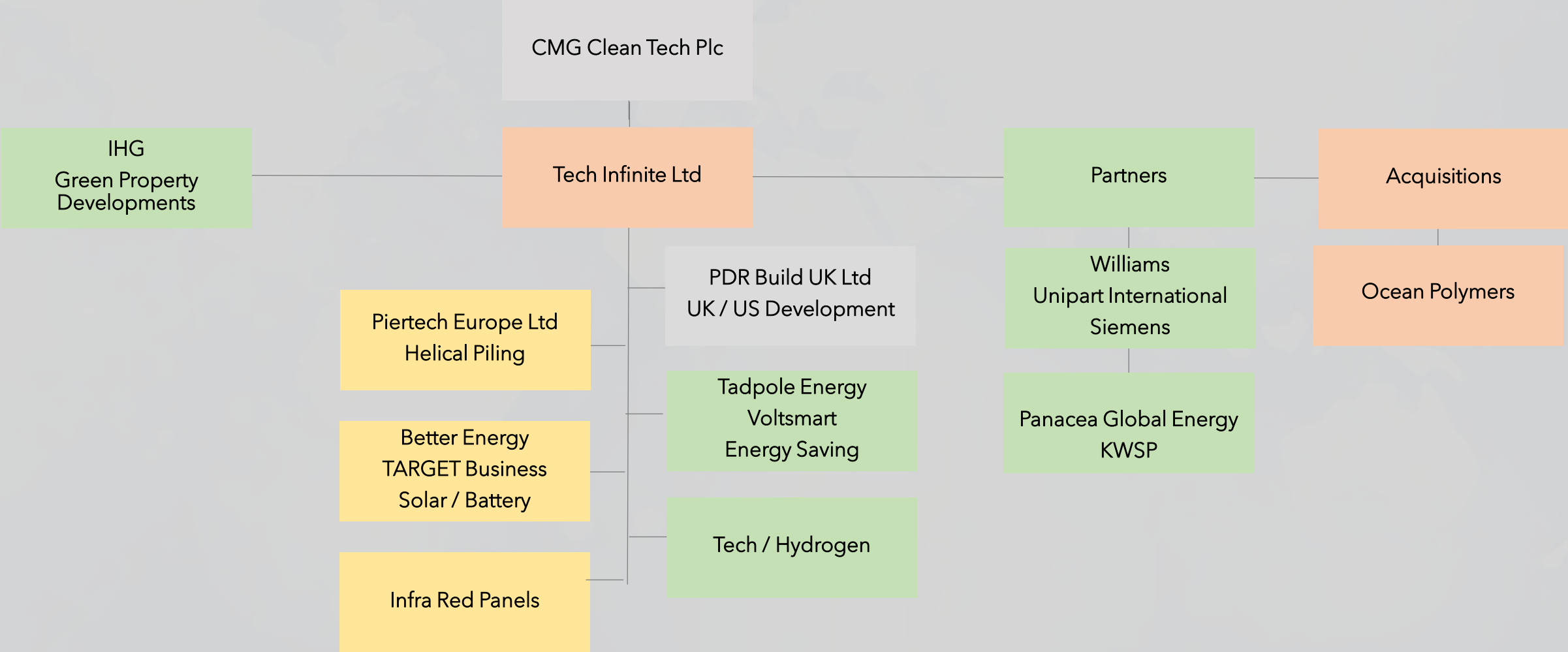
Issued Share Capital: 6,159,757 Euros (as of Dec 2021)

Total share on issue: 30,798,785 (as of Dec 2021)



