HyperLocal

Powering FusionFarms

We Grow Food...
We Sell Food...
We Build Farms...

OPPORTUNITY SUMMARY

July 2024

The Problem – Food Insecurity

Politics + Inflation + Climate + Population = Global food scarcity with less local jobs

- In 2023, food prices increased 20% with largest impact since 1980s
- 18-22 million fewer metric tons from Ukraine impact 3% of the world
- Unpredictable, violent weather, crop devastation, increased food pathogens
- By 2050, food production must double to feed 10 billion

Supply Chain Strains, Climatic Events, War

Food Prices Increase Steadily

Rise in Global Unemployment, Loss of Farm Land

The “FusionFarms” Solution

The “Fusion” of ancient Aquaponics and modern AgTech Farm communities

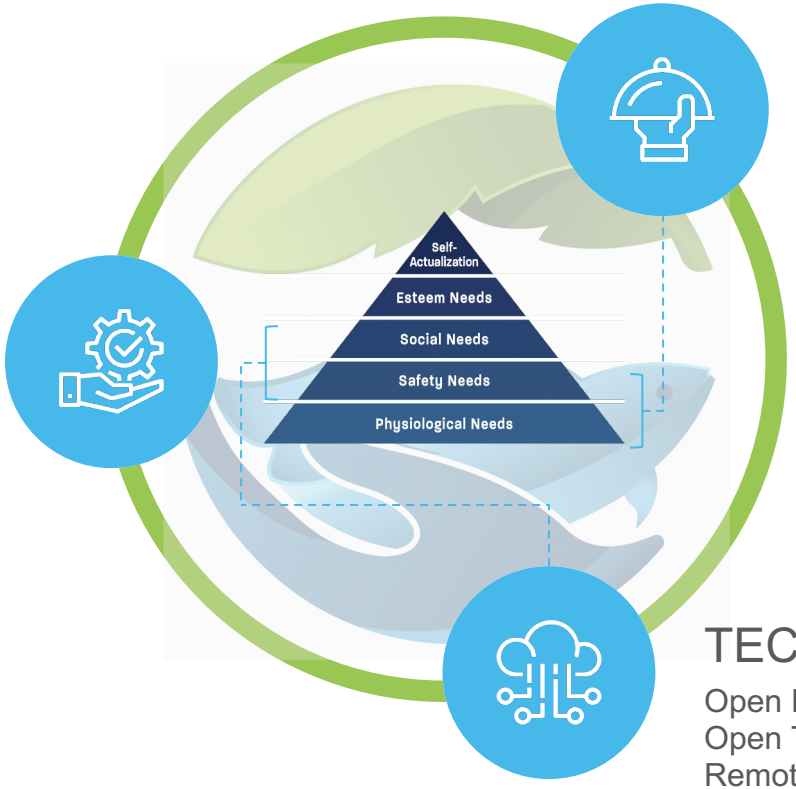
Hyper Local

FOOD + ENERGY

Produce, Fish, Oils,
Soil Conditioners, Compost,
Geothermal Energy

SERVICES

Aquaponics,
Technology,
Finance



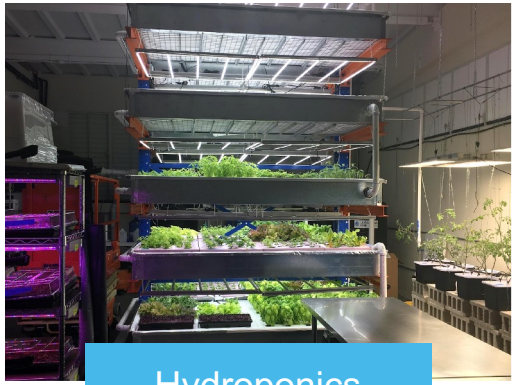
TECH

Open Farming,
Open Tech,
Remote Sensors, AI

What is Aquaponics?

A Closed-Loop Ecosystem – the Most Efficient Way to Farm boths plants and protein 24/7/365

Hyper Local

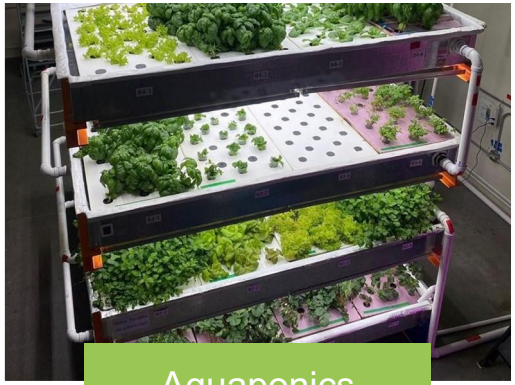


Hydroponics

The farming of plants whose roots are watered with a continuous flow of nutrient-rich water in a closed, climate controlled environment.

Aquaculture

The farming of fish, typically in a contained environment that is closed off to external influences and where variables like temperature, oxygen, and water quality are carefully controlled.



Aquaponics

AQUAPONICS

“Tech Farm-in-a-Box” Value

Better and faster deployment for rapidly acquired real estate with unique tech and services

1 Real Estate Accelerator

- Distressed Big Box Acquisitions
- Rapid Opportunity Zone Conversion
- Traceable SDG/ESG with REIT/Tokens
- Future Live/Work Communities
- Releasable Investment Asset

2 Proprietary Infrastructure

- Network Accelerator for Permits
- Exclusive Bill of Materials
- Exclusive Engineering
- Custom Modular Design
- Exclusive Steel Manufacturer
- Custom Certification and Pricing
- Private Networks for Distribution
- Data Syndication Network

3 Unique Technology And Services

- Revolutionary 52 week harvesting
- Rapid Recruit, Hire, Train/Retain
- No Fertilizer Source Dependency
- Proprietary Operation Procedures
- Proprietary Cost Optimizer Services
- Turnkey Services for Global Tech
- Incubator for Social Finance with AI

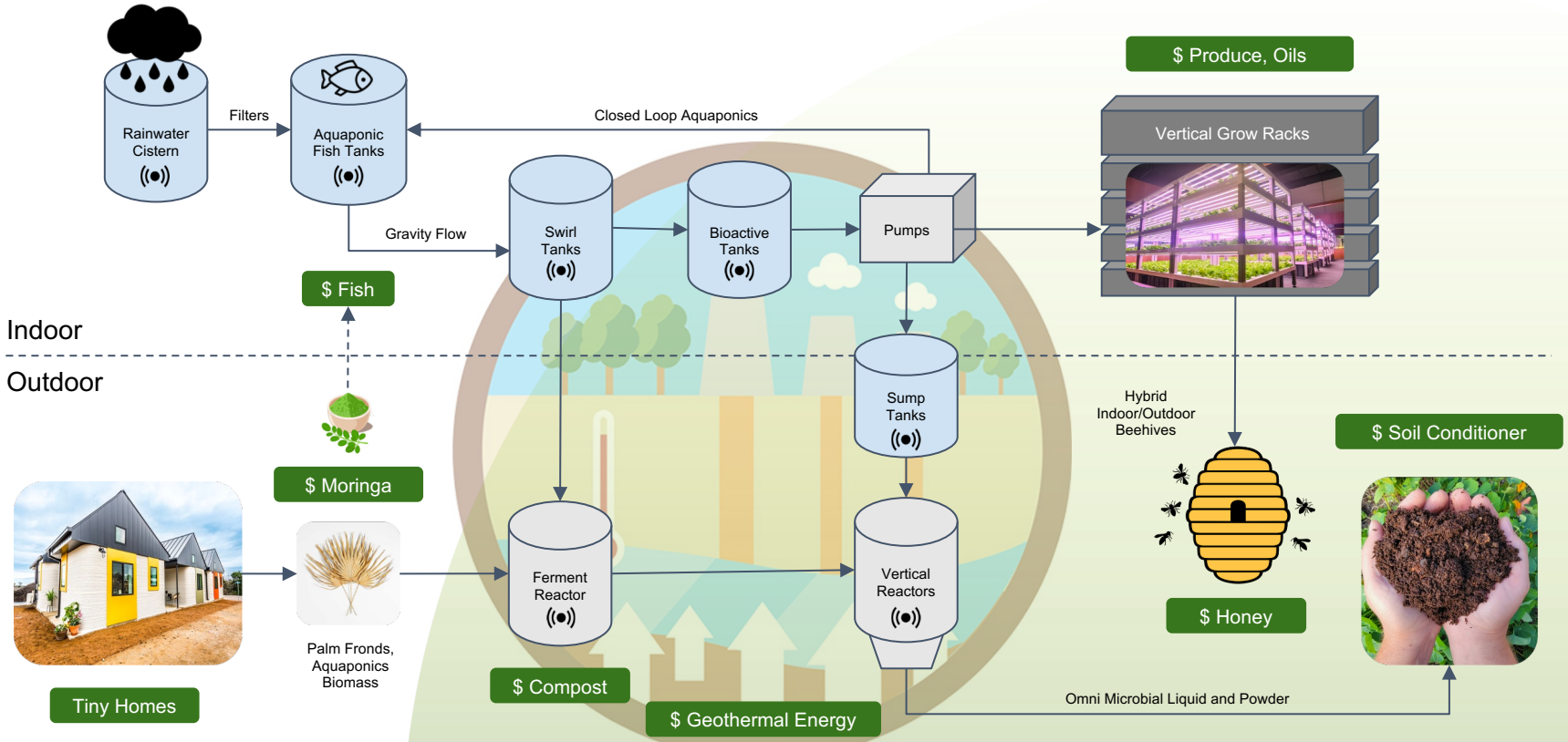
Why use Aquaponics for EcoSystem Farm?

Multi Revenue → Open Farming (Produce, Fish) + Employee Housing + Ancillary Services + Data

Hyper Local

Open Farming

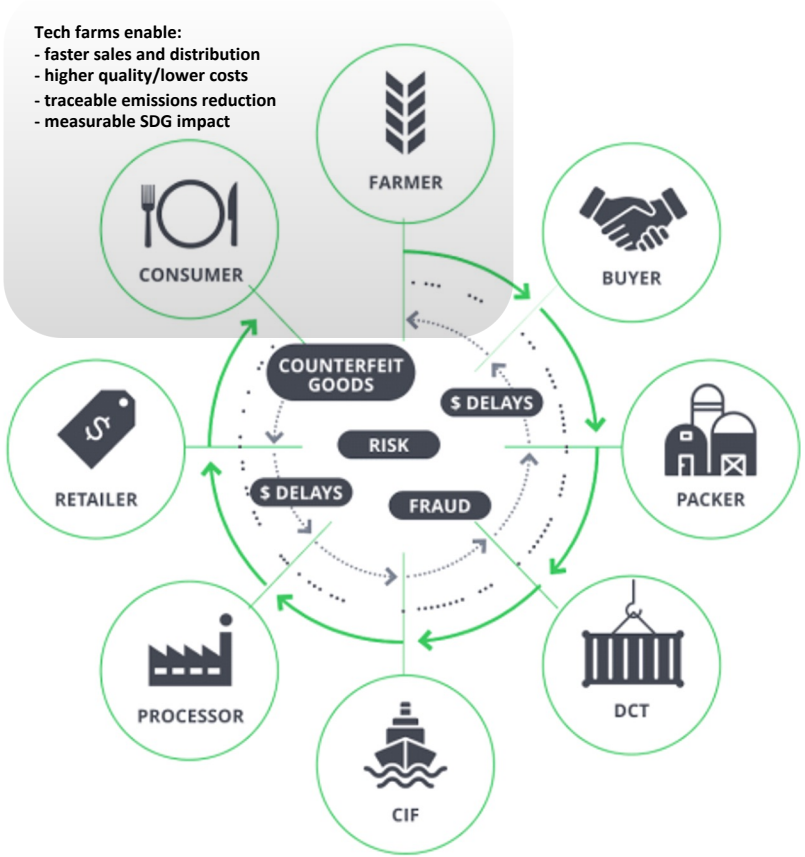
Open Finance



We are breaking the Global AgSupply Chain!

Collapse supply chains to increase quality and margins for enterprises with traceable Net0

- FINANCIAL SERVICES
- BUYERS
- PACKERS
- TRANSPORTATION
  Reduce Time-to-Market



- PROCESSORS
- DISTRIBUTION
  Reduce Carbon Footprint
- DATA

Verifiable Impact for SDG/ESG

Create New Investment Opportunities with Evidence Based Metrics

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future Fusion Farms is addressing 12 of the 17 total listed Sustainable Development Goals https://sdgs.un.org/goals

Revenue for Infrastructure

Break even with $3M investment in 1Y, 21%+ ROE in 4 Years for Aquaponics Alone

HyperLocal Success Reference

Farm 1
FusionFarms
Mayaguez, PR

$3M
Project Budget

$3M
Investor Equity

9 months of Revenue

Total Food Market - Net Import Trade Imbalance in Puerto Rico is $3.5 Billion Annually. This single facility doesn't meet 1% of the market need!

