

# **Grand Kru County Development Initiatives in partnership with Africa Business Development Network Ltd.**



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# GRAND KRU COUNTY DEVELOPMENT INITIATIVES

**A Legacy-Defining Partnership in Sustainable Development & Resource Monetization**

**Presented To:**  
Prospective Visionary Investment Partners

**Presented By:**  
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Ministry of Foreign Affairs, Republic of Liberia

**Date: 28 November 2025**  
**Reference: GK-DI-2025-001**

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*Grand Kru Chairpersons and Elders Council – Partnership for Legacy*

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## EXECUTIVE SUMMARY

A Paradigm-Shifting Investment in West Africa's Next Integrated Economic Zone  
The Grand Kru Chairpersons and Elders Council, in partnership with Africa Business Development Network Ltd, presents an exclusive opportunity for foundational investment in the holistic development of Grand Kru County, Liberia. This is not a conventional resource extraction proposal. It is a fully integrated initiative where profound financial returns are intrinsically linked to deep, measurable human impact, engineered to de-risk investment and generate outsized returns.

- Key Investment Highlights
- Confirmed Resource Base: Untapped portfolio of high-demand minerals including Heavy Mineral Sands (Ilmenite, Rutile, Zircon), Gold, and Diamonds.
- Synergistic Project Pipeline: Shovel-ready projects in Infrastructure, Agribusiness, and Energy designed to create immediate cash flows.
- Unassailable Competitive Advantage: Full community endorsement and a strategic plan provide a streamlined path to permits and a significant competitive moat. No meaningful competition exists.
- Investment Required: Phased capital allocation of \$475-\$800 million.
- Robust Financial Returns: Target Project IRR of 25-35% over a 10-year horizon.
- Human-Centric Model: 15% of net operational cash flow is reinvested into the Community Development Fund, financing schools, clinics, and vocational training, creating a stable operating environment.
- Governance & Security: A Special Project Office (SPO) with balanced governance (Investors, Council, Independent Chair) ensures alignment and transparency.
- Strategic Advantage

Grand Kru offers a unique partnership framework:

- A vertically integrated economic zone capturing value across the entire supply chain.
- Government Support: Alignment with Liberia's national development agenda.
- Legacy Provision: Exit covenants ensure community benefits and operational standards are maintained by future owners.
- Partnership Flexibility

We seek 2-3 foundational investment partners for flexible structures:

- Equity Partnership in the master holding company.
- Project-Specific Joint Ventures in individual sectors (Logistics, Agriculture, Minerals).
- Customized Co-Investment models.

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## LETTER FROM THE PRESIDENT & CEO

November 28, 2025

*To Prospective Visionary Investment Partners,*

*It is with immense pride and a sense of historic purpose that I present this proposal for the Grand Kru County Development Initiatives. As both President of Africa Business Development Network Ltd and a Special Envoy for Trade & Investment (Eastern Europe), I have witnessed many investment proposals. This initiative is different. It represents a fundamental shift from the extractive models of the past to a holistic, human-centric partnership for the future.*

*Grand Kru County is not just a location on a map; it is a region brimming with potential, endowed with significant mineral wealth, and, most importantly, governed by a unified leadership with a clear, community-owned strategic plan. The Chairpersons and Elders Council have laid the groundwork for a transformation that balances economic prosperity with social equity.*

*This proposal is an invitation to become a foundational partner in building a self-sufficient, prosperous economic zone. Your capital will not merely extract resources; it will build revenue-generating infrastructure that unlocks a world-class mineral portfolio. The synergy between these elements is engineered to de-risk your investment, create immediate cash flows, and generate outsized returns, all while transforming a community.*

*We have moved beyond talking. We have a plan, we have the full endorsement of the community, and we have the assets. What we seek are 2-3 strategic partners who share our vision that the most valuable and defensible investments are those that lift everyone involved.*

*I am personally committed to ensuring this partnership is built on transparency, operational excellence, and mutual success. I look forward to discussing how we can co-create a legacy that will be measured in both financial returns and human progress.*

*Thank you for considering this groundbreaking opportunity.*

*With warm regards,*

Edward Alfa Keta  
President & CEO

Africa Business Development Network Ltd  
Special Envoy for Trade & Investment (Eastern Europe)  
Ministry of Foreign Affairs, Republic of Liberia

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## INTRODUCTION TO THE GRAND KRU OPPORTUNITY

### **A Convergence of Resource Wealth and Strategic Development**

Liberia is rapidly emerging as a premier investment destination in West Africa, and Grand Kru County represents its most promising and untapped frontier. This initiative is a convergence of a confirmed, untapped resource base and a synergistic, shovel-ready project pipeline in infrastructure, agriculture, and energy.

### **The Grand Kru Advantage: Beyond Extraction**

**Holistic Development Model:** We are creating a vertically integrated economic zone. Early-stage infrastructure and agricultural revenues de-risk and fund later-stage, capital-intensive mineral extraction.

**Community as Partner:** The Council's Strategic Plan embodies full community and traditional leadership buy-in, ensuring operational stability and a motivated workforce. This is our social license to operate.

**Government Priority:** This initiative is fully aligned with Liberia's national development agenda, ensuring regulatory support and smooth implementation.

### **The Untapped Potential**

Grand Kru County possesses confirmed potential for numerous high-demand minerals, offering a compelling standalone investment case, now enhanced by a plan to build the necessary infrastructure for their exploitation.

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## THE SYNERGISTIC INVESTMENT THESIS

### Engineering a Virtuous Cycle of Value Creation

Our investment thesis is built on a powerful synergy between enabling infrastructure and resource monetization, creating a virtuous cycle that drives both financial returns and social impact.

#### A. The Untapped Resource Base

Grand Kru County's geological portfolio is world-class. **Heavy Mineral Sands (Priority)**, The coastline is highly prospective for ilmenite, rutile, zircon, and monazite, critical minerals for the technology, aerospace, and green energy sectors.

**Gold & Diamonds:** Located within prolific regional shear zones known for artisanal and commercial production.

**Industrial Minerals:** Significant potential for barite (oil/gas drilling), phosphate (fertilizer), and silica sand (glass/ceramics).

*Implication:* First-mover investors can secure highly favorable terms on a world-class resource portfolio.

#### B. The Synergistic Development Plan

The Council's 5 to 10-Year Strategic Plan provides the framework to de-risk investment: The Plan as a Roadmap: It identifies and prioritizes "shovel-ready" projects that generate early revenue.

