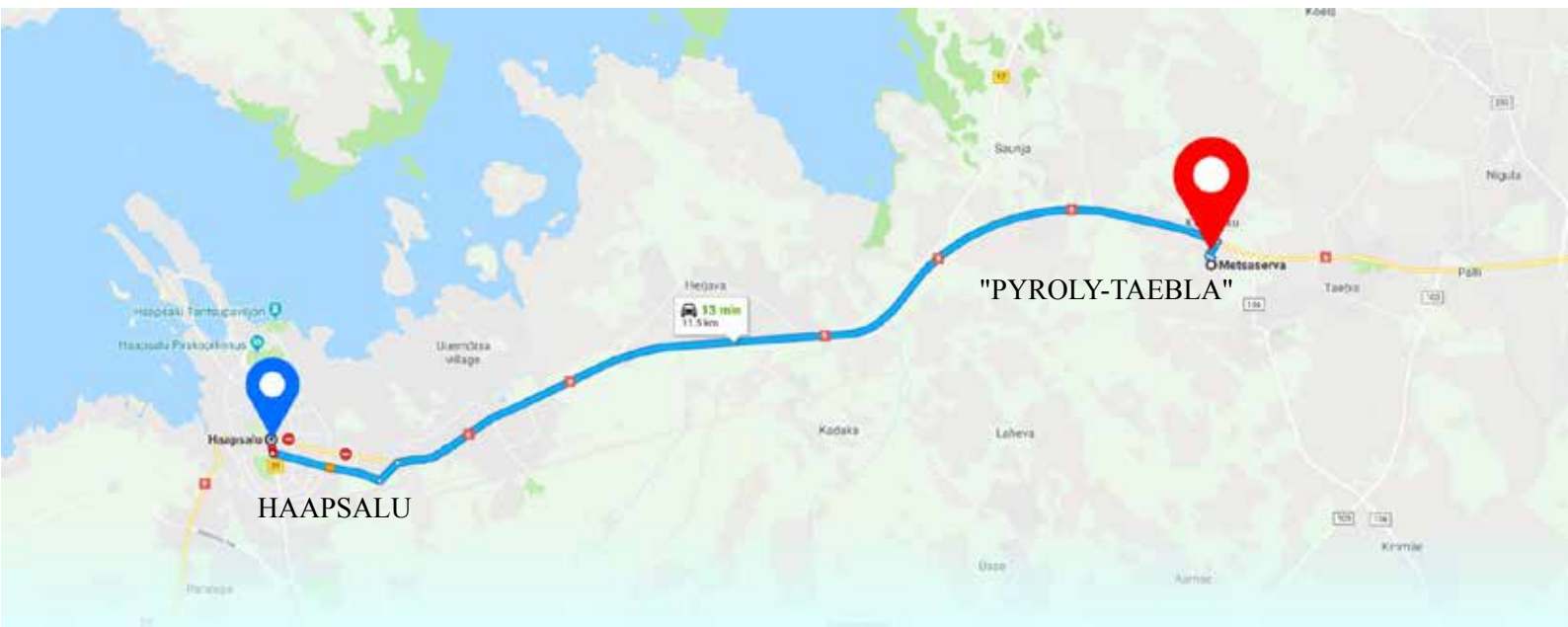


# OÜ «CATALANA»

## BUSINESS PLAN

Construction and commissioning  
of the infrastructure project "PYROLY-TAEBLA".



