



KWARLEYZ GROUP

CORPORATE PRESENTATION | 2026

BUILDING
THE NEW AFRICA

CONFIDENTIAL REVIEW



Disclaimer

FORWARD-LOOKING STATEMENTS

This presentation contains forward-looking statements within the meaning of applicable securities laws and regulations. These statements are based on the current beliefs and expectations of Kwarleyz Group's management regarding the company's strategic direction, portfolio growth, and operational performance. Specifically, statements concerning brand partnerships with Marriott and Hilton, the proposed Signia by Hilton Cantonments and W Cantonments developments, projected industrial developments including Petronia City, and assessments of Ghana's urbanization trajectory are forward-looking in nature.

BASIS OF PREPARATION

Hotel projections are drawn from the Signia by Hilton Cantonments and W Cantonments investment pitch models (2026), each benchmarked to Accra branded-upscale comparables and STR / HotStats Africa data. Industrial project figures are drawn from the respective project memoranda and financial models identified on each slide. Group balance-sheet figures are management accounts.

RISK FACTORS

Such forward-looking statements involve known and unknown risks, uncertainties, and other factors that may cause actual results, performance, or achievements to differ materially from those projected. Key risk factors include, but are not limited to: market volatility, regulatory changes in Ghana and the West African region, project execution risks, fluctuations in financing availability, commodity and methanol price movements, hotel brand-engine performance, and broader macroeconomic conditions.

NO OFFER · RELIANCE

Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation. This document does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction. Kwarleyz Group does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Firm Overview

Contents of this presentation



GROUP & CAPITAL

- Group structure & investment highlights
- Current group financial position
- **Capital structure & gearing —**
- **\$9M debt, 25% Petronia minority**
- Awards & recognition



INDUSTRIAL — PETRONIA CITY PIPELINE

- Petronia City & AetherNexus vision
- Project Freedom — methanol, \$216M
- Culinary Hub — food processing, \$151.7M
- The Stellar — minerals refinery, \$64.1M raise
- Freedom Air — cargo terminal, \$66M
- **AetherNexus Campus — 35MW data centre**
- **Circular Economy Zone — Jiulong JV**



HOSPITALITY — UPDATED MODELS

- Portfolio & asset detail
- **Keys bridge: 177 → 612 keys**
- **W Cantonments — 135 keys, 22.4% IRR**
- **Signia by Hilton — 300 keys, 21.9% IRR**
- **Portfolio value bridge → \$737M**
- Competitive positioning & assumptions



PLATFORM & STEWARDSHIP

- Technology — Force Technologies
- Land Bank · Construction
- CSR & ESG framework
- Strategic vision & asset management



Kwarleyz Group of Companies

Holding company and five operating subsidiaries

KWARLEYZ GROUP HOLDING COMPANY



Vertical integration

Every hotel, townhouse and industrial facility in the portfolio is built in-house by New Africa Construction — the group captures development margin rather than paying it away, and controls programme, quality and cost across all six divisions.

High intention, skilful execution, diversification

The group in five characteristics

Total assets / AUM	Group NAV	Group debt	Gearing (D/E)	Keys at maturity
\$1.2B	\$978.5M	\$9M	0.92%	612

01 · COMPLETE Integrated value chain Land, design, construction, operation and asset management held inside the group. Comprehensive services under one roof with a single quality standard.	02 · AFRICA-FOCUSED Local expertise Ghana-anchored delivery capability with government, utility and contractor relationships that de-risk permitting and execution at national scale.	03 · DIVERSIFIED Multi-sector portfolio Six divisions across hospitality, residential, industrial, construction, technology and land — uncorrelated revenue streams that mitigate single-sector risk.	04 · AT SCALE \$1.2B asset base Market leadership across two Ghanaian growth corridors — Accra's prime residential districts and the Western Region's industrial hub at Takoradi.	05 · Unlevered Balance sheet capacity \$9M of debt against \$978.5M of group NAV. The group enters its capital-intensive build phase effectively unlevered, with substantial undrawn debt capacity.
---	--	--	--	--

Brand partners Marriott International and Hilton — two operational management relationships plus two branded new-builds in the Cantonments diplomatic quarter.	Regulatory position Free Zone, SEZ and EPA licences active at Petronia City — 0% corporate tax for ten years and duty-free capital imports.	Delivery record 700+ homes delivered since 2013, 2,500+ jobs created, and two African Property Award-winning developments.	Pipeline Six funded-or-fundraising industrial projects at Petronia City with a combined capital requirement of \$908M.
--	---	--	--

DIVISION 01

Hospitality

Wonda World Inter-Links — parent company for most of our hospitality assets and developments across the group.



Luxury hotels & serviced residences portfolio



Global brand partnerships: Marriott & Hilton



177 → **612** keys expansion strategy



Premium hospitality experiences across Ghana



KEYS AT MATURITY

612



PORTFOLIO VALUE

\$737M



BRAND PARTNERS

2

Wonda World Inter-Links

Parent company for all hospitality assets and developments

Operational keys 177 3 assets trading today	Keys at maturity 612 +435 branded new-build	Portfolio value \$737M Existing + both new-builds	Blended IRR range 21.9–22.4% Two new-build models	Target opening Q4 2028 Both Cantonments assets
--	--	--	--	---

The strategy

The hospitality division holds three trading assets in Accra's prime districts and adds two internationally-branded new-builds in the Cantonments diplomatic quarter. Together these take the portfolio from 177 keys to 612 — and shift its centre of gravity from serviced residences to full-service branded hotels with meetings and conference capacity.

Operating today

No.1 Oxford Street — 108 suites
Kwarleyz Residence — 40 units
Bel Air Crest — 29 suites

Under development

Signia by Hilton — 300 keys
W Cantonments — 135 keys
No.2 Oxford Street — health hub

Why the brand partnerships matter

Marriott already manages Kwarleyz Residence and affiliates Bel Air Crest through Bonvoy. The two new-builds extend that logic: W Cantonments brings Marriott's design-forward lifestyle flag, and Signia by Hilton brings Hilton's flagship meetings and convention brand. Both carry global reservation distribution, loyalty programmes and management expertise the group would otherwise have to build from scratch.

Marriott International

W Cantonments

135 keys · lifestyle-luxury · \$380 entry ADR · 600-pax ballroom. Africa's first true international lifestyle-luxury flag.

Hilton

Signia by Hilton

300 keys · upper-upscale flagship · \$285 entry ADR · 1,000-pax ballroom. Hilton's largest meetings flag in West Africa.

Partners

Global brand partnerships & strategic affiliations

Collaborating with world-class hotel operators, architects, engineering firms, and media platforms to deliver excellence across the Wonda World Inter-Links portfolio.

PARTNERS



Hotel operating partners

Marriott International • Hilton

Two operational management relationships today — Kwarleyz Residence under Marriott management and Bel Air Crest with Marriott Bonvoy affiliation — extending into two branded new-builds: W Cantonments and Signia by Hilton Cantonments.

What the brands contribute

- Global reservation distribution
- Loyalty programmes — Bonvoy, Honors
- Operating standards & management
- Corporate & MICE sales channels

Wider partner network

- International architects & futurists
- Engineering & MEP consultancies
- Jiulong Group — circular economy JV
- Media & distribution platforms

All third-party trademarks belong to their respective owners. Brand relationships are at differing stages of contractual maturity; the W Cantonments partnership is documented by a signed MoU with Marriott.

Hospitality Portfolio

Premium developments & strategic assets — 1 of 3



Number One Oxford Street

- 14 floors
- 108 luxury suites
- 5-star rating
- Cantilever design

DEVELOPMENT HIGHLIGHTS

Award-winning flagship development featuring distinctive cantilever architecture. Offers premium long-stay residences with full hotel services in the heart of Accra's commercial district.



Number Two Oxford Street

- Integrated health hub
- 250 patient beds
- Mixed-use development
- Medical tourism focus

STRATEGIC VISION

A pioneering mixed-use development merging world-class healthcare facilities with luxury hospitality. Designed to capture the growing medical tourism market in West Africa.

NUMBER ONE OXFORD STREET HOTEL & SUITES



AFRICAN
PROPERTY
AWARDS

in association with

The Telegraph

2016-2017



NUMBER TWO OXFORD STREET HOTEL & SUITES



Hospitality Portfolio

Premium developments & strategic assets — 2 of 3



COMPLETED

Kwarleyz Residence

- 40 units
- Fully serviced
- Marriott managed
- Rooftop amenities

KEY HIGHLIGHTS

Accra's premier serviced residence offering world-class luxury living. Managed by Marriott International, featuring studio, 1, 2 & 3-bedroom units with integrated smart home technology.



COMPLETED

Bel Air Crest

- 29 luxury suites
- 1 exclusive penthouse
- Marriott Bonvoy partner
- Full serviced apartments

OPERATIONAL EXCELLENCE

A fully operational luxury residence featuring 29 premium suites and a signature penthouse. Strategically positioned as a premier serviced apartment destination, operating under international standards with Marriott Bonvoy affiliation.



AFRICAN
PROPERTY
AWARDS

in association with

The Telegraph

2016-2017

KWARLEYZ RESIDENCE



BEL AIR CREST



Hospitality Portfolio

The two branded new-builds — 3 of 3



W Cantonments

MARRIOTT INTERNATIONAL · LIFESTYLE-LUXURY

- 135 keys
- Signature W Living Room
- 600-pax ballroom
- Rooftop pool & bar

Dev. cost	Equity IRR	MOIC	Entry ADR
\$70M	22.4%	1.87×	\$380



Signia by Hilton

HILTON · UPPER-UPSCALE FLAGSHIP

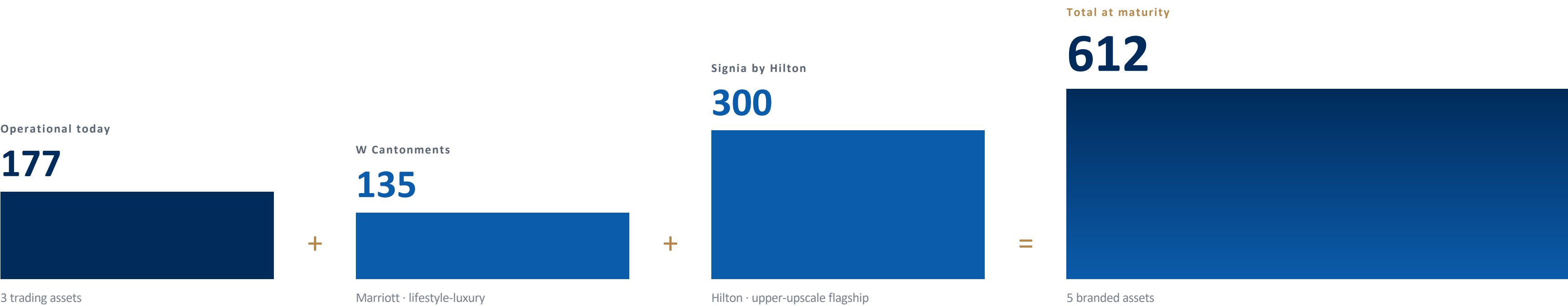
- 300 keys
- Diplomatic quarter address
- 1,000-pax ballroom
- Hilton Honors distribution

Dev. cost	Equity IRR	MOIC	Entry ADR
\$130M	21.9%	1.84×	\$285

From 177 Keys to 612 Keys

Asset-by-asset reconciliation of the revised key count

The bridge



Audit trail

ASSET	BRAND / STATUS	KEYS	RUNNING TOTAL
Number One Oxford Street	Operational	108	108
Kwarleyz Residence	Marriott managed	40	148
Bel Air Crest	Marriott Bonvoy	29	177
Operational sub-total	3 assets trading	177	177
W Cantonments	Marriott · new-build	135	312
Signia by Hilton Cantonments	Hilton · new-build	300	612
Total at maturity	5 branded assets	612	612

What changed against the prior deck

The previous presentation modelled a 459-key target built on the earlier Double W concept and unspecified new inventory. The two completed investment models replace that placeholder with defined, separately-underwritten assets — 135 keys at W Cantonments and 300 at Signia by Hilton — taking the target to 612 keys.

Uplift vs prior target

+153

keys above the 459 previously modelled

Growth on operational base

3.5×

612 keys against 177 trading today

Hospitality Division — Financial Snapshot



Portfolio value · current

\$159M

Existing equity value

→

At maturity

\$737M

Incl. both new-builds

Combined new-build revenue trajectory · 2029–2038 (\$M)

Year	Signia by Hilton (\$M)	W Cantonments (\$M)	Total (\$M)
2029	40	23	63
2030	45	28	73
2031	50	33	83
2032	55	38	93
2033	60	43	103
2034	65	48	113
2035	70	53	123
2036	75	58	133
2037	80	63	143
2038	85	68	153

■ Signia by Hilton — \$40M → \$68M

■ W Cantonments — \$23M → \$39M

Signia IRR

21.9%

1.84× MOIC

W IRR

22.4%

1.87× MOIC

Y10 EBITDA margin

57%

Both assets at maturity

Combined dev. cost

\$200M

\$130M + \$70M

Combined terminal value · 2038 exit

\$577.8M

2026 — today

177 keys trading · \$13M base revenue across 3 operational assets.