	2023	2024	2025	2026	2027
Farm Revenue	896,168	1,266,585	1,367,912	1,477,344	1,595,532
Farm Expenses	784,561	884,760	928,900	975,551	1,024,864
Net Income	111,608	381,825	439,011	501,793	570,668
EBITDA	**167,626**	**442,936**	**500,123**	**562,904**	**631,780**

63 Tons

Basil

30% Margin

+

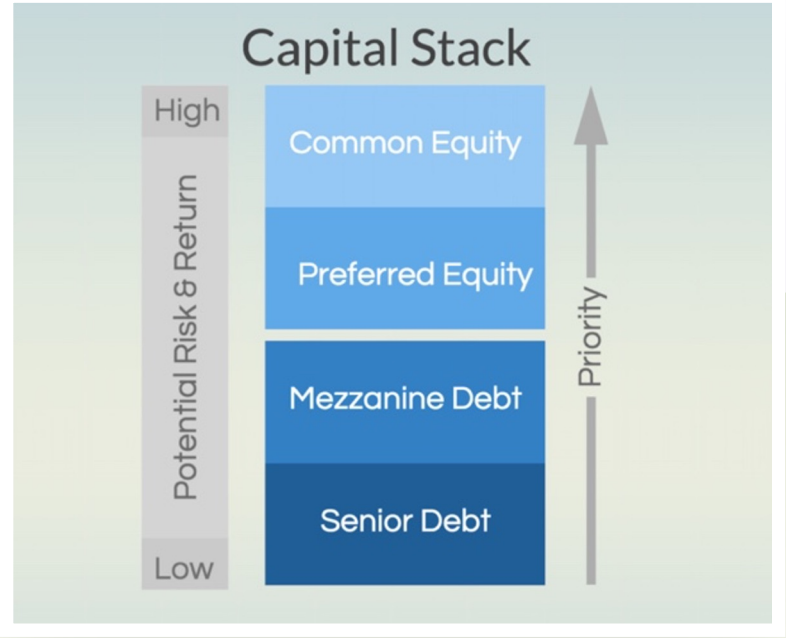
Mint

35% Margin

Return on Investment of 21%

“Project Finance” Model for Networks

Capital Stack distributes Risk while Maximizing Returns



Assuming $5,000,000 Preferred Equity in Special Purpose Company (“SPC”) as stand-alone profit center.

›25% Preferred Equity in SPC
›25% Junior Debt (PACE Funding)
›50% Senior Debt (USDA Loan, 60-80%)

Example Structure on a $20 million project:

›$ 5 million Equity in SPC
›$ 5 million Junior Debt
›$10 million Senior Debt

HyperLocal Network – Managing/Operating Partner (“HL”) as Building Developer and “**FusionFarms** Cumberland City” Operator

Competitive Landscape

HyperLocal → Service Oriented with High Demand that Scales

Aquaponic CEA ← Hydroponic CEA → ← Non-CEA Greenhouse →

	HyperLocal	Aerofarms	Plenty	Kalera	App Harvest	Local Bounti
Transparency	Positive EBITA	Negative EBITA	Negative EBITA	Negative EBITA	Negative EBITA	Negative EBITA
Customers	Global and National Distributors, Regional and Local Brands	National and Regional Brands	Regional Distributors	National and Regional Brands	Global Distributors	Global Distributors
Key Differentiators Key Challenges	→ Capital Lite → Deep Expertise → Proven Demand → Service Oriented	→ Failed SPAC → No Path to Profit → Capital Intense → Recall Problem	→ Overfunded → Expensive Tech → Unclear Profit Path → Ambiguous Scale	→ Over Expanded → Divesting Assets → SPAC Merger → Recall Problem	→ Not true CEA → Inexperience → SPAC Merger → Light Innovation	→ Merger Challenges → Low Market Cap → Unclear Advantage → No Local Services
Liquidity	Strong, Private	Weak, SPAC Crash	Weak, Institutional	Weak, IPO Crash	Weak, SPAC Crash	Weak, Dilutive Capital
Total funding to date (Publicly available data)	$2.2 Mn	$176.5 Mn	$941 Mn	$153 Mn	$646.3 Mn	$ 348.3 Mn

Go To Market

Scale Up Food Production and Tech Services

Hyper Local

	1 Discover	2 Validate	3 Scale
WHO	› 42 Restaurants › 3 Food Distributors	› 14 Largest grocery chains in PR › 52 Consecutive weekly deliveries with highest reliability	› H-E-B Grocers › Walmart
STRATEGY	› Build book of indication and purchases from high-profile restaurants and celebrity chefs › Validate demand	› Reach critical volume in demand and trial retail participation › Expand the list of Off-Take Agreements	› Use the market validation and stable returns to attract institutional investors › Keep expanding the list of LOI's from large Off-Takers
HOW	› Continue conversations with existing partners and move to higher volume	› Complete construction plan and sign pending LOIs to engage new farms	› Incentivize investors with Dividends

Team

The HyperLocal Advantage → Leadership that Scales

Kendell Lang, CEO

2023
Founder of HyperLocal

2016
Advisor to IIPR - first NYSE-listed IPO of Medical Cannabis REIT

2016
Advisor to IIPR - first NYSE-listed IPO of Medical Cannabis REIT

1998
Co-founder - NYSE-listed Biomed Realty Trust (NYSE:BMR), bought in 2016 by Blackstone Group LP for $4.8 billion

1993
Co-Founder of NYSE-listed Alexandria Real Estate Equities (NYSE:ARE)

1991 – 1993 KPMG Peat Marwick
Corporate Real Estate Advisory Services

Executive Team

Brian Bowler
President, MENA
Ambassador
Permanent U.N. Envoy

Greg Pletz
COO
JP Morgan Chase,
Merrill Lynch International

Francey Marzicola
CMO
Full Spectrum Marketing,
Body Glove International

Clare Thorp, Ph.D.
CSO
Dept of Agriculture and
Food, Keenan / Alltech

Eliot Pratt
Director of Finance
Equity & Debt Architect
Investor Relations

Thank You!

Questions?

ceo@hyperlocal.network

CLICK HERE to go to the GIGAMoringa Farm

CLICK HERE to go to the Expansion Plan Appendix

CLICK HERE to go to the Project Finance Partner Brochure

We Grow Moringa...
We Sell Moringa...
We Intend to Build ...
GIGAMoringa Farm

•First and easiest is 1) sale of seeds, 2) sale of seedlings, liners, 3) sale fresh and dried leaves, easy to harvest, easy to package, easy to sell, 4) sale of moringa powder, 5) sale of moringa capsules, and 6) sale of moringa tea.

•Second is production of Aquaponics Fish Food - we know this market, it is a proprietary recipe, no one else is producing this in this category, we could be a category killer here! This could also expand into a separate dedicated area for Feedstock Production - food for chickens, pigs, cattle, etc.

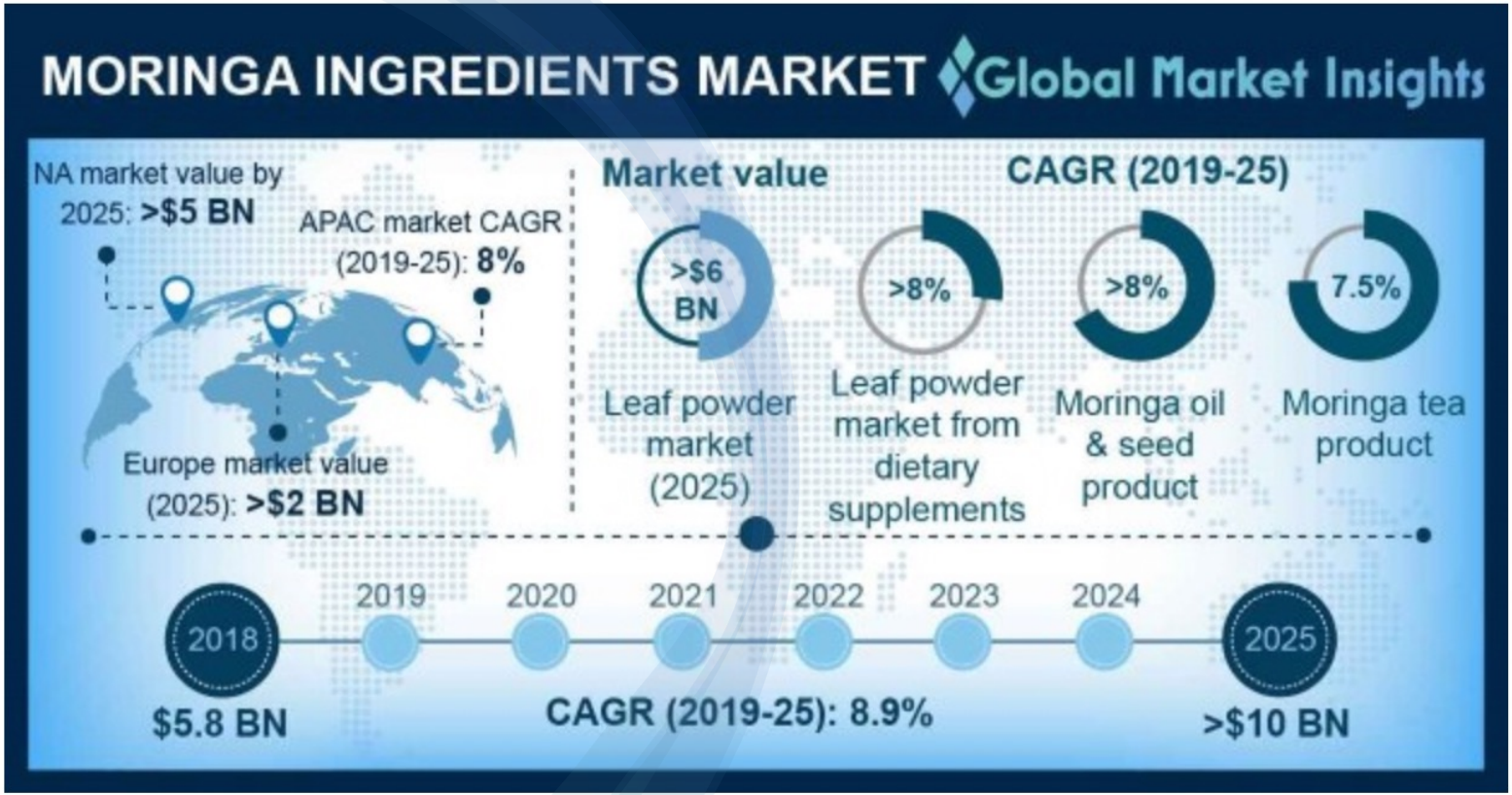
•Third is extraction of essential oils, wholesale to the nutraceutical and cosmeceutical markets - which requires a different level of equipment and technical knowledge, as well as bottling - just a function of available cash

We Grow Moringa...
We Sell Moringa...
We Intend to Build GIGAMoringa Farm...

The multi-billion-dollar total addressable market in the feedstock industry is going to be transformed through the addition of Moringa as a primary protein source.

Fusion Farms has proven the adoption of a Moringa protein-based fish food for the Aquaponics industry and is now prepared to expand the GRAS-certified Moringa production to being a major ingredient supplier to commercial feedstock production.

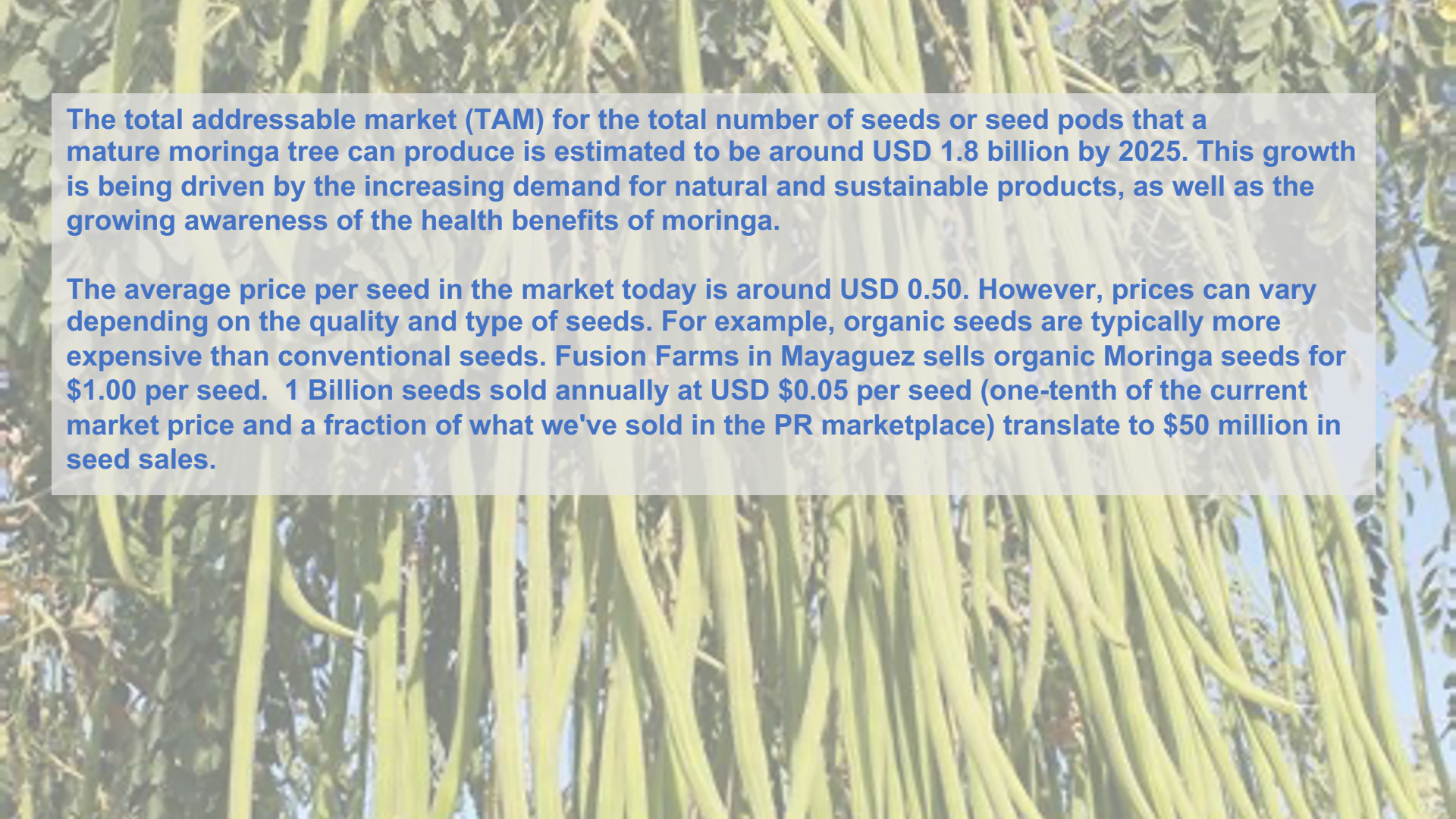
We are proposing to build out an 80-acre Moringa Plantation growing 100k+ Moringa Trees and related harvesting, processing, packaging, and distribution operations (in GMP, ISO, and LEED-certified facility).


