



INFRAFUND

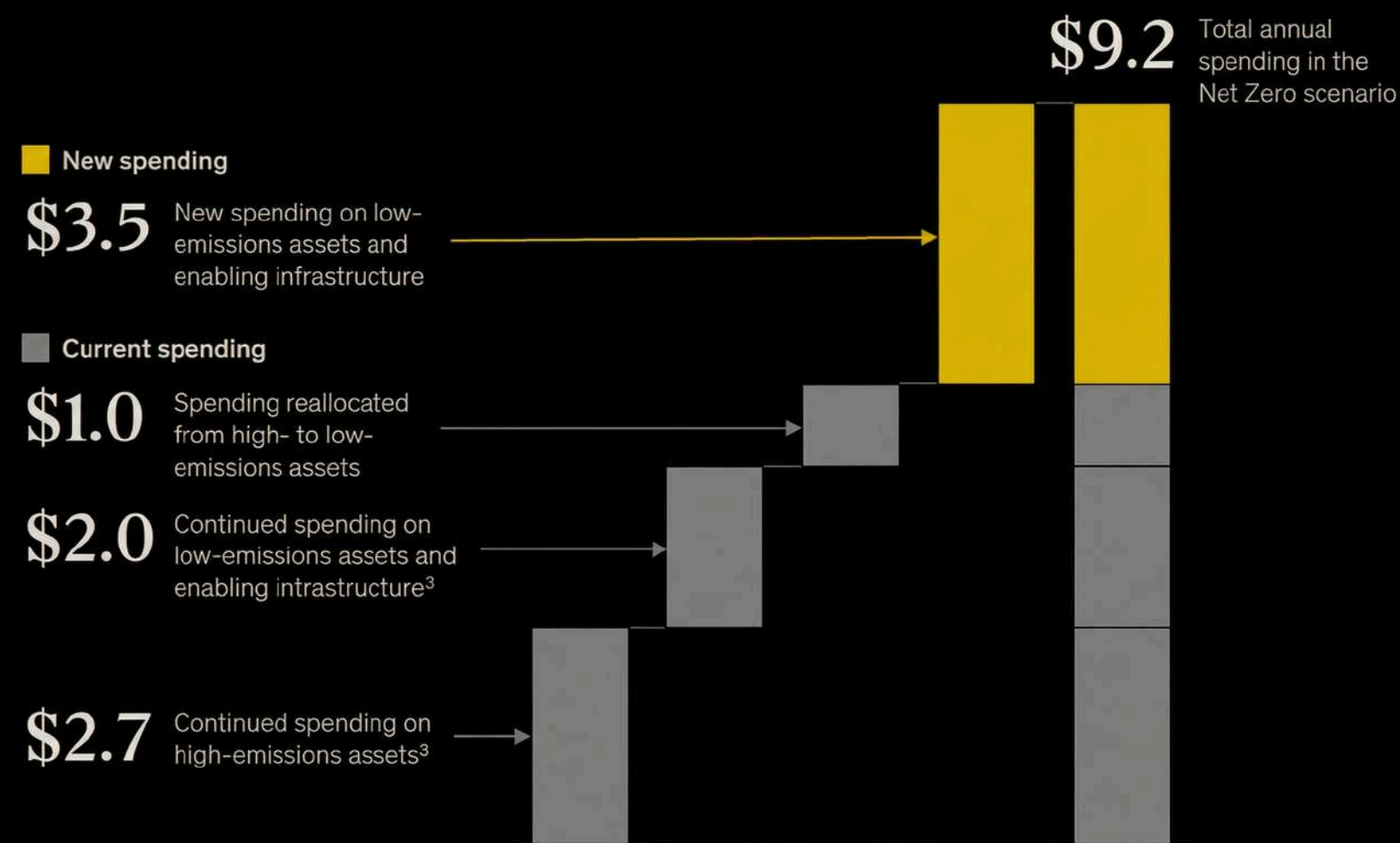


The Operating System for Tokenised Community Energy.

Empowering communities to own, control, and benefit from their local renewable energy infrastructure.

\$3.5 TRILLION

The Annual Investment Gap required to invest in low-emissions assets to reach NetZero by 2050.



McKinsey
Sustainability



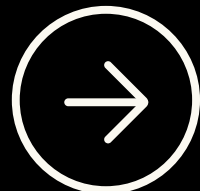
We are failing to reach our NetZero targets, not because the money doesn't exist, but **because the money cannot move fast enough to fund it.** We need alternative Finance tools with new stakeholders.



A BROKEN SYSTEM COSTS EVERYONE.

Systemic disconnect and community exclusion from green infrastructure breed fierce local opposition, **currently costing £4.2 billion in annual grid-deployment delays.**

(Source: NESO)



For Government

Stalled Mandates & Budget Drains

Legally binding NetZero targets are failing, while billions in public funds are lost to infrastructure gridlock, grid delays, and systemic inefficiency.



For Developers

Slow & Expensive Financing

Traditional bank financing is a critical bottleneck, stalling innovative projects with high costs and long delays.



For Contractors

Delayed Payment & Heavy Reporting

Excessive financial burdens and reporting requirements stifle growth



For Communities

Inaccessible & Disconnected

Communities face soaring utility bills due to volatile gas prices, which affect the wholesale energy price market, but they are completely excluded from the low-price energy of the local renewable energy infrastructure being built around them.

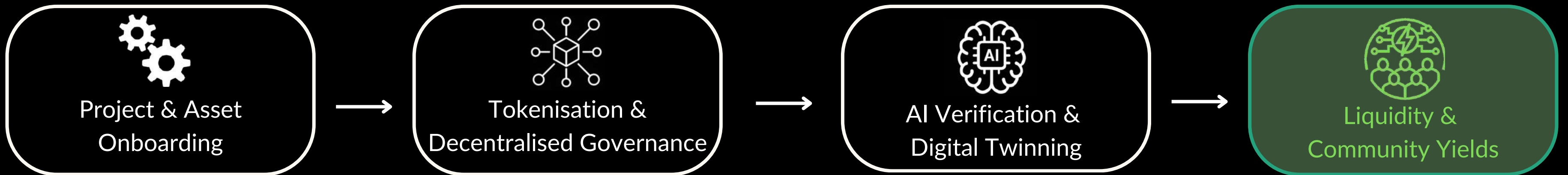


Operating System for Tokenised Community-Energy.