2026–2028 — build

Construction of both Cantonments assets; Marriott and Hilton technical services engaged.

Q4 2028 — opening

Both hotels open; 612 keys in inventory. Ramp begins at 58% occupancy.

2031 — stabilization

Year 3 stabilized: \$73.0M combined revenue, 44.5% EBITDA margin.

THE ASSET • MARRIOTT INTERNATIONAL

W Hotel, Accra

A 135-key W Hotel by Marriott in the Cantonments Consulting District — Accra's first true lifestyle-luxury international flag.



KEYS

135

Lifestyle-luxury
rooms & suites



BALLROOM

600-pax

Flagship MICE /
event venue



LOCATION

Cantonments

Consulting District,
Accra



TARGET OPENING

Q4 2028

Construction
underway

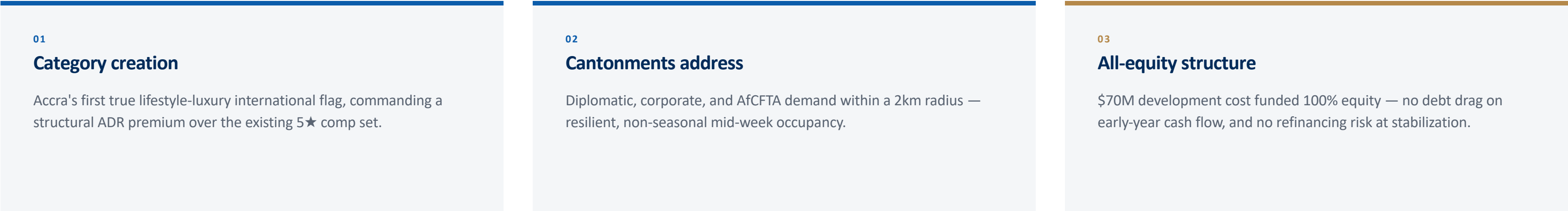
BRAND POSITIONING

W Hotels is Marriott's design-forward lifestyle flag — built for guests who want nightlife energy alongside five-star service. Cantonments is Accra's diplomatic and corporate core: 40+ embassies, oil & gas regional HQs, and the AfCFTA Secretariat sit within 2km. W captures both the high-yield corporate/diplomatic segment and a premium leisure & nightlife audience underserved by Accra's current 5-star stock.



The Investment Case

The 135-key W Cantonments is underwritten to a **22.4% unleveraged equity IRR** against an all-equity \$70M development cost, anchored on entry ADR of \$380 — Accra's first true lifestyle-luxury W positioning. Revenue stabilizes at \$26.3M in Year 3 (2031), climbing to \$39.0M by Year 10 — driven by rooms (62%), the 600-pax ballroom, and an unusually strong Spa & Wellness program.



Stabilized revenue mix · Year 3 (2031) · \$26.3M



F&B \$3.1M Conference & MICE \$2.9M Other (Spa-led) \$4.1M **\$194K revenue per key at stabilization**

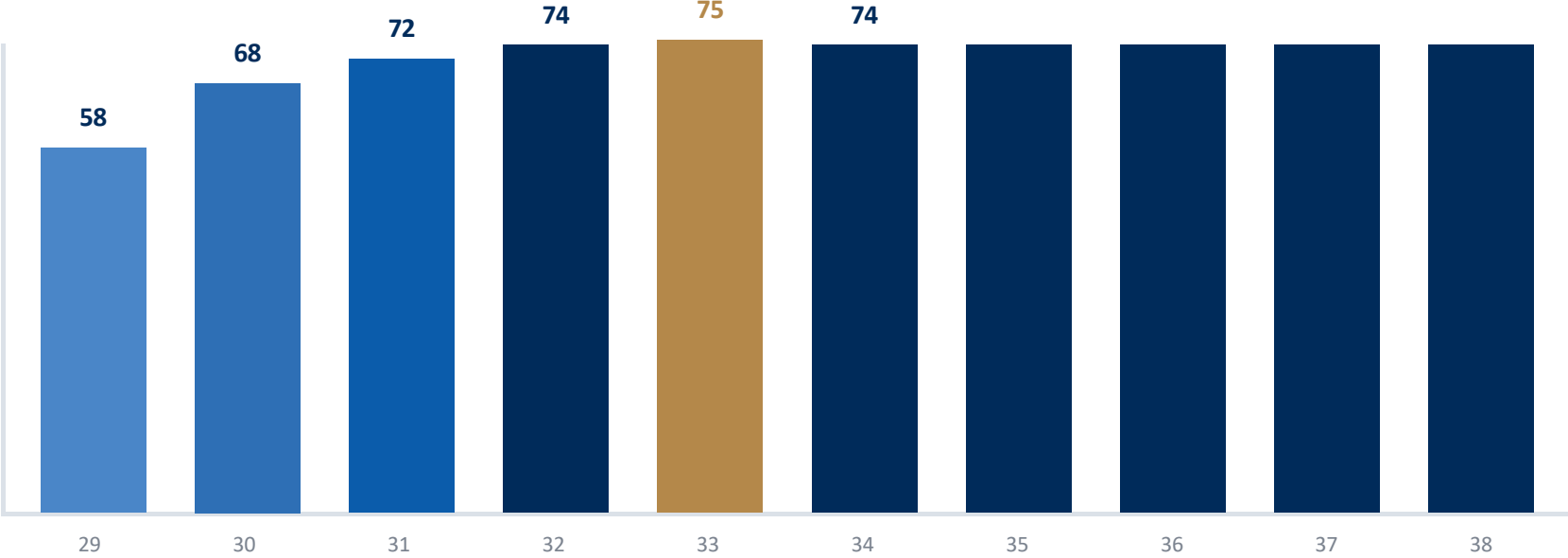
Sanity check

\$194K revenue per key at stabilization — a premium to the HotStats upper-upscale Africa benchmark of \$100–160K/key, consistent with W's lifestyle-luxury positioning and spa-led non-room mix.

Ramp & Stabilization

Occupancy and ADR, Years 1–10 (2029–2038). Occupancy ramps to a 75% peak in Year 5 before settling at 74% sustained; ADR compounds at 8.2% p.a. post-stabilization, reflecting W's premium repositioning trajectory.

Occupancy ramp (%)

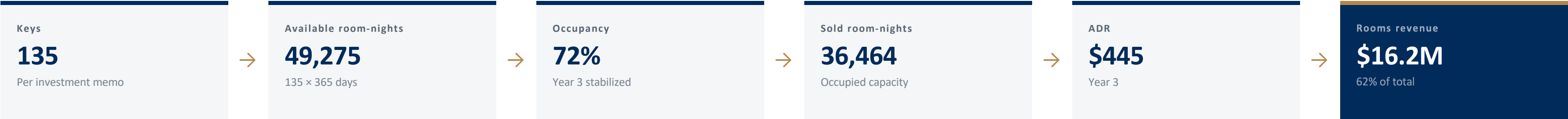


Empirical new-build ramp: 58% Y1 → 68% Y2 → 72–75% stabilized by Y3. Bonvoy distribution supports faster fill.

ADR trajectory (USD)

YEAR	ADR	YEAR	ADR
2029 · Y1	\$380	2034 · Y6	\$564
2030 · Y2	\$411	2035 · Y7	\$610
2031 · Y3	\$445	2036 · Y8	\$660
2032 · Y4	\$481	2037 · Y9	\$714
2033 · Y5	\$521	2038 · Y10	\$772

How the \$26.3M is built · Year 3 stabilized (2031)



Source: W Cantonments investment pitch model (2026). Non-room revenue layered on HotStats full-service benchmarks, lifted for W's wellness/nightlife mix.

DCF & Equity Returns

Equity IRR

22.4%

Unleveraged FCFE + TV

MOIC

1.87×

10-year equity multiple

NPV

\$20.2M

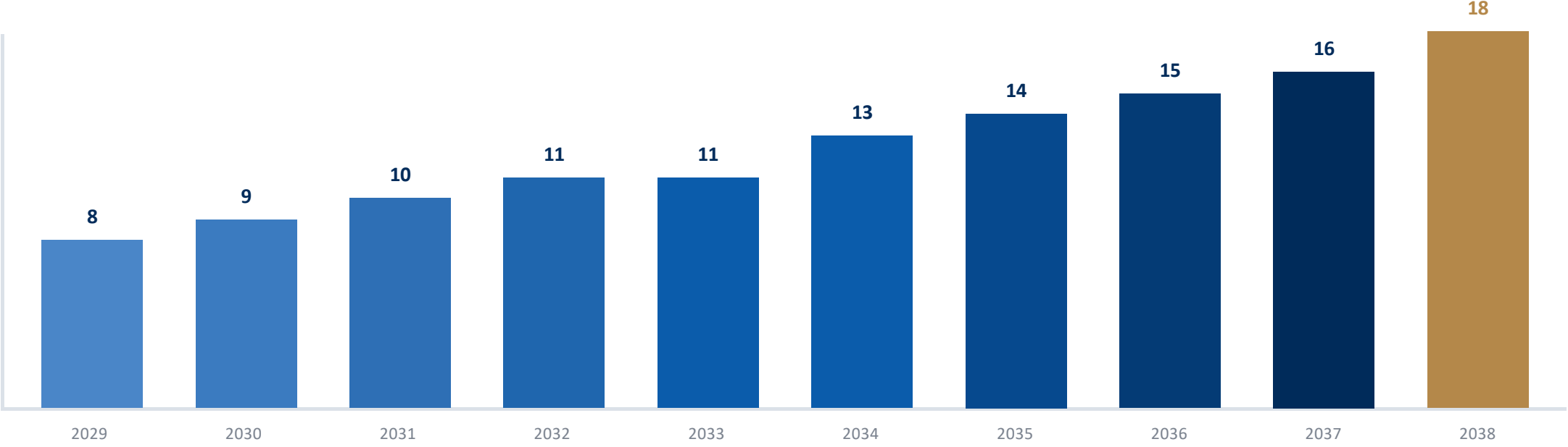
At 18% discount rate

Terminal value

\$213.0M

10.5% cap on Y10 EBITDA

Free cash flow to equity · Y1–Y10 (\$M)



Capital structure

Equity invested: **\$70.0M — 100% equity, no debt drag.** Exit modelled at Year 10 (2038) on a 10.5% terminal cap rate applied to Year 10 EBITDA, reflecting a smaller-asset liquidity discount versus larger comp-set hotels.

Discount rate (WACC)	18.0%
Terminal cap rate	10.5%
Exit year	2038 · Y10

Scenario range

Downside

65% OCC · \$275 ADR

IRR compresses to ~13.5%

Base case ☆

72% OCC · \$380 ADR entry

22.4% IRR · 1.87× MOIC

Upside

78% OCC · \$335 ADR

IRR expands to ~28.5%

THE ASSET • HILTON

Signia by Hilton, Cantonments

A 300-key Signia by Hilton in the Cantonments Diplomatic Quarter — Hilton's flagship meetings and convention brand.



KEYS

300

Full-service upper-upscale



BALLROOM

1,000-pax

Flagship MICE / event venue



LOCATION

Cantonments

Diplomatic Quarter, Accra



TARGET OPENING

Q4 2028

Development stage



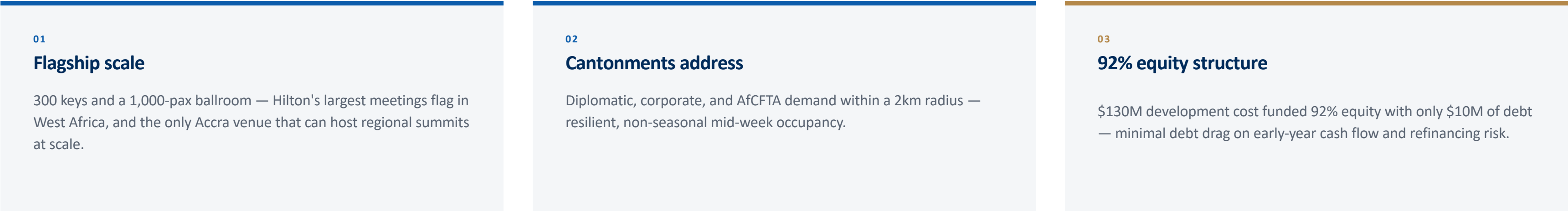
BRAND POSITIONING

Signia by Hilton is the brand's flagship meetings & convention flag — built for cities anchoring large-scale conference and diplomatic demand. With 40+ embassies, oil & gas regional HQs and the AfCFTA Secretariat within 2km, Signia's 1,000-pax ballroom is the only Accra venue able to host regional summits at scale.



The Investment Case

The 300-key Hilton Signia Cantonments is underwritten to a **21.9% unleveraged equity IRR** against a \$130M development cost, anchored on entry ADR of \$285 — positioned at parity with Accra's existing 5★ comp set. Revenue stabilizes at \$46.7M in Year 3 (2031), climbing to \$67.5M by Year 10 — driven by 300 keys, a 1,000-pax flagship ballroom, and Hilton Honors global distribution.