MORINGA INGREDIENTS MARKET
Global Market Insights
NA market value by 2025: >$5 BN
APAC market CAGR (2019-25): 8%
Europe market value (2025): >$2 BN
Market value
CAGR (2019-25)
>$6 BN
Leaf powder market (2025)
>8%
Leaf powder market from dietary supplements
>8%
Moringa oil & seed product
7.5%
Moringa tea product
2018
2019
2020
2021
2022
2023
2024
2025
$5.8 BN
CAGR (2019-25): 8.9%
>$10 BN

We are proposing to define, design, develop, and deliver the first GIGAMoringa Farm, to Grow GRAS-certified Moringa to be processed in the Commercial GIGAMoringa Processing Facility.

We are proposing this **GIGAMoringa Farm because we intend to process 1 BILLION Moringa seeds annually** (100,000 plus trees yielding 10,000 seeds per tree). A mature moringa tree can produce up to 1,600 pods per year. The pods are about 10-12 inches long and contain 10-28 seeds each (which means the yield per tree could exceed 44,800 seeds per tree, so we are just being very conservative).

The seeds are high in protein, vitamins, and minerals, and they can be used to make a variety of products, including dietary supplements, cosmetics, and pharmaceuticals.



The total addressable market (TAM) for the total number of seeds or seed pods that a mature moringa tree can produce is estimated to be around USD 1.8 billion by 2025. This growth is being driven by the increasing demand for natural and sustainable products, as well as the growing awareness of the health benefits of moringa.

The average price per seed in the market today is around USD 0.50. However, prices can vary depending on the quality and type of seeds. For example, organic seeds are typically more expensive than conventional seeds. Fusion Farms in Mayaguez sells organic Moringa seeds for $1.00 per seed. 1 Billion seeds sold annually at USD $0.05 per seed (one-tenth of the current market price and a fraction of what we've sold in the PR marketplace) translate to $50 million in seed sales.

GIGAMORINGA FARM

Total Project Cost: $20 million
Stabilized 3-year Projections (2026):
Total Projected Revenues (100%): $53 million
Total Projected Expenses (60%): $32 million
Total Projected NOI (40%): $21 million

HOME AQUARIUM FISH FOOD

The total addressable market (TAM) for commercial fish feed in the pet store home aquarium industry is estimated to be worth $2.5 billion by 2025. This growth is being driven by the increasing popularity of fishkeeping as a hobby, as well as the growing awareness of the importance of feeding fish a healthy diet.

Fishkeeping is a popular hobby that can be enjoyed by people of all ages. It can be a relaxing and rewarding experience, and it can also be a great way to learn about the natural world. Fishkeeping can also be a relatively inexpensive hobby, as there are many affordable fish and supplies available.

The growing awareness of the importance of feeding fish a healthy diet is also driving the growth of the commercial fish feed market. Fish need a diet that is high in protein and nutrients, and commercial fish feed can provide this. Commercial fish feed is also fortified with vitamins and minerals, which can help to keep fish healthy.

The pet store home aquarium industry is a major market for commercial fish feed. Pet stores sell a variety of fish and supplies, and they also offer fishkeeping advice and support. Pet stores are a convenient place to purchase commercial fish feed, and they also offer a variety of brands and types of feed.

COMMERCIAL FISH FEED FOR AQUACULTURE

The commercial fish feed market is expected to continue to grow in the coming years. The growth of the market is being driven by the increasing popularity of fishkeeping as a hobby, as well as the growing awareness of the importance of feeding fish a healthy diet.

The global market size for commercial fish feed in the aquaculture industry was valued at USD 106.96 billion in 2021 and is expected to grow at a CAGR of 9.9%, to reach USD 197.21 billion by 2027.

The growth of the market is being driven by the increasing demand for fish and seafood products, as well as the growing awareness of the benefits of aquaculture. Aquaculture is the farming of aquatic organisms such as fish, shellfish, and algae. It is a sustainable and efficient way to produce food, and it is expected to play a major role in meeting the growing demand for seafood.

The commercial fish feed market is segmented on the basis of type, species, and application. Based on type, the market is segmented into dry feed, wet feed, and frozen feed. Dry feed is the largest segment of the market, accounting for an estimated 60% of the market share in 2021. Wet feed is the second largest segment, followed by frozen feed.

Based on species, the market is segmented into salmon, shrimp, tilapia, and other species. Salmon is the largest segment of the market, accounting for an estimated 40% of the market share in 2021. Shrimp is the second largest segment, followed by tilapia, and other species.

Based on application, the market is segmented into marine aquaculture, freshwater aquaculture, and other applications. Marine aquaculture is the largest segment of the market, accounting for an estimated 60% of the market share in 2021. Freshwater aquaculture is the second largest segment, followed by other applications.

The key players operating in the commercial fish feed market are **Cargill, Skretting, Blue Ridge Aquaculture, Hendrix Genetics, Nutreco, and Aller Aqua.** These companies are focusing on expanding their product portfolio, increasing their geographic presence, and strengthening their distribution network to gain a larger share of the market.

COMMERCIAL ANIMAL FEED FOR CHICKENS

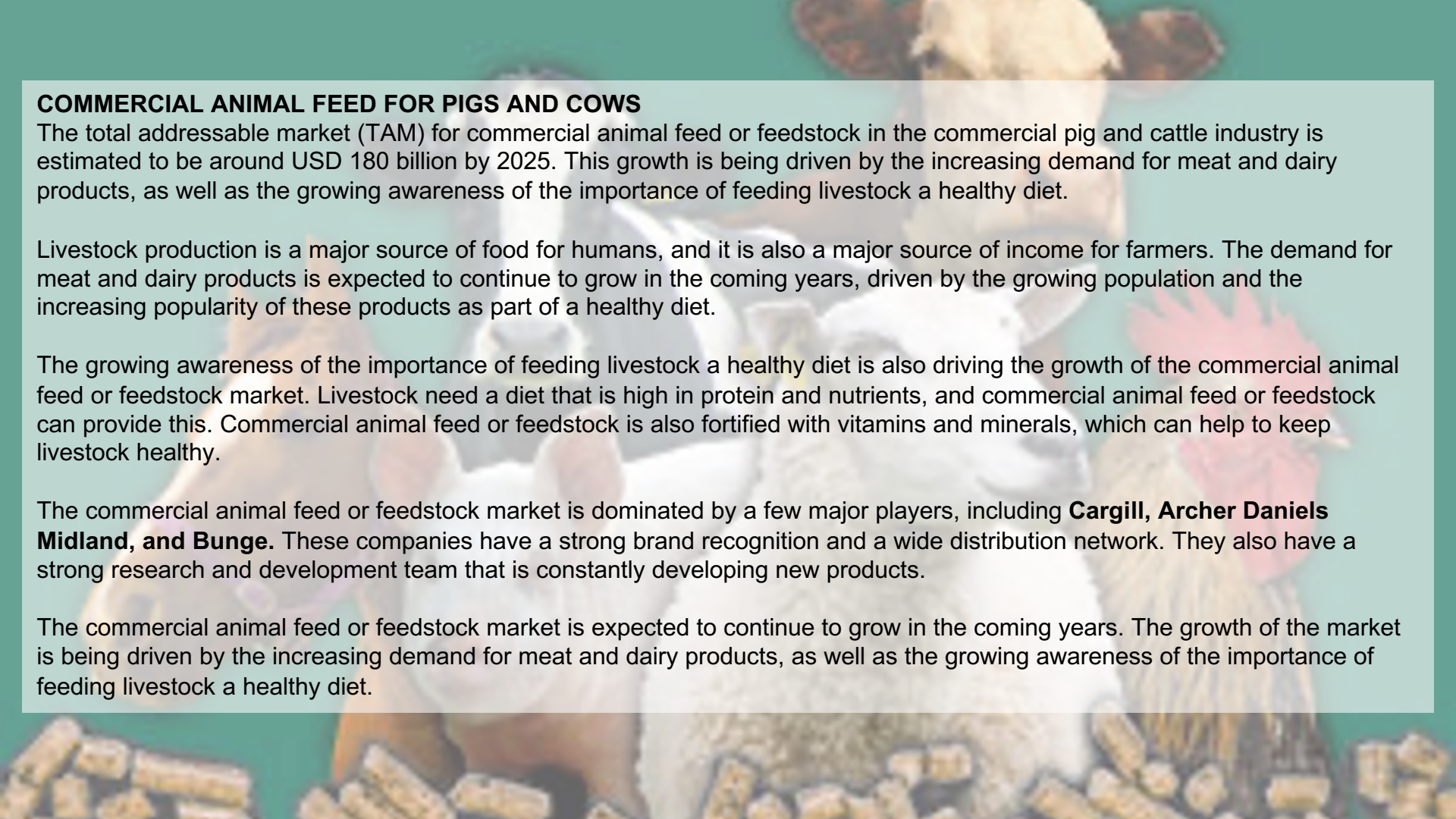
The total addressable market for commercial animal feed in the commercial chicken industry is estimated to be worth $22.4 billion by 2025. This growth is being driven by the increasing demand for chicken meat and eggs, as well as the growing awareness of the importance of feeding chickens a healthy diet.

Chicken is the most popular meat in the world, and it is also a major source of eggs. The demand for chicken meat and eggs is expected to continue to grow in the coming years, driven by the growing population and the increasing popularity of chicken as a healthy and affordable source of protein.

The growing awareness of the importance of feeding chickens a healthy diet is also driving the growth of the commercial animal feed market. Chickens need a diet that is high in protein and nutrients, and commercial animal feed can provide this. Commercial animal feed is also fortified with vitamins and minerals, which can help to keep chickens healthy.

The commercial animal feed market is dominated by a few major players, including **Cargill, Purina Mills, and Tyson Foods.** These companies have a strong brand recognition and a wide distribution network. They also have a strong research and development team that is constantly developing new products.

The commercial animal feed market is expected to continue to grow in the coming years. The growth of the market is being driven by the increasing demand for chicken meat and eggs, as well as the growing awareness of the importance of feeding chickens a healthy diet.



COMMERCIAL ANIMAL FEED FOR PIGS AND COWS

The total addressable market (TAM) for commercial animal feed or feedstock in the commercial pig and cattle industry is estimated to be around USD 180 billion by 2025. This growth is being driven by the increasing demand for meat and dairy products, as well as the growing awareness of the importance of feeding livestock a healthy diet.

Livestock production is a major source of food for humans, and it is also a major source of income for farmers. The demand for meat and dairy products is expected to continue to grow in the coming years, driven by the growing population and the increasing popularity of these products as part of a healthy diet.

The growing awareness of the importance of feeding livestock a healthy diet is also driving the growth of the commercial animal feed or feedstock market. Livestock need a diet that is high in protein and nutrients, and commercial animal feed or feedstock can provide this. Commercial animal feed or feedstock is also fortified with vitamins and minerals, which can help to keep livestock healthy.

The commercial animal feed or feedstock market is dominated by a few major players, including **Cargill, Archer Daniels Midland, and Bunge.** These companies have a strong brand recognition and a wide distribution network. They also have a strong research and development team that is constantly developing new products.

The commercial animal feed or feedstock market is expected to continue to grow in the coming years. The growth of the market is being driven by the increasing demand for meat and dairy products, as well as the growing awareness of the importance of feeding livestock a healthy diet.