**The Plan as a De-risking Tool:** Investors build revenue-generating infrastructure (e.g., ports, power, processing plants) that also directly supports and lowers the operating costs of resource extraction.

By co-investing in both, partners create a vertically integrated economic zone, capturing value at every stage of the supply chain.

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## OUR PARTNERS: GRAND KRU CHAIRPERSONS AND ELDERS COUNCIL

### The Bedrock of Our Social License and Strategic Execution

The Grand Kru Chairpersons and Elders Council is the legitimate and recognized traditional governing body of Grand Kru County. Their partnership is the cornerstone of this initiative, providing an unassailable competitive advantage.

### Mandate and Authority

- **Representation:** The Council represents the collective will and interests of the Grand Kru people.
- **Strategic Vision:** The architect of the 5-10 Year Strategic Plan that guides this initiative.
- **Conflict Resolution:** The primary body for resolving community-level disputes, ensuring operational stability.

### Role in the Partnership

- **Contributing Assets:** Provides the Strategic Plan, community license to operate, data, and resource rights as its equity contribution.
- **Governance:** Holds seats on the Board of the Special Project Office (SPO) to ensure strategic alignment.
- **Community Liaison:** Facilitates seamless community engagement, employment, and procurement.
- Our Shared Core Principles

All operations will be governed by an unwavering commitment to:

- Transparency
- Accountability
- Inclusiveness
- Teamwork

This partnership is built to last, ensuring that the legacy of this initiative benefits Grand Kru for generations to come.

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## THE DEVELOPMENT CONCESSION & LEGAL FRAMEWORK

### A Secure and Supported Investment Environment

The Grand Kru County Development Initiatives operate under a comprehensive and supportive legal framework, with unprecedented community backing.

### Legal Status

**Development Mandate:** Formal mandate from the Grand Kru Chairpersons and Elders Council to develop the county according to the ratified Strategic Plan.

**Government Alignment:** Full alignment with Liberia's ARREST Agenda and national development priorities.

**Partnership Structure:** The framework is established for the creation of a holding company (Grand Kru Development Holdings - GKDH) and specific operating companies (OpCos) for each project pillar.

### Mineral & Land Rights Status

**Mineral Rights Pathway:** Clear pathway to Mineral Development Agreements (MDAs) and Class A Mining Licenses for the resource portfolio, facilitated by the Council's endorsement.

**Surface Rights:** Secured through agreement with the Council and local landowning communities.

**Encumbrances:** No liens, charges, or third-party claims on the overall initiative.

### Regulatory Compliance

The initiative will adhere to all Liberian regulations under the oversight of:

- Ministry of Mines and Energy
- National Bureau of Concessions
- Environmental Protection Agency
- Liberia Revenue Authority
- Development Readiness

**Community Support:** Unprecedented pre-investment community engagement and endorsement via the Strategic Plan.

- Project Pipeline: Pre-identified "shovel-ready" projects for immediate implementation.
- Work Program: Detailed phased development plan prepared.

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## INVESTMENT HIGHLIGHTS

### Why This Opportunity Stands Out

#### 1. Dual-Value Proposition

- Revenue-Generating Infrastructure: Build assets (ports, power, processing plants) that create immediate, utility-style cash flows.
- Resource Monetization: Unlock a world-class portfolio of high-demand minerals for leveraged equity-style returns.
- Synergy: Infrastructure lowers the cost and risk of resource extraction, while resource profits fund further development.

#### 2. Unassailable Competitive Moats

- No Meaningful Competition: Grand Kru is a greenfield site. The Council's Strategic Plan and endorsement provide a streamlined path that no other entity can match.
- Social License to Operate: Full community endorsement ensures operational stability and a motivated workforce.
- First-Mover Advantage: Secure highly favorable terms on Liberia's next major resource play.

#### 3. Robust Financial Projections

- Target IRR: 25-35% over a 10-year horizon.
- Phased Investment: \$475 million-\$800 million, deployed in milestone-based tranches.
- Cumulative Revenue Target: \$1.2 Billion- \$2.1 Billion.
- Rapid Early Cash Flow: Infrastructure and agriculture projects target breakeven within 3 years.

#### 4. Human-Centric Model as a Risk Mitigation Tool

- GKCD Fund: 15% of net operational cash flow is automatically reinvested into the Grand Kru Community Development Fund.
- Impact: Finances schools, clinics, and vocational training, creating a stable, skilled, and prosperous operating environment.
- ESG Premium: Anticipated to lower the cost of debt capital by 200-300 basis points.

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## 5. Professional Governance & Risk Mitigation

- Special Project Office (SPO): Balanced governance (Investors, Council, Independent Chair) oversees all operations.
- Phased Execution: Early revenue funds later, capital-intensive phases, protecting investor capital.
- Proactive Risk Management: Comprehensive strategies for regulatory, community, and execution risks.

## FINANCIAL PROJECTIONS

### PAYBACK PERIOD

3-5 YEARS: For initial infrastructure & agribusiness pillars

- INTERNAL RATE OF RETURN (IRR)
- 25-35%

10-YEAR TARGET, SYNERGY-ENHANCED

- TOTAL INVESTMENT
- \$475-\$800 MILLION

PHASED & MILESTONE-DRIVEN

- 10-YEAR CUMULATIVE REVENUE
- \$1.2 - \$2.1 BILLION

FROM DIVERSIFIED PROJECT PIPELINE

- 
- 7. Favorable Fiscal Terms
  - Potential for tax holidays under negotiated MDAs.
  - Duty-free importation of capital equipment.
  - 100% foreign ownership permitted under Liberian law.
  - 8. Multiple Exit Opportunities
  - Strategic Sale to a major operator or consortium.
  - IPO on a regional exchange.
  - Secondary Sale to an infrastructure/impact fund.
  - Long-Term Dividend recapitalization.

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## PARTNERSHIP MODELS

### Flexible Structures for Strategic Alignment

We offer multiple partnership approaches designed to meet different investor objectives for the overarching Grand Kru Development Initiatives.

#### Model 1: Master HoldCo Equity Partnership Structure:

- Investor acquires a significant equity stake in the master holding company, Grand Kru Development Holdings (GKDH).
- Provides diversified exposure to the entire project portfolio.

#### Advantages:

- Full participation in the synergistic upside across all pillars.
- Simplified investment structure at the top level.
- Shared control over strategic direction.

#### Governance:

- Board representation in the Special Project Office (SPO).
- Key decisions requiring mutual consent.