Stabilized revenue mix · Year 3 (2031) · \$46.7M



F&B \$6.9M Conference & MICE \$3.7M Other (Spa-led) \$9.1M **\$156K revenue per key at stabilization**

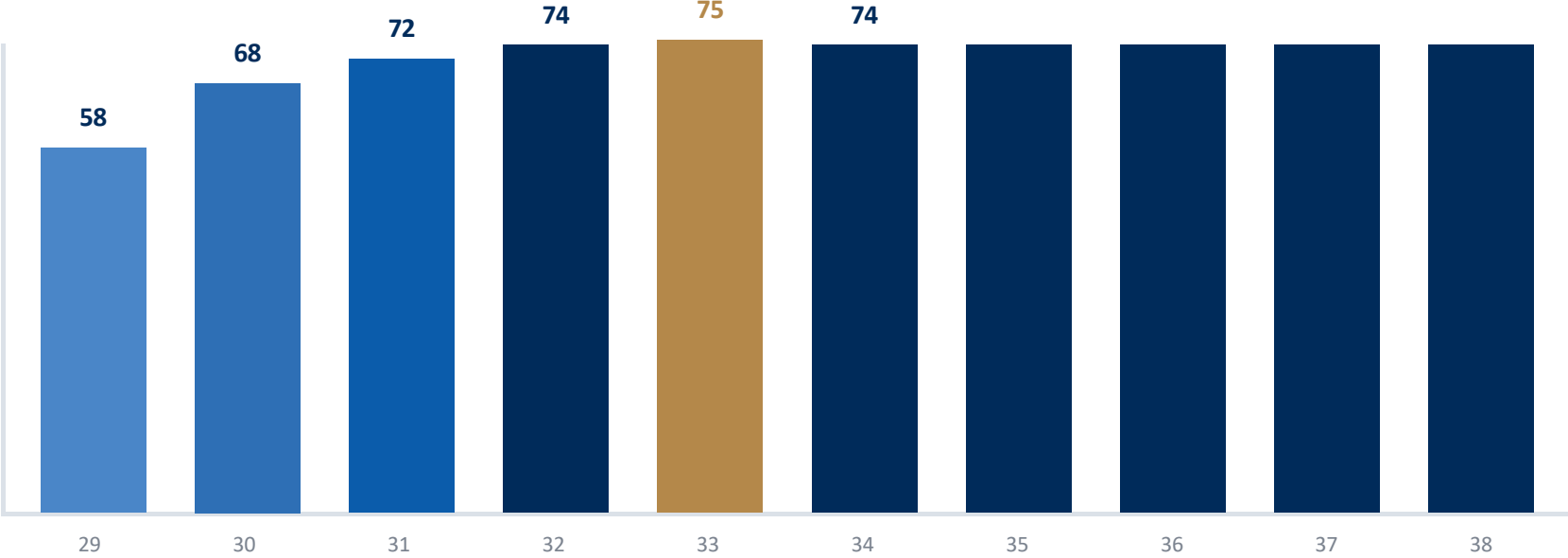
Sanity check

\$156K revenue per key at stabilization — in line with upper-upscale flagship benchmarks for a 300-key MICE-led asset. Volume and the ballroom drive the return, not rate premium.

Ramp & Stabilization

Occupancy and ADR, Years 1–10 (2029–2038). Occupancy ramps to a 75% peak in Year 5 before settling at 74% sustained; ADR compounds at 8.2% p.a. post-stabilization.

Occupancy ramp (%)

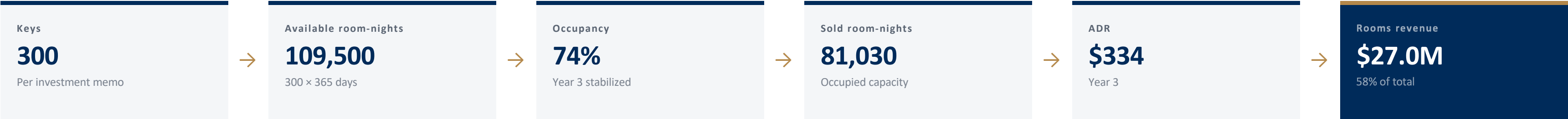


58% Y1 → 68% Y2 → 72–75% stabilized by Y3. Hilton Honors distribution supports faster fill.

ADR trajectory (USD)

YEAR	ADR	YEAR	ADR
2029 · Y1	\$285	2034 · Y6	\$423
2030 · Y2	\$308	2035 · Y7	\$457
2031 · Y3	\$334	2036 · Y8	\$495
2032 · Y4	\$361	2037 · Y9	\$535
2033 · Y5	\$391	2038 · Y10	\$579

How the \$46.7M is built · Year 3 stabilized (2031)



DCF & Equity Returns

Equity IRR

21.9%

Unleveraged FCFE + TV

MOIC

1.84×

10-year equity multiple

NPV

\$30.8M

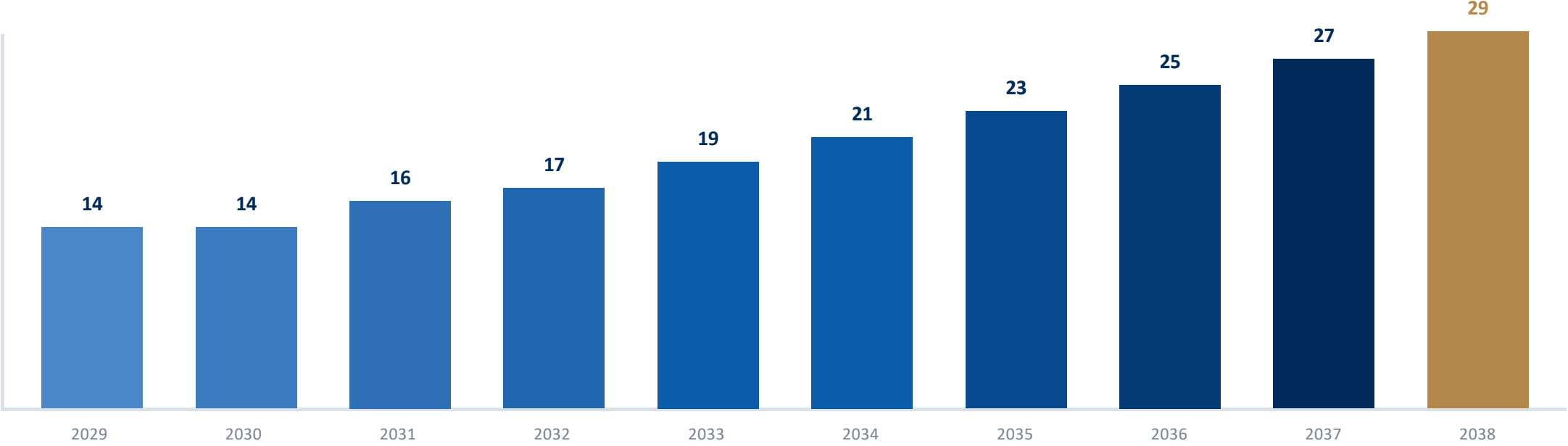
At 18% discount rate

Terminal value

\$364.8M

10.5% cap on Y10 EBITDA

Free cash flow to equity · Y1–Y10 (\$M)



Capital structure

Equity invested: **\$120.0M — 92% equity, \$10M debt.** Exit modelled at Year 10 (2038) on a 10.5% terminal cap rate applied to Year 10 EBITDA, reflecting Accra's gateway-city upper-upscale exit market for flagship-scale assets.

Discount rate (WACC)	18.0%
Terminal cap rate	10.5%
Exit year	2038 · Y10

Scenario range

Downside

65% OCC · \$275 ADR

IRR compresses to ~13.5%

Base case ☆

72% OCC · \$285 ADR entry

21.9% IRR · 1.84× MOIC

Upside

78% OCC · \$335 ADR

IRR expands to ~28.5%

The Two Models, Side by Side

Two different strategies against the Cantonments demand base

DRIVER	W Hotel	SIGNIA BY HILTON	COMBINED
Brand / operator	Marriott	Hilton	2 partners
Positioning	Lifestyle-luxury	Upper-upscale flagship	—
Keys	135	300	435
Ballroom capacity	600-pax	1,000-pax	1,600-pax
Total development cost	\$70.0M	\$130.0M	\$200.0M
Equity invested	\$70.0M	\$120.0M	\$190.0M
Debt in structure	Nil	\$10.0M	\$10.0M
Entry ADR (2029)	\$380	\$285	—
Year 10 ADR (2038)	\$772	\$579	—
Stabilized occupancy	72–75%	72–75%	72–75%
Y3 stabilized revenue	\$26.3M	\$46.7M	\$73.0M
Year 10 revenue	\$39.0M	\$67.5M	\$106.5M
Revenue per key (Y3)	\$194K	\$156K	\$168K
Y3 EBITDA	\$11.7M	\$20.8M	\$32.5M
Y10 EBITDA margin	57.3%	56.7%	~57%
NPV	\$20.2M	\$30.8M	\$51.0M
Terminal value (2038)	\$213.0M	\$364.8M	\$577.8M
Equity IRR · MOIC	22.4% · 1.87×	21.9% · 1.84×	~22% · ~1.85×

The strategic logic

The two assets are deliberately non-competing. W monetises **rate** — a lifestyle-luxury category Accra does not have, at a \$380 ADR premium. Signia monetises **volume and space** — 300 keys and a 1,000-pax ballroom at comp-set parity pricing.

Convergent returns

Despite opposite pricing strategies, both models land within 50bps of each other — 22.4% and 21.9% IRR. Neither return depends on outperforming the other.

Shared assumptions

Both models use an 18% WACC, a 10.5% terminal cap rate, the same 58→68→74% ramp, an 8% management fee, and a Q4 2028 opening — so the comparison is apples-to-apples.

Combined keys added

435

Combined dev. cost

\$200M

Combined Y10 revenue

\$106.5M

Combined terminal value

\$577.8M

Sources: W Cantonments and Signia by Hilton Cantonments investment pitch models (2026). Combined figures are arithmetic sums of the two models; blended IRR and MOIC are approximate and not a re-run of a consolidated cash flow.

Hotel Portfolio Value

From \$159M today to \$737M at maturity — built from the two new investment models

Revised from prior deck
\$424M → \$737M

Value bridge (\$M)



Component	Keys	Value (\$M)	Basis
Existing operational portfolio	177	159.0	Equity value
W Hotel	135	213.0	TV · 10.5% cap
Signia by Hilton	300	364.8	TV · 10.5% cap
Total hotel portfolio value	612	736.8	2038 basis

Terminal values per the W Cantonments and Signia by Hilton Cantonments investment pitch models (2026), each at a 10.5% terminal cap rate on Year 10 (2038) EBITDA. Existing portfolio equity value of \$159M per the prior group presentation. Components sit on different valuation dates and are not discounted to a common date.

How to read this

The two new-build components are Year-10 terminal values from their respective DCF models, each struck at a 10.5% cap rate on 2038 EBITDA. The existing portfolio is carried at its current equity value, not grown forward — so the total is a conservative composite.

Uplift vs prior target
+\$313M
above the \$424M previously modelled

Growth on today
4.6x
\$736.8M against \$159M today

National Developmental Projects

Strategic infrastructure and cultural initiatives driving social impact and urban renewal

PIPELINE Graduators Affordable housing initiative A transformative affordable housing initiative specifically designed for recent university graduates. This project bridges the gap between education and independent living, providing modern, cost-effective residential units to support Ghana's emerging workforce. Airport Residential location Entry-level price point Supports young workforce retention	COMPLETE The Zoo Tourism & conservation A fully operational zoological facility enhancing national tourism and conservation efforts. The project features modern enclosures, educational centers, and recreational spaces, contributing to biodiversity awareness and family leisure. Achimota Park location Educational centres on site Family leisure destination	COMPLETE Museum & Residence Cultural diplomacy A landmark cultural project combining a luxury private residence with a public museum. This completed architectural masterpiece showcases national heritage while serving as a prestigious venue for cultural diplomacy and private events. Cantonments location Public museum component Diplomatic event venue
--	---	--

These projects sit alongside the commercial portfolio as national contributions — two delivered, one in pipeline — and reinforce the group's licence to operate at scale in Ghana.

GRADUATORS



Afrofari

The Vision

Drawing on the conservation stewardship of Yellowstone National Park, the concession operating model of Oriental Land Company and the urban leisure economies of Miami, Nairobi, and Cape Town, Achimota Eco-Park & Destination Resort will be a landmark development for Ghana and for West Africa.

The project transforms Achimota from a single-product eco-park into a multi-day destination capable of attracting domestic families, regional tourists, diaspora visitors, and international eco-travellers. Six complementary revenue streams — admissions, accommodation, zoo, museum and library, forest gardens, and ancillary services.



Afrofari ECO PARK



THEMED PARK

SAFARI

**CONFERENCE / MUSEUM
DOME**

WATER PARK

ZOO

SKY TRAIN

Afrofari ECO PARK

PIPELINE PROJECT

ZOO

The Achimota Zoo will be Ghana's first internationally accredited urban zoo, a carefully designed wildlife sanctuary that **prioritises** animal welfare, conservation education, and species preservation. The zoo will focus on West African endemic and threatened species, complementing the existing wild populations of monkeys, pythons, hyenas, and birds already resident in the reserve.