### SHREDDING PLANT

JOB

### PYROLYSIS PLANT

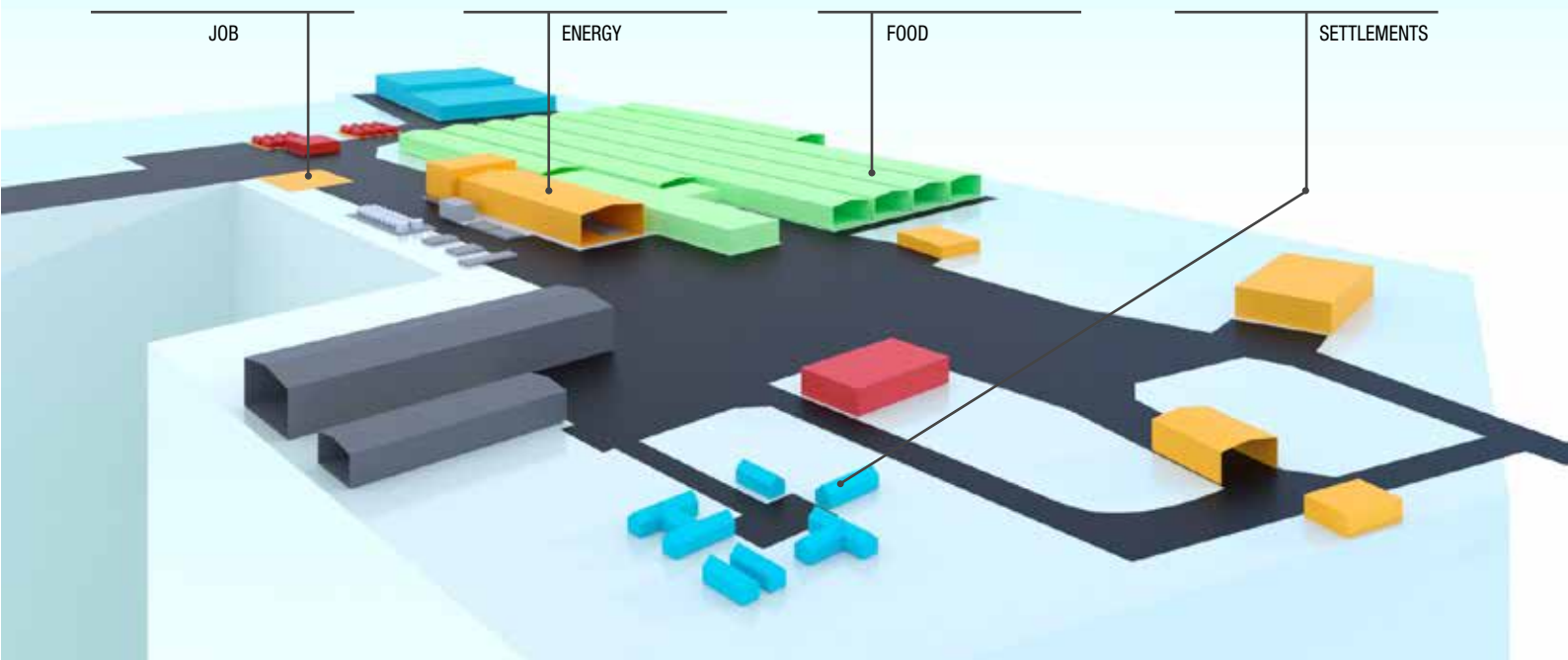
ENERGY

### GREENHOUSES

FOOD

### PINHOUSE PROJECT

SETTLEMENTS



07.11.2022

TALLINN

## PROJECT DESCRIPTION

The aim of this project is to create a base on the territory of the land plot **7.73 ha**, cadastral number **77601:001:0565**, situated at the address: **METSALAO, KADARPIKU KÜLA, LÄÄNE-NIGULA VALD**, where in three stages will be established and put into operation a modern hi-tech production.

### THE FIRST STAGE

**Phase 1** - equipment supplied by the PYROLY Group consortium.

**Phase 2** - Procurement, manufacture, installation and commissioning of equipment for grinding rubber, getting products for further processing and making finished products.

#### Site 1

Acceptance and processing of RTI (car tyres) and polymers in order to obtain crushed raw materials - **"chips" fraction 30x50 mm and 50x50 mm.**

Placing of an "ATR/M-4000" facility and necessary auxiliary equipment in the project area, which allows to process up to **70 tons/day** of delivered car tyres and other rubber products.

#### Site 2

Removal of metal cords and receipt of rubber crumbs from **0.1mm up to 5mm.**

Placing of ALPINA-TIRE-RECYCLING 1000/ART 1000 KING unit in the project area, which will allow to process up to **20 tons /day** of used automobile tyres and other rubber products.

#### Site 3

Recycling crumb rubber into rubber mats, paths and covers for sidewalks and sports grounds.