We turn local opposition into local ownership.

We make it simple for communities to invest in and benefit from the renewable energy being built on their doorstep.

- Providing the **digital infrastructure** to empower communities to **own, control, and benefit** from their own local renewable energy projects.
- Powered by Blockchain and AI-driven Digital Twins, our platform allows communities to back local renewable energy infrastructure with **democratised investment**.
- Guaranteeing radical transparency, making the NetZero transition **profitable and inclusive for everyone**.



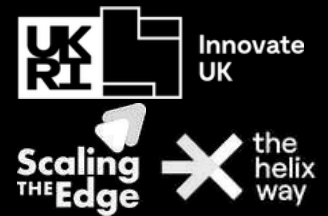
VALIDATED BY THE WORLD'S LEADING INNOVATION ECOSYSTEMS

Research Pedigree



Born from 5 years of R&D, and Incubated & accelerated by SETsquared Partnership, delivered by the University of Exeter (1# ranked University in Climate Action Impact in EU). We've been selected for the Environmental Impact Award of the year from the world's #1-ranked university business accelerator

Early Market Validation



Graduated from the Scaling the Edge program to validate core market demand and commercial viability with a £7,500 grant funding.

Web3 & Sustainability Recognition



Soonami.io web3 Accelerator, and \$20,000 committed Exeter Sustainability Award Finalist

FinTech & Cleantech Acceleration



CleanTech Growth Forge Accelerator Tech South West (Barclays Eagle Lab Funded) and FinTech Award Finalist

DeFi Ecosystem Incubation



Selected for the Uniswap Hook Incubator to engineer advanced decentralised finance (DeFi) integrations.

Deep-Tech Commercialisation Grant



Secured highly competitive funding to commercialise 5 years of our deep-tech research with a £3,700 grant at Innovate UK, ICURE (Innovation-to-Commercialisation of University Research) Programme.

Strategic Engineering Backing



Proud to be selected for the Autodesk Technology Impact Award, and secured a \$53,400 software donation for our digital twin R&D.

Institutional Trust



Our Solution was officially published by the UK Parliament as written evidence for Community-led Energy Aid.

Tier-1 Grid Operator Traction



Proud to be selected by the UK's Energy Innovation Centre (EIC) to pilot the project with DNOs, e.g. National Grid & SSEN-T, and secured £60,000 in-kind contribution from Community Energy England (CEE) for this pilot

Global Recognition techstars

Proud to be selected as a Top 30 Sustainable Startup finalist in the 2026 Spring cohort in Techstars!

Investor Readiness



Granted full SEIS/EIS Advance Assurance, de-risking capital for early-stage UK investors. (Fully Approved).

Strategic FinTech Backing



Joined our cap table at a £5m valuation. Strategic partners unlocking direct access to their exclusive London FinTech Angel network.

Strategic Pipeline



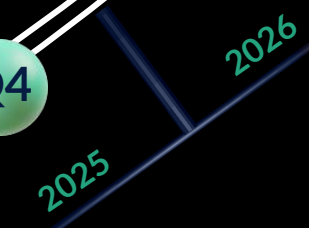
Horizon Europe 2021-2027



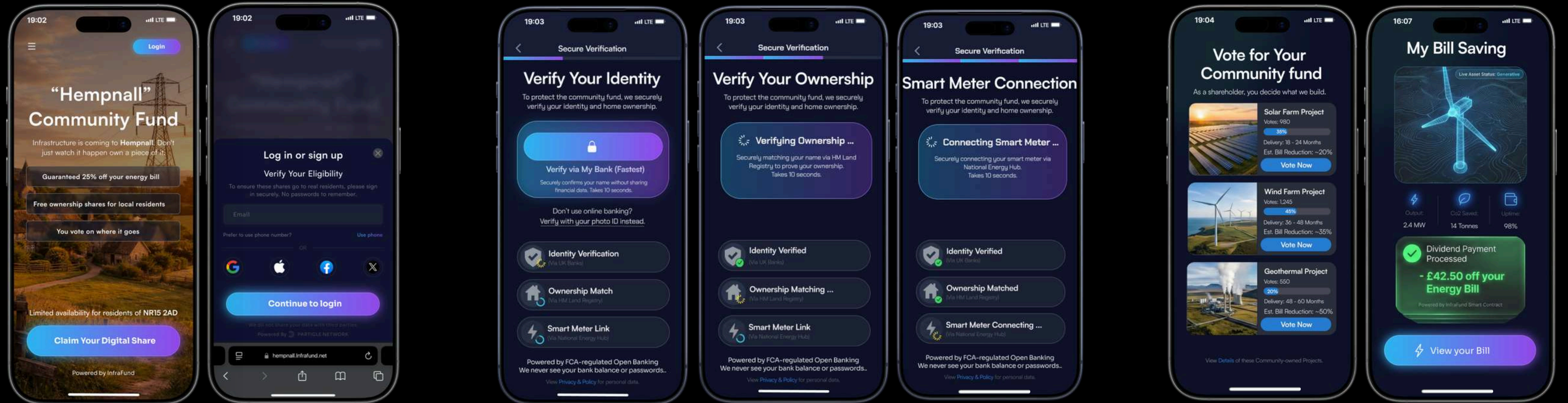
Invited to the €6m ReclaimEX Consortia

Leading the decentralised infrastructure operating system for sustainable, circular-economy applied engineering, alongside Europe's leading applied research and deep-tech institutes. (Partners: Fraunhofer, Eurecat, Mälardalen University, etc.)

2024



THE COMMUNITY INTERFACE: FRICTIONLESS ACCESS TO INFRASTRUCTURE



Frictionless Onboarding.

