



Invest Boldly. Transform Globally

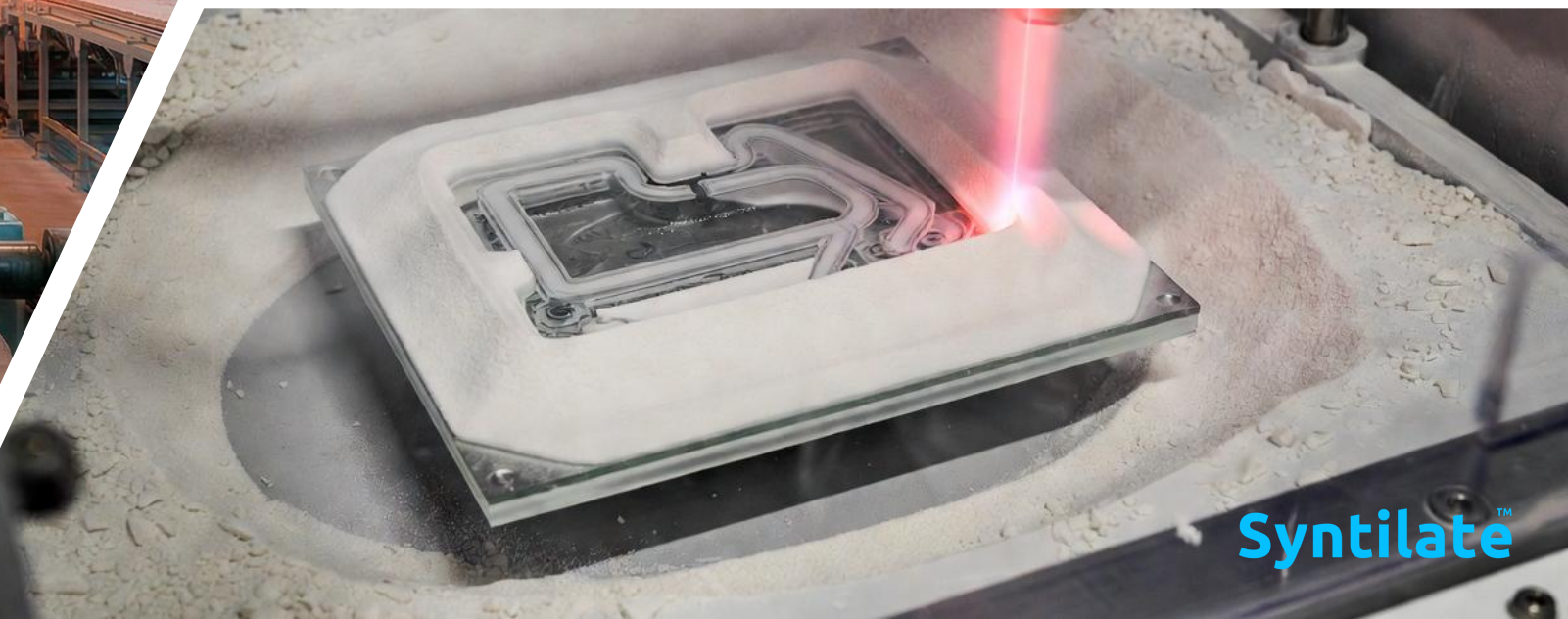
“Transforming the \$2.6B Global Market for Cellular Glass and boosting growth by 28% (\$320M) beyond current industry forecasts over the next 7 years by opening \$10B in new markets.”

Michael Hancock
CEO



Syntilate Innovation

A Platform for Open Cell
Cellular Glass - Meeting Global
Environmental Solutions
Demand



Syntilate™

Innovation & Demand Generation

Global Customer Demand Generation

Actively building and shaping international demand through industry partnerships, pilot deployments, and commercial validation in **agriculture, water filtration, and mining remediation**, ensuring innovation is driven by real-world environmental need.

IP-Led Material Development

Creating advanced Open Cell Cellular Glass structures with defensible intellectual property across material composition, porosity, and performance systems.

Scalable Process Engineering

Developing and protecting proprietary manufacturing processes that enable reliable, industrial-scale production and cost reduction.

Syntilate Ecosystem Revenue Model

Phase 1 Revenues

- ⑤ **Direct Product Sales:** Margins on functionalised materials sold.
- ⑤ **Contract Manufacturing:** Fees for access to processes & platform.
- ⑤ **Licensing IP:** Recurring royalties from proprietary technologies.