#### Model 2: Project-Specific Joint Venture Structure:

- Formation of individual Special Purpose Vehicles (SPVs) for each project pillar (e.g., Kru Coast Logistics, Kru Agro-Processing).
- Investor takes a leading role in a specific SPV.

#### Advantages:

- Targeted exposure to a specific sector (e.g., Infrastructure, Minerals).
- Defined roles and responsibilities within the chosen SPV.
- Isolates financial and legal risk to the specific project.

#### Model 3: Co-Investment Consortium Structure:

- 2-3 investors form a consortium to collectively partner in the master HoldCo.
- Africa Business Development Network Ltd and the Council act as the coordinating and managing partners.

#### Advantages:

- Risk-sharing among aligned partners.
- Pooling of capital and expertise.
- Ideal for the scale of this initiative.

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## PHASED IMPLEMENTATION PLAN

### Prudent Capital Deployment with Milestone-Based Execution

#### Phase 1: Foundational Infrastructure & Proof of Concept (Years 0-3)

Capital: \$120 million-\$200 million

Objective: Establish revenue-generating infrastructure and confirm mineral reserves.

#### Key Projects:

- Coastal Logistics Corridor: Develop deep-water capable port facilities and modern ferry services.
- Agribusiness Transformation: Establish large-scale central processing for cash crops.
- Phase I Mineral Survey: Fund comprehensive aerial, geophysical, and geological surveys.

#### Success Metrics:

- Operational breakeven for logistics and agribusiness by Year 3.
- Inferred resource definition for priority minerals.
- Creation of 1,200-2,000 direct jobs.

#### Phase 2: Scalable Expansion & Mineral Development (Years 4-7)

Capital: \$225 million-\$380 million

Objective: Scale infrastructure and commence large-scale mineral extraction.

#### Key Projects:

- Significant expansion of port and agricultural processing capacity.
- Construction of industrial-scale mineral processing plants (e.g., for Heavy Mineral Sands).
- Development of the County Power Utility with expanded solar mini-grids.

#### Success Metrics:

- Exponential growth in cash flow.
- Mineral operations achieving commercial production.
- Creation of 3,000-5,000 additional direct jobs.

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### Phase 3: Optimization & Sustained Growth (Years 8-10)

Capital: \$130 million-\$220 million (Largely Self-Funded)

Objective: Maximize resource recovery, optimize operations, and explore further expansion.

Initiatives:

- Process optimization and technological upgrades across all pillars.
- Major community development programs funded by the GCD.
- Potential acquisition of adjacent concessions and diversification into new sectors.

## FINANCIAL PROJECTIONS & ROI ANALYSIS

Conservative Projections Based on Synergistic Model

Base Case Assumptions (10-Year Horizon)

The table below outlines the key financial and operational assumptions driving the projections.

Assumption Category	Detail	Value
<b>Gold Price</b>	Conservative 3-year average basis	<b>\$1,800/oz</b>
<b>HMS Basket Price</b>	Conservative long-term forecast	N/A (Qualitative)
<b>Infrastructure ROI (IRR)</b>	Stable, utility-style returns	<b>12–18% IRR</b>
<b>Mineral Development ROI (IRR)</b>	Leveraged, equity-style returns	<b>30%+ IRR</b>
<b>Royalty Rate</b>	Statutory range	<b>3–5%</b>
<b>Corporate Tax</b>	Years 1–5 under MDA, 25% thereafter	<b>0% (Yrs 1-5), 25% (Yrs 6+)</b>
<b>GCD Reinvestment</b>	Percentage of Net Operational Cash Flow	<b>15%</b>

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## Financial Performance Projection

This comprehensive 10-year analysis delineates a high-growth project lifecycle. Characterized by strategic front-loaded capital expenditure, the project rapidly transitions into a high-margin operational phase, delivering substantial shareholder value and robust community impact.

CUM. REVENUE

**\$1.65B**

Midpoint Estimate

Range: \$1.2B - \$2.1B



CUM. EBITDA

**\$781M**

~47% Margin

Range: \$568M - \$995M



10-YEAR NPV

**\$575M+**

@ 15% Discount Rate

Base: \$400M - High: \$750M+



PROJECT IRR

**30%**

Avg. Return

Range: 25% - 35%



### Phase-by-Phase Financial Trajectory

The project executes in three distinct phases. **Phase 1** focuses on heavy infrastructure investment with minimal initial yield. **Phase 2** marks the pivotal shift to high-growth expansion, where revenue overtakes CAPEX. **Phase 3** represents operational maturity, maximizing EBITDA generation with stabilized sustaining capital.

#### Phase 1: Foundation (Y1-3)

High capital intensity. Investment focuses on core infrastructure. Revenue is minimal as operations initialize.

#### Phase 2: Acceleration (Y4-7)

The "Breakout" period. Revenue surges (~10x Phase 1). CAPEX peaks to support scaling, but margins expand significantly.