Zero crypto jargon. Users are greeted with clear local benefits and can claim their share using a simple, passwordless social login.

Invisible Web3 & KYC.

FCA-regulated Open Banking automatically verifies user identity, home ownership, and smart meter connections securely in seconds.

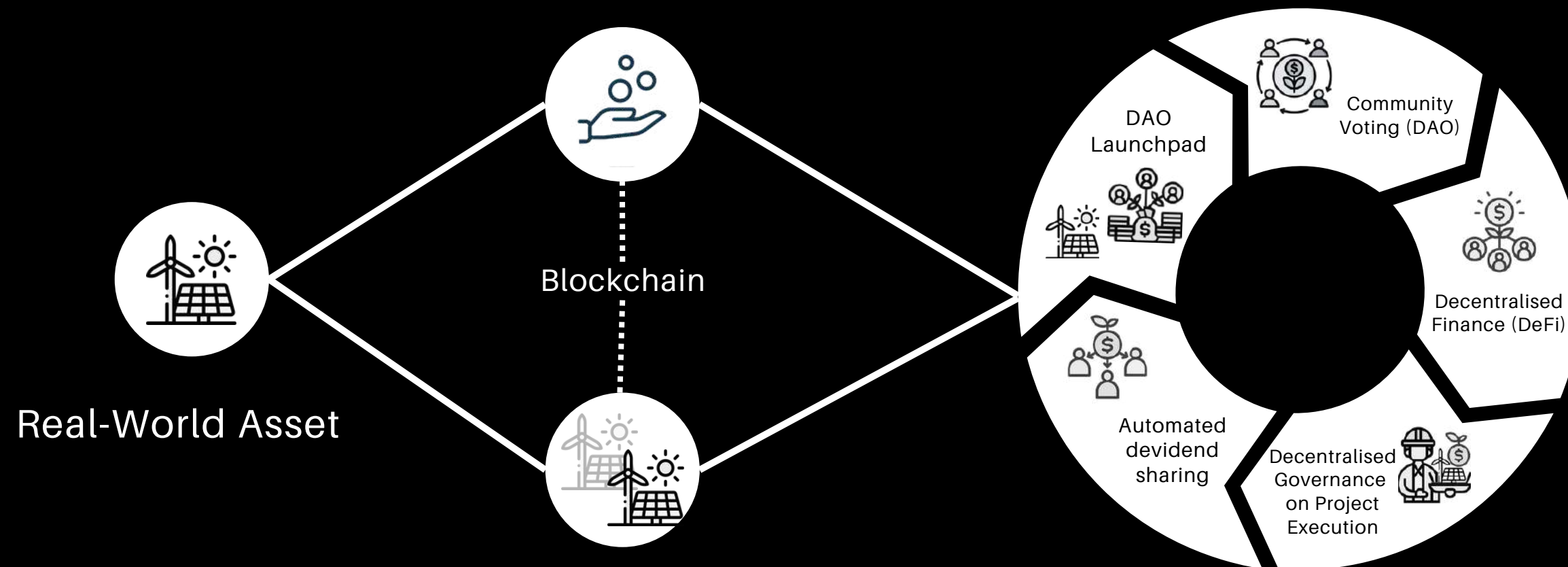
Democratic Control & Transparency.

Communities actively vote on local projects, track live generative asset performance, and watch dividends automatically lower their bills.

THE TECH ENGINE: 3 CORE TECHNOLOGIES AUTOMATING ACCESSIBLE & TRANSPARENT COMMUNITY ENERGY

Real-World-Asset (RWA) Tokenisation: Frictionless & Accessible Ownership

- Zero-barrier entry: Democratise infrastructure ownership for everyday citizens.
- Invest in infrastructure from £50.
- Turn frozen assets into liquidity.



Community Governance powered by Decentralised Autonomous Organisation (DAO):

- Decentralised voting empowers citizens, securing vital 'Social License' and eliminating planning gridlock.
- 100% transparent capital flows and automated dividend routing.

AI Digital Twin: Transparent Performance, Automated Verification & Rewards

- Real-time verification of asset performance.
- Predictive maintenance protects capital while smart contracts automatically trigger citizen rewards based on real-world data.

UPGRADING COMMUNITY ENERGY

Traditional Model

(The "Service" Trap)



(The "Tech" Solution)

Fund Custody

High Risk

Funds held in corporate accounts; led to "accounting discrepancies".

Trustless

Capital locked in **Smart Contract Escrow**. We never touch the cash.

Payment Logic

Manual

Discretionary payments allowed misuse of funds.

Automated

Smart Contracts trigger payments to EPC/O&M **only** on verified performance.

Capital Efficiency

Eroding

Cash sat idle, burning value against inflation and ops costs.

Active Yield

Manages idle treasury in risk-free models to cover inflation in labour & materials.

Business Model

B2C Heavy

Drowned in support costs for 20,000+ retail customers.

B2B Light

Scalable **SaaS Platform** for Grid Operators. Zero retail support overhead.

Construction

Opaque

"Black box" progress led to surprise failures.

De-Risked by BIM & Digital Twins

visualise every step, reducing time, cost, and risk.

Grid Connection

Stalled & Slow

Projects stuck in queues.