Phase 2 Revenues

- ⑤ **Value-Added Services:** Customisation and technical support.
- ⑤ **Patent Management & Sales:** Fees for managing IP and sales.
- ⑤ **Strategic Partnerships & JVs:** Upfront fees and equity dividends
- ⑤ **Certification & Verification:** Customer and partner fees
- ⑤ **Partner & Customer Financing:** Loan Interest, premiums, and guarantees

Beachhead Market (Agriculture)

Agriculture faces mounting pressure from climate change.

- ⑤ **Water scarcity** – Agriculture uses ~70% of global freshwater.
- ⑤ **Soil degradation** – Over 30% of global soils are degraded.
- ⑤ **Inefficient resource use** – Poor soil causes major nutrient losses.
- ⑤ **Regulatory pressure** – Governments tightening standards

Target markets include:

- ⑤ **High-value crops** (fruit, vineyards, specialty horticulture)
- ⑤ Greenhouse and controlled-environment agriculture
- ⑤ Regions experiencing **water stress**

TAM: \$60B / SAM: \$35B / SOM \$200M

A Compelling Agriculture Product

TAM: \$60B / SAM: \$35B / SOM \$200M



50% Water Savings

Reducing water and input costs and providing drought resilience

25% Yield Increase

Increasing crop margins and sequestering more carbon

10% Value Increase

Crop values go up as certified quality increases



better2earth

Syntilate™

A Real World Solution

**IRR of
32% on
High
Value
Crops**

**\$2.5M
invested over
80 acres**

**\$39M
Increased
revenue over
7 years**

**Increased
drought
resistance**

**Healthier soil
& increased
land value**



better2earth

Syntilate™

Traction

Over 45 Field & Customer Trials

ICL Group Trial (UK)

Genesis Group
(USA)

Vale Del Jerte
(Spain)

Emerald Bio
Agriculture (USA)

External Validations

EU Soil Amendment
Certification
Completed

National Institute of
Agricultural Botany
(UK)

International Centre
for Biosaline
Agriculture (UAE)

Soil Association (UK)

LOI's (Agriculture)

ICL Group
(UK)

MOrganic
(USA)

Genesis Group (USA)

Nopal (USA)

Contract Manufacturing Agreements

Ace Glass
Aggregates
(USA)

PoliCell GmbH & Co
(Austria)

Innovation Partners

SGGC

ING3D

TRR

Over 14
Universities &
Research
Institutions

JV Build Projects

Granada (Spain)

Little Rock
(Arkansas, USA)

Hawaii

South Africa

Global Commercialisation Roadmap

Phase 1 — Innovation & IP Foundation

- ⑤ Develop and protect core material and process IP
- ⑤ Build validated performance data for applications
- ⑤ Identify and engage early pilot innovation partners

Phase 2 — Innovation Partnership & Demand Creation

- ⑤ Establish Innovation Partnership Model with global leaders
- ⑤ Co-develop pilot projects in agriculture, water filtration, and mining
- ⑤ Convert committed customer demand pipelines into sales

Phase 3 — Global Scale & Market Expansion

- ⑤ Scale through licensing, joint ventures, and production partnerships
- ⑤ Expand customer demand internationally via reference projects
- ⑤ Position Syntilate as a category-defining materials platform



Phase Two \$5M Sprint

Investment	£	\$	€
Cutomer Demand Generation			
3 Containers of Trail Stock (UK/EUR/USA)	£137,006	\$185,424	€ 157,420
Shipping to Customers from Stock	£48,000	\$64,963	€ 55,152
Sales & Marketing Programme	£785,000	\$1,062,419	€ 901,965
Sales & Marketing Travel	£156,880	\$212,321	€ 180,255
Managing Trials	£60,000	\$81,204	€ 68,940
ROI Calculator	£60,000	\$81,204	€ 68,940
Total	£1,246,886	\$1,687,536	€ 1,432,672
Targeted R&D			
Core Syntilate Formulation	£250,000	\$338,350	€ 287,250
Magnetite Nanoparticles	£300,000	\$406,020	€ 344,700
3D Printing	£300,000	\$406,020	€ 344,700
Grant Applications & 30% Funding	£1,250,000	\$1,691,750	€ 1,436,250
Total	£2,100,000	\$2,842,140	€ 2,412,900
Strategic Patents & Protection			
Core Syntilate Patents & Licencing	£300,000	\$406,020	€ 344,700
Legal Frameworks	£200,000	\$120,000	€ 229,800
Total	£500,000	£526,020	€ 574,500
Total	£3,846,877	\$5,055,683	€ 4,419,677