#### Phase 3: Maturity (Y8-10)

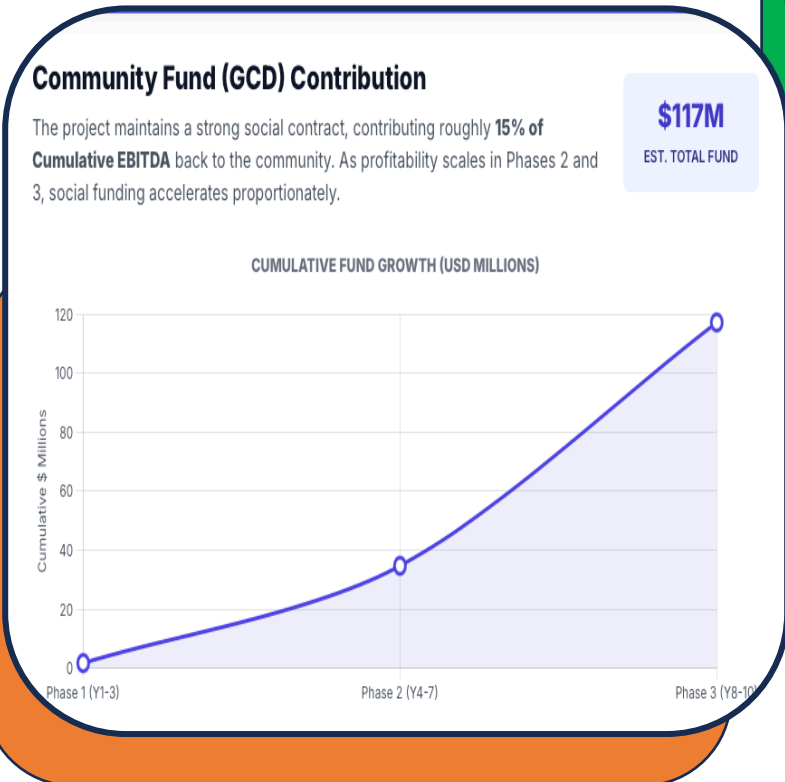
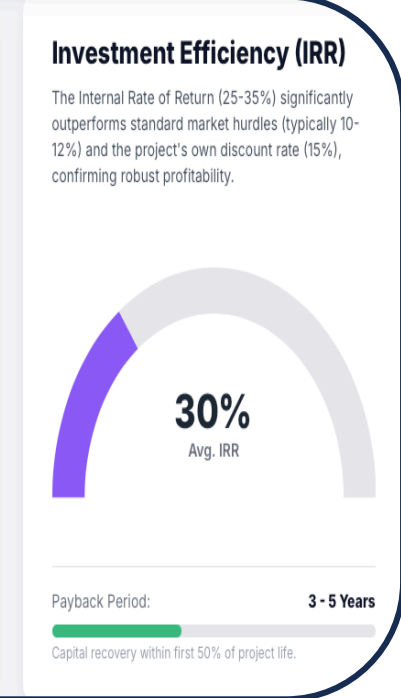
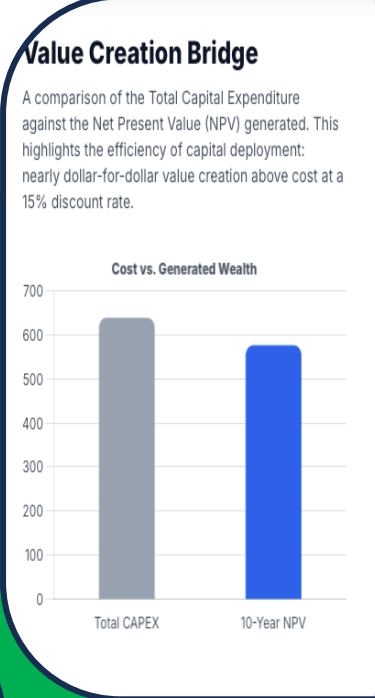
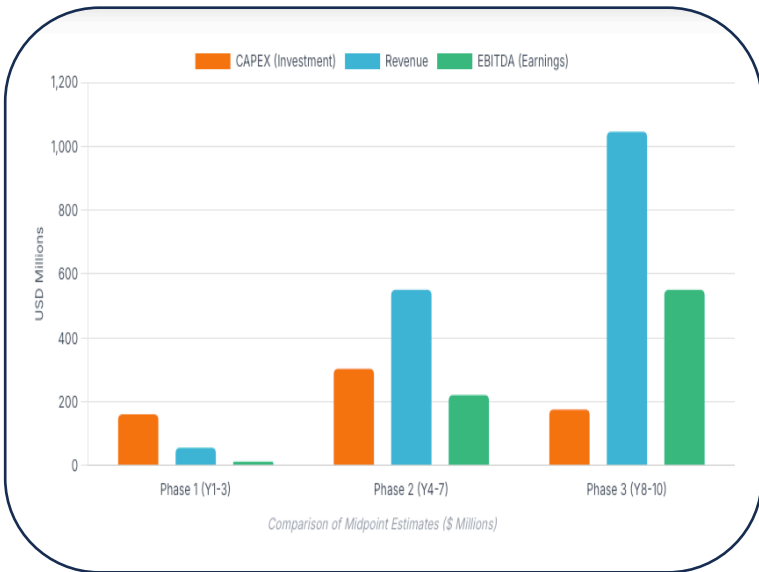
Cash flow harvest. Revenue and EBITDA hit maximums while CAPEX normalizes to sustaining levels.

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## RISK ASSESSMENT & MITIGATION

### Proactive Risk Management Strategy

#### 1. Resource Estimation Uncertainty

- *Risk:* Actual mineral reserves lower than projected.
- *Mitigation:* Phased investment. Phase 1 is dedicated to systematic survey and resource definition. Capital for extraction is only deployed upon positive results.

#### 2. Execution & Operational Risk

- *Risk:* Project delays or cost overruns.
- *Mitigation:* Experienced SPO governance. Staged capital deployment with milestone triggers. Proven engineering and construction partners.

#### 3. Commodity Price Volatility

- *Risk:* Declining prices for minerals or agricultural products.
- *Mitigation:* Diversified portfolio. Infrastructure provides stable, defensive cash flows. Conservative price assumptions in modeling.

#### 4. Regulatory & Political Risk

- *Risk:* Unfavorable changes in legislation or tax regime.
- *Mitigation:* Alignment with national agenda. Mineral Development Agreements (MDAs) with stability clauses. Strong government relationships.

#### 5. Community Relations Risk

- *Risk:* Community opposition or social license challenges.
- *Mitigation:* Unprecedented pre-engagement. The Council's Strategic Plan is the social license. The mandated GCD Fund embeds benefit-sharing into the corporate DNA.

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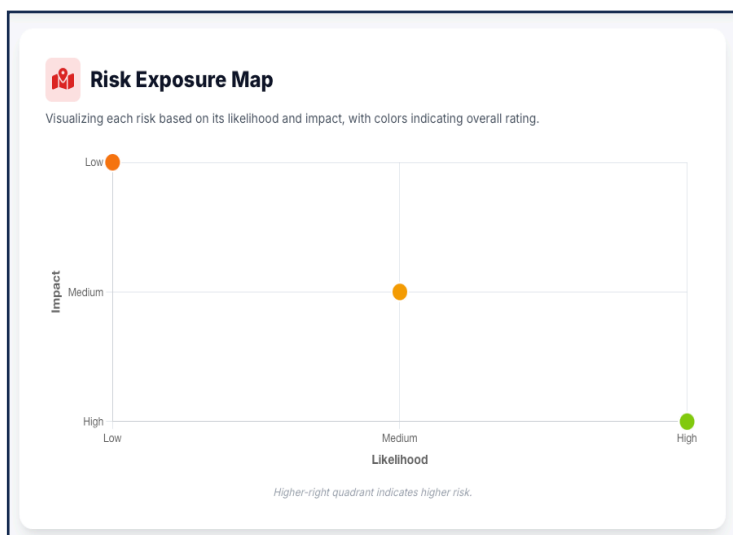
## Project Risk Landscape

This comprehensive risk matrix provides a strategic overview of potential threats and opportunities, assessing likelihood and impact to inform robust mitigation strategies and ensure project resilience.