Fast-Tracked

Community Funds prioritise connection

Bill Price

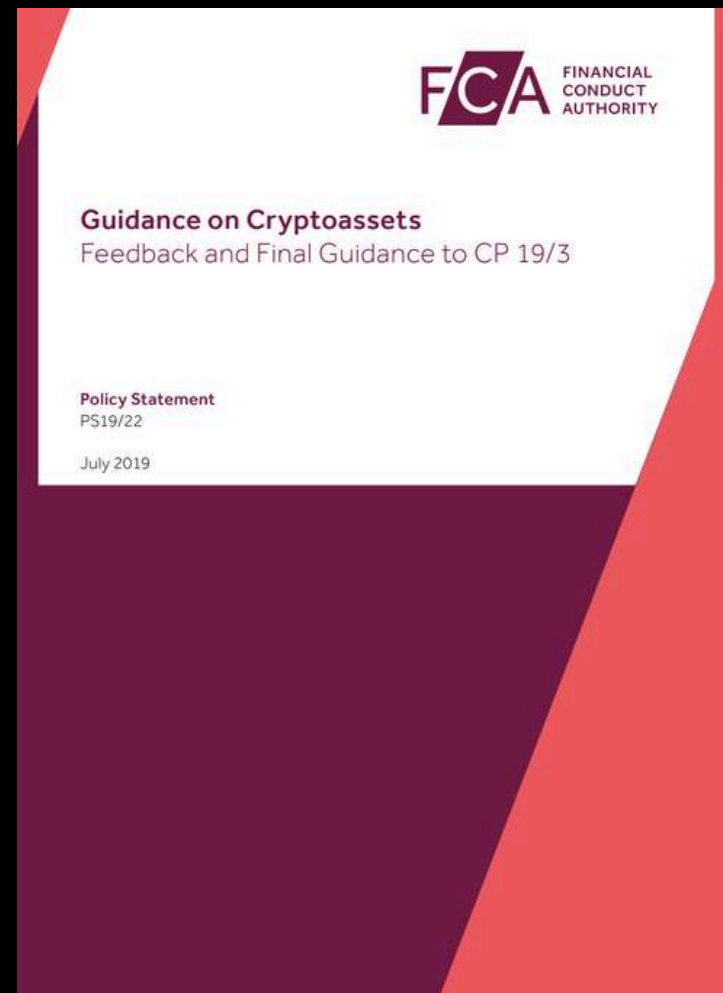
Volatile

prices pegged to gas markets.

Decoupled

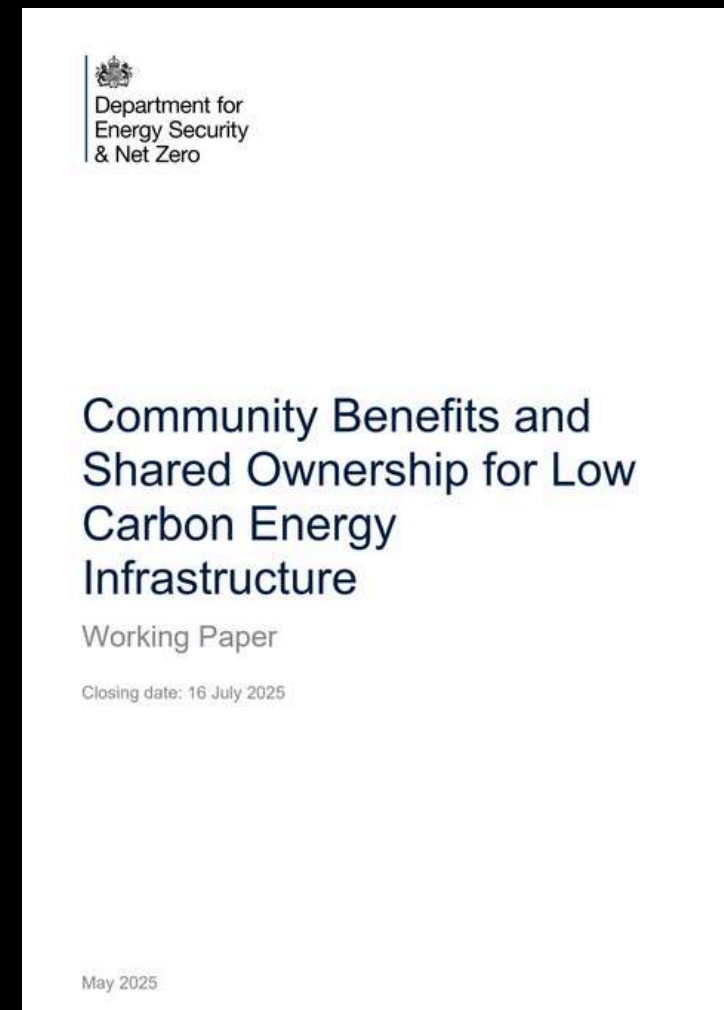
local generation **decouples bills from gas**.