Developed to global standards

Built in strict accordance with WAZA standards, with a full-time veterinary team and annual welfare audit.



Species focus

West African primate sanctuary.



Conservation mission

Partnership with Ghana Wildlife Division for injured animal rehabilitation and release.



Project status

Future development phase



PIPELINE PROJECT

Water Park

The Achimota Water Park will be a mid-scale, fully themed water park of approximately 5–8 acres, positioned at the visitor zone boundary to **maximise** catchment from the Accra metropolitan area while **minimising** ecological impact on the core conservation zone. All water systems will be closed-loop, with zero discharge to the forest ecosystem.



Multi-slide tower

4–6 themed water slides of varying intensity



Wave pool

800–1,000 m² artificial wave pool.



Lazy river

300m looping channel



Adventure zone & Splash zone

Interactive water play for all ages



PIPELINE PROJECT

Themed Park

Building on global destination models and integrated within the **Achimota Eco-Park** masterplan, the Themed Park will serve as a vibrant anchor for entertainment, culture, and family recreation. Designed as a multi-attraction environment, it will blend modern rides, interactive zones, and storytelling experiences rooted in African heritage, creativity, and innovation.

The park will cater to a broad audience — from local families to regional and international visitors — offering a dynamic mix of thrill rides, children's attractions, live performances, and seasonal events. Positioned to complement the eco-park's conservation focus, the Themed Park will operate within a carefully planned footprint that balances high visitor engagement with environmental sensitivity.



Flagship attraction hub

Iconic rides and immersive experiences



Multi-zone entertainment

Themed zones for all ages and interests



Diverse revenue streams

Tickets, F&B, retail, events, and partnerships



Sustainable scalable design

Low-impact footprint with long-term vision



PIPELINE PROJECT

Anthill Conference Dome

CONFERENCE HALL + RESIDENTIAL SUITES

A visionary biophilic landmark blending iconic architecture with integrated functionality. The Anthill Dome serves as a premier conference destination featuring a state-of-the-art auditorium enveloped in a sustainable, wave-form structure, complemented by exclusive residential suites for a seamless live-work-event experience.



MICE venue focus

Premium conference & event hall



Integrated living

Luxury residential suites



Biophilic design

Sustainable landmark architecture



Status

Future development phase

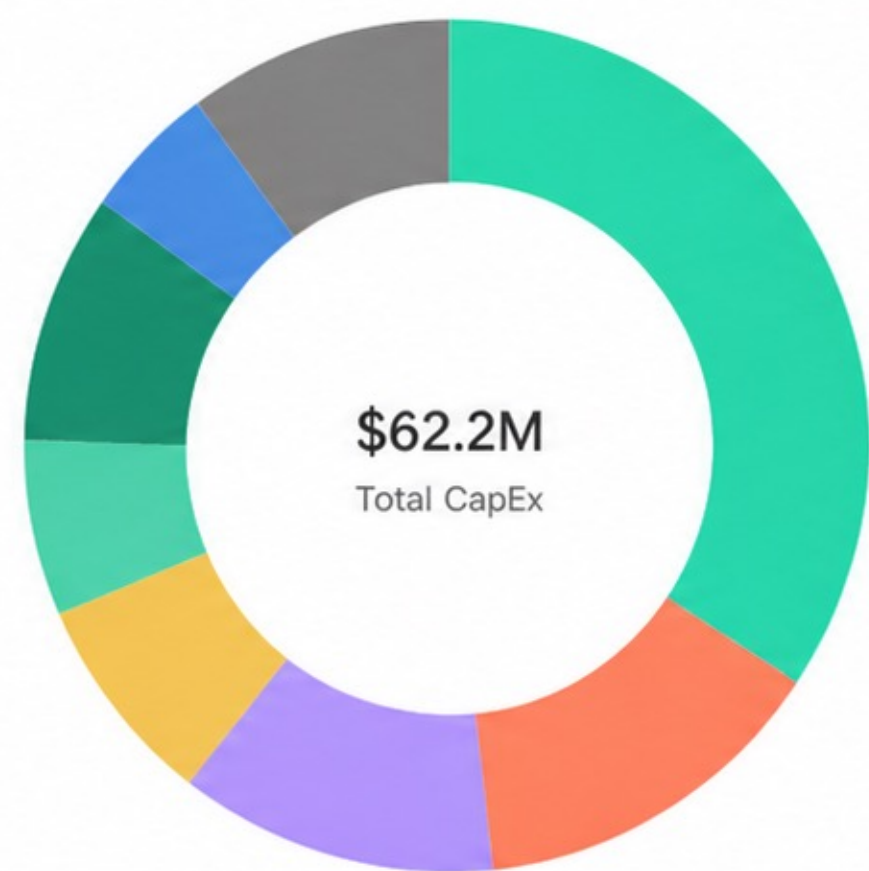


Capital Structure — \$62.2M

Four-phase deployment. Eco-lodges & museum anchor at \$21M. Water Park at \$9M opens in Phase 3. FC contributes zero cash throughout.

CAPEX BREAKDOWN

CapEx by Component — \$62.2M Total



- Eco-lodges & museum
- Water Park
- Zoo & wildlife
- Visitor facilities
- Forest garden & canopy
- Green infrastructure
- Technology & IT
- Studies & contingency

PHASE DEPLOYMENT

CapEx by Phase (USD millions)



Phase 1: ESIA & foundation (\$8.2M). Phase 2: Eco-lodges, museum, zoo, forest (\$28M). Phase 3: Water Park & green infra (\$17M). Phase 4: Endowment & contingency (\$9M).

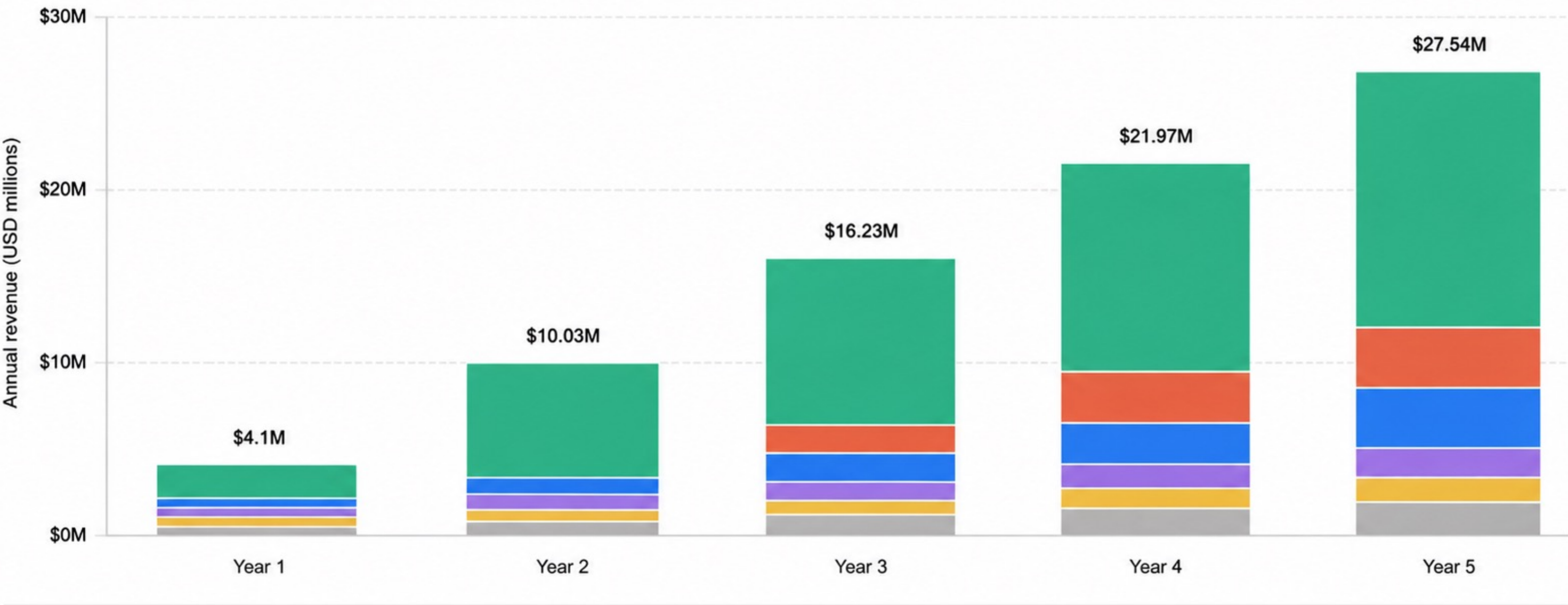
Revenue Model — 6 Streams

Admissions, Water Park, eco-lodge accommodation, zoo, museum & library, and ancillary F&B & events. Water Park creates a major revenue step in Year 3.

ALL STREAMS COMBINED

Annual Revenue by Stream — Year 1 to Year 5 (USD millions, stacked)