5  
 Key Risk Categories

2  
 Medium-High Risks

100%  
 Risks Addressed



### Detailed Risk Matrix

RISK CATEGORY	LIKELIHOOD	IMPACT	OVERALL RATING	MITIGATION STATUS
Resource Uncertainty	Medium	High	Medium-High	Addressed through phased approach
Execution Risk	Medium	Medium	Medium	Addressed through SPO governance
Commodity Price	High	Medium	Medium-High	Mitigated by diversification
Regulatory Changes	Low	High	Medium	Addressed through MDA & alignment
Community Relations	Low	High	Low-Medium	Addressed by Council partnership & GCD Fund

Data reflects current assessments and mitigation strategies.

### Overarching Mitigation Strategies

A multi-faceted approach ensures that critical risks are not only identified but actively managed through proactive measures and robust governance.

**Phased Development**  
Reduces Resource Uncertainty by sequential deployment.

**Diversification**  
Shields against Commodity Price fluctuations.

**Strategic Partnerships**  
Strengthens Community Relations and regulatory alignment.

**SPO Governance**  
Mitigates Execution Risk through structured oversight.

**Regulatory Alignment**  
Proactively addresses potential Regulatory Changes.

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## ENVIRONMENTAL & SOCIAL GOVERNANCE

Commitment to Sustainable and Responsible Development Environmental Management Framework

**Compliance:** Full adherence to Liberia's Environmental Protection and Management Law and World Bank standards.

**Impact Assessments:** Comprehensive EIAs conducted for all projects prior to execution.

### Key Focus Areas:

**Water Management:** Zero-discharge policy for process water, sediment control.

Land Rehabilitation: Progressive rehabilitation of disturbed areas.

Biodiversity Protection: Protocols for protecting local ecosystems.

### Social Responsibility & Community Development

The Grand Kru Community Development (GKCD) Fund is the engine of our social commitment.

Funding: 15% of net operational cash flow from *every project* is automatically allocated.

Governance: Managed by a separate board including community leaders and independent experts.

**Purpose:** Finances critical development projects from the Strategic Plan: schools, clinics, vocational training centers, teacher housing.

### ESG Performance Targets

ESG Performance Metric	Year 5 Target	Year 10 Target
Local Employment	80% of non-specialized roles	85% of all roles
Vocational Training	1,200 places offered	5,000 places offered
GCD Fund Disbursed	\$25 Million	\$150+ Million
Environmental Incidents	Zero major incidents	Zero major incidents

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## Governance & Transparency

- **Anti-Corruption:** Strict policies with whistleblower protection.
- **Reporting:** Public reporting on ESG performance and EITI compliance.
- **Oversight:** Board-level SPO committee dedicated to ESG monitoring.

## MARKET ANALYSIS & RESOURCE OUTLOOK

### *Favorable Fundamentals for Grand Kru's Portfolio*

#### *Heavy Mineral Sands (HMS) - Primary Driver*

*Demand Surge: Driven by irreversible trends in electrification, technology, and green energy.*

*Critical Minerals: Ilmenite (Titanium), Rutile (Titanium), Zircon (ceramics) are essential for aerospace, paints, and electronics.*

**Supply Constraints:** Limited new sources, creating a favorable long-term price outlook.

## Gold & Diamonds

**Safe-Haven Asset:** Continued global economic uncertainty supports strong gold prices.

**Regional Provenance:** West Africa is an established, high-quality gold and diamond province.

Agricultural Products (Palm Oil, Cocoa)

- **Global Demand:** Consistent growth in global food and commodity markets.
- **Local Food Security:** Commercialized agriculture directly improves regional food security.
- **Infrastructure Services**
- **Monopoly Position:** The Coastal Logistics Corridor will have a monopoly on county-level transport and logistics.
- **Captive Demand:** Built-in demand from our own mining and agribusiness operations, plus the wider community.
- **Strategic Market Positioning**
- **Low-Cost Operator:** Synergistic model lowers operating costs for mineral extraction.
- **Responsible Sourcing:** ESG-focused development attracts premium off-takers and lenders.
- **First-Mover Advantage:** Secures Liberia's next major resource play ahead of competitors.

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## OPERATIONAL PLAN

Integrated Management for Synergistic Outcomes

The Special Project Office (SPO) - Central Command

The SPO will act as the central coordinating and management body for all initiatives, ensuring alignment with the Grand Kru Strategic Plan.

### Functions:

Oversight: Approves annual budgets, major CAPEX, and strategic direction.

ESG & Impact Monitoring: Manages the GCD Fund and tracks all KPIs.

Centralized Services: Provides shared services (HR, Legal, Community Relations) to all projects.

Profit Pooling & Reinvestment: Manages capital flow between projects.

### Project-Level Execution: The HoldCo/OpCo Structure

A holding company, Grand Kru Development Holdings (GKDH), will own or control individual Operating Companies (OpCos) for each major project.

- **OpCo 1:** "Kru Coast Logistics" (Ports & Transport - BOOT Model)
- **OpCo 2:** "Kru Agro-Processing" (Agriculture - JV Model)
- **OpCo 3:** "Kru Mineral Ventures" (Mineral Exploration & Extraction - Earn-In/JV Model)

This structure provides flexibility for investment and isolates financial and legal risk.

### Phased Operational Ramp-Up

- **Phase 1:** Focus on establishing logistics and agribusiness operations, while mineral surveys proceed.
- **Phase 2:** Integrate mineral extraction operations, utilizing the established infrastructure and power.
- **Phase 3:** Optimize all operations for maximum efficiency and profitability.

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## GOVERNANCE STRUCTURE

Ensuring Alignment, Transparency, and Efficiency

The governance model is designed to balance investor oversight with community representation and technical expertise.

### The Special Project Office (SPO) Board of Directors

- 2-3 Seats: Investor Appointees (bringing financial, technical, and operational expertise).
- 2-3 Seats: Grand Kru Council Appointees (ensuring community and strategic alignment).
- 1 Seat: Independent Chairperson (mutually agreed upon, with expertise in sustainable development in Africa).
- 1 Seat (Observer): Representative from the Government of Liberia (ensuring national alignment).