Placing of a "ARCF MASSIVE" facility on the project development territory which allows producing up to 300 m<sup>2</sup> (3-shift work) per day of tiles; "TPJ-1.5" facility for crumb spraying and stacking onto virtually any surface, with a spraying volume of **up to 15 kg/minute.**

### THE SECOND STAGE

**Purchase, manufacture, installation and launching of "PYROLY-EKOPYR-200" complex.**

**Complex "PYROLY-EKOPYR 200"** for processing of crushed raw materials - having an agreed combination of existing technologies (provided with the certified equipment that does not require development or tests) will allow to obtain the maximum yield of electricity, heat, oil products and other combustible substances from processing solid waste, including polymers. In addition to obtaining oil products, the complex provides the project with electricity and heat. This Complex is 100% environmentally friendly, has no outlet pipes for fumes, vapors and emissions of any harmful substances into the environment. Technologically, all the processes happen in a closed cycle leading to the production of a useful economic product. The complex is not dependent on the supply of rubber, since it can process the entire range of human waste, and in case of a hitch in the supply of plastic and rubber, it will continue to operate processing solid municipal waste.

### THE THIRD STAGE

**Purchase, manufacture, installation and commissioning of the Greenhouse complex and equipment for the production of modern prefab houses.**

**"PYROLY-EKOPYR 200" with "Green 5"** This greenhouse complex grows 100 kg of tomatoes, 130 kg of cucumbers, per year from 1 m<sup>2</sup>. The greenhouse area is **1.5 Ha** for tomatoes and **1.5 Ha** for cucumbers. **Industrial agro complex "GREEN 5"** is a greenhouse farm of the 5th generation, by using with the complex "PYROLY-EKOPYR", the cost of the final product turns out to be the lowest possible, due to the absence of costs for heat and electricity.

An PYROLY-EKOPYR unit in combination with greenhouse farms allows for a new level of performance, eliminating the costs associated with northern locations. Vegetable farmers reach low product prices due to the natural favourable climatic conditions. Vegetable farming in northern areas implies additional costs for greenhouse heating. Whereas, due to the production mechanisms, PYROLY-EKOPYR units, have to constantly dump excessive high temperatures of a few hundred degrees, allowing to transfer the heat to greenhouse radiators, using the pipes. This provides the competitive advantage of southern farmers to northern manufactures. However, electricity is one of the most significant components of the product cost, and its price is continuously growing. The electricity produced by our units allows for northern farmers to reach incomparable competitive edge. The logistic costs may be also covered by fuel produced by PYROLY-EKOPYR units.

**Complex "Pinsector"** is a manufacturing of ecological houses ( Class A energy heat saving ) using the newest technologies in constructionbusiness.

### COMPLETELY READY PREFAB HOUSES

In supplied home kits performed all interior and exterior trim, wiring and the utilities are installed. Bathrooms are equipped with the necessary sanitary ware: toilet, shower, sink, water heater and mixers. For settlement can only connect to the central or local communications ( electricity, sewerage, well or central water supply ).

### THE WARMEST IN CLASS

The warmest in its class. Thermal insulation of walls, floors and ceilings by mineral wool with a thickness of 250 to 350 mm or by polyurethane foam. The supply of any home includes infrared floor heating equipment.

### MOVABLE

Ready house ( A28, A48, M60\* ) is transported on a standard platform trucks. In the carriage house does not require a special permit from the road services (depending on local regulations ). If necessary, transported to another location.

### LEGAL

For all its merits, it is the most affordable and flexible solution for the price of rapid construction of individual, family and commercial property, with the possibility of extension and movement. The design of the house allows to increase the area of the house and combine individual modules into a single finished complex, until the construction of the second floor.

### SETTLEMENTS

The social processes in the modern world imply inevitable global migration, for many underlying reasons but with one conceptual trend – away from megapolices. The constant growth in prices for housing facilities and its imminent depreciation with time will sooner or later make the owners consider the existing problems. The housing, the heating, the electricity, the fuel. These are the unavoidable issues to be solves by any owner without much support from the government. The activity of settlement will greatly depend on the residents' mode of life and the ways they make their earnings. However owning an Ecopir unit will provide the vital components of life support, and here we are not talking about survival, but about wealth.

Visit our website

[www.pinsector.com](http://www.pinsector.com)

## STAGE FOUR

### Construction of a modern production facility for the manufacture and subsequent maintenance of PYROLY-EKOPYR units.

On the existing PYROLY-TAEBLA production site, our team of specialists will build and start production of a high-tech production unit for manufacturing PYROLY-EKOPYR industrial plants. With 100% financing, it will take a year and a half to complete the construction work and obtain approvals under the European Production Certification System.

The Production of the units is: **2 units/year**.

### THE INITIATOR AND PROJECT OPERATOR:

**OÜ Catalana** (Registration code 10651017),

**Gov.License:** KL-509045,

**Established** on 14 March 2000

**Share capital:** EUR 145,488,

Leader of the international consortium PYROLY Group in the European Union.