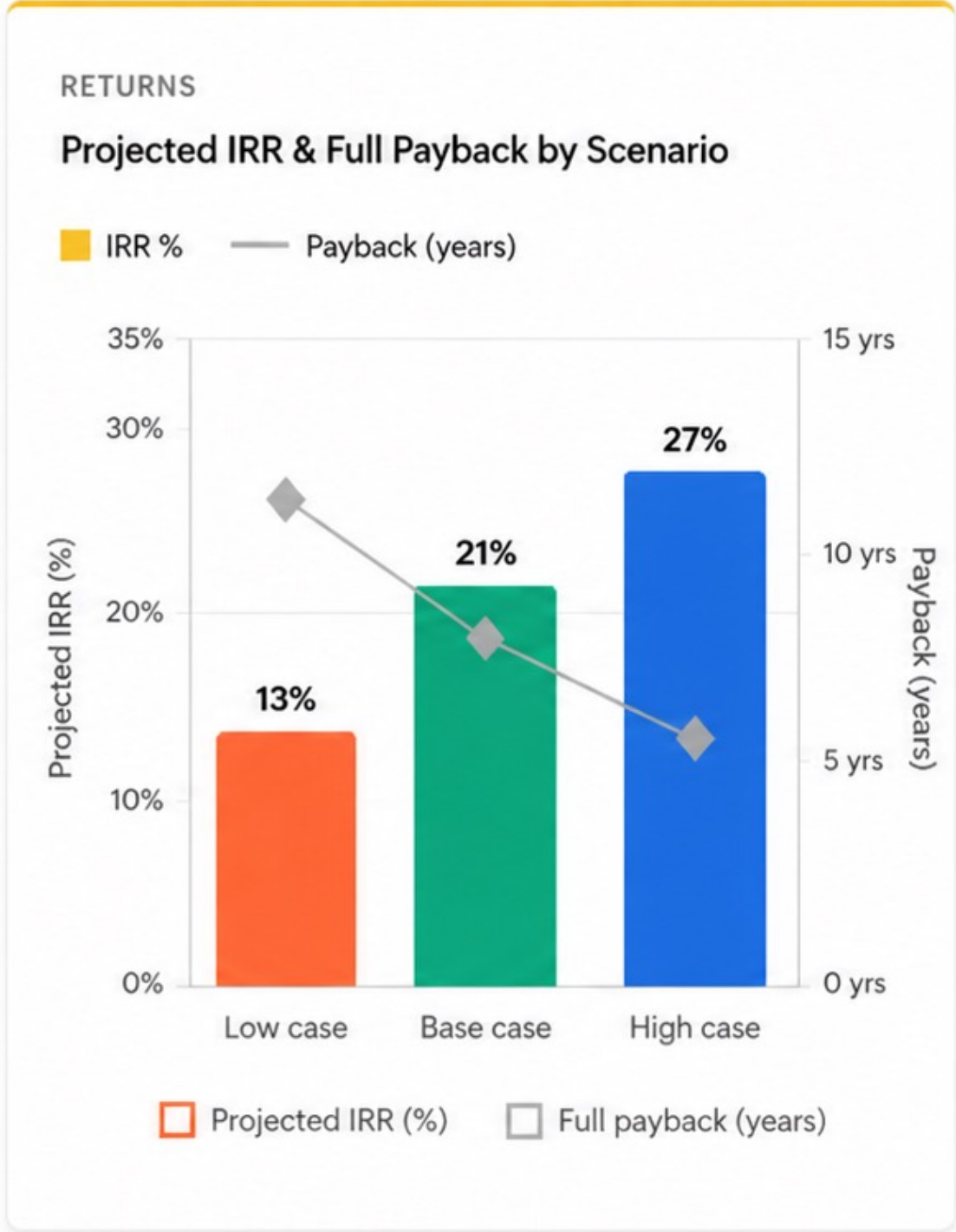
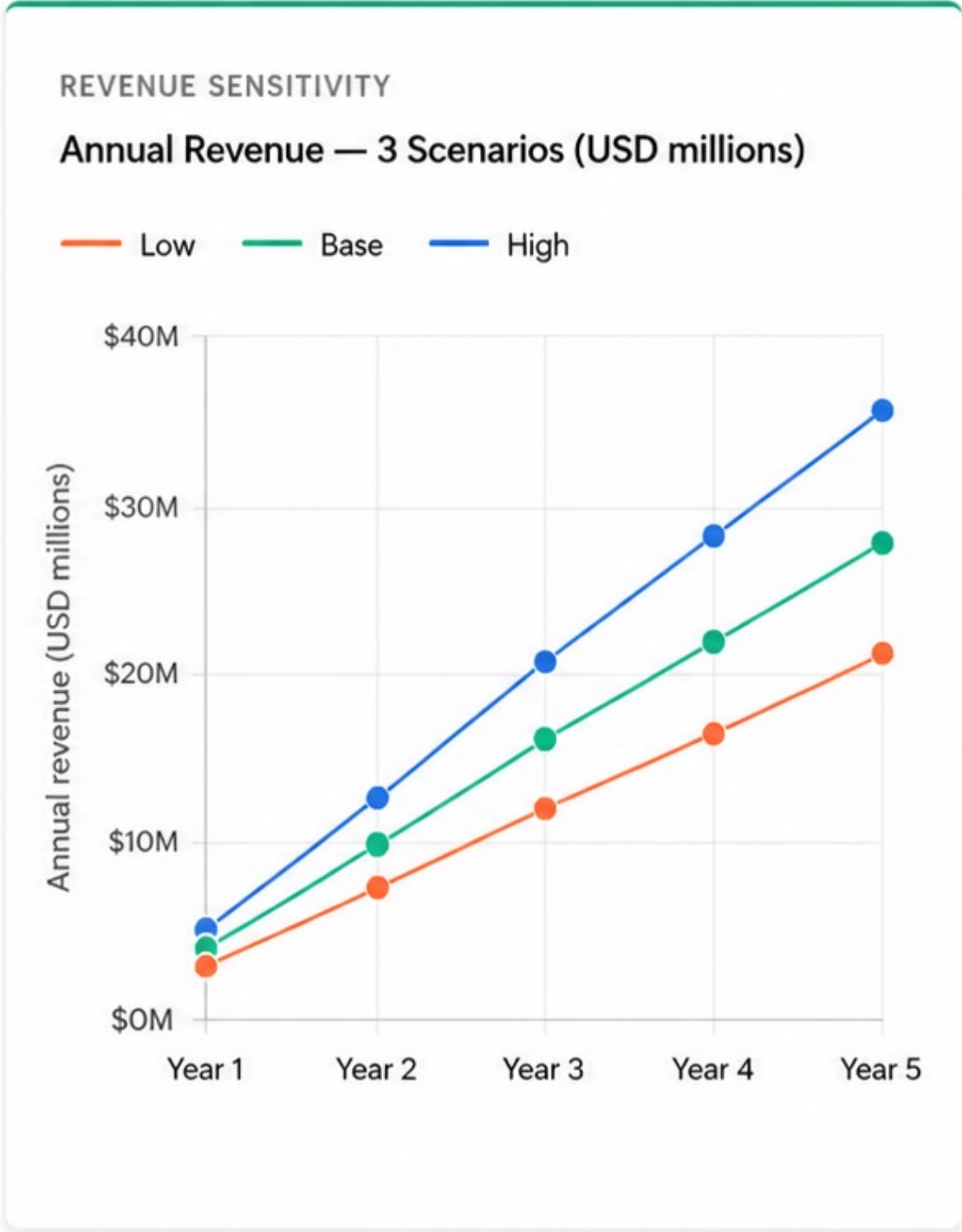
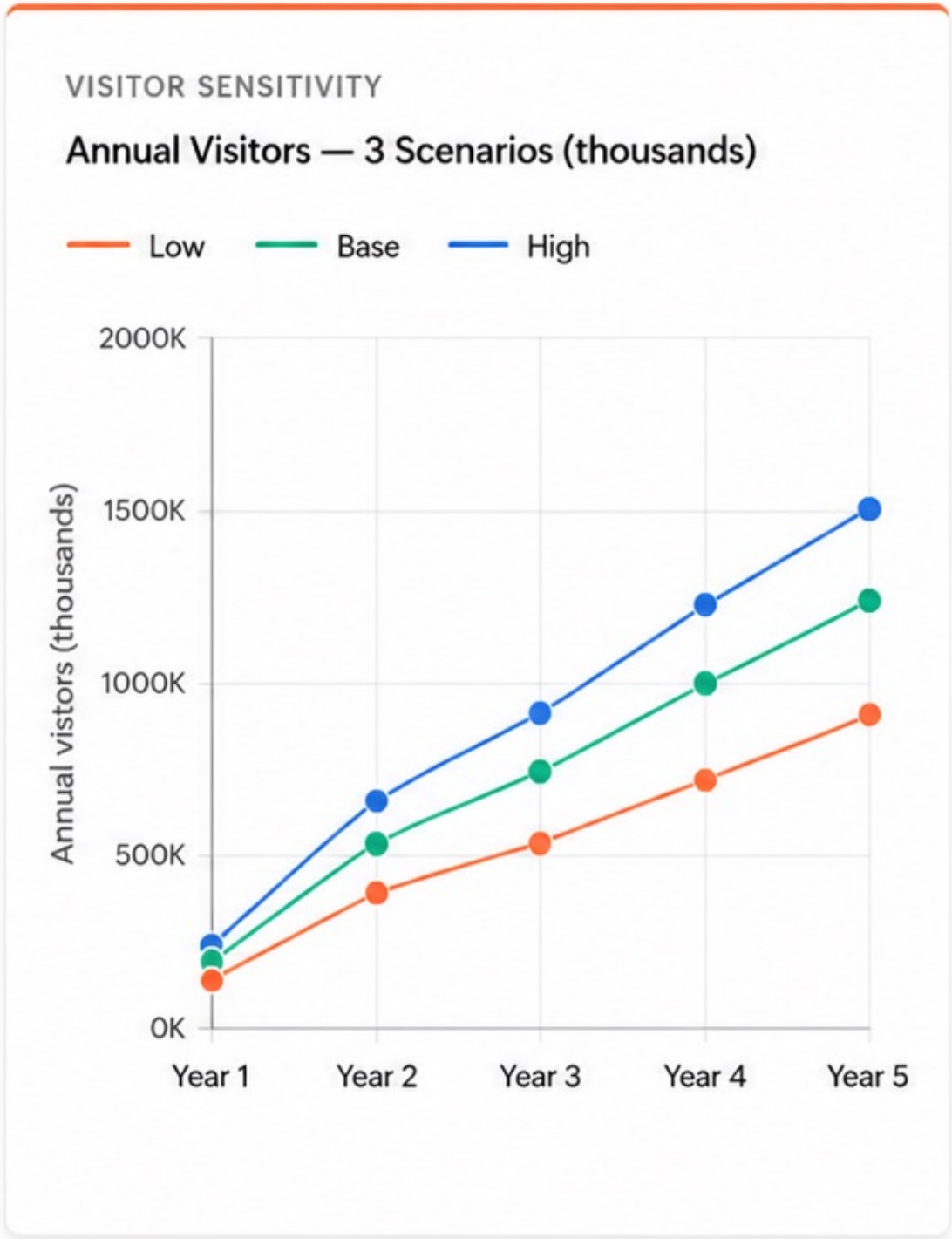
Admissions & tours Water Park & attractions Eco-lodge accommodation Zoo & wildlife Museum & library Ancillary F&B & events



Themed park and lodge revenue fused into admissions and eco-lodge bars respectively. **Year 5 total: \$27.54M** across 6 streams.

Scenario Analysis — Low, Base & High

Three cases across visitor volumes and revenue. Base case IRR 18–24%. Low case remains investable at 12–15%. Water Park is the key swing variable.



DIVISION 02

Real Estate

Premium urban developments delivering quality housing solutions across prime locations.



Townhouse developments and mixed-use assets



700+ homes delivered since 2013



Urban residential focus in prime locations



Quality, craftsmanship, and community design



Homes delivered

700+



Luxury units today

40



2030 target

75+

Real Estate Division

Portfolio overview: premium residential developments



Belgravia Villas

- Luxury townhouses
- Contemporary design
- Private amenities
- Secure community

Development highlights

A masterpiece of modern residential architecture offering sophisticated living spaces. These exclusive villas feature open-plan layouts, premium finishes, and integrated smart home technology, setting a new standard for luxury urban living in Accra.



Avenue Lincoln

- Mixed-use complex
- Iconic architecture
- Urban lifestyle
- Green spaces

Strategic vision

A visionary development designed to redefine the skyline of Ridge. Combining high-end residential units with premium commercial spaces, Avenue Lincoln offers a seamless blend of work, live, and play environments in one of Accra's most prestigious districts.

DUE COMPLETION • FEB 2026

Project MPR

Residential real estate • 10-unit townhouse enclave

An exclusive collection of 10 luxury townhouses featuring distinctive modern architecture with curved forms and warm aesthetic tones. Designed as a secure gated community, Project MPR combines sophisticated urban living with premium finishes and lush landscaping, scheduled for delivery in early 2026.

Exclusive enclave

10 luxury townhouse units

Target delivery

February 2026 completion

Modern architecture

Curved design aesthetic

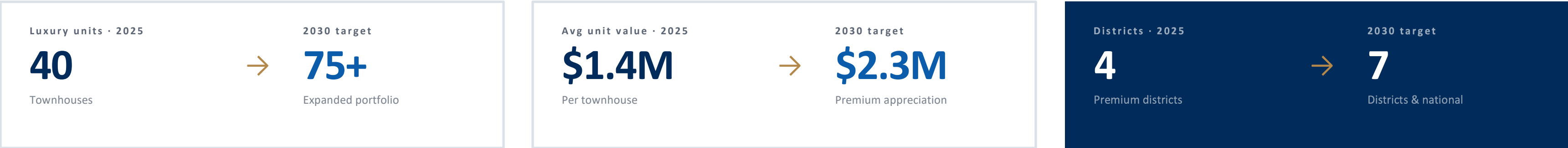
Premium living

Gated community & landscaping



Real Estate Division — Financial Snapshot

Portfolio value projections for luxury residential units · 2025–2030



Townhouse pipeline to 2030

DEVELOPMENT	TOWNHOUSES	DISTRICT
Avenue Lincoln	16	Ridge
Airport Townhouses	10	Airport Residential
Belgravia Villas	8	Accra prime
West Legon	6	West Legon
Pipeline sub-total	40	4 districts

Key growth drivers

- Diaspora demand

Building on our foundation of 40 luxury units to expand offerings for returning Ghanaians and diaspora investors seeking premium housing.
- Urban infill strategy

Leveraging success of existing locations to acquire and develop additional prime urban properties in high-growth districts.
- National pipeline projects

Expanding beyond townhouses with Graduator's (Airport Residential), Museum (Cantonments), and Zoo (Achimota Park) developments.



Unit counts, average values and district coverage per the prior group presentation's real estate snapshot. Implied 2030 portfolio value is computed as 75 units × \$2.3M and is presented for illustration only.

Industrial Real Estate

Kwarleyz Group's industrial platform, led by Petronia City Development — integrating Free Zone manufacturing, logistics, and energy infrastructure.

- 2,000-acre master-planned Free Zone at Takoradi
- Six projects • \$908M combined capital requirement
- Energy infrastructure: 50MW solar, methanol, waste-to-energy
- SEZ & EPA licensed • 0% corporate tax for ten years



Acres secured

2,000



Projects

6



Pipeline capital

\$908M



Petronia City Development

Controller of the Industrial Division · 2,000-acre integrated industrial hub



Serving as the strategic platform for the group's industrial ambitions, Petronia City Development oversees a comprehensive ecosystem of next-generation projects — including AetherNexus, energy infrastructure, and specialized manufacturing zones — within a 2,000-acre master-planned Free Zone.



Strategic location & advantages

Regional trade access Positioned on the trans-West African highway corridor with efficient import/export logistics via Takoradi Port — West Africa's third largest.	Industrial workforce Immediate access to a 500K+ population catchment with nearby technical institutions, offering a skilled and competitive labour pool.	Free Zone framework Secured 10-year tax holiday, 100% foreign ownership rights, complete duty/VAT exemptions, and streamlined customs clearance.	Infrastructure in place Bridges constructed, dual carriage roads operational, and a 50MW solar farm in development as part of core site infrastructure.
---	---	--	---

Petronia City — The Complete Vision



A world-class industrial hub where next-generation technology meets sustainable infrastructure. This integrated ecosystem unites the AetherNexus digital platform, renewable energy grids, and advanced manufacturing zones into a seamless economic engine for West Africa.