Appendix

Logistics, Planning and Network Targets for Growth

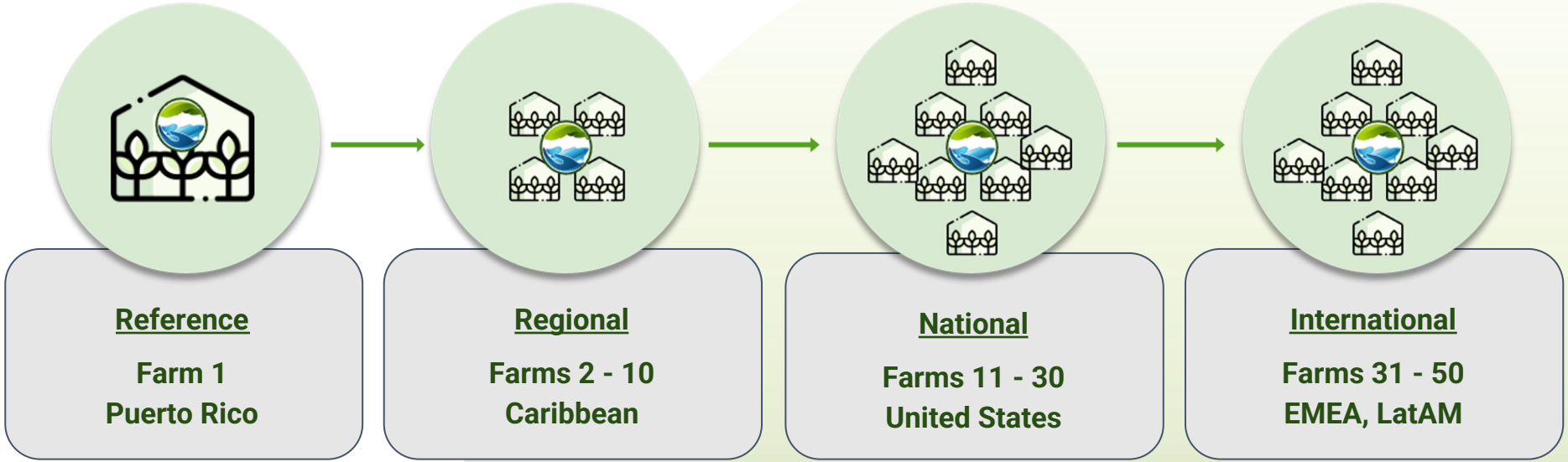
HyperLocal

Powering FusionFarms

Tech Farms → Caribbean, United States, EMEA and LatAm

Growing the Network

Tech Farm-in-a-Box



Tech Farm Deployment

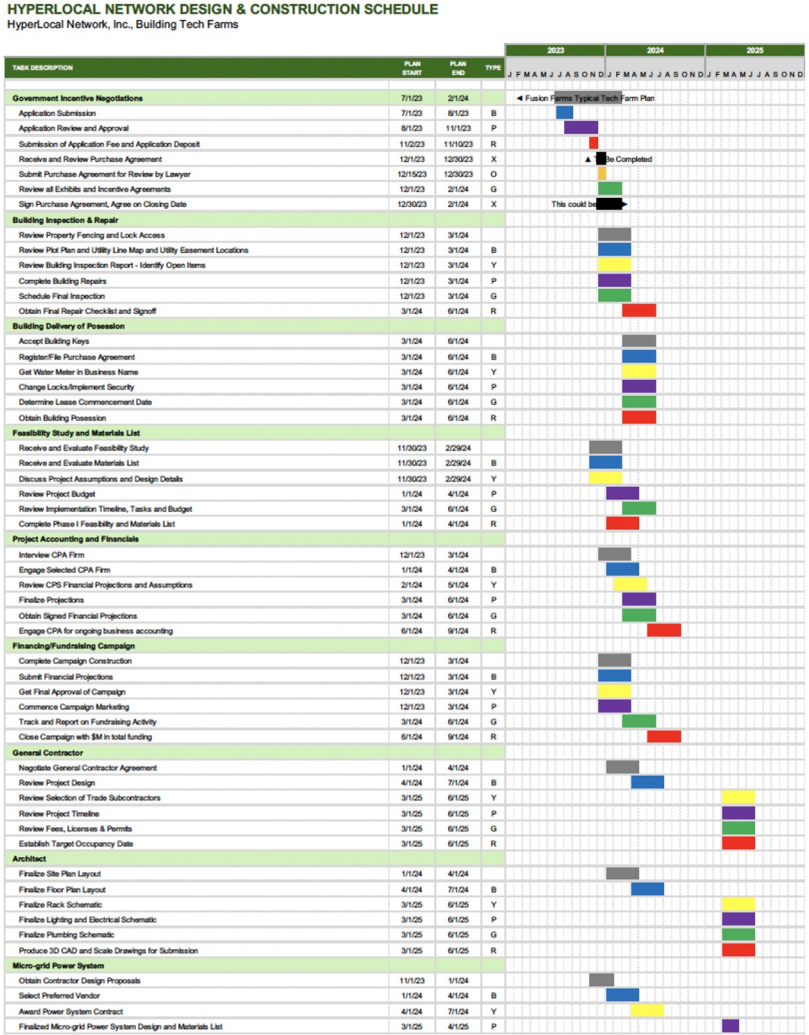
Proven Process with Global Logistics on Demand

1. Project Questionnaire
2. Project Letter Of Intent – Scope, Deliverables, Timing
3. Local Market Feasibility Study
    a. Market Demand/Volume, What Varieties
    b. Market Pricing
    c. Prospective Off-Take Vendors
    d. Prospective Distressed Real Estate Options
4. Preliminary Facility Design
5. Preliminary project Budget – Amount Equity Investors Contribute
6. Economic Analysis – Project Financial Projections
7. Negotiation and Execution of Joint Venture Operating Agreements
8. Formation of the Local Special Purpose Company (“SPC”)
9. Funding of the SPC
10. Ground-Breaking Ceremony, Press Releases, Marketing Plan
11. Recruiting & Hiring Plan
12. Development Project Plan & Operational Plan

Gantt Chart for Tech Farm Projects

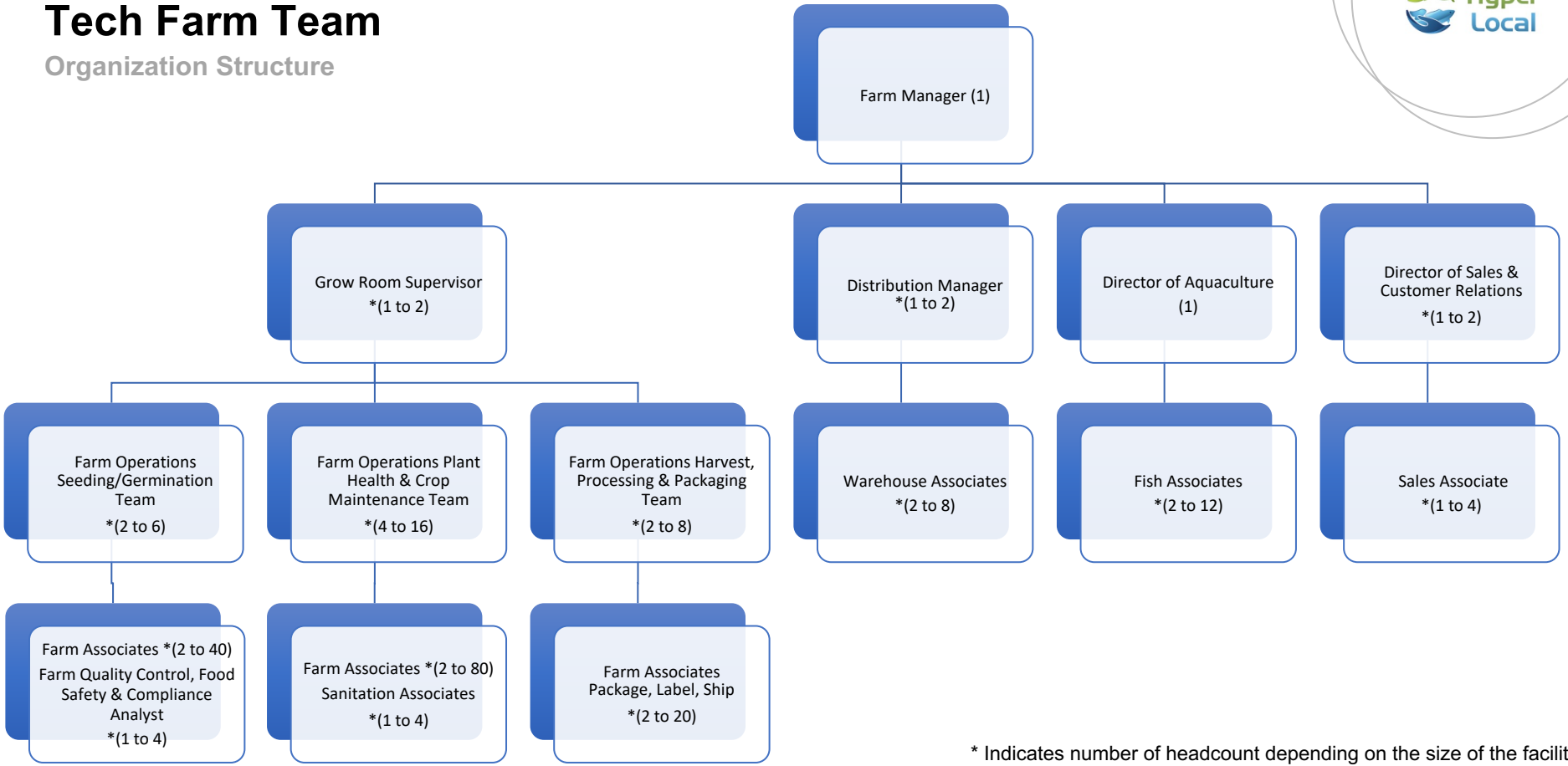
Proven Program and Project Management

https://drive.google.com/file/d/1MNN7pXdn3ddlO0gGF5Wo17Y01kJeebbg/view?usp=share_link