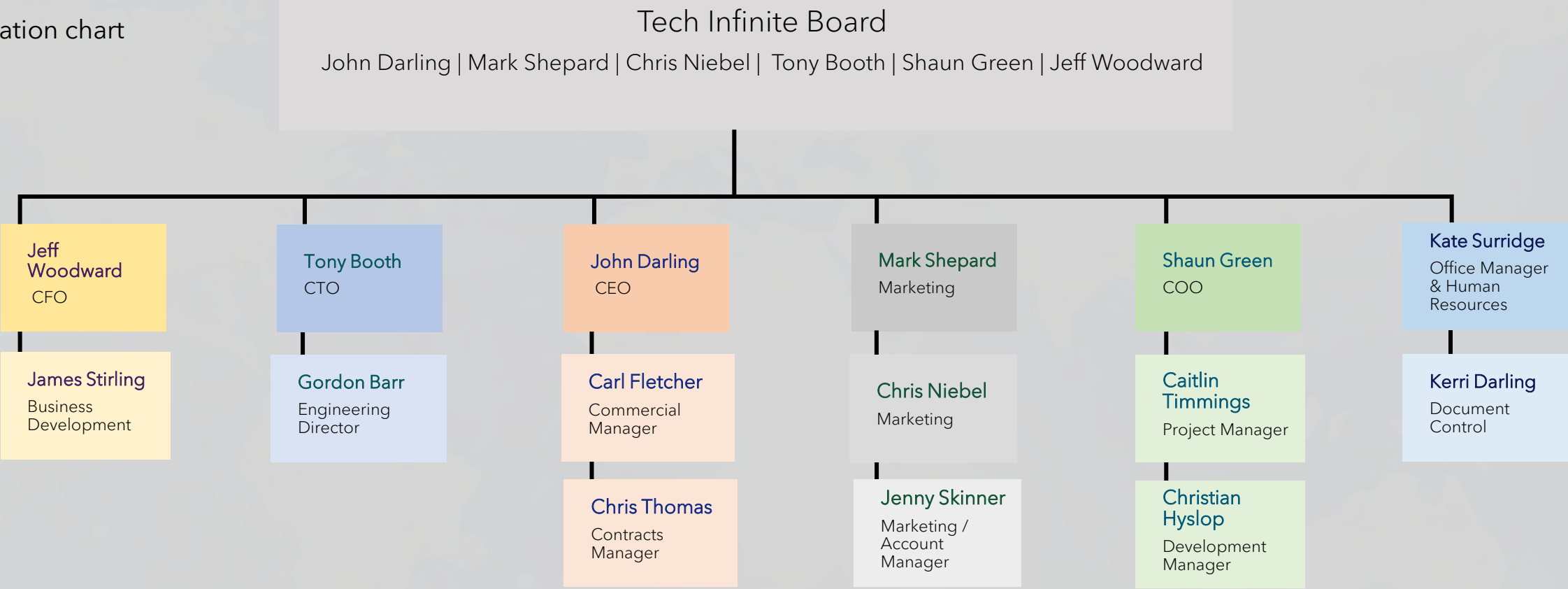
CMG Clean Tech PLC

Organization chart for Parent group company structure



Tech Infinite

Organization chart



Appendix G

Mission Statement:

OWE, our responsibility to our planet.



We are a green energy design, manufacture, and installation company. Our key USP is the ability to provide UL approved products that will help reduce energy consumption in the domestic and commercial environment in any application.

Our belief and vision is that we are determined by our innovation for a smarter, more sustainable world. When we work, we are always striving to achieve the greatest innovations which come from being able to reimagine the future.

We believe in the responsible development of technology, respecting human values and promoting sustainability for people, the planet and prosperity.

Every day we will contribute to society through business operations and creating change across social, economical, environmental and cultural aspects of life.

We have technology that will reduce electricity costs and provide green renewable energy throughout the USA, we will manufacture these products from our own facility in Osceola County in the state of Florida, we will be investing \$300-\$400m into the construction of our facility in phase 1, with phase 2 attracting a further investment of \$400m+.

Renewable Energy



In 2021, the renewable energy industry remained remarkably resilient. Rapid technology improvements and decreasing costs of renewable energy resources, along with the increased competitiveness of battery storage, have made renewables one of the most competitive energy sources in many areas.

Despite suffering from supply chain constraints, increased shipping costs, and rising prices for key commodities, capacity installations remained at an all-time high. Wind and solar capacity additions of 13.8 GW in the first eight months of 2021 were up 28% over the same period in 2020. Many cities, states, and utilities set ambitious clean energy goals, increasing renewable portfolio standards and enacting energy storage procurement mandates. Renewable energy growth is poised to accelerate in 2022, as concern for climate change and support for environmental, social, and governance (ESG) considerations grow and demand for cleaner energy sources from most market segments accelerates.

At the same time, the US Government administration's vision to fully decarbonize the US economy is helping spur activity in the renewable sector that will likely drive further growth—particularly if proposed legislation is enacted. In our renewable energy industry analysis, the following five trends are expected to move to the forefront in 2022-23, opening new avenues in the renewable energy growth story.

- New technologies
- New business models
- Infrastructure development
- Supply chain ecosystem
- Sustainable growth