Digital hub

AetherNexus — data centre, aerospace education, advanced processing

Green energy

Energy City — solar, wind, biofuel, methanol, storage, smart grid

Manufacturing

Food processing, minerals refining, circular economy, cargo logistics

The six projects inside the zone

ENERGY Project Freedom Methanol · 300k MT/yr \$216M	DIGITAL AetherNexus Campus 35MW data centre \$259.6M	FOOD Culinary Hub 140K MT/yr · 5 lines \$151.7M	CIRCULAR Circular Economy Zone Jiulong JV · recycling \$150.5M	LOGISTICS Freedom Air Cargo terminal · 1.8km \$66M	MINERALS The Stellar Gold · lithium refinery \$64.1M
---	--	---	--	--	--



Industrial Park Phase 1



Industrial Park Phase 1



Methanol Plant

CLEAN ENERGY PRODUCTION FACILITY

Integrated plant producing essential chemical feedstock for tenants, ensuring supply chain resilience and efficiency.



Recycling Plant

SUSTAINABLE RESOURCE RECOVERY CENTER

An eco-friendly processing facility focused on waste reduction and material recovery. It converts recyclable materials into reusable resources, supporting circular economy practices and environmental sustainability.



Food Processing Plant

SMART AGRO-INDUSTRIAL HUB

A state-of-the-art facility designed for efficient, hygienic, and large-scale food processing. It integrates modern technology, cold-chain logistics, and quality control systems to transform raw agricultural products into market-ready goods.



Air Cargo

HIGH-SPEED LOGISTICS GATEWAY

A fully integrated air freight hub enabling fast, reliable cargo movement. Equipped with advanced handling systems, storage facilities, and direct runway access to support seamless import and export operations.



Wind Energy Park

RENEWABLE GENERATION

Strategic wind farm utilizing high-efficiency turbines to harness natural wind resources for clean base-load power.



50MW Solar Farm

PHOTOVOLTAIC POWER BACKBONE

Massive solar array providing dedicated low-carbon energy directly to the industrial grid, ensuring cost stability.

Futuristic Projects (Under AetherNexus)

Digital infrastructure, aerospace education, and advanced manufacturing ecosystem



Modern Data Centre
35MW · Tier III target

Hyperscale facility providing secure cloud infrastructure and AI computing power, powered by a dedicated 38MW waste-to-energy plant. Modelled separately as the AetherNexus Campus.



Future Vision: Subsea Hub
SUSTAINABLE OCEAN COOLING

Green data infrastructure leveraging natural ocean cooling and renewable wave energy — a long-horizon concept building on the coastal Takoradi location.



Aeronautical University 🇬🇭🇺🇸
AVIATION TRAINING HUB

Premier institution for pilot training and aerospace engineering within AetherNexus, developed with international academic partners.



Astrodome
SPACE TRAVEL SIMULATION

Immersive space training centre designed for next-generation astronaut simulation and STEM engagement at scale.



Stellar Mineral Refinery
CRITICAL MINERALS PROCESSING

Strategic value-added processing for gold, lithium and bauxite — capturing export value that currently leaves Ghana unrefined. Modelled separately as The Stellar.



Seed and Genetic Engineering lab
HACCP-GRADE MANUFACTURING

Industrial-scale facilities transforming raw produce into export-ready consumer goods, feeding the Culinary Hub's five product lines.

Energy City — Powering Petronia's Future

A dedicated renewable energy ecosystem ensuring sustainable, reliable power for the industrial cluster



Wind Energy Park
RENEWABLE GENERATION

Strategic wind farm utilising high-efficiency turbines to harness natural coastal wind resources for clean base-load power.



Biofuel Generation Plant
SUSTAINABLE BIOMASS ENERGY

Advanced facility converting organic waste streams into clean renewable fuel, closing the loop on industrial waste.



50MW Solar Farm
PHOTOVOLTAIC POWER BACKBONE

Massive solar array providing dedicated low-carbon energy directly to the industrial grid, ensuring cost stability for tenants.



Methanol Production
CHEMICAL FEEDSTOCK SUPPLY

Integrated plant producing essential chemical feedstock for tenants, ensuring supply chain resilience. Modelled separately as Project Freedom.



Energy Storage Systems
GRID STABILITY & BACKUP

Industrial-scale battery storage infrastructure to manage peak loads and ensure uninterruptible power supply across the zone.



Smart Grid Infrastructure
INTELLIGENT DISTRIBUTION

Automated power distribution network with real-time monitoring to optimize efficiency across the industrial park.

Why captive power matters Reliable, priced-in power is the single largest determinant of industrial tenant economics in West Africa. Petronia generates its own.	Solar capacity 50MW	Waste-to-energy 38MW	Methanol output 300k MT	Carbon target –30%
--	-----------------------------------	------------------------------------	---------------------------------------	----------------------------------

Solar and methanol capacities per the prior group presentation and the Project Freedom CIM. The 38MW waste-to-energy plant is the AetherNexus Campus model's sole primary power source.

The Six-Project Pipeline

Consolidated capital requirement and returns across the Petronia City portfolio

Combined capital requirement	Projects	Project IRR range	Free Zone tax rate
\$907.9M	6	26–28%	0%

PROJECT	SECTOR	CAPITAL REQ.	DEBT SOUGHT	KEY RETURN METRIC	STATUS
AetherNexus Campus	Data centre · 35MW	\$259.6M	\$168.7M	26.1% project IRR	Model complete
Project Freedom	Methanol · 300k MT/yr	\$216.0M	\$129.6M	26.1% project IRR	CIM issued
Culinary Hub	Food processing	\$151.7M	—	28% project IRR	IM issued
Circular Economy Zone	Recycling · Jiulong JV	\$150.5M	\$105.4M	66% peak EBITDA margin	MoU signed
Freedom Air	Air cargo terminal	\$66.0M	Nil — all equity	68% avg EBITDA margin	CIM issued
The Stellar	Minerals refinery	\$64.1M	Asset-backed	\$321M enterprise value	Placement Jul 2026
Total pipeline	Six sectors	\$907.9M	\$403.7M	—	—

Capital requirement by project (\$M)



Financed at project level

Each project is underwritten against its own assets and cash flows. With group gearing at 0.92%, none of this pipeline depends on leveraging the parent balance sheet.

Project Freedom

A **300,000 metric-ton/year gas-to-methanol facility** anchoring West Africa's fuel independence, developed inside Petronia City Free Zone. The plant will be process-licensed and guaranteed by Haldor Topsoe, sit on 500 acres of designated Free Trade Zone, and is engineered to capture the persistent methanol import gap across ECOWAS — a market currently more than 95% dependent on foreign supply.

Total project cost	Senior debt sought	Sponsor equity	Steady-state EBITDA	Project IRR
\$216M	\$129.6M	\$86.4M	\$83M	26.1%
36-month build	60% · 8.50% · 12-yr	40% of capex	55% margin · Y3+	Base case

Asset & facility terms

Nameplate capacity	300,000 MT / yr
Utilisation · output	85% · 255,000 MT p.a.
Process licensor	Haldor Topsoe
Site	500 acres · Free Trade Zone
Capex phasing	\$87M Y0 · \$129M Y1
Corporate tax rate	0% — FTZ designation
Minimum DSCR (operational)	5.58×

The investment thesis

Import substitution
ECOWAS is >95% dependent on imported methanol. The facility substitutes foreign supply with domestic production at the region's doorstep.
Licensed technology
Haldor Topsoe process licence and performance guarantee de-risk the single largest technical variable in a gas-to-methanol build.
Debt-service headroom
A 5.58× minimum operational DSCR gives the senior facility substantial cover against price and utilisation shocks.

DCF assumptions: 12% WACC, 10% terminal growth. Methanol pricing references MMSA and internal market analysis. 0% corporate tax applied on the basis of Petronia City's Free Trade Zone designation.

The Culinary Hub

A **\$151.7M integrated food-processing campus** in Takoradi's Free Zone — five product lines, one Ghana-anchored supply chain. Ghana imports over \$2B of food each year while 12.5M citizens remain food-insecure and 30–50% of fresh produce is lost between farm and market. The Culinary Hub converts that structural gap into an institutional-grade, cash-generative platform.

Total capital

\$151.7M

Equity-only structure

Scale

140K MT

per year · 5 product lines

Enterprise value

\$2.28B

DCF · 13.5% WACC

Project IRR

28%

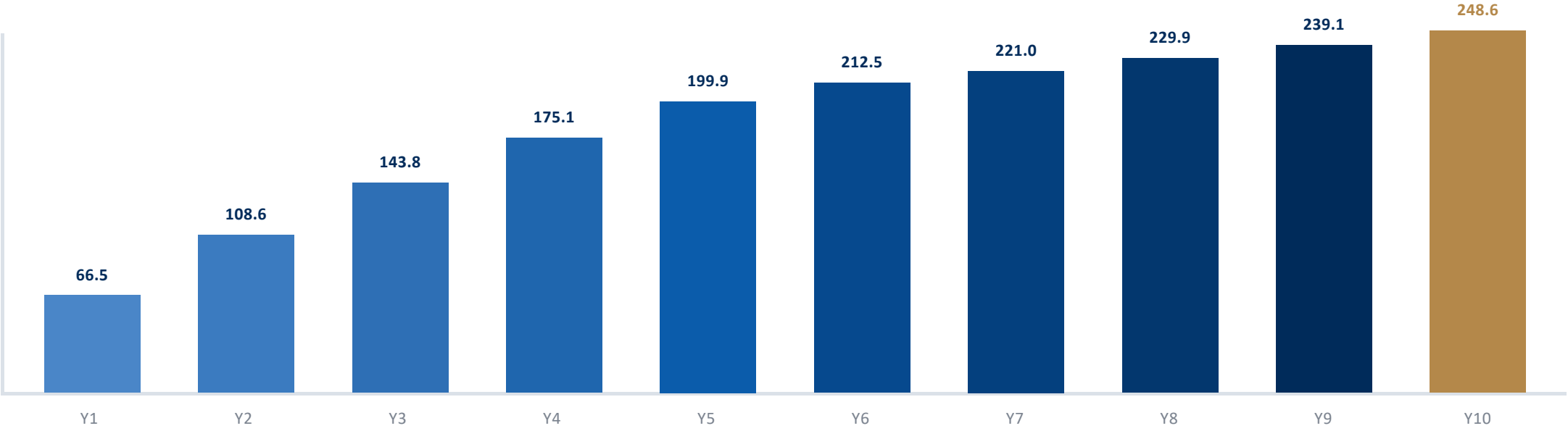
Base case

10-yr equity MOIC

15.0×

On \$151.7M invested

Revenue build · \$66.5M (Y1) → \$248.6M (Y10) · \$M



I. Structural demand

West Africa's food import bill is \$2B+ for Ghana alone; urbanisation is pulling demand into branded, packaged formats.

II. Fiscal moat

Free Zone land: 0% corporate tax for ten years, duty-free capital imports, port-adjacent logistics into ECOWAS.

III. Integrated moat

Five lines share utilities, QA and logistics — soya feeds cooking-oil; rice-bran feeds soya-cake buyers.

Y5 revenue	Y5 EBITDA	Y10 EBITDA	Cash breakeven
\$199.9M	\$60.1M	\$72.2M	Year 2

Source: The Culinary Hub investor memorandum (2026). DCF at 13.5% WACC, 5.5% terminal growth, Free Zone 0% corporate tax structure. Food-insecurity and import figures per Ghana Ministry of Food & Agriculture (2025) and GSS as cited in that document.

The Stellar Mineral Refinery

A single-site, multi-commodity minerals platform combining an **own-account gold trading book, a toll-refining service for third-party miners, and a value-add lithium desk** — under one licensed operating footprint inside Petronia City. Ghana is Africa's largest gold producer, yet most metal still leaves the country as unrefined doré, capturing only a fraction of end-market value.

Total raise	Year 1 revenue	Year 1 EBITDA	Enterprise value	Implied multiple
\$64.1M	\$1.01B	\$70.7M	\$321M	4.5×
Debt + equity	Physical turnover	Covers cost of capital in Y1	DCF · 16% WACC	Y1 EBITDA · comps 6–9×

Three cash streams, one operating footprint

01 · Gold trading 7,407 kg / yr \$150/oz buy discount and 1% sell premium produce a \$190/oz structural spread — the reward for bearing bulk-purchase discount and delivering refined form, not a call on gold direction. \$45.3M gross profit.	02 · Toll refining Third-party service A fee-based refining service for Ghana's small- and medium-scale mining base, using the same vault, furnaces and Wohlwill line — fixed costs amortised across a second, uncorrelated margin structure.	03 · Lithium desk EV-curve optionality West Africa is becoming a strategic lithium source. The IEA projects ~40% CAGR in battery demand 2025–2030; the desk holds a low-cost merchant position on that curve.
--	--	--

Market reference points

Gold spot · 16 Jul 2026	\$4,010 / oz	Battery-grade LiOH	\$12–16k / t
Value gap captured	+4.7% · \$190/oz	Corporate tax (Ghana)	25.0%
Avg annual EBITDA · 5-yr	\$77.7M	Terminal growth	4.0%

Asset-backed structure

40% of the raise is senior debt secured against physical collateral — a Class III vault, four induction furnaces, and the Wohlwill refining line. Not a growth-story unsecured note.

Freedom Air

A **\$66M greenfield cargo terminal and charter operation** on 100 acres inside Petronia City, contributed in-kind by Kwarleyz Group. The 1.8km runway, four-stand apron, 4,700m² of cold and dry warehousing and fuel farm are engineered around a single fact: no dedicated cargo terminal exists between Kotoka — 240km away — and the offshore oil and gas fields it serves.