Tech Farm Team

Organization Structure

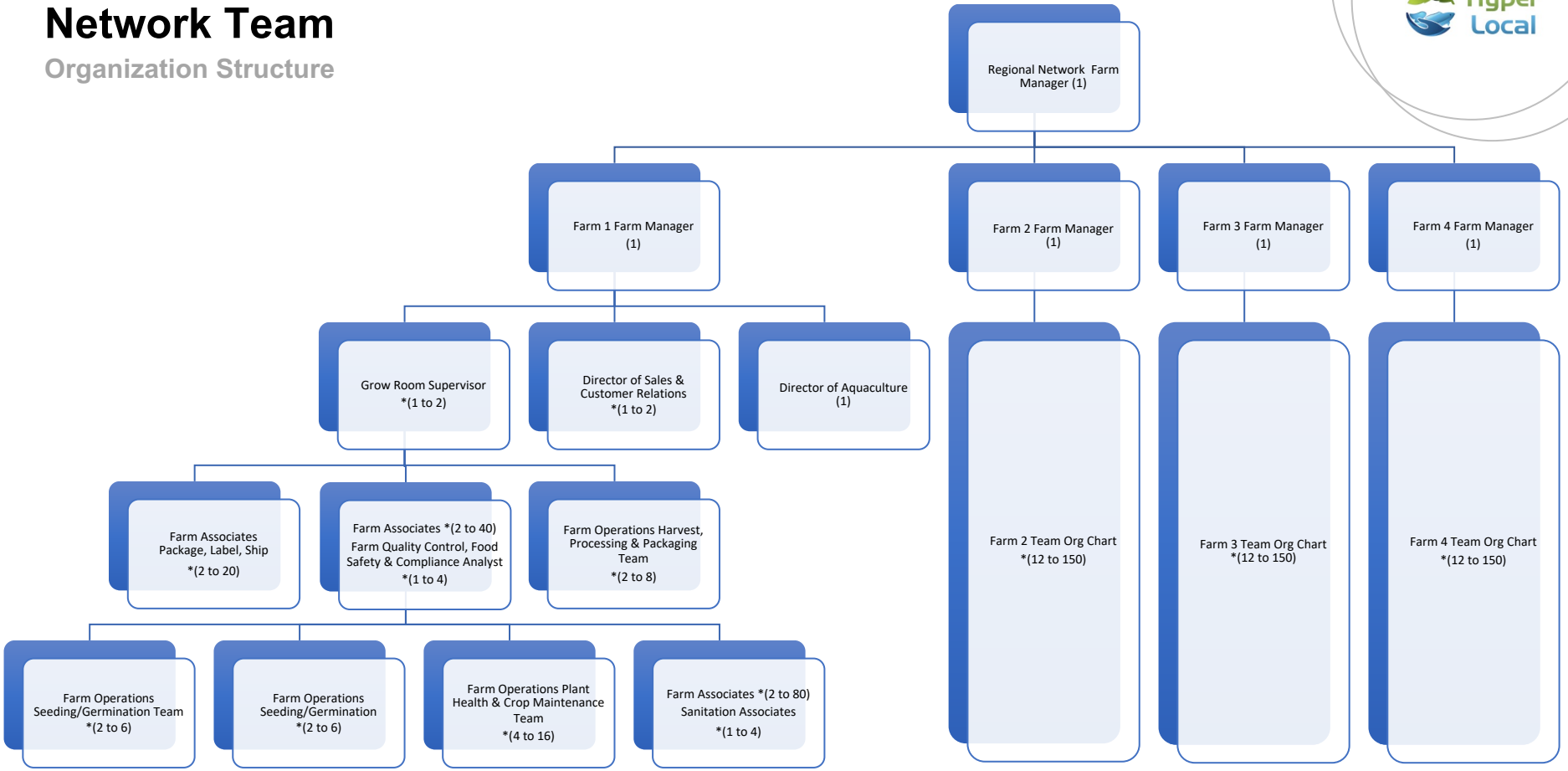


* Indicates number of headcount depending on the size of the facility

**See CMM description in Note below or see https://en.wikipedia.org/wiki/Capability_Maturity_Model

Network Team

Organization Structure



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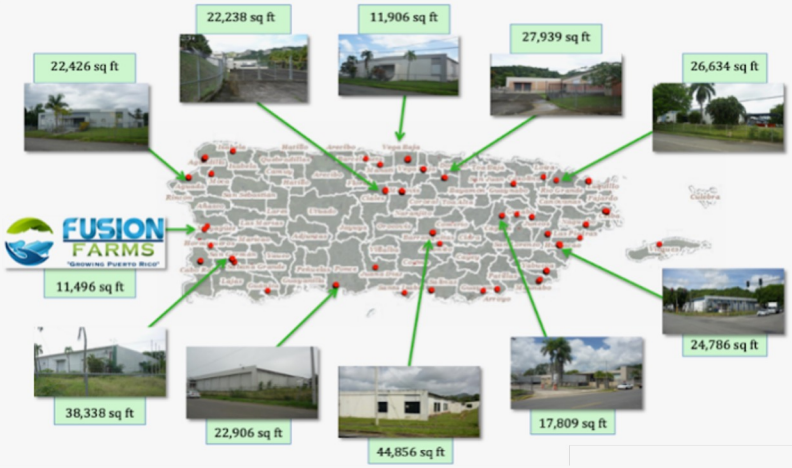
Network 1: Regional

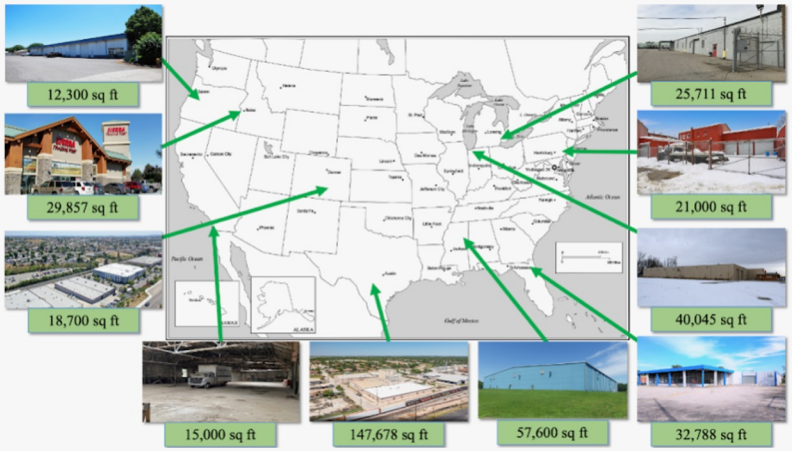
Carribean - Sites Secured and Identified



City			Square Feet		Project Cost		Project Revenue		Project Net Profits	
					380		219		71	
Mayaguez, PR	1	Building #1	11,500		$ 4,370,000		$ 2,518,500		$ 816,500	
Mayaguez, PR	2	Building #2	40,000		$ 15,200,000		$ 8,760,000		$ 2,840,000	
Salinas, PR	3		75,000		$ 28,500,000		$ 16,425,000		$ 5,325,000	
Dorado, PR	4		25,000		$ 9,500,000		$ 5,475,000		$ 1,775,000	
Mayaguez, PR	5	BMS Campus	550,000		$ 209,000,000		$ 120,450,000		$ 39,050,000	
Humacao, PR	6		30,000		$ 11,400,000		$ 6,570,000		$ 2,130,000	
Aguada, PR	7		22,426		$ 8,521,880		$ 4,911,294		$ 1,592,246	
Ciales, PR	8		22,238		$ 8,450,440		$ 4,870,122		$ 1,578,898	
Vega Baja, PR	9		11,906		$ 4,524,280		$ 2,607,414		$ 845,326	
Bayamon, PR	10		27,939		$ 10,616,820		$ 6,118,641		$ 1,983,669	
Rio Grande, PR	11		26,634		$ 10,120,920		$ 5,832,846		$ 1,891,014	
Caguas, PR	12		17,809		$ 6,767,420		$ 3,900,171		$ 1,264,439	
Barranquitos, PR	13		44,856		$ 17,045,280		$ 9,823,464		$ 3,184,776	
Ponce, PR	14		22,906		$ 8,704,280		$ 5,016,414		$ 1,626,326	
San German, PR	15		38,338		$ 14,568,440		$ 8,396,022		$ 2,721,998	
Total Square Feet			966,552	Total Cost	$ 367,289,760	Total Reve	$ 211,674,888	Total Profi	$ 68,625,192	

Network 2: National

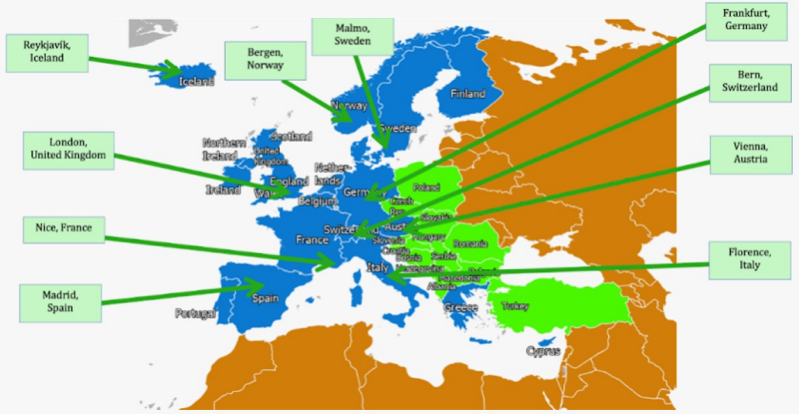
Sites secured in USA and Identified



City		Square Feet		Project Cost		Project Revenue		Project Net Profits
				380		219		71
Bronx, NY	16	90,000		$ 34,200,000		$ 19,710,000		$ 6,390,000
Cumberland, TN	17	54,000		$ 20,520,000		$ 11,826,000		$ 3,834,000
Louisville, KY	18	90,000		$ 34,200,000		$ 19,710,000		$ 6,390,000
Las Vegas, NV	19	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Jacksonville, FL	20	32,788		$ 12,459,440		$ 7,180,572		$ 2,327,948
Columbus, MS	21	57,600		$ 21,888,000		$ 12,614,400		$ 4,089,600
Elkhart, IN	22	40,045		$ 15,217,100		$ 8,769,855		$ 2,843,195
Detroit, MI	23	25,711		$ 9,770,180		$ 5,630,709		$ 1,825,481
Nashville, TN	24	70,000		$ 26,600,000		$ 15,330,000		$ 4,970,000
San Antonio, TX	25	300,000		$ 114,000,000		$ 65,700,000		$ 21,300,000
Reading, PA	26	21,000		$ 7,980,000		$ 4,599,000		$ 1,491,000
Pueblo, CO	27	15,000		$ 5,700,000		$ 3,285,000		$ 1,065,000
Eugene, OR	28	12,300		$ 4,674,000		$ 2,693,700		$ 873,300
San Diego, CA	29	18,700		$ 7,106,000		$ 4,095,300		$ 1,327,700
Boise, ID	30	29,857		$ 11,345,660		$ 6,538,683		$ 2,119,847
Total Square Feet		1,007,001	Total Cost	$ 382,660,380	Total Rever	$ 220,533,219	Total Profits	$ 71,497,071

Network 3: International

Pending Sites



City		Square Feet		Project Cost		Project Revenue		Project Net Profits
				380		219		71
Reykjavík, Iceland	31	200,000		$ 76,000,000		$ 43,800,000		$ 14,200,000
London, UK	32	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Nice, France	33	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Bergen, Norway	34	75,000		$ 28,500,000		$ 16,425,000		$ 5,325,000
Madrid, Spain	35	50,000		$ 19,000,000		$ 10,950,000		$ 3,550,000
Florence, Italy	36	80,000		$ 30,400,000		$ 17,520,000		$ 5,680,000
Bern, Switzerland	37	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Malmo, Sweden	38	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Frankfurt, Germany	39	75,000		$ 28,500,000		$ 16,425,000		$ 5,325,000
Vienna, Austria	40	50,000		$ 19,000,000		$ 10,950,000		$ 3,550,000
Total Square Feet		1,080,000	Total Cost	$ 410,400,000	Total Reve	$ 236,520,000	Total Profi	$ 76,680,000

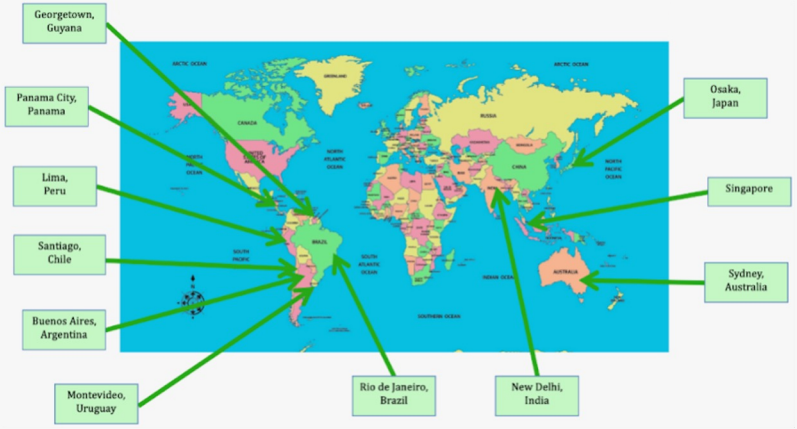
Network 3: International

Pending Sites in Middle East

City		Square Feet		Project Cost		Project Revenue		Project Net Profits
				380		219		71
Dubai, UAE	41	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Abhu Dhabi, UAE	42	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Kuwait	43	75,000		$ 28,500,000		$ 16,425,000		$ 5,325,000
Istanbul, Turkey	44	50,000		$ 19,000,000		$ 10,950,000		$ 3,550,000
Tel Aviv, Israel	45	80,000		$ 30,400,000		$ 17,520,000		$ 5,680,000
Amman, Jordan	46	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Riyadh, Saudi Arabia	47	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Total Square Feet		755,000	Total Cost	$ 286,900,000	Total Reve	$ 165,345,000	Total Profi	$ 53,605,000

Network 5: International

Target Regions in LatAm and SE Asia



City		Square Feet		Project Cost		Project Revenue		Project Net Profits
				380		219		71
Montevideo, Uruguay	48	75,000		$ 28,500,000		$ 16,425,000		$ 5,325,000
Buenos Aires, Argentin	49	50,000		$ 19,000,000		$ 10,950,000		$ 3,550,000
Lima, Peru	50	80,000		$ 30,400,000		$ 17,520,000		$ 5,680,000
Singapore	51	150,000		$ 57,000,000		$ 32,850,000		$ 10,650,000
Sydney, Australia	52	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Panama City, Panama	53	50,000		$ 19,000,000		$ 10,950,000		$ 3,550,000
Rio de Janeiro, Brazil	54	95,000		$ 36,100,000		$ 20,805,000		$ 6,745,000
Santiago, Chile	55	125,000		$ 47,500,000		$ 27,375,000		$ 8,875,000
Georgetown, Guyana	56	200,000		$ 76,000,000		$ 43,800,000		$ 14,200,000
New Delhi, India	57	200,000		$ 76,000,000		$ 43,800,000		$ 14,200,000
Osaka, Japan	58	250,000		$ 95,000,000		$ 54,750,000		$ 17,750,000
Total Square Feet		1,400,000	Total Cost	$ 532,000,000	Total Rever	$ 306,600,000	Total Profits	$ 99,400,000

MORGANIC™

FUSION FARMS

FARM PARTNER BROCHURE – PROJECT FINANCE MODEL

Steps To Becoming a Fusion Farms Joint Venture Partner

- **SECTION I:** What Am I Investing in?
  What Is Fusion Farms?
- **SECTION II:** How Do I Know If Fusion Farms Will Work In My Location?
- **SECTION III:** How Is a Fusion Farms JV Structured?
  What is the PROJECT FINANCE MODEL?
- **SECTION IV:** What is the Projected Return On Investment?
- **SECTION V:** CLOSING - Next Steps

FUSION FARMS

SECTION I

What Am I Investing in?
WHAT IS FUSION FARMS?