Team curated to deliver transformation



Matthew Beardmore
Investor Relations

- CEO of London-listed Primorus Investments PLC for 5+ years
- Qualified Solicitor and Quantity Surveyor with a Computer Science background
- 20 years in property asset management; managed \$6bn+ in assets
- Built CAFM system for a \$1bn portfolio and SaaS platform for a \$750m project workflow
- Former Director of a UK-listed SPAC; completed AI business RTO in 2024



Shoaib Aslam
Fractional CFO

- Chartered Accountant (ACA) with 20+ years in strategic finance and entrepreneurship, various C-suite
- Ex-PwC; launched and scaled 12+ ventures across AI, blockchain, tech, and energy
- Specialist in financial modelling, cashflow optimisation, and business transformation
- Led organisational change and reengineered processes to remove bottlenecks and scale global operations
- Experience across fundraising, cross border expansion, M&A, and multi-entity management



Michael Hancock
Interim CEO

- Leading the development of the business model
- Pioneered the Innovation Partnership investment model across several sectors
- Developed IP backed funding model within the Film and Television industry with complex royalty waterfalls
- Built one of the first SaaS hotel booking systems used by 230 UK hotels
- Led £10m Smart City bid for Bournemouth Council



Henrique Meranda
Founder & Innovation Director

- Serial innovator and engineer
- Over 15 years experience as a Managing Engineer in Glass and Plastic Manufacturing
- Responsible for the deployment of a complete injection molding plant

The background of the slide features a collection of white, porous, irregularly shaped particles, likely Syntilate, scattered across a light gray surface. The particles vary in size and shape, with some appearing as small clumps and others as individual grains. The lighting is soft, creating subtle shadows that emphasize the three-dimensional, porous nature of the material.

SyntilateTM

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For further information about this opportunity please contact:

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Appendixes

Syntilate™

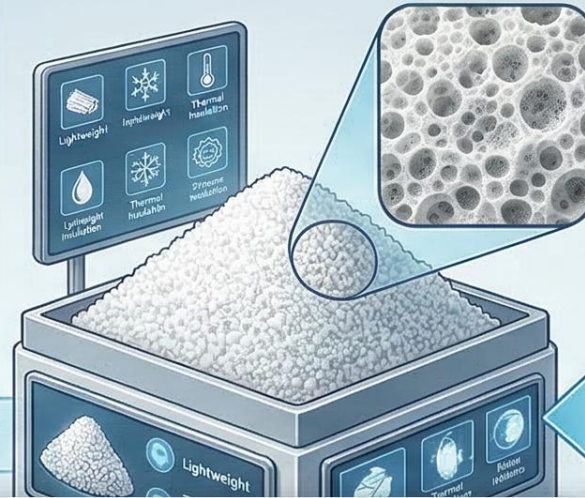
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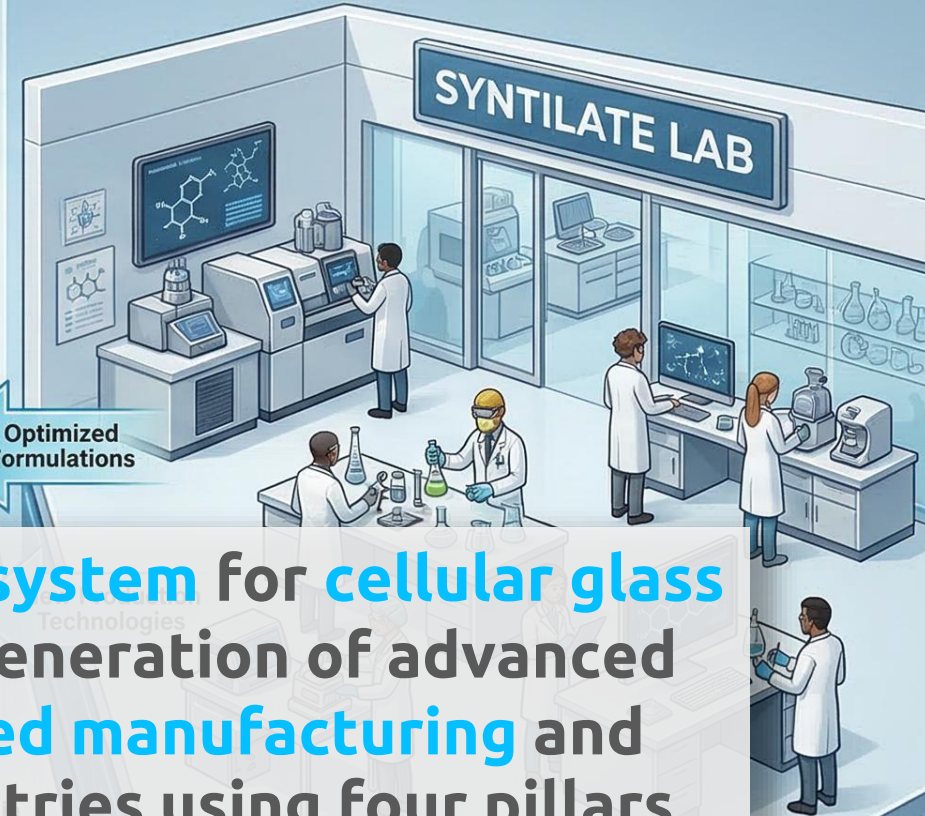
Manufacturing Network Assets (Modern Cellular Glass Factories)



