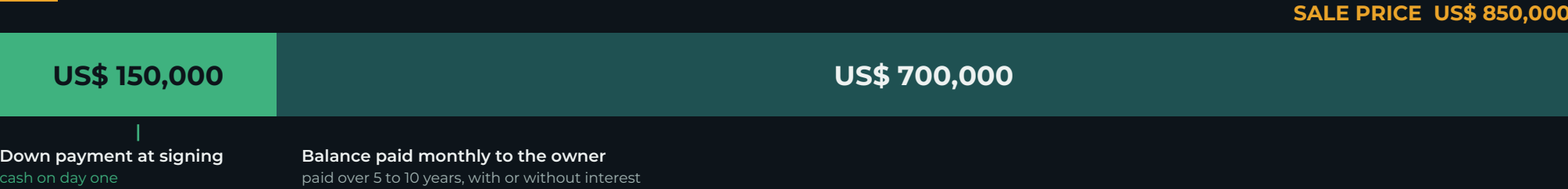


How the deal works

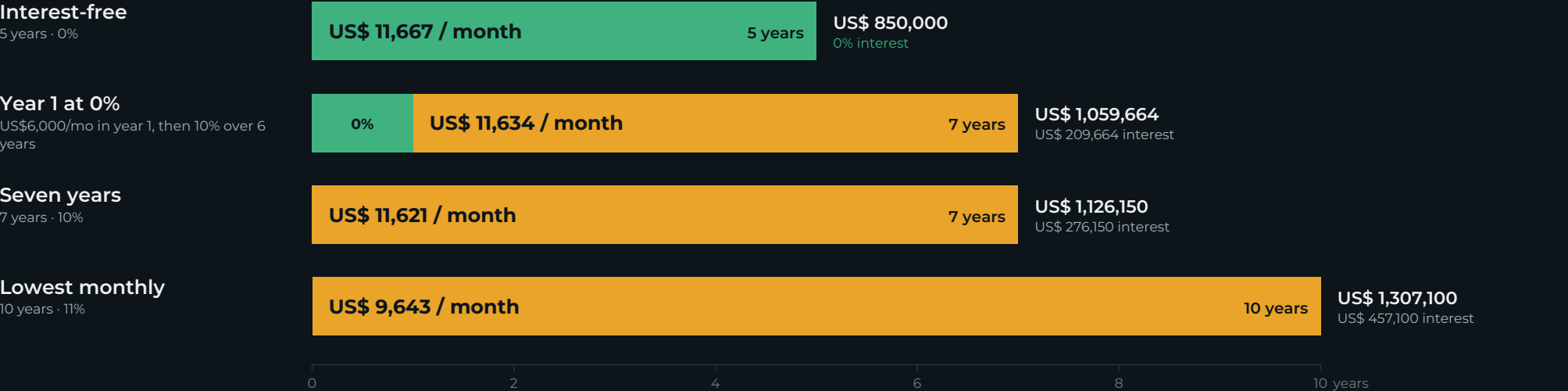
Term sheet · September 2026

A permitted 25 t/day gold-and-silver plant, offered two ways: buy it with owner financing, or lease it long-term. The operator starts with a manageable cash outlay; the owner gets cash at signing, income every month and the plant back if payments stop.

THE PRICE, SPLIT IN TWO



FOUR WAYS TO PAY THE BALANCE



Bar length = term. Every option starts with the same US\$150,000. The current tenant pays US\$4,000 + IGTV per month; the cheapest option here is 2.4× that, the interest-free one 2.9×.

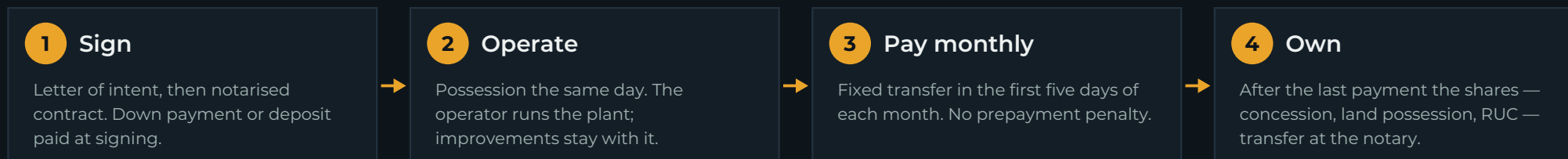
OR LEASE IT

Long-term lease, 5 + 5 years	SECURITY DEPOSIT US\$ 50,000	MONTHLY RENT + IGTV US\$ 6,000	RENT-TO-OWN 30% of the first 24 months' rent credited to the price if the tenant buys
------------------------------	---------------------------------	-----------------------------------	--

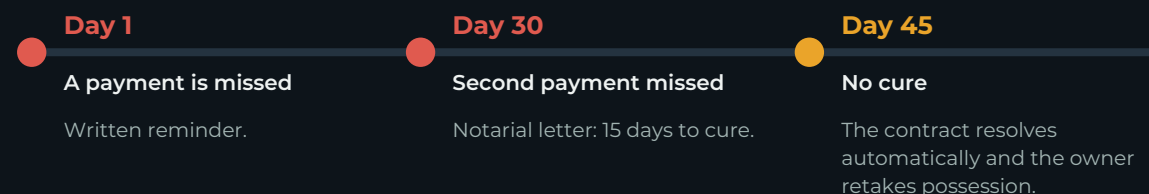
How the deal works

Term sheet · September 2026

HOW IT WORKS



IF PAYMENTS STOP



THE OWNER KEEPS

- the down payment or security deposit
- every monthly payment already made — it is the price of the months the plant was used, not a penalty
- all improvements made to the plant
- title, which never left: under reserva de propiedad the shares stay in the owner's name until the last payment

LEGAL BASIS IN PERU

Civil Code arts. 1583–1585 sale with reserva de propiedad: the buyer operates, the owner keeps title until fully paid	Civil Code art. 1478 arras confirmatorias: the down payment stays with the owner on default	Notarial resolution two unpaid months resolve the contract — the same clause in the current tenant's contract	Garantía mobiliaria over any equipment the operator brings in
---	---	---	---

Jai Jind, General Manager · jind.jai@gmail.com | Azaria Girma, attorney-in-fact, Arequipa · +51 950 311 668 | plantaminera.com