WHY NOW: UNPRECEDENTED UK REGULATORY TAILWINDS



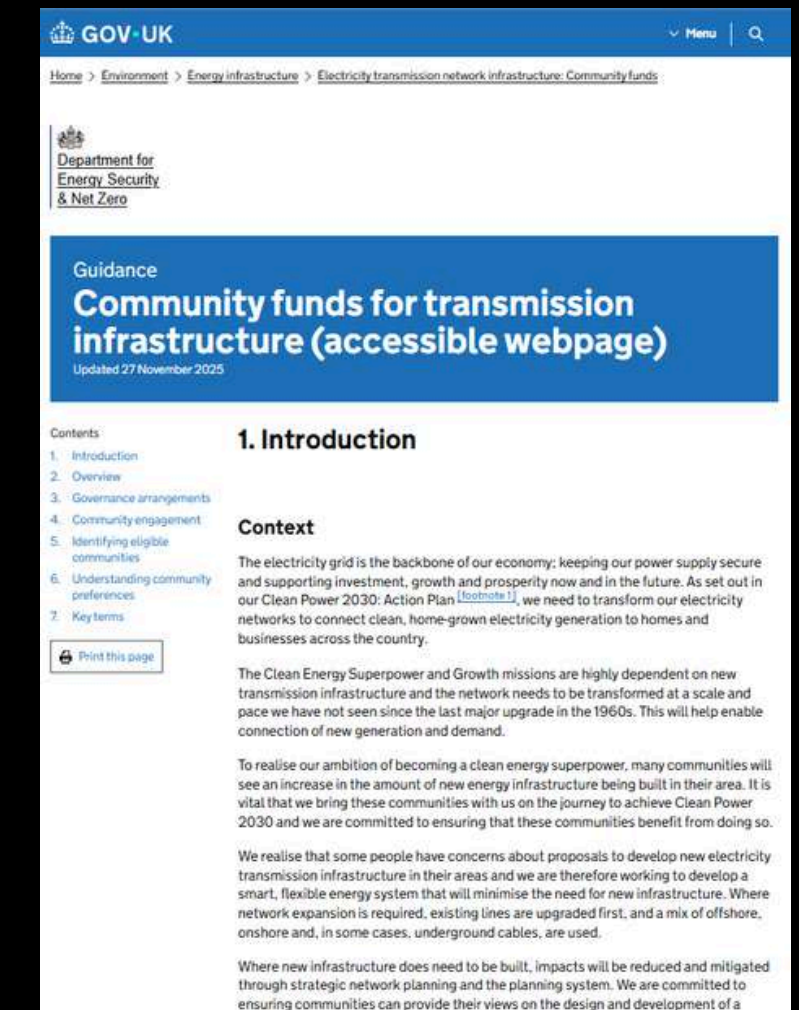
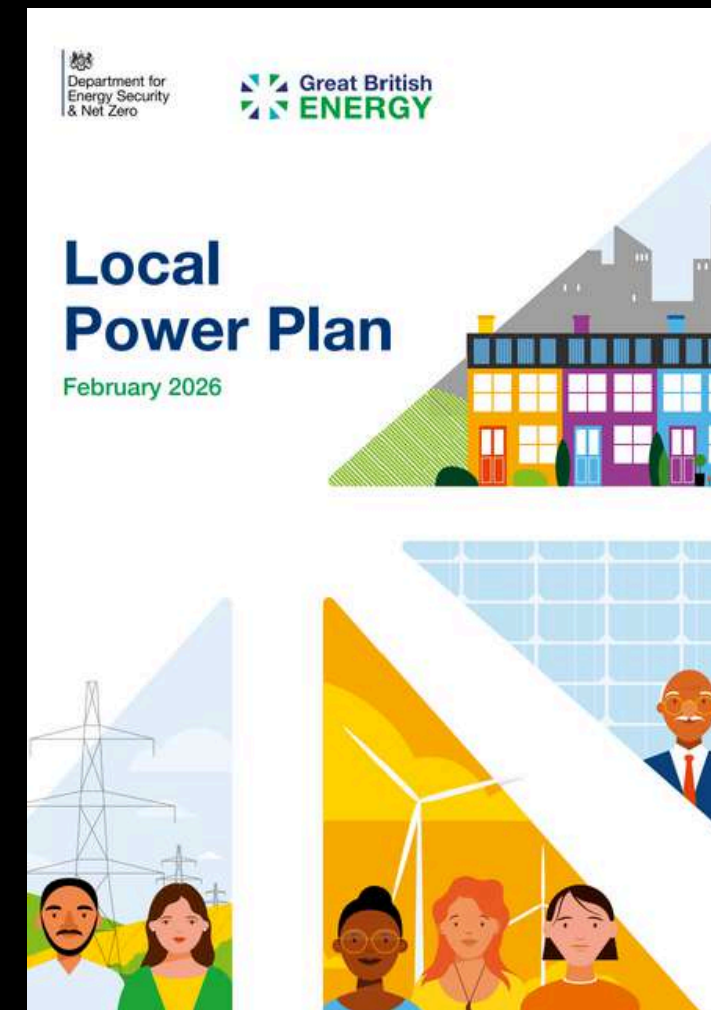
Clear FCA Frameworks.

Operating securely within established Utility Token guidelines to bypass heavy licensing friction.



Government Mandated.

Backed by Great British Energy's Local Power Plan, forcing developers to implement community ownership.

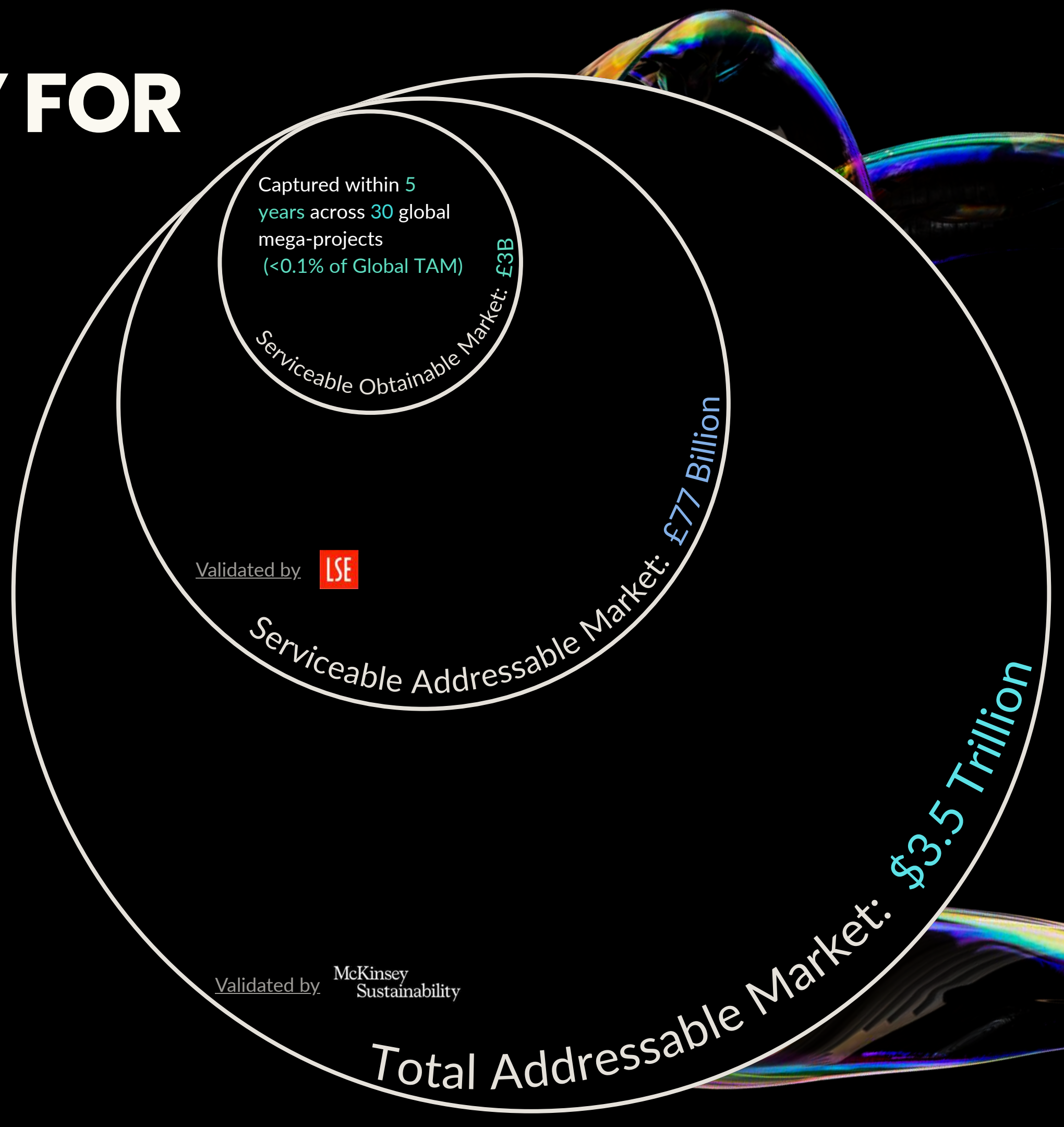
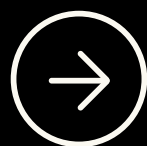