### Key Governance Principles

- **Transparency:** All major decisions, budgets, and performance reports are available to the board.
- **Accountability:** Clear performance metrics for each OpCo and the SPO management.
- **Inclusiveness:**
  - **Community:** The GCD Fund has its own independent board with community representation.
  - **Workforce:** Local content targets are enforced and monitored.

### Management Team

- **SPO Executive Director:** Day-to-day leadership of the entire initiative.
- **OpCo Managing Directors:** Experienced professionals leading each operational pillar (Logistics, Agriculture, Minerals).
- **Shared Services Heads:** Finance, HR, Legal, Community Relations reporting to the SPO.

This structure ensures that the initiative is run with professional rigor while remaining true to its human-centric principles and strategic objectives.

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## COMMUNITY ENGAGEMENT

Building Sustainable Relationships for Mutual Benefit

Our community engagement is not a program; it is the foundation of our operating model.

Stakeholder Partnership

**Primary Partner:** The Grand Kru Chairpersons and Elders Council.

- Continuous Dialogue: Monthly liaison committee meetings and quarterly general assemblies.

**Grievance Mechanism:** A formal, documented process for resolving concerns with independent oversight.

The Grand Kru Community Development (GKCD) Fund

This is the core of our humanistic model, a strategic reinvestment engine, not a charity.

**Mandated Funding:** 15% of Net Operational Cash Flow from every OpCo.

- Community-Determined Use: Funds projects from the community's own Strategic Plan (schools, clinics, training).
- Transparent Governance: Separate board with community leaders and independent experts.
- Local Content & Economic Integration

**Employment:** Target of 80% of non-specialized and 50% of specialized roles (with training) for Grand Kru citizens.

- Procurement: Priority for local suppliers of goods and services.
- Skills Development: Vocational training integrated into all project operations.
- Memorandum of Understanding (MOU)

A formal MOU with the Council encapsulates these commitments, including:

- Employment and procurement preferences.
- Community development fund contributions.
- Environmental protection and monitoring.
- Joint implementation and review committees.

This approach transforms the community from stakeholders into shareholders in the success of the initiative.

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## TECHNOLOGY & INFRASTRUCTURE PLAN

Modern, Efficient Systems for a 21st-Century Economic Zone

### Phase 1: Foundational Infrastructure (\$120M-\$200M CAPEX)

#### Coastal Logistics Corridor:

- Scope: Develop deep-water capable port facilities and modern ferry services at key depots.
- Technology: Modern cargo handling equipment, vessel tracking systems, port management software.
- Value Driver: Creates a monopoly on county logistics, essential for all other operations.

#### Agribusiness Transformation:

- Scope: Establish a large-scale central processing facility for cash crops (palm oil, cocoa) from community farms.
- Technology: Modern, efficient processing machinery for oil extraction and cocoa fermentation.
- Value Driver: Captures value-add margin from agricultural products.

#### Mineral Survey:

- Scope: Fund comprehensive aerial, geophysical, and geological surveys to confirm reserves.
- Technology: Airborne geophysics, GIS mapping, drone surveying, assay laboratories.
- Value Driver: Secures data and exclusive rights to the resource portfolio.

### Phase 2: Scalable & Industrial Systems (\$225-\$380M CAPEX)

#### County Power Utility:

- Scope: Develop extensive solar mini-grids to power key towns and industrial operations.
- Technology: Solar PV arrays, battery storage, smart grid management.
- Value Driver: Provides reliable, lower-cost power, generating stable revenue.

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### Mineral Processing Plants:

- Scope: Construction of industrial-scale plants for Heavy Mineral Sands and other minerals.
- Technology: Standard, proven mineral separation circuits (gravity, magnetic, electrostatic).
- Value Driver: Transforms raw materials into high-value export products.

## EXPORT & LOGISTICS STRATEGY

### Efficient Routes to International Markets

**The Coastal Logistics Corridor:** Our Primary Artery

**Domestic Hub:** The developed ports at Garraway and Grand Cess will serve as the primary export points for all products.

**International Connection:** Ferries and barges will connect these hubs to the deep-water port of Buchanan, Liberia, and onward to global markets.

### Regulatory Compliance Framework

**Kimberley Process:** For diamond exports.

**Mineral Export Certification:** Required for gold and other minerals from the Ministry of Mines and Energy.

**Agricultural Export Permits:** From the Ministry of Agriculture.

### Product-Specific Logistics

#### 1. Heavy Mineral Sands Concentrate:

- Transport: Barged from Grand Kru to Buchanan.
- Offtake: Sold directly to international smelters and processors.

#### 2. Gold & Diamonds:

- Security: High-security transport, following international protocols.
- Export: Through approved channels with LBMA/Kimberley compliance.

#### 3. Processed Agricultural Products (Palm Oil, Cocoa):

- Transport: Packaged and shipped via the same logistics corridor.

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- Markets: Local, regional, and international food and cosmetic industries.

#### **Risk Management**

- **Security:** Professional security protocols for high-value goods.
- **Redundancy:** The multi-port strategy within the corridor mitigates single-point failure risks.
- **Insurance:** Comprehensive coverage for goods in transit.

## **TAX & FISCAL REGIME**

### *Liberia's Competitive Fiscal Framework*

#### *Mineral Development Agreement (MDA) Benefits*

*For the mineral extraction OpCos, we will negotiate MDAs which typically provide:*

- **Tax Holidays:** 5-10-year corporate income tax holiday.
- **Customs Duty:** 0% on all mining equipment and capital inputs.
- **Stability Clauses:** Protection against adverse changes in fiscal terms for the agreement's duration.

#### **General Fiscal Terms**

- **Corporate Income Tax:** Standard rate is 25%, but 0% during MDA holiday.
- **Royalties:** Sliding scale of 3-5% on the gross value of minerals.
- **Repatriation:** 100% repatriation of profits and capital is permitted.
- **The Grand Kru Community Development (GKCD) Fund**
- **Status:** This is a pre-tax, operational cash flow allocation, not a profit-based donation. It is a core operational cost embedded in the model.
- **Benefit:** Creates a stable operating environment, reducing risks and indirectly enhancing profitability.

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**Fiscal Compliance**

- The SPO will ensure all OpCos maintain full compliance with the Liberia Revenue Authority (LRA).
- Transparent reporting and auditing will be standard practice.

Liberia offers one of West Africa's most favorable and transparent fiscal regimes for integrated development projects of this nature.