Total project cost	Capital structure	Avg EBITDA margin	Enterprise value	Cumulative FCF by Y9
\$66M	100%	68%	\$17.3M	\$60.6M
CAPEX + aircraft + land	Equity · zero senior debt	Y1–Y9 model average	DCF · 14% WACC · 4% TGR	Base case

Why it underwrites

01 · Structural gap A logistics hole Jubilee, TEN, Sankofa and Enyenra-Ntomme fields sit 60–140km offshore Takoradi. Every drilling chemical, OCTG spare, PPE consignment and crew rotation today routes through Kotoka — 240km inland by road, adding a full working day of freight lag and cost.	02 · Captive demand Hard USD budgets Tullow, Kosmos, Eni, GNPC, Baker Hughes, Halliburton and Schlumberger already operate in the Western Region on multi-year FIDs. Air freight is a line item in their approved OPEX.	03 · Land locked in 100 acres secured Kwarleyz Group contributes the 100-acre site as in-kind equity (\$15M at \$150k/acre), with direct road access to Takoradi Port. No comparable parcel remains available in the region's practical catchment.
---	--	---

Sources of funds & ramp

Investor cash equity	\$51.0M · 70.6%	Y2 revenue (full ramp)	\$9.8M
Kwarleyz land (in-kind)	\$15.0M · 29.4%	Y2 EBITDA	\$6.6M
Total project	\$66.0M	Senior debt	Nil

Five revenue streams
Landing & navigation, ground handling, fuel uplift margin, warehousing and charter — no single line drives more than 45% of Y2 topline. Cash-flow positive by Y2 (2028).

AetherNexus Campus

A **35MW hyperscale Tier III data centre** at Takoradi, powered by a dedicated 38MW waste-to-energy plant rather than the national grid. Phase 1 delivers 20MW of IT load from Q2 2028, with Phase 2 adding 15MW nine months later. Captive generation removes the single largest operating risk for West African colocation — power availability and price.

Total CAPEX

\$259.6M

incl. 10% contingency

Senior facility

\$168.7M

65% · 12-yr tenor

Enterprise value

\$575.3M

DCF · 12% WACC

Project IRR

26.1%

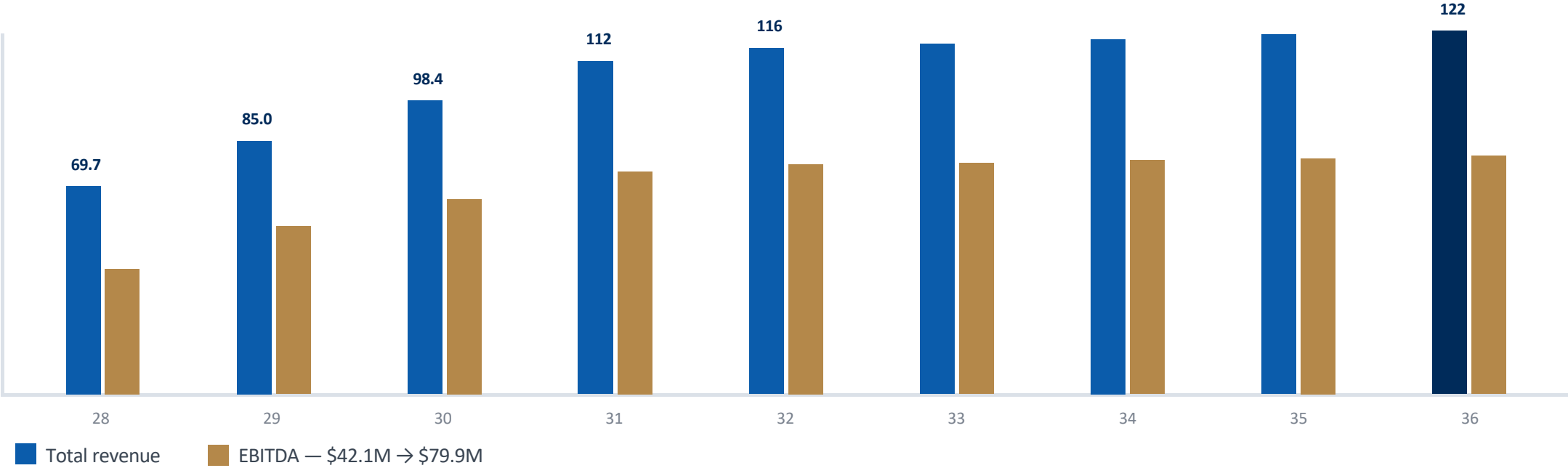
Equity IRR 31.2%

Equity value

\$406.6M

4.48× 10-yr multiple

Revenue & EBITDA build · 2028–2036 (\$M)



Revenue is built from colocation (\$135/kW/month, 2.5% p.a. CPI-linked escalation), power pass-through at \$0.14/kWh, and carrier-neutral cross-connects at \$150/port/month. Average MSA term is 7 years with 5% annual churn.

Total IT load	35 MW
PUE target	1.45 · Tier III
Uptime SLA	99.99%
Colocation rate	\$135 / kW / month
Stabilised utilisation	90–92%
Min DSCR (operating)	2.23×

Captive power is the moat

A 38MW waste-to-energy plant is the sole primary power source, at an internal transfer cost of \$0.05/kWh. Competing West African facilities carry grid instability and diesel exposure; AetherNexus prices power from its own asset and sells the surplus.

Circular Economy Industrial Zone

A **150-acre circular-economy and manufacturing zone** developed with Jiulong Group, delivering 300,000m² of factory space over three years. The model is full value-chain: collection → sorting → processing → conversion → manufacturing → end-products, all inside one zone — anchored by PET and metal recycling operations that stabilise the utility base load for third-party tenants.

Phase 1 CAPEX

\$150.5M

3-year build

Debt financing

\$105.4M

70% debt ratio

Y3 revenue

\$116.0M

from \$60.2M in Y1

Peak EBITDA margin

66%

Year 3 · 65.6% stabilised

Gross margin

76.9%

Stabilised Y3–5

Consolidated revenue & profitability (\$M)

LINE ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 5
Material sales (PET, HDPE, metals)	60.2	60.2	60.2	60.2
Operations & utilities revenue	—	49.0	81.8	81.8
Platform fees	—	15.0	15.0	15.0
Total revenue	60.2	99.7	116.0	116.0
EBITDA	27.1	61.7	77.1	76.1
EBITDA margin	45.0%	61.9%	66.5%	65.6%
Net income	15.6	48.6	63.4	68.6

Anchor operations

PET recycling

47,500

tonnes / year

Metal recycling

16,400

tonnes / year

De-risked foundations

— 500 acres fully acquired within Petronia City

— Free Zone status confirmed · permits secured

— MoU signed by Jiulong & Kwarleyz

— Site preparation and enabling works underway



Phase 1 CAPEX allocation · includes a 50MW solar farm (\$12.0M) and utilities & misc (\$5.0M, 3.3%). Equipment costs include shipping and installation.

Infrastructure & Approvals

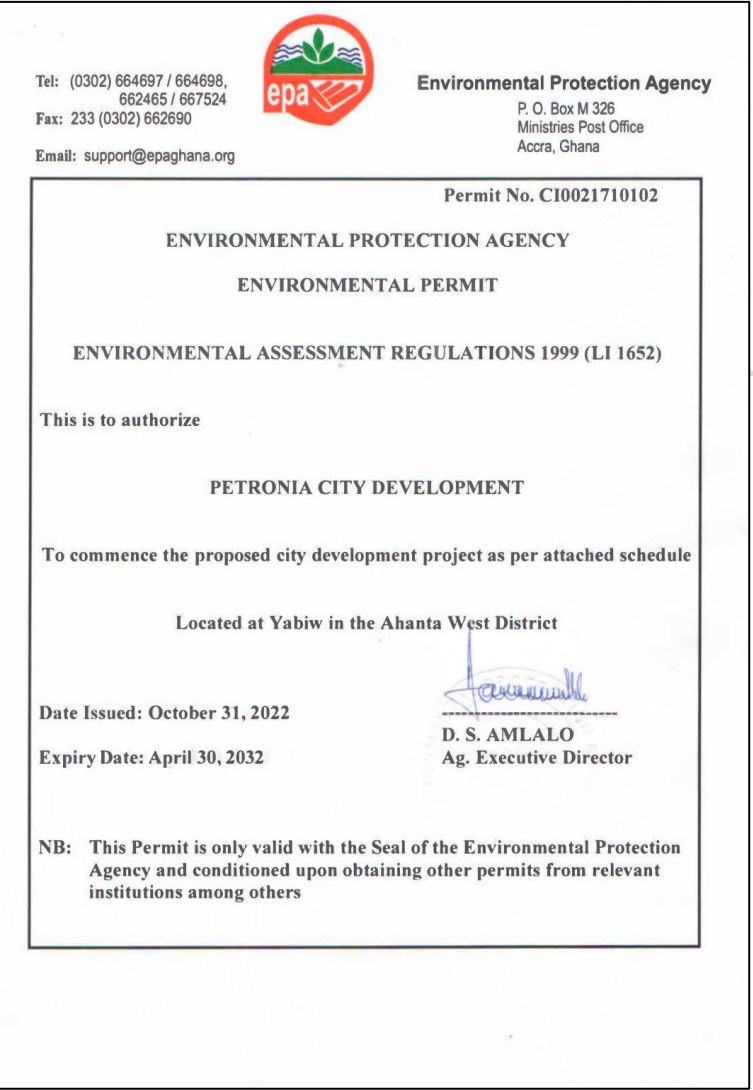
Petronia City Development: operational readiness status for industrial deployment

SECURED Land Bank — 550 acres prepared and fully allocated for immediate development — Strategic zoning for AetherNexus, energy hub, and logistics operations — Clear title and land ownership secured under Kwarleyz Group — 2,000 acres total land bank at Takoradi	APPROVED Licences & Permits — Ghana Free Zones Authority certificate issued for Petronia City Freezone Industrial Park Limited — Special Economic Zone (SEZ) licence granted and active — Environmental Protection Agency (EPA) permits fully secured — Full regulatory compliance framework in good standing	ONGOING Infrastructure — Access roads and drainage networks under construction — Bridges constructed and dual carriage roads operational — Power substation upgrades and water mains rollout in progress — Site utilities staging and backbone connectivity underway
--	--	---

Readiness is what converts a land position into a bankable pipeline: licences in hand, title clear, and enabling works already underway across the zone.	Acres ready now 550	Licences active 3
--	---	---

Certifications & Licences

Regulatory instruments held by the group and its subsidiaries



Why the licence stack matters

Free Zone and SEZ status is the single largest driver of after-tax returns across the industrial pipeline. The 0% corporate tax assumption in the Project Freedom, Culinary Hub and Circular Economy models rests on instruments already issued — not applications pending.

Tax holiday
10 years

Tax rate · Free Zone projects
0%

Free Zones certificate per the Petronia City Freezone Industrial Park Limited GFZA certificate (2026). The AetherNexus Campus sits within Petronia City but outside the Free Zone by design — a colocation business serving domestic demand does not need Free Zone status — and is therefore modelled at Ghana's standard 25% corporate tax rate.

Technology

Force Technologies — parent company for technology and digital innovation across the group.

- JobsByForce — Africa's first employment intelligence platform
- I-Wallet digital payments ecosystem
- Enterprise technology solutions
- AI-driven platforms for financial inclusion



Waitlist today

3,500



2030 target users

400K+



Platform build status

100%



Technology & Innovation

Digital platforms driving financial inclusion and employment intelligence across Africa

Force Technologies · JobsByForce

Redefine your career journey with AI

A revolutionary AI-driven ecosystem connecting talent with opportunity through intelligent matching, verified credentials, and secure digital infrastructure. JobsByForce transforms the traditional recruitment landscape by leveraging advanced algorithms to create meaningful employment connections.

- Real-time AI job matching & career optimization
- Blockchain-verified credentials for trust & security
- Secure digital wallet integration for seamless payments
- Gig & micro-job opportunities ecosystem
- Intelligent career development & upskilling pathways

Kwarleyz integration

Unique advantage of integration with the Kwarleyz hospitality portfolio, creating cross-platform synergies across the group's operating assets.