A De-Risked Market.

Official community fund guidelines are driving immediate, urgent demand from Tier-1 grid operators.

A FOCUSED STRATEGY FOR A TRILLION-DOLLAR MARKET

Our "Land & Expand" strategy establishes our enterprise operating system in the UK's £77B beachhead market, before scaling internationally to process £3 Billion of global infrastructure assets by Year 5.





A CLEAR AND **SCALABLE** REVENUE MODEL

We generate revenue through simple, transparent **fees** charged to project developers and energy asset revenue.
Fees decrease as the platform scales.

Pre-Construction Phase

2%

Tokenisation Fee

50% lower
than traditional investment banking fees

Construction Phase

0.5%

Verification Fee

To verify the Contractor's Payments
by their **Performance**

Post-Construction Phase

1
p/kWh

Assurance Fee

To save 25% to 50%
on the Community's **Energy Bills**

TARGETED PILOT STRATEGY

From Tech Foundation To Validation Impact



➔ **Outcome: De-Risked, Scalable Resilient Infrastructure**

Supported by:



Microsoft For Startups

AUTODESK Technology Impact



University of Exeter



ENERGY INNOVATION CENTRE



Community Energy England



eden geothermal

MEET THE TEAM

A Blend of Engineering, AI, and Web3 expertise.



IMAN ALIBEIGI

Founder & CEO
(FT)

A Construction Engineer who has managed a \$2B portfolio of construction projects. The InfraFund concept is the commercialisation of his master's thesis on blockchain-based project finance in 2018.



PROF. AKBAR JAVADI

Director
Digital Twin & NetZero Adviser
(PT)

Professor of Engineering with Expertise in Digital Twins and NetZero projects (reuse of waste geomaterials). has led several national, industrial & international projects over £2.5m.

Core Team:



SVEN MEYER

CTO
(FT)

An early Ethereum developer and mentor since 2017, Sven is a seasoned blockchain architect specialising in Real World Asset (RWA) tokenisation and DeFi. Having developed smart contracts that have securely managed \$100 million in staked tokens.



DR. YIFENG TIAN

R&D Lead
(PT)

Expert & pioneer researcher in RWA tokenisation, leading feasibility and data-driven innovation.



JED DAHLKE

Financial Lead
(PT)

Skilled financial modeller with advanced expertise in mathematical finance.



DR. POORIA GHADIR

Marketing Lead
(PT)

Post-doctoral researcher and Global Talent in the UK, specialising in accelerating NetZero startups through strategic marketing.



DR. DIEGO BERMUDEZ

Head of Risk & Impact
(PT)

Formerly leading AI and sustainability initiatives at the Ellen MacArthur Foundation and BlackRock, Diego brings 10+ years of sustainable finance expertise to InfraFund. Armed with a PhD (Cardiff) and dual MEng/MBA (Cornell), he leads our core risk modeling and commercial impact frameworks.

Advisers:



LUKE LANG

Co-founder of Crowdcube
Business Adviser at SETSquared Exeter



JAMES CATER

Strategic Partnership Adviser -
Vice Chair of Exeter Chamber



KAMBIS KOHANSAL

Startup Adviser - Head of
Startup Services at Austrian
Federal Economic Chamber



NATALIA ISMAGILOVA

Web3 Legal & Regulatory
Adviser - Head of Innovation &
Venture at World Talent

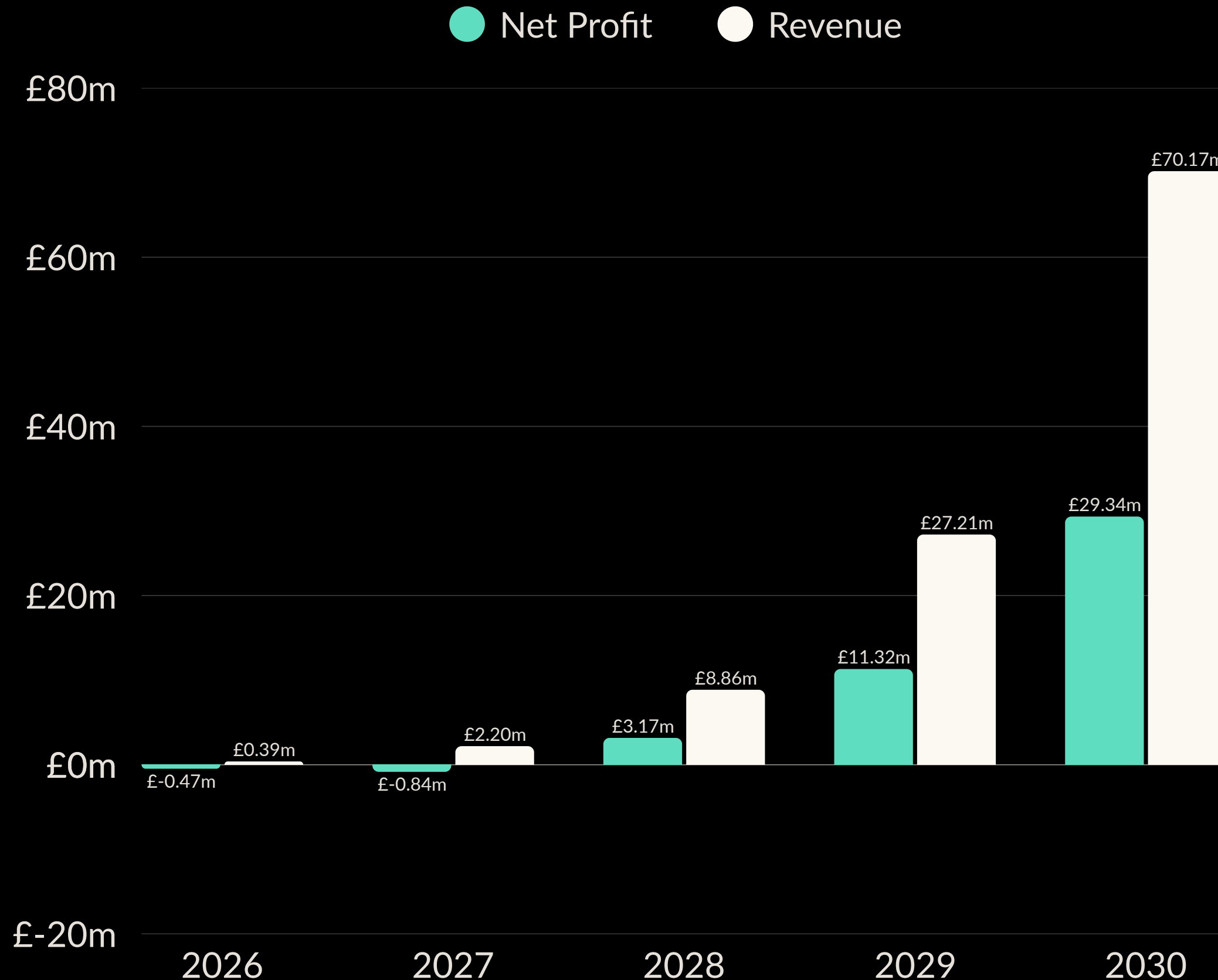


NICHOLAS PEARSON

Technology Transfer Officer
at Exeter University (ICURE)



ASK



We are raising

£500k

Pre-Seed Round to start the journey to achieve ~£70M Revenue by Year 5

This **S/EIS eligible** round provides a 12-month runway to launch our first pilots, secure regulatory milestones, and position us for a major Seed round.

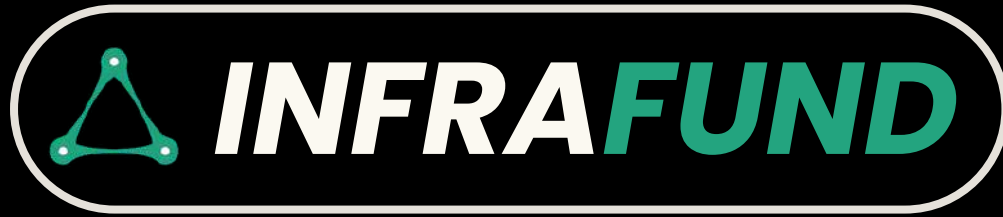
Starting with 330+ UK leads, our Base Case models a highly targeted path from UK pilots to 30 global mega-projects by 2030.

Phase 1: UK Launch & De-risking: Strategic partnerships with CEE, EIC, and SSEN de-risk our early pipeline, allowing us to capture mid-sized UK projects and prove our enterprise operating system.

- Conservative UK Penetration: We achieve our £8.8m Year 3 milestone by servicing just 0.5% of the UK's £77B annual NetZero gap.

Phase 2: Global Expansion (Years 4-5): By 2030, we will leverage our validated UK architecture to target EU and UAE mega-infrastructure.

- Significant ACV Drives Efficiency: Processing £3B across just 30 large-scale global projects yields £70.1M in high-margin revenue, capturing less than 0.1% of the \$3.5T global energy gap.



THANK YOU

for your time and attention

17th February 2026

The Innovation & Community Team,
National Grid Electricity Transmission (NGET) &
Scottish and Southern Electricity Networks (SSEN-T)

Re: Letter of Intent – Strategic Partnership for InfraFund NIA Pilot Project

Dear Innovation & Community Team,

I am writing on behalf of Community Energy England (CEE) to confirm our strong support for InfraFund's application for the Network Innovation Allowance (NIA) project. We are pleased to join the consortium as the Community Manager partner to pilot this novel "Digital Social License" framework.

CEE is the national representative body for community energy across England. We represent over 330 community energy and associated organisations involved in the delivery of community-led energy projects and services. We champion initiatives that empower communities to take control of their energy future and embrace clean energy solutions.

The Problem: Why Innovation is Needed

As the voice of the community energy sector, CEE represents hundreds of community groups working to decarbonise the grid. However, our sector currently faces significant operational barriers that limit scalability:

- **High Friction:** The current model for raising community shares is largely manual, paper-based, and administratively heavy, often requiring complex 50-page prospectuses that deter retail investors.
- **Limited Incentives:** We are currently limited to offering dividends. There is a critical market need to evolve towards "Energy Bill Discounts" to directly address fuel poverty and increase local acceptance, but the technical infrastructure to automate this does not currently exist at scale.

Community Energy England

The Workstation, 15 Paternoster
Row, Sheffield, S1 2BX

info@communityenergyengland.org

033 3303 4126

communityenergyengland.org

The Solution: InfraFund's Role

We have reviewed the InfraFund platform and believe its blockchain-based architecture offers a transformative solution to these challenges. By tokenising community assets and automating the flow of funds, InfraFund has the potential to:

1. **Reduce the Cost of Capital:** By digitising the investment process, we can lower the administrative barrier, making it easier to raise funds for grid-tied assets.
2. **Direct Benefits:** Enable the "Pre-Sale of Energy" model, allowing communities to receive automated bill reductions rather than just annual dividends—a key driver for Social License.