FUSION FARMS

Fusion Farms is First-of-a-Kind:

- Uses 95% less fresh water than legacy agriculture
- Controlled Environment Aquaponics Vertical Farm in a building
- Growing nutrient-rich leafy green vegetables to replace the legacy-farmed produce found in your local supermarket
- Produces whole fish for food
- Repurposes unused real estate
- Is a viable, repeatable example of urban agriculture
- Creates lower carbon footprint using renewable energy solutions to manufacture, transport, and maintain sustainable local food supply
- Maximizes as many outputs as possible from minimal inputs-nothing is wasted approach
- Reconnects people with growing food; excite, inspire and engage!
- Provides a learning and research space

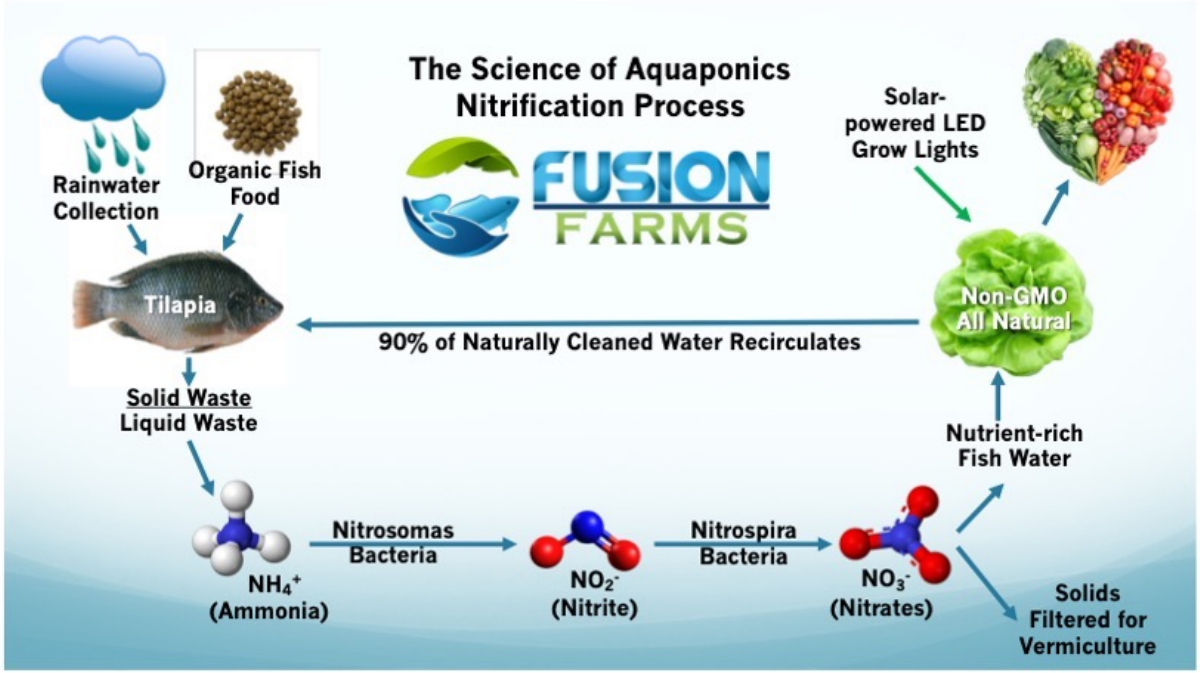
FUSION FARMS

WHAT WE DO;
Farm Development

1. Analysis and Planning – CEAq Grow Facilities.
2. Site Selection & Location Development.
3. Work with Local Equity Partners to Locally Source Finance Structuring and Sourcing.
4. Permit & Construction Oversight & Management.
5. Equipment Identification and Procurement.
6. Energy Development & Management.
7. Operations Consultation, Including Security.
8. Property/Asset Management.

FUSION FARMS

CEAq – Closed Environment Aquaponics



Aquaponics leverages the natural relationship between fish and plants to grow healthy, lush, and nutritious food crops in an environment that is protected from disease, molds, fungus, and bad weather.

FUSION FARMS

Fusion Farms is Superior

Conventional Farming outdoor/seasonal	**Hydroponic Farming** warehouse/greenhouse	**Fusion Farms** controlled environment
Heavy Equipment	Automated / Robotics / Artificial Intelligent / Expensive Equipment	Human Career Path in AgTech
Seasonal Weather Impacts	Purge / Grey Water Discharge after every harvest	Closed-loop No Discharge Aquaponics
One-way Irrigation, Fertilizer Runoff	Chemical Inputs for Nutrients / Fertilizer	Plant-based Protein Food for Natural Fertilizer Source

FUSION FARMS

We Grow Food...We Sell Food...We Build Farms

Revolutionizing Food Manufacturing - The CAROUSEL Food Production model

Carousel Food Production is the Henry Ford manufacturing Model applied to Growing Food

- Define What Produce your Customers Want EVERY WEEK!
- Design a Custom CEAq System based on Market needs
- Develop the Strategy for Implementation
- Deliver the highest quality produce
- TAKE SEASONALITY & ENVIRONMENT OUT OF THE EQUATION!

FUSION FARMS

Hyper-Local Weekly Food Production

Pesticide-free
and ultra-fresh

Harvest to shelf in
under 24 hours

Better tasting,
more nutritious

Non-GMO seed,
cutting-edge food
science

Locally-grown,
anywhere we choose

constant yield year-round,
Weekly harvest in all
locations and climates

FUSION
FARMS

We Are Redefining FRESH

Examples of our crop selection

With our CEAq system, we can even fill in the seasonal gaps to provide fresh crops year-round when traditional farming cannot typically grow **fresh local produce from October through April**. Some examples include:

Basil

Lettuces (multiple varietals)

Mint (Yerba Buena)

Cucumbers

Microgreens

Strawberries

Cilantro

Eggplant

FUSION FARMS

CURRENT LABELS IN GROCERY STORES:

Key Benefits and Value-Added Differentiators

FUSION FARMS ("OPCO"):

- Remove "Seasonality" and Grow Year Round
- Uses 95% less fresh water than legacy agriculture
- Adds Organic Fertilizer Source for non-Chemical Ammonia production to impact "**Regenerative Soil Conditioner**"
- Remove "Mother Nature" Risks (no hurricanes, tornados, earthquakes, flooding, windstorms, etc.)
- Closes the "Harvest Gap" between Farmers, Grocers and Consumers with "**Carousel Schedule Grow System**" of 52 weekly harvests
- Reduce "Natural Pest" Risks (bio-secure facility reduces risk of pests)
- Reduce "Pathogenic Pathways" (bio-secure facility reduces risk of environmental contamination)
- Reduce "Time To Harvest" by increasing available LED lights to 16 hours, grow time is reduced.
- Reduce "Grow Time" by using Deep Water Culture ("DWC") the plants don't spend energy on tap root or searching for water, energy spent on growing to the light
- Reduce "Food Miles" by keeping Fusion Farms Hyper-Local and Community-based Supply
- Increase "Productivity" by going Vertical achieving both horizontal saturation and vertical efficiency

HIGHER QUALITY FOOD:

- Aquaponics provides full-nutrient spectrum which mirrors Mother Nature, mimics what you would find along any lake, pond, river or stream.
- Controlled Environment protects plants and gives them uninterrupted optimal growing conditions

HIGHLY PROFITABLE OPERATING COMPANY ("OPCO")

- Efficiency of Vertical Indoor Farming allows 28% ROI

FUSION FARMS

SECTION II

- How Do I Know If Fusion Farms Will Work In My Location?

FUSION FARMS

MARKET RESEARCH & FEASABILITY STUDY

WHAT ARE RETAILERS AND CONSUMERS LOOKING FOR?

- ✓ Fresh, locally grown food
- ✓ Non-GMO Organic standards
- ✓ Better tasting
- ✓ Farm-to-table fresh products
- ✓ Consistent quality
- ✓ Stable pricing
- ✓ New varieties
- ✓ Greater nutritional value
- ✓ Food sovereignty
- ✓ Food security
- ✓ Easy local access year-round
- ✓ Food they can trust
- ✓ Proudly locally-grown food!
- ✓ Reduced Food Miles

WHAT RETAILERS AND CONSUMERS WANT

FUSION FARMS

MARKET RESEARCH & FEASIBILITY STUDY

WHAT ARE THE HYPER-LOCAL COMPONENTS ANALYZED?

TABLE OF CONTENTS

I. We research available distressed properties in Opportunity Zones that meet our criteria (via MLS listings, Realtor listings, FSBO, distressed properties, and government listings).

II. We research and gather a list of all Universities and Colleges near the location, particularly focusing on schools with Ag and/or Aquaculture Departments.

III. We research and gather a list of all the City, County, and State Government Agencies (and State offices for USDA, etc.) and find out all possible/available government incentives, grants, or other financing options

IV. We research all restaurants, hotels, bars, clubs, convention centers, and resorts in the market area (50 mile radius)

V. We research all food distribution companies in the market area (50 mile radius)

VI. We research all grocery store operators in the market area (50 mile radius)

VII. We research all farmers markets in the market area (50 mile radius)

VIII. We research all local competitors in the market area (50 mile radius) that includes owners, contact info, grow style, produce mix, existing customers, retail/wholesale pricing, and website URL

IX. For all the research, we have a contact name, phone, email, website, and physical address

FUSION FARMS

Incredible Hyper-Local Demand with Consistent Supply

- Everything you need for a LEED Certified Vertical Aquaponics "Farm in a Box" – Pack and Play
- Organic Ammonia Source – Regenerative Soil Conditioning Solution
- Hyper Local Food Production to offset coming food shortages
- Lower CapEx Leading to Faster Profitability
- Quantifiable U.N. Sustainable Dev Goals, Environmental And Social Impact
- F.O.R. Profit:
  - F. - Free Trade Zone
  - O. - Opportunity Zone
  - R. - Real Estate Investment

FUSION FARMS

SECTION III

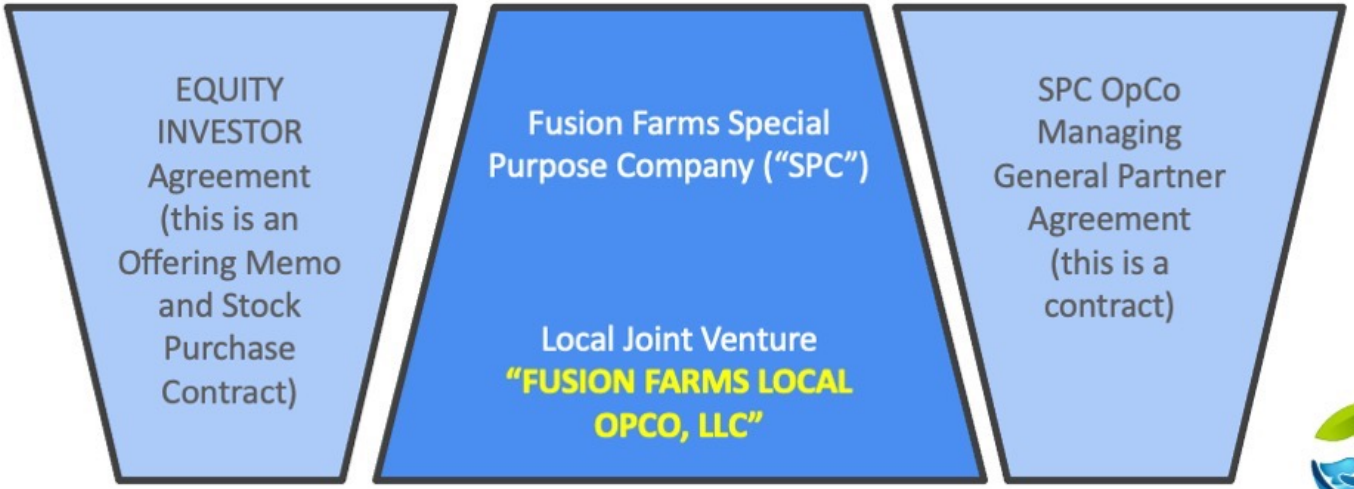
- **How Is a Fusion Farms JV Structured?**

FUSION FARMS

STEP #1 – FORMATION OF THE "**FUSION FARMS LOCAL OPCO, LLC**" – THE HYPER-LOCAL SPECIAL PURPOSE OPERATING COMPANY ("SPC" OR "OPCO")

OWNERSHIP 25% **EQUITY INVESTOR** (100% OF EQUITY CAPITAL, 25% OF TOTAL CAPITAL STACK)
OWNERSHIP 75% FOUNDER **EQUITY FUSION FARMS** (75% OF DEBT STACK)

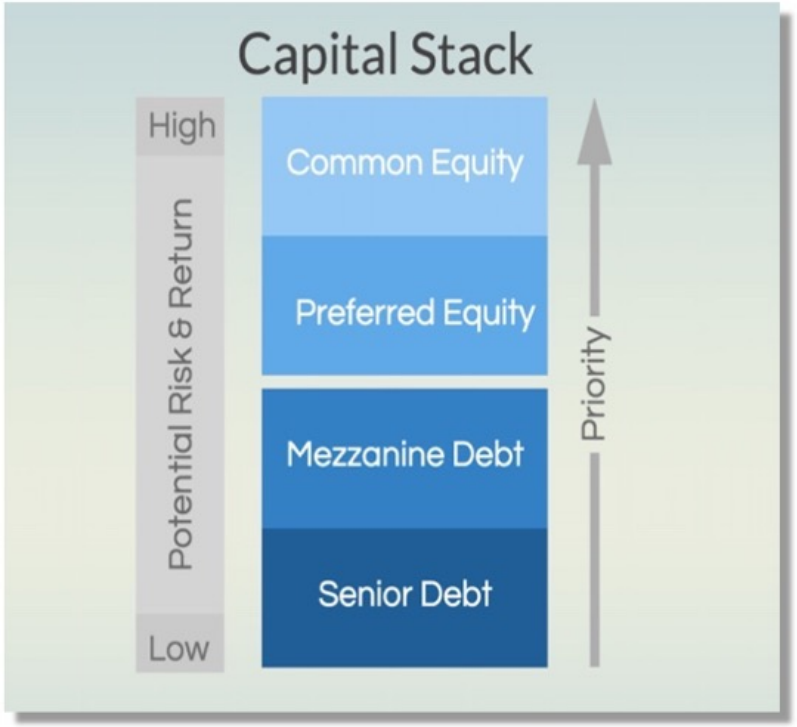
STEP #2 –FORMATION OF THE SPC MANAGING GENERAL PARTNERSHIP CONTRACTS
OPERATING PARTNER FUSION FARMS



FUSION FARMS

CUMBERLAND CITY - PROJECT FINANCE MODEL

STRUCTURING THE SPECIAL PURPOSE CORPORATION ("SPC")



TYPICAL CAPITAL STACK

$5,000,000 Preferred Equity in **Special Purpose Company ("SPC")** as stand-alone profit center.