The Materials Platform (Cellular Glass Granules)



Innovation Ecosystem (R&D, Formulations & Tech)



Syntilate is building the **world's first global ecosystem** for **cellular glass** technologies, turning waste glass into a new generation of advanced functional materials while enabling **distributed manufacturing** and collaborative **innovation** across multiple industries using four pillars



Key Financials

	Total	2026	2027	2028	2029	2030
Sales	\$ 279,217,479	\$ 129,092	\$ 6,213,427	\$ 30,513,627	\$ 81,450,191	\$ 160,911,141
Royalty	\$ 7,637,782	\$ 3,121	\$ 150,206	\$ 737,650	\$ 2,119,219	\$ 4,627,586
Marketing Levey	\$ 9,891,505	\$ 4,619	\$ 194,517	\$ 955,257	\$ 2,744,388	\$ 5,992,724
R&D Levey	\$ 9,891,505	\$ 4,619	\$ 194,517	\$ 955,257	\$ 2,744,388	\$ 5,992,724
Manufacturing Levey	\$ 1,884,539	\$ 3,076	\$ 37,016	\$ 181,784	\$ 522,254	\$ 1,140,408
Total	\$ 29,279,797	\$ 15,423	\$ 575,754	\$ 2,827,481	\$ 8,123,165	\$ 17,737,974
Investor Dividends	\$ 8,783,939	\$ 4,627	\$ 172,726	\$ 848,244	\$ 2,436,949	\$ 5,321,392
\$	5,046,041	174%	0%	3%	17%	48%
Multiple	1.7	0.0	0.0	0.2	0.5	1.1
IRR	22%					

Note: Holding interest for 3 more years generates an IRR of 42%

Indicators & Assumptions

KPI	2026	2027	2028	2029	2030
Farm Trails	116	422	910	1676	2548
Farm Contracts	58	211	455	838	1274
Cubic Meters	368	17,707	86,960	249,830	545,535
Operational Lines	1	2	7	15	28
Plants in Build	4	4	6	8	2
Lines in Build	3	4	7	8	1
Staff in Network	11	25	89	213	397

Syntilate Ecosystem Proposition

Syntilate is building the **world's first global ecosystem** for **cellular glass** technologies, turning waste glass into a new generation of advanced functional materials while enabling **distributed manufacturing** and **innovation** across multiple industries. The four pillars of this platform are:

- 1) **Materials Platform**
- 2) **Innovation Ecosystem**
- 3) **Manufacturing Network Assets**
- 4) **Capital Platform**

Innovation Partnership Model

- ⑤ **Three Party Partnership:** Syntilate, Innovators, Investors
- ⑤ **Syntilate:** Manages IP, patents, and commercialization.
- ⑤ **Innovators:** Contribute innovations needing development.
- ⑤ **Investors:** Provide funding to bring innovations to market.
- ⑤ **Patents & Licensing:** Innovations are patented and monetized.
- ⑤ **Revenue Split:** Licensing income shared.
- ⑤ **Patent Ownership:** Held by Syntilate who manage sales tracking and royalty payouts to partners.