Our Role & Contribution

In this pilot, CEE will act as the Community Manager, bridging the gap between the technical platform and the end-users. Our role will focus on:

- **Recruitment:** Identifying and onboarding suitable community energy groups to participate in the pilot trial.
- **Sector Intelligence:** Providing guidance on governance structures to ensure the "DAO" model (voting system) aligns with Cooperative Principles.
- **Dissemination:** Sharing the pilot outcomes with our wider membership to encourage sector-wide adoption.

To ensure the success of this pilot, CEE is committed to providing the following:

Contribution Category	Justification / Commercial Equivalent	Estimated Value
Network Access & User Recruitment	Direct access to the CEE member network to recruit, vet, and onboard community energy groups for the pilot. <i>(Commercial equivalent: Recruitment agency fees for 20+ qualified B2B leads).</i>	£20,000

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info@communityenergyengland.org

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communityenergyengland.org



Community
Energy
England

Market Intelligence & IP	Licensing of CEE's proprietary "State of the Sector" research frameworks and barriers-to-entry data to underpin the pilot design. <i>(Commercial equivalent: External consultancy market research).</i>	£20,000
Dissemination & Brand	Promotion of pilot outcomes through CEE official channels (newsletters, webinars, conference slots) to the wider industry. <i>(Commercial equivalent: Industry media sponsorship package).</i>	£15,000
Strategic Steering	Director-level participation in quarterly Steering Group meetings to guide project governance.	£5,000
TOTAL IN-KIND VALUE		£60,000

We believe this project represents a timely opportunity to modernise how communities interact with critical grid infrastructure. We look forward to collaborating with NGET, SSEN, and InfraFund to deliver a replicable blueprint for the UK energy sector.

Yours sincerely,

Emma Bridge

Chief Executive Officer
Community Energy England

Community Energy England
The Workstation, 15 Paternoster
Row, Sheffield, S1 2BX

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033 3303 4126
communityenergyengland.org



The Innovation & Community Team,
National Grid Electricity Transmission (NGET) &
Scottish and Southern Electricity Networks (SSEN-T)

12th April 2026

Dear Innovation & Community Team,

Re: Letter of Support for InfraFund NIA Pilot Project

I am writing to support **InfraFund's** application for the Network Innovation Allowance (NIA) project. Eden Geothermal is actively developing deep geothermal resources in the UK with the objective of supplying dependable, low-carbon heat and power from indigenous sources. As the UK accelerates efforts to decarbonise heat and improve energy resilience, we view geothermal energy as uniquely well placed to provide continuous, weather-independent energy that complements other renewable technologies.

Among the barriers to wider deployment of geothermal systems is a key issue that is particularly suited to be addressed via an appropriate information technology platform; Community Energy investment.

Direct Geothermal system development requires extensive documentation. Using digital systems to capture asset descriptions and being able to offer a scalable way to offer Direct Energy Bill Discounts to local businesses, without incurring prohibitive administrative costs, will help standardisation of geothermal system development and provide the mechanism needed to distribute access to project information and facilitate Community Energy investment.

I have reviewed the InfraFund platform and believe its integration of Digital Twins with Tokenised Community Funds offers a potential breakthrough solution for developers by using technology to address two key, connected issues.

1. Transparency: By deploying a Digital Twin of our generation asset, we can provide local business community energy projects on industrial estates with a validated, real-time view of a project's performance and value. Structured communication to provide real transparency will be key to mobilising businesses collaboration in industrial site decarbonisation.

2. Automated value realisation: InfraFund's ability to automate the flow of funds converting generation revenue directly into local energy bills via smart contracts would allow us to deliver

info@edengeothermal.com | 01726 806540 | www.edengeothermal.com

Eden Geothermal Ltd, Registered in England and Wales, No. 10216419. Registered Office: Eden Project, Bodelva, Par, Cornwall, PL24 2SC.

the value of geothermal power systems directly to Community Energy participants, efficiently closing the loop on Community Energy project investments.

In this pilot, **Eden Geothermal** is open to participating in a Community Energy project case study (or virtual case study, depending on pilot scope). We would envisage our involvement relating to;

- **Asset Data:** Coordinating the provision of Community Energy project data to calibrate the InfraFund Digital Twin to map the development process of a real-world geothermal system asset.
- **Community Strategy:** Working with CEE and InfraFund to model how a "Geothermal Community Fund" could be structured to maximise local economic impact.
- **Industry Validation:** providing feedback on the platform's "Developer Portal" to ensure it fits the operational workflows of major infrastructure builders.

We believe this project addresses a systemic gap in the UK energy market: the link between local infrastructure and local financial benefit. We look forward to collaborating with NGET, SSEN, and the consortium to prove this model.

Yours sincerely,



Tom Grand
CCO
Eden Geothermal Ltd





07/26/24

Iman Alibeigi, Founder & CEO
InfraFund
I.alibeigi@exeter.ac.uk
11 Valley Park Close
Exeter
United Kingdom

Re: Software Donation to InfraFund

Dear Iman,

The Autodesk Technology Impact Program is thrilled to support the important work that InfraFund is doing to create a better world. The Technology Impact Program is pleased to donate the below Autodesk software to support InfraFund's mission.

The software is provided free of charge as in-kind support and includes the following products for the period 07/26/24 - 07/25/27.

Donation Value: \$53,400.00

Product Name	Value per license	# of licenses	End Date
Architecture Engineering & Construction Collection	\$10,680	5	07/25/27

Thank you and we wish you all the best in your work to create positive social and environmental impact.

Yours sincerely,

Danielle Gagnon
Technology Impact Program Manager
Sustainability & Foundation
Autodesk, Inc
23 Drydock Avenue
Boston, MA 02210