- 25% Preferred Equity in SPC
- 25% Junior Debt (PACE Funding)
- 50% Senior Debt (USDA Guaranteed Loan, 60% to 80% guarantee of Loan)

Structure on a $20 million project:

- $ 5 million Equity in SPC
- $ 5 million Junior Debt
- $10 million Senior Debt

Fusion Farms – **Managing/Operating Partner ("FF")** as Building Developer and Farm Operator

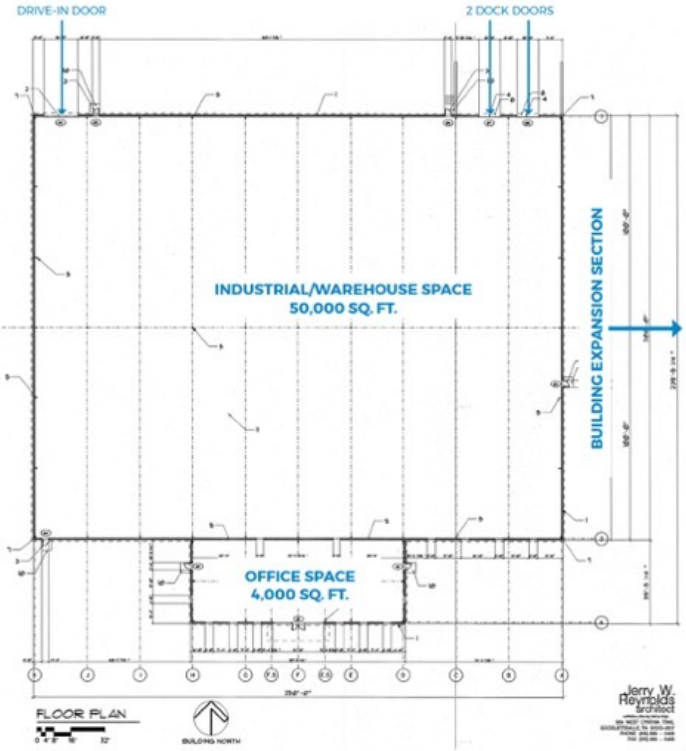
FUSION FARMS

WHAT IS THE PROJECT FINANCE JV MODEL?

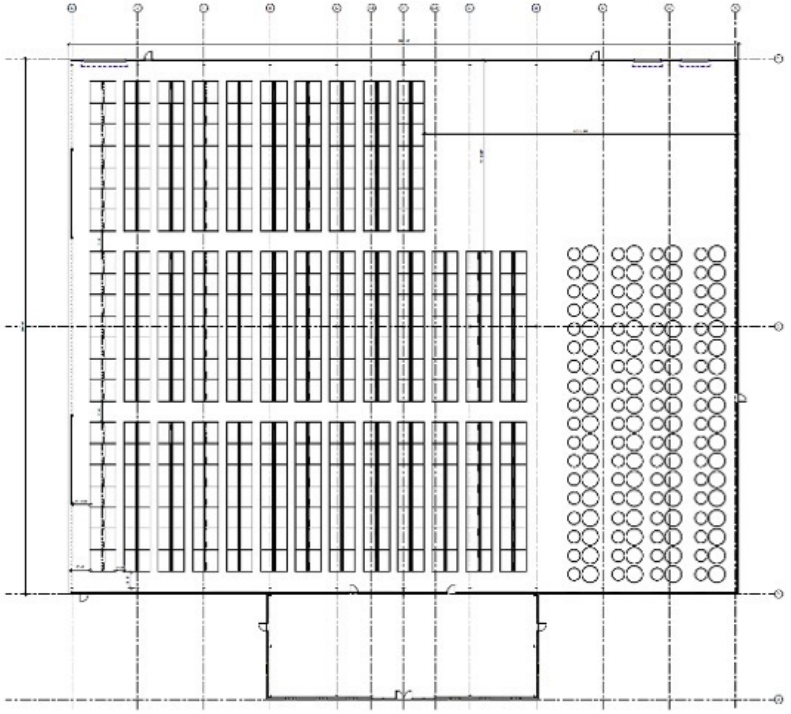
The Opportunity

1. EXISTING 54,000 SQ.FT. INDUSTRIAL SHELL
2. Center Point between 3 Major Markets
3. $1.6 Acquisition Price, 8 acres included
4. Permit & CUP Ready
5. Floor Plan and Rack Layout
6. Low Cost Energy Availability
7. 70 mi to Nashville, 20 mi to Clarksville, 185 mi to Memphis
8. 30’ Clear Height, 30’ Column Spacing

FLOOR PLAN



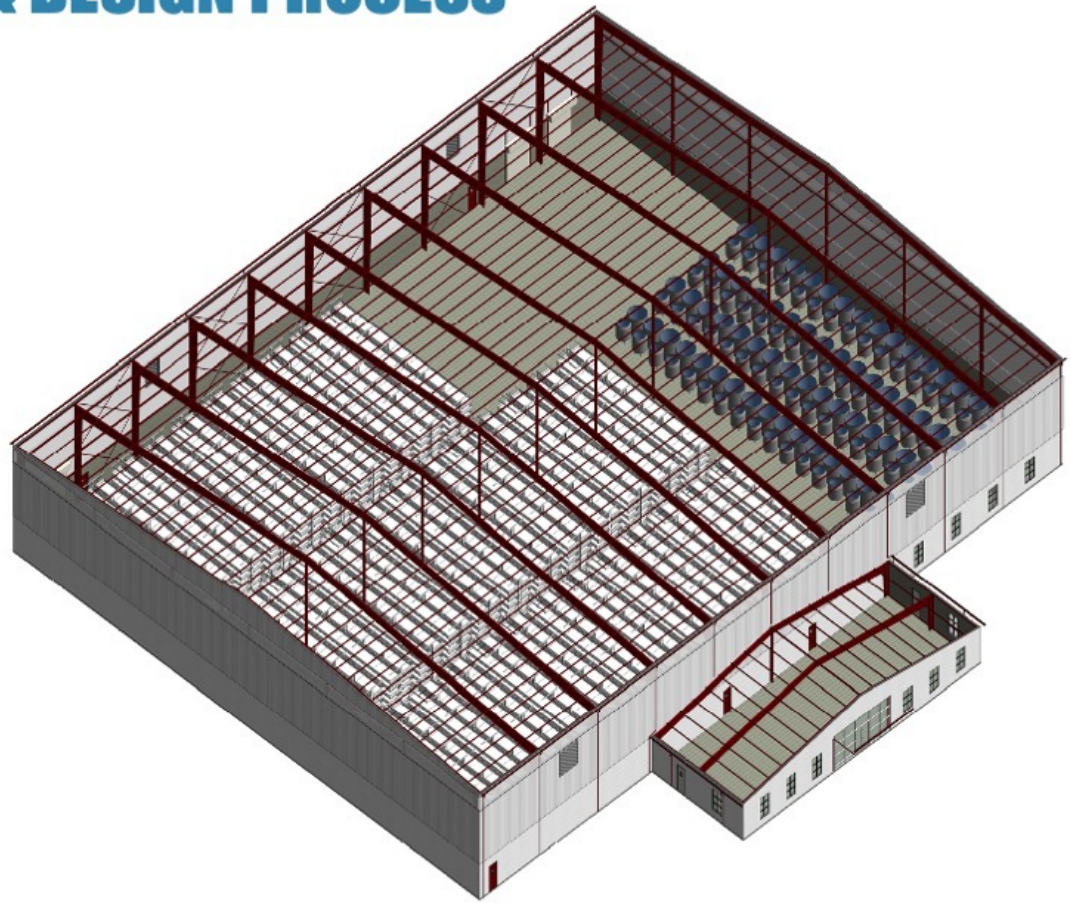
Proposed Grow Racks & Fish Tanks



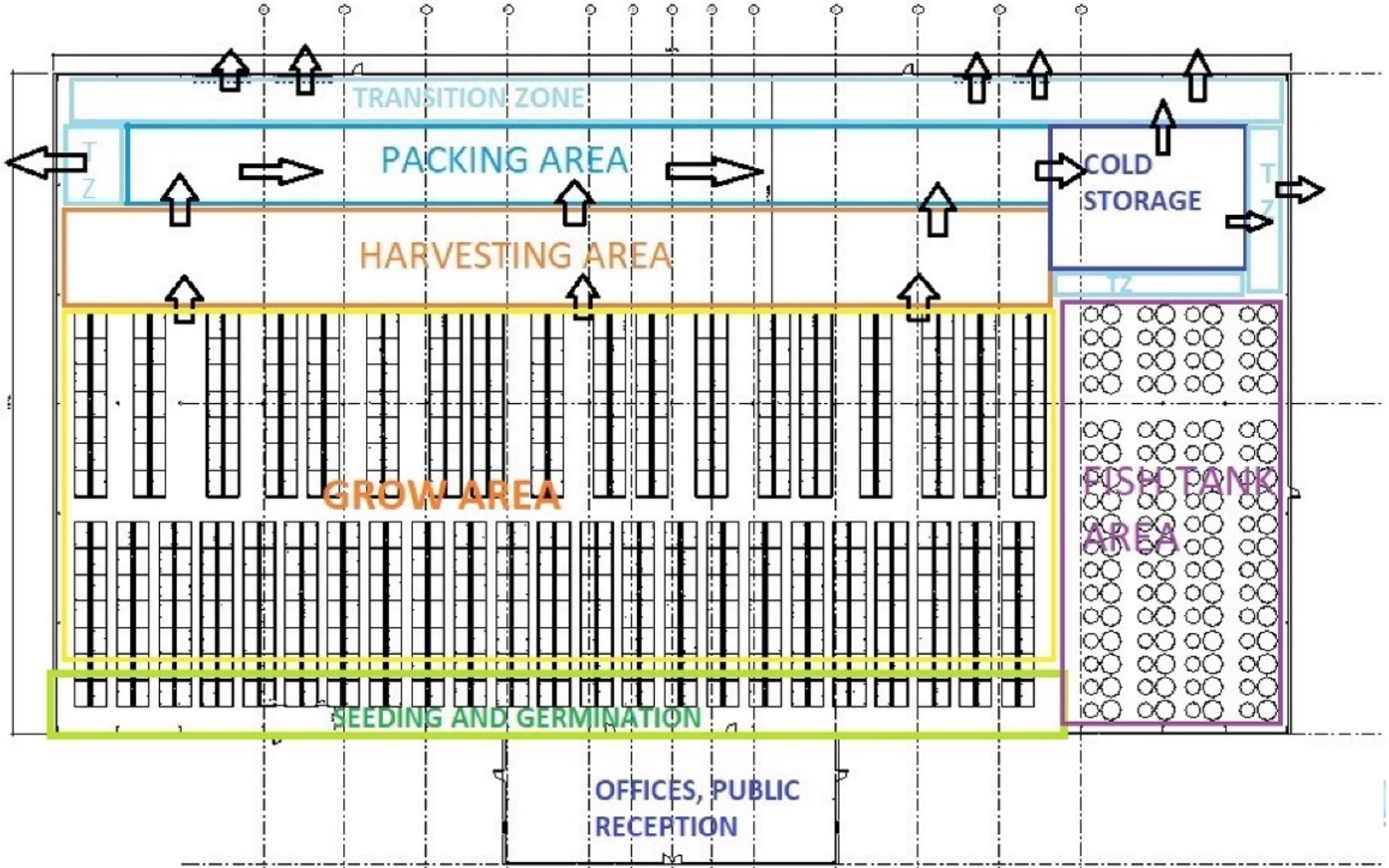
FUSION FARMS

WHAT IS THE PLANNING & DESIGN PROCESS

1. Total Project Cost = $21,860,119
2. 36 Standard Fusion Farms Modular Racks
3. Indoor Closed-Loop Aquaponics
4. 282,240 Plant Capacity
5. 169,344 Lbs. Production Per Month
6. $1,896,653 Revenue Per Month
7. Stabilized NOI = $832,143 Per Month
8. 30’ Clear Height, 30’ Column Spacing



Operational Work Flow



SECTION IV

What is the Projected Return On Investment?