Innovation IP Stack

Application IP
(Agriculture)

Application IP
(Water Filtration)

Application IP
(Metal Recovery)

Core Material Platform IP

Material +
Functional IP

Process & Manufacturing IP

Future Innovation Potential

Water Treatment is the next target market after Agriculture; others will follow once established

⑤ **Water Treatment:** TAM \$350B/SAM \$30B/SOM \$5B

- ⑤ PFAS Removal
- ⑤ Heavy Metal Filtration
- ⑤ Desalination
- ⑤ 3D Printed Filters & Membranes

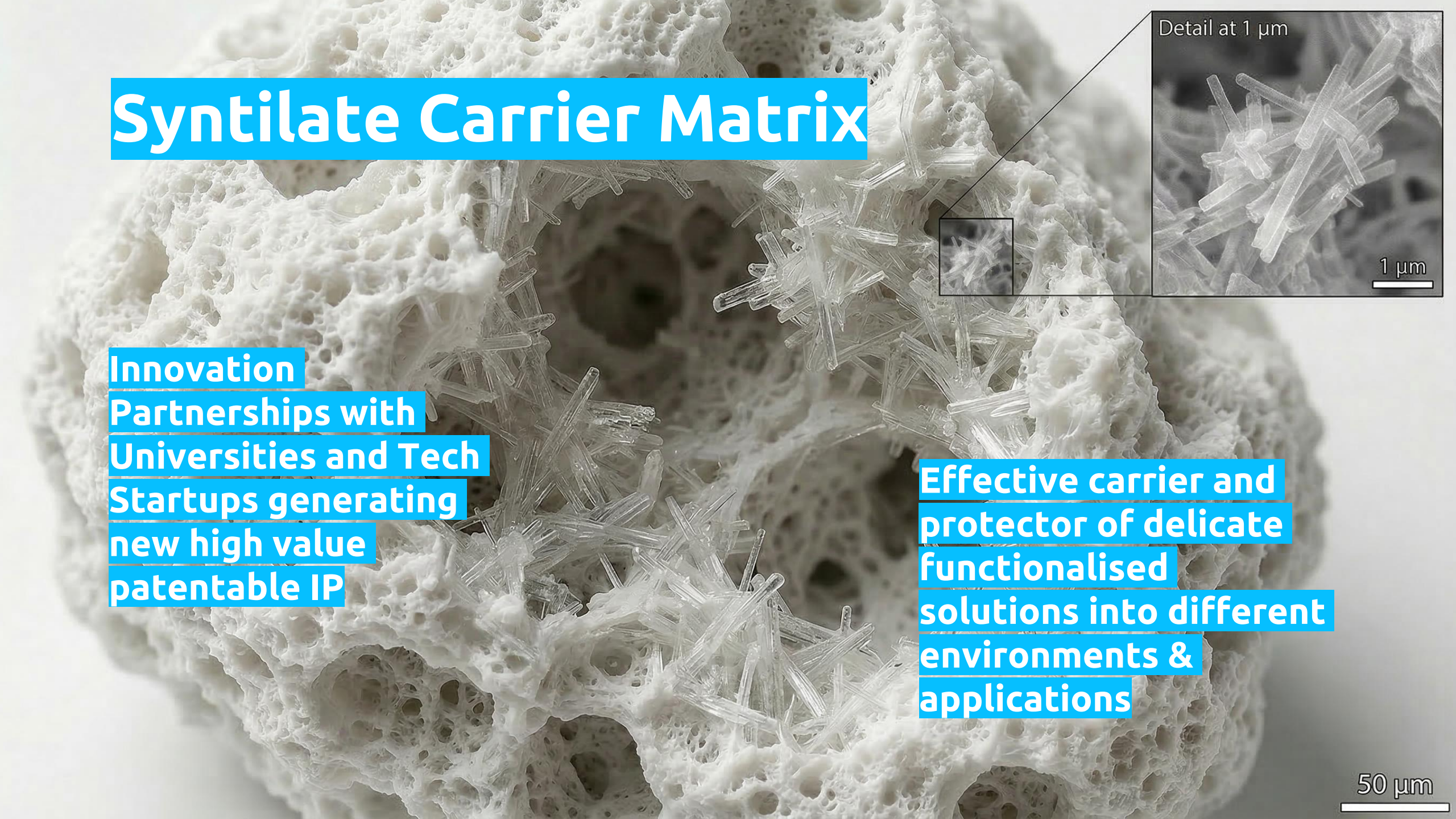
⑤ **Rare Metal Extraction:** TAM \$15B/SAM \$6B/SOM \$2B