Visit our website

[www.pyroly.com](http://www.pyroly.com)

## THE PROJECT STRUCTURE

Institutional–legal form Company - OÜ Catalana (registry code 10651017)  
Organizational structure of the company a linear organizational structure is planned.

### OÜ Vergine

( registry code 11096090 )

The manufacturer of 80% of the equipment of the PYROLY-EKOPYR-200 complex

### OÜ Anatoly Invest

( registry code 14073675 )

the operator of the production site

### MTÜ Rehviringlus

( registry code 80297882 )

The supplier of raw materials

### Võru Naftabass OÜ

( registry code 10573286 )

The consumer and buyer of the manufactured products

### Zubrorus OÜ

( registry code 10043217 )

The consumer and buyer of the manufactured products

*The project has been supported at the level of the City and Regional Administration, the possibility of providing tax incentives is being considered.*

### The main management:

|                               |                      | <i>D.o.birth</i> |
|-------------------------------|----------------------|------------------|
| Director General              | Juri Šantšuk         | 08/03 1968       |
| Chief Financial Officer       | Yurii Didukh         | 18/08 1960       |
| Technical Director            | Vetseslav Maltsikov  | 31/07 1971       |
| Pyroly-Taebpla Plant Director | Aleksander Tsiunchik | 08/09 1969       |
| Production Manager            | Ruslan Väli          | 18/08 1968       |
| Sales Director                | Kaido Koppel         | 18/03 1970       |
| Development director          | Dmitry Semenov       | 23/06 1971       |

## PROJECT FINANCING STRUCTURE

The amount of money needed to implement the project is **€ 65 800 000** ( sixty-five million eight hundred thousand euros ) excluding currency and technical risks. The project is supposed to be financed :

- mainly by borrowed and loaned funds secured by land and other real estate,
- partly by the project's own funds;
- financing is expected to be raised through obtaining investment from partners;
- fundraising is also based on taking out a loan at around 4% p.a. in euros;
- existing real estate (land), acquired equipment, signed contracts, leasehold rights are provided as collateral;
- interest payments on the loan are made after the start-up of the complex and will be covered from current cash flows, according to an agreed schedule.

## FIRST STAGE

Phase 1 - equipment supplied by the PYROLY Group consortium.

## TECHNICAL AND ECONOMIC INDICATORS

To ensure the accomplishment of the goal, the equipment of the International Consortium Group of Companies «PYROLY» is deployed the first stage.

The investment amount is **€ 3 000 000**

## TURNOVER

### Operating time

|  |                           |
|--|---------------------------|
| 10 hours a day, 28 days/month .....                  | <b>3 360 hours / year</b> |
| Tires supply .....                                   | <b>27 000 tons / year</b> |
| Payment for the tires handed over to the sites ..... | <b>3 078 000 € / year</b> |

### Implementation of Riigi aktsiaselts Eesti Energia

|                     |                           |
|---------------------|---------------------------|
| 14 000 tonn × 45 €  | <b>630 000 € / year</b>   |
| 10 000 tonn × 124 € | <b>1 240 000 € / year</b> |

month / year

**TURNOVER 412 333 € / 4 948 000 €**

## COSTS

Purchase of the equipment and site arrangement ..... 3 000 000 €

Wages of employees per month of 7 people × 3000 € ..... 21 000 €/month  
*Including payroll taxes*

Electricity shredder group

330 kW/h × 10 hours = 3 300 kW/day × 22 days

72 600 kW/month

Electricity for crumb production

516 kW/h × 10 hours = 5 160 kW/day × 22 days

113 5200 kW/month

Lighting of the territory and facilities

5000 kW/month

Total energy consumption: 191 120 × tariff 0,30 € ..... 57 336 €/month

Contingency fund ..... 4 000 €/month

**TOTAL EXPENDITURES PER MONTH/YEAR: 82 336 € / 988 032 €**

## FINANCIAL FIGURES

|                      |   |
|----------------------|---|
| Year: 4 948 000 €    | Arrival per year  |
| - 988 032 €          | Costs per year  |
| - 1 583 987 €        | tax 20% + 20% production facility costs from the arrival amount / year. |
| <b>= 2 375 981 €</b> | <b>annual net profit.</b>   |

### THE FIRST STAGE

Phase 2 - Procurement, manufacture, installation

### TECHNICAL AND ECONOMIC INDICATORS

Procurement, manufacture, installation and commissioning of equipment for grinding rubber, getting products for further processing and making finished products.