## COMPARATIVE ANALYSIS

**Benchmarking Against Regional Opportunities**  
**Why Grand Kru is Unique**

# THE GRAND KRU ADVANTAGE

Redefining Mining Investment through Integration & Partnership

Risk Mitigated
Returns Leveraged
Legacy Secured

**Holistic Strategic Superiority**

Traditional mining investments are often plagued by high competition, binary risks, and contentious social dynamics. The **Grand Kru Integrated Model** fundamentally shifts the curve.

By securing a greenfield site with no meaningful competition and embedding social license upfront, Grand Kru scores significantly higher across all key investment parameters.

**Key Takeaway**

The chart illustrates the Grand Kru model's dominance in stability and long-term value creation compared to the volatile Standard Model.

**Model Performance Profile**

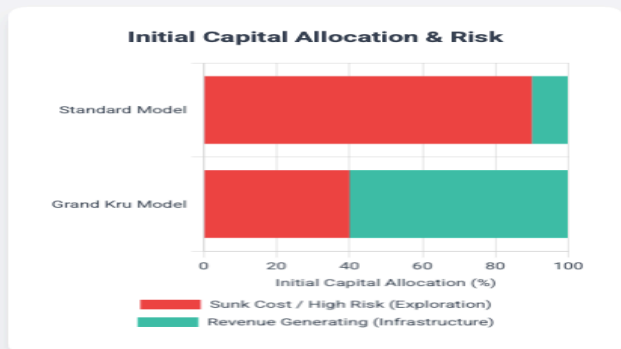
Rated on a scale of 1-10 for Investment Attractiveness

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### Smart Capital: Infrastructure First

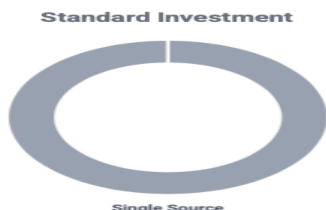
In the **Standard Model**, capital is sunk upfront into high-risk exploration with zero guarantee of return. It is a binary bet: hit or miss.

**Grand Kru** adopts a phased "Medium Risk" profile. Capital is first deployed into **Revenue-Generating Infrastructure**. This utility infrastructure creates immediate cash flows, validating the investment before significant capital is risked on extraction.

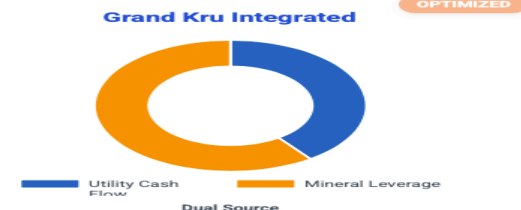
- ⚠ Standard: High upfront risk, zero initial revenue.
- 🛡 Grand Kru: Asset-backed, immediate utility cash flow.

### Diversified Return Drivers

Why rely on a single commodity price? The Grand Kru model introduces a **Dual Return** engine, stabilizing revenue through infrastructure utility while retaining the upside of mineral leverage.



100% reliant on volatile commodity production. If prices drop, the project fails.

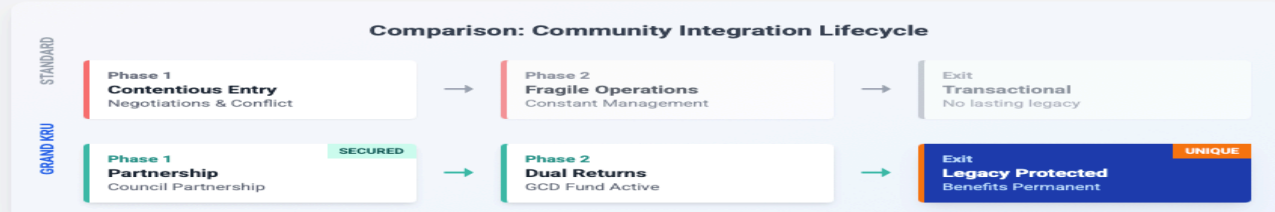


Balanced portfolio: Stable Utility Cash Flows provide a floor, while Mineral Returns provide the ceiling.

### The "Social License" Moat

The most common cause of project failure is social conflict. Standard models treat communities as obstacles to be managed.

Grand Kru pre-secures this license via a **Council Partnership** and the **GCD Fund**. The community is a partner, not a protestor. The "Legacy Provision" ensures this stability survives any future sale.



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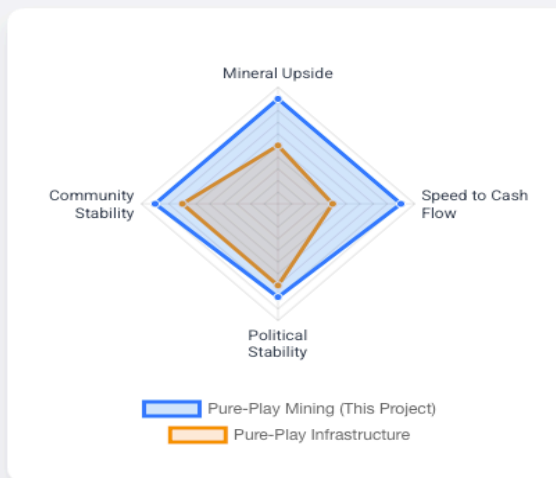
## Mining vs. Infrastructure

Traditional infrastructure projects offer stability but often lack significant upside. Pure-Play Mining, conversely, provides a **higher overall return potential** driven by mineral upside.

Our model optimizes the risk-return ratio. We sacrifice the slow pace of infrastructure for the **faster path to initial cash flow** inherent in mining, without compromising on stability thanks to our community framework.

### Key Takeaway

The "Pure-Play" approach captures the sweet spot: high mineral returns with a significantly accelerated timeline compared to heavy infrastructure builds.



## Risk Mitigation Profile

Compared to other African projects, our "Unified Leadership" approach drastically lowers the typical barriers to entry.



**POLITICAL RISK**  
**Significantly Lower**  
Due to direct community partnership.

**COMMUNITY ALIGNMENT**  
**100% Unified**  
Leadership is integrated, not external.

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## The Unparalleled Trifecta

Why this project succeeds where others stall.



### Verified Resources

Geological data is confirmed. The asset base is known, quantifiable, and ready for extraction logic.



### Shovel-Ready Plan

Operational planning is complete. We are past the conceptual phase and moving immediately to execution.



### Unified Leadership

Community and project leadership act as one entity, eliminating the friction typical of African projects.