⑤ **Land & Desert Remediation:** TAM \$30B/SAM \$10B/SOM \$200M

⑤ **Fire Retardant Insulation:** TAM \$6B/SAM \$2.5B/SOM \$100M

⑤ **3D Printed Marine Habitats:** TAM \$6B/SAM \$1.8B/SOM \$100M

Syntilate Carrier Matrix

A scanning electron micrograph (SEM) of a Syntilate Carrier Matrix. The main image shows a porous, white, sponge-like matrix with numerous clear, needle-shaped crystals embedded within it. A scale bar in the bottom right corner indicates 50 μm. An inset in the top right corner provides a higher magnification view of the crystals, with a scale bar indicating 1 μm.

**Innovation
Partnerships with
Universities and Tech
Startups generating
new high value
patentable IP**

**Effective carrier and
protector of delicate
functionalised
solutions into different
environments &
applications**

Detail at 1 μm

1 μm

50 μm

Beachhead Market (Agriculture)

Target markets include:

- ⑤ **High-value crops** (fruit, vineyards, specialty horticulture)
- ⑤ Greenhouse and controlled-environment agriculture
- ⑤ Regions experiencing **water stress**

Estimated market potential:

- ⑤ **TAM: \$60B**
- ⑤ **SAM: \$35B**
- ⑤ **Initial SOM target: \$200M**

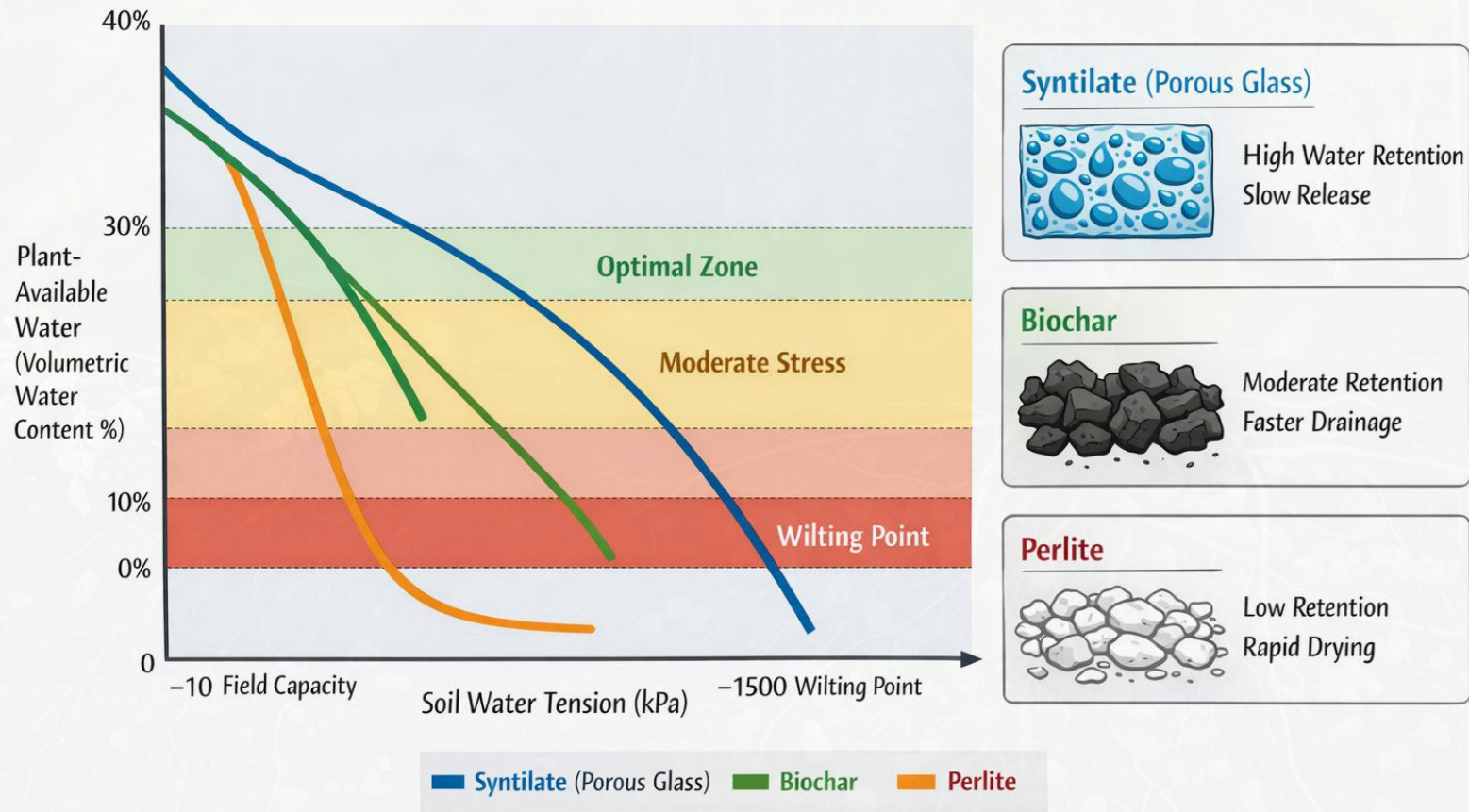
Agriculture provides **rapid adoption potential and clear ROI for customers**, making it the ideal launch market.