The investment amount is **€ 4 300 000**

The **ATR/M 4000 Industrial Shredder** is a device consisting of shafts, blades, gears, electric motors and other components that allow the shredding of materials into smaller fractions. The Universal Double Shredder is manufactured as a stationary version. It is equipped with feeding and discharging conveyors.

Site 1

## TURNOVER

|   |                                |
|---|--------------------------------|
| <b>Working time</b> 20 hours a day, 28 days a month ..... | <b>6 720 work hours/ year.</b> |
| 6,720 h × 4,000 tonn .....                                | <b>26 880 tonn / year</b>      |
| 26 880 × 114 € .....                                      | <b>3 064 320 € / year</b>      |
|   | month / year                   |
| <b>Turnover</b> .....                                     | <b>255 360 € / 3 064 320 €</b> |

## COSTS

|   |                             |
|---|-----------------------------|
| Wages and salaries of workers per month 10 people × 3000 €              |                             |
| Including payroll taxes .....   | 30 000 €/month              |
| Shredder power 90 kWh × 20 hours = 1800 kWh/day × 28 days .....         | 50 400 kWh/month            |
| Electric power for shredder 50kWh×20hours = 1000 kWh/day ×28 days ..... | 28 000 kWh/month            |
| Area and room lighting .....  | 5 000 kWh/month             |
| Total electricity: 83 400× tariff 0.30 € .....                          | 25 020 €/month              |
| Contingency fund .....  | 4 000 €/month               |
|   | month / year                |
| <b>Total cost</b>   | <b>59 020 € / 708 240 €</b> |

## FINANCIAL FIGURES

|                      |   |
|----------------------|---|
| Year: 3 064 320 €    | Arrival per year  |
| - 708 240 €          | Costs per year  |
| - 942 432 €          | tax 20% + 20% production facility costs from the arrival amount / year. |
| <b>= 1 413 648 €</b> | <b>annual net profit.</b>   |

### Site 2

The **ALPINA TIRE-RECYCLING 1000/ ATR 1000** is an automatic line for shredding worn-out metal and fabric tyres into crumb rubber. The ATR-1000 can shred up to **10 000 tons of tyres a year**, giving as much as **8000 tons of crumb rubber**.

## TURNOVER

|   |                   |
|---|-------------------|
| Processing of used tyres .....  | 500 tons / month. |
| Output of crumb rubber .....  | 400 tons.         |
| Output of metal cord .....  | 60 tons.          |
| Textile output .....  | 40 tons.          |
| <b>Crumb rubber</b>   |                   |
| ( 400 tons at an average price of 0.23 euro/kg. ) .....                   | 92 000 €          |
| <b>Metal cord</b> ( 60 tons at an average cost of 75€/ton ) .....         | 4 500 €           |
| <b>Textiles</b> ( 40 tones at an average price of 28 euros a tone ) ..... | 1 120 €           |

We have signed contracts for the recycling of at least 500 tons of tyres/ month at an average price of € 90 per ton. .... 45 000 €

**Turnover per month/year: ..... 142 620 € / 1 711 440 €**

## COSTS

For the functioning of the company for the production of crumb rubber, the following running costs are planned:

|   |                   |
|---|-------------------|
| Staff salary costs, also insurance premiums including tax payments; ..... | 36 000 € / month; |
| Packaging costs of up to 30 kg bags: 0.20€/ bag; .....                    | 2 200€ / month;   |
| Communication costs .....   | 300 € / month;    |
| For housekeeping costs .....  | 300 € / month;    |

A separate provision is made for electricity consumption, which dependent on production capacity (the average electricity consumption of a production facility is 200 kW/t - calculated with reference to crumb production capacity) at a rate of 0.30 €/kW for about ..... 36 000 €/ month;

The rent payments for the premises of 300 square meters will be 4 € / m<sup>2</sup> /month at a rate of 0 € / month;  
 Line maintenance and other costs will be ..... € 2 500 / month;  
 Knife replacement costs will be ..... € 1 000 / month;

month / year

**Total cost ..... 78 300 € / 939 600 €**

## FINANCIAL FIGURES

Year: 1 711 440 € Arrival per year  
- 939 600 € Costs per year  
- 308 736 € tax 20% + 20% production facility costs from the arrival amount / year.  
= **463 104 € annual net profit.**

### Site 3

The **AREC- MASSIVE** equipment will be installed with a technological line with the following advantages: low energy consumption, high product quality, maintainability, small number of operating personnel, which allows organizing production for making injury-free rubber tiles, which are a final product demanded in the market and ready for use in various areas of goods and services production. Main consumers are construction organizations, social institutions, etc..