FUSION FARMS

What The Project Yields

Cumberland City, Tennessee – Income Statement

Cumberland
Income Statement

	2022	2023	2024	2025	2026	2027
REVENUE						
Crop Sales	0	7,586,611	23,366,762	25,236,103	27,254,992	29,435,391
Fish Sales	0	379,331	1,168,338	1,261,805	1,362,750	1,471,770
Other Revenue	0	0	0	0	0	0
TOTAL REVENUE	**0**	**7,965,942**	**24,535,101**	**26,497,909**	**28,617,741**	**30,907,161**
VARIABLE EXPENSES						
Cost of Good Sold	0	796,594	2,453,510	2,649,791	2,861,774	3,090,716
Electricity	0	1,864,800	5,687,640	5,972,022	6,270,623	6,584,154
Direct Labor	0	632,500	1,929,125	2,025,581	2,126,860	2,233,203
Packaging	0	282,240	860,832	903,874	949,067	996,521
Repairs & Maintenance	0	112,896	344,333	361,549	379,627	398,608
Other Variable	0	56,448	172,166	180,775	189,813	199,304
	0	*3,745,478*	*11,447,606*	*12,093,592*	*12,777,765*	*13,502,507*
Rent	0	12,627	16,836	16,836	16,836	16,836
Interest Expense	0	764,147	1,128,989	1,103,869	1,076,799	1,047,624
Project Management Fee	0	1,960,011	0	0	0	0
Construction Period Expenses	0	50,000	0	0	0	0
Equipment Leases	0	3,000	9,150	9,608	10,088	10,592
Indirect Labor	0	115,000	350,750	368,288	386,702	406,037
Depreciation	0	770,003	1,155,005	1,155,005	1,155,005	1,155,005
Other Fixed	0	2,000	6,100	6,405	6,725	7,062
	0	*3,676,788*	*2,666,830*	*2,660,010*	*2,652,154*	*2,643,155*
TOTAL EXPENSES	**0**	**7,422,266**	**14,114,436**	**14,753,602**	**15,429,919**	**16,145,662**
NET INCOME	**0**	**543,675**	**10,420,665**	**11,744,307**	**13,187,822**	**14,761,499**
EBITDA	**0**	**1,307,823**	**11,549,654**	**12,848,176**	**14,264,620**	**15,809,123**
Parent Share (75%) of Net Inc	0	407,757	7,815,498	8,808,230	9,890,866	11,071,124
Investor Share (25%) of Net Inc	0	135,919	2,605,166	2,936,077	3,296,955	3,690,375

FUSION FARMS

What The Project Yields

Cumberland City, Tennessee – cash flow

Cumberland
Cash Flow Statement

	2022	2023	2024	2025	2026	2027
CASH FLOW FROM OPS						
Net Income	0	543,675	10,420,665	11,744,307	13,187,822	14,761,499
Change in Current Assets	0	(1,996,653)	(159,732)	(172,511)	(186,312)	(201,217)
Add back Depreciation	0	770,003	1,155,005	1,155,005	1,155,005	1,155,005
	0	*(682,974)*	*11,415,938*	*12,726,801*	*14,156,515*	*15,715,287*
CASH FLOW FROM INVESTING						
Land Acquisition	0	(500,000)	0	0	0	0
Building Acquisition	0	(1,100,000)	0	0	0	0
Building Improvements	0	(6,000,120)	0	0	0	0
Farm Equipment	0	(11,999,988)	0	0	0	0
Disposition of Assets	0	0	0	0	0	0
	0	*(19,600,108)*	*0*	*0*	*0*	*0*
CASH FLOW FROM FINANCING						
Parent Equity	0	0	0	0	0	0
Investors Equity	0	5,465,030	0	0	0	0
Cash Distributions	0	(3,609,603)	(11,248,914)	(12,547,436)	(13,963,881)	(15,508,383)
Redemption of Equity	0	0	0	0	0	0
Mezz Debt Proceeds	0	5,465,030	0	0	0	0
Mezz Debt Repayment	0	(63,807)	(201,919)	(218,679)	(236,829)	(256,485)
Senior Debt Proceeds	0	10,930,059	0	0	0	0
Senior Debt Repayment	0	(39,846)	(124,837)	(133,197)	(142,118)	(151,635)
	0	*18,146,862*	*(11,575,670)*	*(12,899,312)*	*(14,342,827)*	*(15,916,504)*
TOTAL CASH FLOW	**0**	**(2,136,220)**	**(159,732)**	**(172,511)**	**(186,312)**	**(201,217)**
BEGIN CASH	**0**	**0**	**(2,136,220)**	**(2,295,952)**	**(2,468,463)**	**(2,654,774)**
END CASH	**0**	**(2,136,220)**	**(2,295,952)**	**(2,468,463)**	**(2,654,774)**	**(2,855,991)**

FUSION FARMS

What The Project Yields

Cumberland City, Tennessee – Balance Sheet

Cumberland
Balance Sheet

	2022	2023	2024	2025	2026	2027
SHORT-TERM ASSETS						
Cash	0	(2,136,220)	(2,295,952)	(2,468,463)	(2,654,774)	(2,855,991)
Accounts Receivable	0	1,896,653	2,048,385	2,212,256	2,389,236	2,580,375
Supplies & Inventory	0	100,000	108,000	116,640	125,971	136,049
Prepaid & Other	0	0	0	0	0	0
	0	*(139,567)*	*(139,567)*	*(139,567)*	*(139,567)*	*(139,567)*
LONG-TERM ASSETS						
Land	0	500,000	500,000	500,000	500,000	500,000
Building & Improvements	0	7,100,120	7,100,120	7,100,120	7,100,120	7,100,120
Accum Depreciation	0	(236,671)	(591,677)	(946,683)	(1,301,689)	(1,656,695)
Farm Equipment	0	11,999,988	11,999,988	11,999,988	11,999,988	11,999,988
Accum Depreciation	0	(533,333)	(1,333,332)	(2,133,331)	(2,933,330)	(3,733,330)
	0	*18,830,105*	*17,675,099*	*16,520,094*	*15,365,089*	*14,210,084*
TOTAL ASSETS	**0**	**18,690,538**	**17,535,532**	**16,380,527**	**15,225,522**	**14,070,517**
SHORT-TERM LIABILITIES						
Accounts Payable	0	0	0	0	0	0
Accrued & Other	0	0	0	0	0	0
	0	*0*	*0*	*0*	*0*	*0*
LONG-TERM LIABILITIES						
Mezz Debt	0	5,401,223	5,199,303	4,980,625	4,743,796	4,487,310
Senior Debt	0	10,890,213	10,765,377	10,632,180	10,490,062	10,338,427
	0	*16,291,436*	*15,964,680*	*15,612,804*	*15,233,858*	*14,825,737*
TOTAL LIABILITIES	**0**	**16,291,436**	**15,964,680**	**15,612,804**	**15,233,858**	**14,825,737**
SHAREHOLDER EQUITY						
Paid-in Capital	0	5,465,030	5,465,030	5,465,030	5,465,030	5,465,030
Cumulative Distributions	0	(3,609,603)	(14,858,517)	(27,405,954)	(41,369,834)	(56,878,217)
Net Income this period	0	832,304	939,340	1,056,084	1,183,372	1,322,106
Cumulative Retained Earnings	0	(288,629)	10,025,000	21,652,563	34,713,097	49,335,861
	0	*2,399,102*	*1,570,852*	*767,723*	*(8,336)*	*(755,220)*
TOTAL LIABILITIES & EQUITY	**0**	**18,690,538**	**17,535,532**	**16,380,527**	**15,225,522**	**14,070,517**

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What The Investor Gets:

Cumberland City, TN						
	year 0	year 1	year 2	year 3	year 4	year 5
Investment	(5,465,030)					
preferred 75% of cash flow (2X's investment)		5,414,405	5,515,654	0	0	0
subordinate 25% of cash flow		0	1,123,848	3,251,438	3,615,924	4,013,314
EBITDA times 10x						180,538,761
Debt						(14,682,826)
X investor equity ownership						25%
Residual value						48,805,397
						END OF YEAR 10
Total Investor Cash Flow	(5,465,030)	5,414,405	6,639,502	3,251,438	3,615,924	52,818,711
IRR	93%					

Investor Return – Projected ROI

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ROLL-UP SUMMARY

EXIT STRATEGY – LIQUIDITY EVENT

Two Intrinsic Values:

- **Operating Sustainable CEAq Farm Producing Food**
- **Real Estate Producing Consistent Rental Income**

- **Exit Strategies, Include But Not Necessarily Limited To:**
  - **Value the Operating Farm Income and Convert SPC into Shares in Fusion Farms Parent pre-IPO**
  - **Create 15 Year Lease Agreement into Private REIT – contribute to UPREIT pre-IPO**

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Target Market – Hyper Local Near You!
Re-envisioning the Ag Supply Chain

Moving Closer To Consumers And Their Suppliers

Do Food Miles Really Matter?

Food miles rapidly deplete nutrients. The farther the Food Miles…the lower the nutrition content. But where is the biggest carbon footprint in traditional agriculture?

The carbon cost of transportation is slight compared to the carbon costs of production (running the tractors, producing chemical fertilizer, pumping irrigation…). Therefore, the most effective way for most consumers to reduce their diet's carbon footprint is not only by buying local, but also adopting and encouraging new and innovative AgTech and Food Science methods to grow in new ways and grow hyper-local!

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SECTION V

CLOSING - NEXT STEPS

1. PROJECT QUESTIONNAIRE
2. PROJECT LETTER OF INTENT – SCOPE, DELIVERABLES, TIMING
3. LOCAL MARKET FEASIBILITY STUDY
    1. MARKET DEMAND/VOLUME, WHAT VARIETIES
    2. MARKET PRICING
    3. PROSPECTIVE OFF-TAKE VENDORS
    4. PROSPECTIVE DISTRESSED REAL ESTATE OPTIONS
4. PRELIMINARY FACILITY DESIGN
5. PRELIMINARY PROJECT BUDGET – AMOUNT EQUITY INVESTORS CONTRIBUTE
6. ECONOMIC ANALYSIS – PROJECT FINANCIAL PROJECTIONS
7. NEGOTIATION AND EXECUTION OF JOINT VENTURE OPERATING AGREEMENTS
8. FORMATION OF THE LOCAL SPECIAL PURPOSE COMPANY ("SPC")
9. FUNDING OF THE SPC
10. GROUND-BREAKING CEREMONY, PRESS RELEASES, MARKETING PLAN
11. RECRUITING & HIRING PLAN
12. DEVELOPMENT PROJECT PLAN & OPERATIONAL PLAN

FUSION FARMS

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A Sustainable Hyper-Local Agricultural System

that Creates More from Less

Aquaponics and hydroponics vary in finance, difficulty, materials, and set up. The main differentiating factor is the fish (or lack of fish). Simply put, the **difference between hydroponics** and **aquaponics** is that **aquaponics** uses fish to provide nutrients, and **hydroponics** uses formulated chemical solutions.

- Aquaponic systems use 10% of the water required by traditional farming; hydroponics have to flush their water every cycle, creating grey wastewater
- With a closed-loop, recirculating system, the water lasts longer, therefore reducing waste and more environmentally friendly in aquaponics
- Farmed fish are the nutrient engine for healthier food and higher quality control, a protein source not produced by hydroponics
- More complex and difficult, but once balanced CEAq systems provide nutritious food without having to use chemical additives
- **More efficient and fewer resources over time compared to hydroponics**

Sustainable Aquaponic Ecosystems

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NEXT STEPS

We help farmers and investors enter, participate, and succeed in the indoor farming industry, by providing proven AgTech solutions and farm planning. We focus on clearly defining your indoor farming goals, including crop production, type of farm, operating region, etc. Once your objectives have been established, our experts will make AgTech and AgService recommendations and help you create a plan for development. We have simple answers for your tough questions.

Fusion Farms is ready to answer questions about our Controlled Environment Aquaponics facility design and development approach:

Joint Venture SPC Investment Opportunities:

If you're ready to build your indoor farm, our team of experts are ready to save you time, money, and frustration.

One-on-One Meeting w/Kendell Lang, CEO: ceo@fusionfarms.ag

Register for a Fusion Farms Tour on Saturdays @ 10:30 am – 787-220-4505
https://www.facebook.com/FusionFarmsPR/events

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WHAT HAPPENS NEXT?