Syntilate Agriculture Platform

Core Technology Attribute	Syntilate Advantage	Why it is Important
Engineered Porous Architecture	Precisely controlled micro-, meso-, and macro-pore structure	Enables performance tuning for multiple industries (soil, filtration, catalysts, insulation, etc.)
Functional Carrier Matrix	Can host nutrients, microbes, catalysts, or chemical agents	Creates a platform technology capable of supporting many high-value applications
Durable Inert Glass Structure	Mechanically strong and chemically stable	Long product life and reliability in demanding environments
Manufacturing Consistency & Scalability	Industrial production with controlled properties	Predictable performance and scalable global manufacturing potential
Circular Raw Material Base	Produced from recycled glass	Strong ESG narrative and regulatory alignment with circular economy trends

Compelling Competitive Advantage

Water Retention Comparison: Syntilate vs Biochar vs Perlite



Compelling Competitive Advantage

Material	Water Retention	Durability	Adsorption	Cost
Biochar	Medium	Medium	Medium	Medium
Perlite	Low	Medium	Low	Low
Zeolite	Medium	High	High	High
Syntilate	High	Very High	High	Competitive



Incorporating a Certification & Validation model that creates a new asset class and helps farmers invest into soil value creation helping to leverage finance

Agri-Sat:
Data Relay & Sensing

Communications & si
Sensing Satellite

Ag Drone:
Plant Growth
Data Capture

Grapevines

Olive Tree

Almond Tree

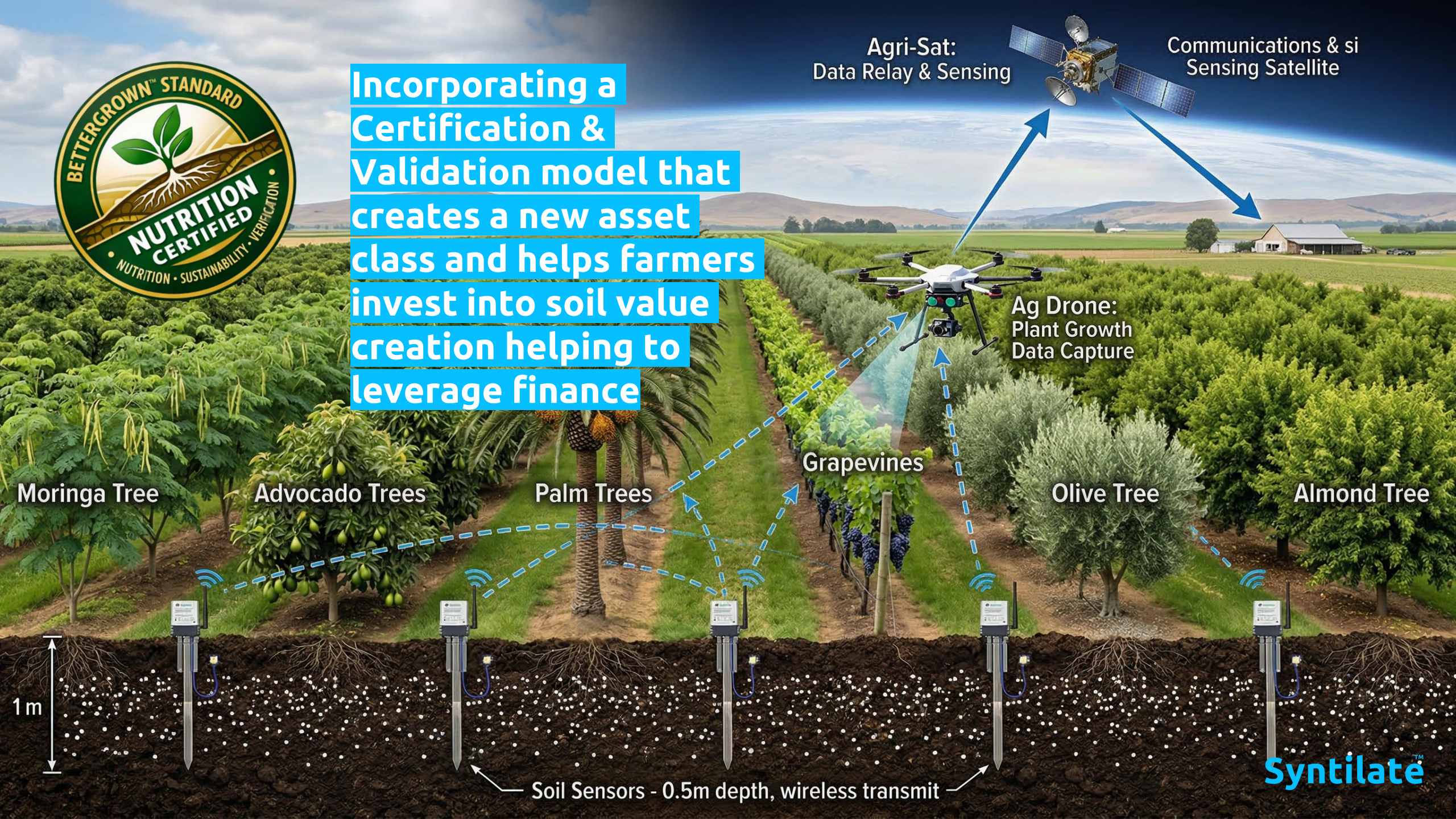
Palm Trees

Advocado Trees

Moringa Tree

Soil Sensors - 0.5m depth, wireless transmit

Syntilate™



\$14M Spanish Joint Venture

- ⑤ Granada plant proximity to high-value agricultural markets
- ⑤ \$550,000 grant award from Cajamar Cooperative Group (largest agricultural banking cooperative in Europe)
- ⑤ 3MW green energy supply agreement (Solar)
- ⑤ In principle lending of \$5M from Cajamar
- ⑤ Established partnership with University of xxx
- ⑤ Local raw glass supply as an income stream