## Products

1. Tiles 500×500 mm, thickness 16, 30 and 40 mm with technological holes for fastening with plastic sleeves, with smooth surface and corrugated base;
2. Tiles 350×350 mm, thickness 20 and 30 mm with Grid and Cobweb patterns, with a fluted base;
3. "Brick" paving stones, thickness 20 and 40 mm;
4. Paving stone "Reel", thickness 20 and 40 mm;
5. Paving stone "Wave", thickness 20 and 40 mm;
6. Rubber curb, length 500mm.

A separate area of sales system construction is participation in government purchase orders for flooring for construction of sports facilities.

1. The use of a rubber tile production line is proposed as a technological solution.
2. Production of rubber tiles, paving stones and curbs meeting the quality requirements of the TU of the finished product.

## TURNOVER

Rubber tiles  
(2,000 square meters at an average tile price of €23 per square meter) € 46 000.

**Total: 46 000 euros.**

## COSTS

The following running costs are planned for the operation of a rubber tile manufacturing company:

|  |                  |
|--|------------------|
| Expenses for salaries of the staff, also insurance premiums not exceeding  | 5000 € / month;  |
| Communication costs of   | 300 € / month;   |
| Management costs, transport etc. to the amount of  | 300 € / month;   |
| Separately, the electricity costs, which are very much dependent on production capacity<br>(the average electricity consumption of a production facility is 4,136 € at the rate of 0.30 €/kW | 620.4 € / month; |
| Production cost of 2,000 squares of 500×500×40mm rubber tiles (glue, rubber granulate, dye)  | 15 600€.         |

**Total: 21 820 € / month.**



Year: 552 000 € Arrival per year  
- 261 840 € Costs per year  
- 116 064 € tax 20% + 20% production facility costs from the arrival amount / year.  
= **174 096 €** **annual net profit.**

**SECOND STAGE**

Purchase, manufacture, installation and launching of "PYROLY-EKOPYR-200" complex.

HIGH-PERFORMANCE PYROLYSIS REACTOR,  
WITH TURBULENT HEATING OF THE RAW MATERIAL BY INERT GAS.

The investment amount is **€ 19 800 000**

The price of the set includes the following equipment and services:

1. PYROLY-EKOPYR "EG-200" complex.
2. Refinery (petroleum refinery) with storage tanks for 7 working days.
3. Grinding complex for grinding and enrichment of technical carbon (dry residue) aspiration, distribution and filling system.
4. Installation supervision.
5. Construction and installation work, including foundation work, but without buildings.

## ECONOMIC INDICATORS OF THE COMPLEX.

### Pyrolysis products per 1 day / 30 days:

|   |                        |
|---|------------------------|
| • Pyrolysis liquid (density of 1 liter = 0.89 kg)                       | 65/195 tons            |
| • Carbon black  | 26/780 tons            |
| • Combustible gas - the entire volume is used to keep the plant running | 24/720 tons            |
| • Process water – used in the production process                        | 1,5/45 tons            |
| • Gas consumption of the pyrolysis reactor                              | 600 m <sup>3</sup> /hr |

### When fractionating a pyrolysis liquid, we obtain following results:

|                              |            |                            |             |
|------------------------------|------------|----------------------------|-------------|
| • Gasoline AI-92             | 25 – 30 %. | DENSITY AT 20° C, g/cm3    | 0,71 – 0,76 |
| • DT Euro-5                  | 45 – 50 %. | DENSITY AT 20° C, g/cm3    | 0,80 – 0,85 |
| • Fuel oil M-100             | 12 – 15 %. | DENSITY AT 20° C, g/cm3    | 0,92 – 0,99 |
| • Propane-butane -ethane gas | 15 – 20 %. | 50% used in the production |             |
| • Heavy tar                  | 5 – 8 %.   | DENSITY AT 20° C, g/cm3    | 1,2 – 1,5   |

The calculation of the fuel amount is made at the minimum % values and the lowest possible prices.  
Light and dark fractions, for 1 day / 30 days.