Strategic advantages

- De-risked launch

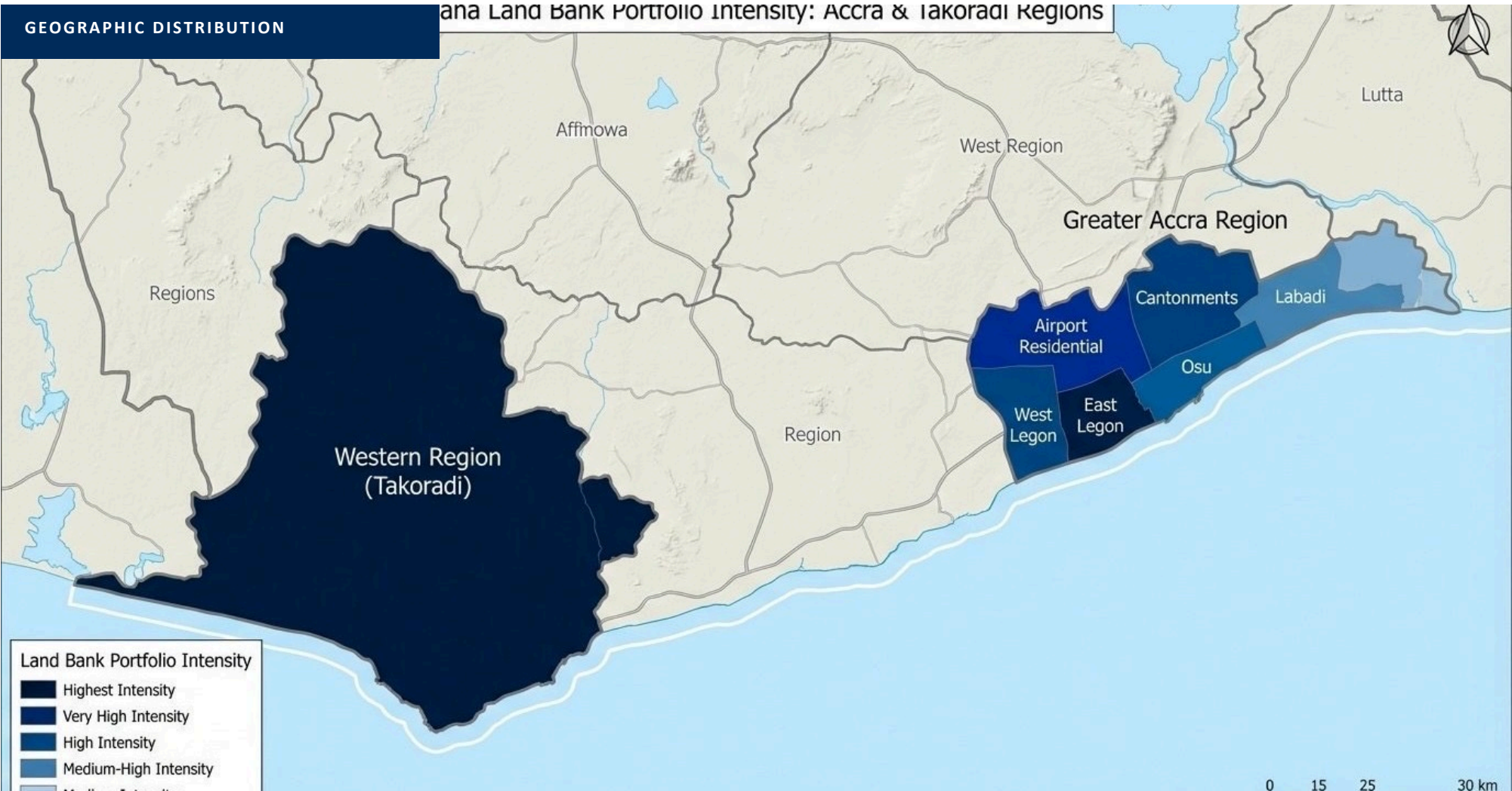
Platforms already built with 3,500 users on the waitlist, ready for immediate market entry with proven pre-validation — capital goes to growth, not development.
- Comparable valuation benchmark

Jobright.ai — a similar AI job platform — is valued at \$15.5–20M with \$1M ARR and 500K+ users, implying a 15–20× revenue multiple as a reference point.

Comparable — Jobright.ai valuation	\$15.5–20M
Comparable user base	500K+
Implied revenue multiple	15–20×

Land Bank Division

Strategic land portfolio securing the group's future expansion



The land bank underpins every division: 2,000 acres at Takoradi for the industrial platform, and over 20 acres of premium land across Accra's prime residential districts for hotels, townhouses and single-family developments.

Takoradi industrial	Accra residential
2,000	19.4
acres · \$659.5M value	acres · \$38.8M value
Total land holding	Combined value
Total acres	Year 1 total

Prime locations

Takoradi (industrial hub) · Airport Residential · Cantonments · Osu · North Ridge · West Legon · Labadi · East Legon

Land bank density is highest at Takoradi, followed by Airport Residential and Cantonments — the two districts hosting the group's new-build hotel programme.

Why the land position matters

Land contributed in-kind is how the group funds its share of project equity without cash outlay — \$15M of the Freedom Air structure and the full Petronia City industrial equity allocation are land contributions rather than new capital.

New Africa Construction

Vertical integration ensuring quality, cost control, and timely delivery across the portfolio

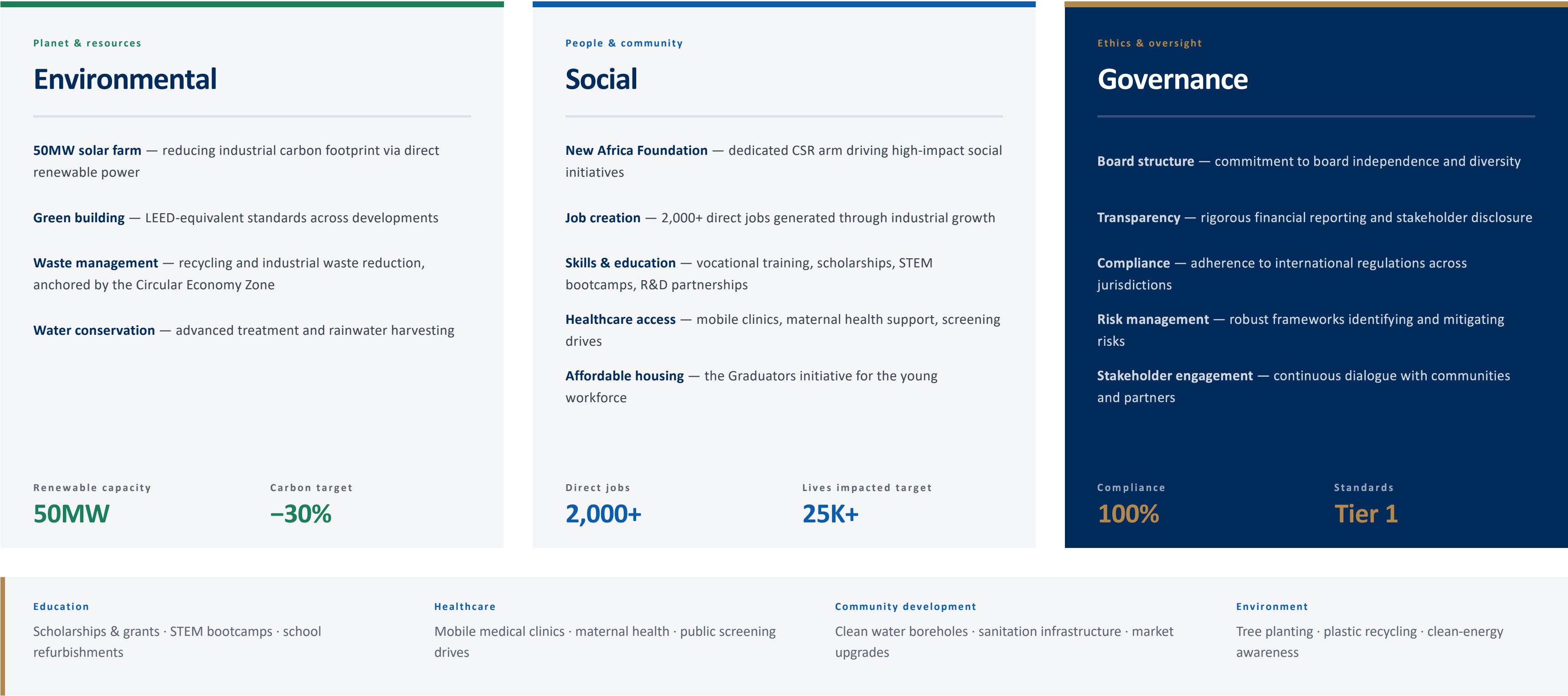
Homes delivered 700+ Since 2013	Jobs created 2,500+ Direct employment	Local materials 85% Sourced in Ghana	Built in-house 100% No third-party main contractor
--	--	---	---

Every hotel, townhouse and industrial facility in the group's portfolio is built by New Africa Construction — including both Cantonments hotels and the Petronia City enabling works. The group captures development margin rather than paying it away.

Engineering Technical leadership In-house engineering expertise driving innovation in high-rise and industrial construction — the 14-floor cantilever at No.1 Oxford Street is the reference project.	On-site execution Precision planning Rigorous on-site supervision and quality control ensuring every project meets the group's exacting standards on programme and on budget.	Craftsmanship Detail oriented Delivering premium finishes and structural integrity across both luxury residential and heavy industrial project types.
Skilled workforce Expert local teams Empowering local talent with world-class construction methodologies and specialised training programmes.	Site management Self-performance Directly managing critical trades to ensure quality control and schedule certainty rather than subcontracting risk.	Safety standards Zero harm policy Commitment to international HSE standards protecting the group's most valuable asset — its people.

CSR & ESG Framework

New Africa Foundation · a commitment to responsible corporate citizenship



Strategic Vision

Building Africa's benchmark for excellence in city-shaping and industrial ecosystems

To be Africa's benchmark for excellence in hospitality, real estate, and industrial development — delivering transformative solutions that redefine standards and inspire progress across urban Ghana and beyond.

Strategic roadmap · 2026–2028

01

Deliver the hotel programme

Complete both Cantonments assets to a Q4 2028 opening, taking inventory from 177 to 612 keys under Marriott and Hilton flags.

02

Scale hospitality yields

Optimise operations across the existing 177 suites to maximise RevPAR and drive efficiency through technology integration.

03

Deliver townhouse pipeline

Complete construction and sales for premium townhouse developments targeting local and diaspora markets.

04

Close the industrial financings

Secure the \$403.7M of project-level debt sought across AetherNexus, Project Freedom and the Circular Economy Zone.

05

Grow tech platforms

Launch JobsByForce into market from its 3,500-user waitlist and expand the I-Wallet payments ecosystem.

Success metrics

DIVISION	TARGET
Hospitality	612 keys operational · 74% stabilized occupancy · ~22% blended IRR
Real estate	75+ luxury units · 80% pre-sales rate for new developments
Industrial	Six projects financed · 15+ anchor tenant MOUs secured
Technology	400K+ platform users by 2030
ESG & community	

Strategic partnerships

Global hospitality brands · development finance institutions · government agencies · local supplier networks · educational institutions · sustainability partners · Jiulong Group.

Kwarleyz Asset Management

A fully integrated fund and alternative asset manager bridging global capital with West African high-growth opportunities. Mission: superior risk-adjusted returns via proprietary deal flow and technology. Year 1 objective is to secure an integrated fund management licence from SEC Ghana.

Year 1 AUM target	Ghana pension market	Core client segments	Revenue streams
\$100M	80bn+	3	3

Business model — three revenue streams

01 Wealth management AUM fees plus performance fees on tailored portfolios spanning global equities, gold and real assets. Target: HNWI's and institutional clients.	02 Structured products High-margin trade finance — letters of credit and guarantees — plus NPRA-compliant debt instruments, REITs, supply chain financing and receivables monetization.	03 Proprietary trading Algorithmic, market-neutral alpha generation strategies. Revenue from realized trading profits and capital gains.
---	--	---

Competitive advantages

Asset-backed foundation A \$100M real estate base ensures credibility and liquidity from day one — a strong balance sheet and tangible assets that bridge the trust gap institutional allocators face with new managers.	Regulatory leadership Integrated SEC licence covering fund management and investment banking, proactive NPRA engagement for pension mandates, and a robust compliance and governance architecture.
--	--

Signed MOUs & Agreements

Documented partnerships underpinning the hospitality and industrial pipelines



Hospitality brand

Marriott International

MoU signed for the W Cantonments development — Africa's first W Hotel. Marriott already manages Kwarleyz Residence and affiliates Bel Air Crest through Bonvoy.

Industrial joint venture

Jiulong Group

Partnership framework agreed and signed by both parties for the Circular Economy Industrial Zone at Petronia Phase 1 — a \$150.5M Phase 1 programme.

Technology & process

Haldor Topsoe

Process licence and performance guarantee for the Project Freedom methanol facility — de-risking the single largest technical variable in the build.

Contractual maturity

Brand and partner relationships sit at differing stages of contractual maturity. Management agreements are in force on the operational assets; the new-build partnerships are documented by MoU pending definitive documentation.

Brand partners

2

Anchor MOU target

15+

JV signed

1

Partner relationships as disclosed in the source project documents. All third-party trademarks belong to their respective owners. Imagery carried forward from the prior group presentation.

THANK YOU

BUILDING THE NEW AFRICA

 www.kwarleyzgroup.com |  info@kwarleyzgroup.com

THE GROUP IN SIX NUMBERS



TOTAL ASSETS / AUM

\$1.2B



GROUP DEBT

\$9M



GEARING (D/E)

0.92%



KEYS AT MATURITY

612



HOTEL PORTFOLIO VALUE

\$737M



INDUSTRIAL PIPELINE

\$908M