- ⑤ Up to 70% (25% minimum) government grant on plant build
- ⑤ Agricultural distributor agreements (LOI's)
- ⑤ **Seeking \$5.6m in debt and \$2.8m in equity**

Team curated to deliver transformation



Stephen Voce
Development Advisor

- Consultant to Property, Construction & Engineering sectors
- Tender strategy.
- Contract risk appraisal & negotiation.
- Commercial & business management.
- Account administration & entitlement advice.
- Quantity Surveying & procurement management.



Traves Ogilvie
Market & Sales Advisor

- Accelerates US market entry and growth
- Unlocks strategic US partnerships and networks
- Drives high-performance US operational teams
- Boosts revenue with tailored US strategies
- Provides insights on US customers and regulations



Arjen Steiner
Technology Advisor

- Designs efficient industrial equipment solutions
- Leads turnkey factory construction projects
- Optimizes production workflows and layouts
- Implements scalable manufacturing systems
- Brings hands-on US factory expertise



David Manjura
Glass Materials Engineer

- 6+ years' experience developing advanced glass products at PORAVER
- Degree in Materials Science
- Patent-holder in mineral laser sintering technology.
- Engineered porous structures for functional materials.

Team curated to deliver on Agriculture



Ismail Lghazaoui
Agronomist

- Qualified Agronomist with over 6 years experience working with Porous Substrates for Agriculture
- Specialist in Arid and Desert land systems



Charles Smee
Fractional Sales Director

- CEO of Transaction Focus an international sales resourcing company.
- International team of sales consultants working in Agriculture Sales
- Developing and managing sales incentives and training programs for Distributors



Bettina Bommarius
Biotech Advisor

- Bridges science and commercial strategy
- Guides research prioritisation and project focus
- Connects startups with partners and investors
- Mentors' leadership and team development

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