|                             | 1 day / 30 days              | 1 day / 30 days      |
|-----------------------------|------------------------------|----------------------|
| • Gasoline AI-92            | 16,25 / 487,5 tons x 450 €/t | 7 312 € / 219 375 €  |
| • DT Euro-5                 | 29,25 / 877,5 tons x 450 €/t | 13 162 € / 394 875 € |
| • Fuel oil M-100            | 7,8 / 234 tons x 250 €/t     | 1 950 € / 58 500 €   |
| • Propane-butane-ethane gas | 9,75 / 292 tons x 200 €/t    | 1 950 € / 58 400 €   |
| • Heavy tar                 | 3 / 90 tons x 150 €/t        | 450 € / 13 500 €     |

### Additionally, when processing rubber goods and plastics:

|                       | 1 day / 30 days           | 1 day / 30 days     |
|-----------------------|---------------------------|---------------------|
| Carbon black          | 30 / 900 tons x 250 € / t | 7 500 € / 225 000 € |
| Steel wire cord       | 7 / 182 tons x 80 € / t   | 560 € / 14 560 €    |
| Liquid carbon dioxide | 28 / 840 tons x 230 € / t | 6 440 € / 193 200 € |

1 day / 30 days

**TOTAL AMOUNT PER DAY/ 30 DAYS: 39 324 € / 1 179 720 €**

|  |                            |
|--|----------------------------|
| Payback period of the project (pessimistic scenario) | 36 months after the launch |
| Manufacturing, installation and commissioning time   | 10 months                  |
| Design and georeferencing                            | 3 months                   |

## FINANCIAL FIGURES

|                      |   |
|----------------------|---|
| Year: 14 156 640 €   | Arrival per year  |
| - 5 771 414 €        | Costs per year  |
| - 3 354 090 €        | tax 20% + 20% production facility costs from the arrival amount / year. |
| <b>= 5 031 136 €</b> | <b>annual net profit.</b>   |

## HEAT AND ELECTRICITY GENERATION WITH THE COMPLEX «PYROLY-EKOPYR»

| Nº       | Complex name                  | Possible electricity production | Possible heat energy production |
|----------|-------------------------------|---------------------------------|---------------------------------|
| 1        | PYROLY-EKOPYR EG - 50         | 3000 kw/h                       | 2 580 000 kCal                  |
| 2        | PYROLY-EKOPYR EG - 100        | 6000 kw/h                       | 5 160 000 kCal                  |
| <b>3</b> | <b>PYROLY-EKOPYR EG - 200</b> | <b>12 000 kw/h</b>              | <b>10 320 000 kCal</b>          |
| 4        | PYROLY-EKOPYR EG - 500        | 30 000 kw/h                     | 25 800 000 kCal                 |
| 5        | PYROLY-EKOPYR EG - 1000       | 60 000 kw/h                     | 51 600 000 kCal                 |
| 6        | PYROLY-EKOPYR EG - 10 000     | 2 400 Mw/h                      | 516 000 000 kCal                |

### WHERE TO USE OUR EQUIPMENT

Industrial waste (producers and importers of goods)

#### **Mining and manufacturing.**

Wastes from coal mining and beneficiation, wastes from water treatment of mines, wastes from crude oil and natural gas production, coal screenings, crude oil, natural gas and gas condensate, oil contaminated soil, waste removed from oilfield equipment.

#### **Water companies and water treatment plants.**

Sludges from biological treatment of household and mixed wastewater systems, wastes from stormwater and mechanical treatment of natural waters, wastes from sewage treatment plants (sludges), wells, wastes from mechanical treatment of oily wastewater, other wastes from industrial wastewater treatment.

#### **Chemical and biological industries.**

Wastes from the production of basic inorganic chemicals, polychlorinated biphenols, halogens, wastes from the production of mercury, wastes from the production of phosphoric acid, wastes from the production of sulfur dioxide, wastes from the production of hydrochloric acid, hydrochloric acid, acetylene.

#### **Agriculture and wood processing industry.**

Cereal waste, manure, waste from the fishing industry, obsolete mineral and organic fertilizers, slaughterhouse waste, logging waste, pesticides and agrochemical waste, low value wood waste, bark waste, natural wood chips, pulp production waste.

#### **Landfills and recycling plants.**

Municipal solid waste, construction waste for buildings, structures, asphalt and asphalt concrete pavement waste, tire waste, railway sleepers, construction and repair waste (garbage), electronic waste.

### THIRD STAGE

Purchase, manufacture, installation and commissioning of the Greenhouse complex ( Green 5 ) and equipment for the production of modern prefab houses ( Pinsector ).

### TECHNICAL AND ECONOMIC INDICATORS

The investment amount is **€ 16 400 000**

#### TURNOVER

PINSECTOR.COM

|             | Produced living space |   | Market price              |           |     |
|-------------|-----------------------|---|---------------------------|-----------|-----|
| Model A 16  | 160 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 208.000   | EUR |
| Model A 33  | 330 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 409.000   | EUR |
| Model A 48  | 1325 m <sup>2</sup>   | × | 1 300 € /m <sup>2</sup> = | 1 722.500 | EUR |
| Model A 53  | 480 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 624.000   | EUR |
| Model M 60  | 300 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 390.000   | EUR |
| Model T 76  | 380 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 494.000   | EUR |
| Model M 92  | 920 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 1 196.000 | EUR |
| Model BL100 | 300 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 390.500   | EUR |
| Model M 105 | 315 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 409.500   | EUR |
| Model P 108 | 216 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 280.800   | EUR |
| Model B 120 | 600 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 780.000   | EUR |
| Model H 124 | 248 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 322.400   | EUR |
| Model M 130 | 260 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 338.000   | EUR |
| Model H 152 | 760 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 988.000   | EUR |
| Model B 170 | 340 m <sup>2</sup>    | × | 1 300 € /m <sup>2</sup> = | 442.000   | EUR |

**TOTAL:** 6934 m<sup>2</sup> = **9 014 200 EUR / year**

#### COSTS

PINSECTOR.COM



**Expenditure** of 55% will be **4 951 810 €.**

*Expenses include building materials, transport, depreciation of equipment and tools, electricity, heating, wages, taxes and contingencies.*

**TOTAL NET PROFIT :** **4 056 390 € / YEAR.**

#### TURNOVER

GREEN 5

-  1. 15,000 m<sup>2</sup> × 100 kg × 0.90 € = 1 350 000 €.
-  2. 15,000 m<sup>2</sup> × 130 kg × 0.90 € = 1 775 000 €.

**TOTAL:** **1 725 000 EUR / year**

**"PYROLY-EKOPYR 200" with "Green 5"** This greenhouse complex grows 100 kg of tomatoes, 130 kg of cucumbers, per year from 1 m<sup>2</sup>. The greenhouse area is **1.5 Ha** for tomatoes and **1.5 Ha** for cucumbers. **Industrial agro complex "GREEN 5"** is a greenhouse farm of the 5th generation, by using with the complex "EKOPIR", the cost of the final product turns out to be the lowest possible, due to the absence of costs for heat and electricity.

**Expenditure** of 45% will be **1 397 250 €**.

*Expenses include building materials, transport, depreciation of equipment and tools, electricity, heating, wages, taxes and contingencies.*

**TOTAL NET PROFIT : 1 707 750 € / YEAR.**

## STAGE FOUR

### TECHNICAL AND ECONOMIC INDICATORS

Construction of a modern production facility for the manufacture and subsequent maintenance of ECOPIR units.

The investment amount is **€ 22 300 000**

High-tech equipment makes it possible to produce modern industrial-scale ECOPIR units of various grades and varying capacities for processing waste volumes per day. This production will make it possible to produce **2 industrial units per year**. The cost price of the produced equipment is **19 800 000 euros per unit**. The price is based on the price of metal and related materials as of 01.01.2022.

### FINANCIAL FIGURES

Year: 62 400 000 € Commercial arrival with sale price per year  
 - 39 600 000 € Costs per year  
 - 9 120 000 € tax 20% + 20% production facility costs from the arrival amount / year.  
 = **13 680 000 € annual net profit.**

### FINANCIAL SUMMARY TABLE

| Project phases and name                                 | Annual net profit including 40% taxes and costs | Amount of investment. |
|---|---|-----------------------|
| Economic indicators for the first phase of the project  | 4 426 829 €                                     | 7 300 000 €           |
| Economic indicators for the second phase of the project | 5 031 136 €                                     | 19 800 000 €          |
| Economic indicators for the third phase of the project  | 5 229 450 €                                     | 16 400 000 €          |
| PYROLY-EKOPYR plant production complex                  | 13 680 000 €                                    | 22 300 000 €          |
| <b>TOTAL</b>  | <b>28 367 370 €</b>                             | <b>65 800 000 €</b>   |

# PYROLY<sup>®</sup>



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