## Accelerated Path to Value

### Project Inception

Unified community agreement secured.

1

### Infrastructure Setup

Rapid deployment of shovel-ready operational plan.

2

### Initial Cash Flow

Achieved significantly faster than pure infrastructure plays.

3

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## TIMELINE & MILESTONES

- ***Detailed Project Implementation Schedule***
- ***Pre-Implementation & Partnership Finalization (Months 1-3)***
- ***Finalize Partnership: Due diligence, term sheet negotiation, definitive agreements.***
- ***SPO Establishment: Legal incorporation, board formation, hiring of Executive Director.***
- ***Detailed Feasibility Studies: Finalize engineering plans for Phase 1 projects.***
- ***Phase 1: Foundational Development (Months 4 - 36)***
- ***Months 4-18: Mobilization and construction of Coastal Logistics Corridor and Agribusiness Processing Plant. Commence Mineral Survey.***
- ***Milestone: First logistics revenue; first processed agricultural exports.***
- ***Months 19-36: Ramp-up of logistics and agribusiness operations. Completion of Mineral Survey with inferred resource statement.***
- ***Milestone: Operational breakeven for Phase 1 projects; resource definition complete.***
- ***Phase 2: Scalable Expansion (Months 37 - 84)***
- ***Months 37-60: Final investment decision on mineral projects. Construction of mineral processing plants. Expansion of infrastructure capacity.***
- ***Milestone: First mineral production and export.***
- ***Months 61-84: Ramp-up of mineral operations to full capacity.***
- ***Milestone: Project-level capital fully recovered; exponential cash flow growth.***
- ***Phase 3: Optimization & Legacy (Months 85 - 120+)***
- ***Continuous optimization across all pillars.***
- ***Full implementation of community development projects from GCD Fund.***
- ***Preparation for and execution of investor exit strategies.***

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## FREQUENTLY ASKED QUESTIONS

### Addressing Key Investor Concerns

#### Technical & Operational

Q: What confirms the mineral potential?

A: Historical data, regional geology (part of the West African Craton), and artisanal activity confirm potential. Our Phase 1 systematic survey is designed to convert this potential into defined resources.

Q: How does the synergy work in practice?

A: The port lowers the cost of importing equipment for mining and exporting mineral concentrate. The power plant provides reliable, cheaper electricity for all operations. The agriculture project provides initial cash flow and supports local food security, stabilizing the community.

#### Financial

Q: What is the total investment and its breakdown?

A: A phased investment of \$475 million-\$800 million over 10 years. Phase 1 (Infrastructure & Survey) is \$120M-200M; Phase 2 (Expansion & Minerals) is \$225M-380M; Phase 3 (Optimization) is \$130M-220M.

Q: How robust are the financial projections?

A: They are based on conservative commodity prices and regional benchmarks. The sensitivity analysis shows viability even in a downside case, thanks to defensive infrastructure cash flows.

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## Regulatory & Partnership

Q: Is the community endorsement legally binding?

A: It is encapsulated in a formal Memorandum of Understanding with the Council and is the foundation of our social license. The Council's equity stake in the HoldCo legally aligns their interests with the project's success.

Q: What governance controls will investors have?

A: Investors will have proportional board representation in the central Special Project Office (SPO), which controls budgets, major CAPEX, and strategic direction for all underlying OpCos.

Q: What are the exit options?

A: Multiple paths: Strategic Sale of the HoldCo or individual OpCos, IPO, Secondary Sale to an infrastructure/impact fund, or Long-Term Dividend recapitalization. All exits are governed by the Grand Kru Legacy Provision to protect community interests.

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## NEXT STEPS

### Pathway to a Legacy-Defining Partnership

#### Immediate Actions (1-2 Weeks)

- Confidentiality Assurance: Execution of a Mutual Non-Disclosure Agreement (NDA).
- Preliminary Review: Provision of an executive summary and high-level data pack for initial evaluation.

#### Intermediate Steps (2-4 Weeks)

- Management Presentation: A detailed virtual or in-person meeting with the leadership of the Council and Africa Business Development Network Ltd.
- Term Sheet Negotiation: Discussion and refinement of the partnership structure and key terms.

#### Definitive Agreement Phase (4-8 Weeks)

- Comprehensive Due Diligence: Access to the secure data room containing all technical, legal, and financial documents.
- Site Visit: An organized tour of Grand Kru County for qualified partners.
- Definitive Agreements: Drafting and negotiation of the final partnership, shareholders, and governance agreements.

#### Implementation Commencement (8+ Weeks)

- Capital Commitment & First Tranche Transfer.
- Formal Launch: Public announcement and commencement of on-the-ground operations for Phase 1.

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We are prepared to move swiftly and transparently with serious partners who share our vision.

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## CONCLUSION

### A Compelling Opportunity for Strategic Partnership

#### Summary of Investment Proposition

This proposal presents a unique and paradigm-shifting opportunity to participate in the creation of a sustainable economic zone in Liberia, engineered for superior risk-adjusted returns and profound human impact.

#### Key Value Drivers Reiterated

1. Dual-Value Engine: Revenue-generating infrastructure coupled with a world-class mineral portfolio.
2. Unassailable Moats: No competition, a pre-secured social license, and first-mover advantage.
3. Robust Economics: Target IRR of 25-35% with a phased, de-risked investment approach.
4. Impact as a Strategy: The human-centric model is a core risk mitigation tool, not a cost center.
5. Professional Governance: The Special Project Office ensures strategic execution and alignment.

#### Our Commitment

We are committed to building a transparent, professionally managed initiative that delivers value to all stakeholders, investors, the people of Grand Kru, and the Republic of Liberia.

The foundation is established. The opportunity is clear. The timing is right.

We invite you to join us as a foundational partner in this legacy-defining venture.

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## APPENDICES

### Supporting Documentation & References

- Appendix A: Legal & Governance Documents
- Grand Kru Chairpersons and Elders Council Mandate
- Draft Framework of the Special Project Office (SPO)
- Draft Memorandum of Understanding with Communities
- Appendix B: Technical Data
- Grand Kru County Strategic Plan (Summary)
- Regional Geological Survey Reports & Maps
- Preliminary Project Scopes for Phase 1 Initiatives
- Appendix C: Financial Information
- Detailed 10-Year Financial Model (Summary)
- Capital Expenditure Breakdown by Project Pillar
- Sensitivity Analysis (Base, Upside, Downside Cases)
- Appendix D: Market & Resource Reports
- Heavy Mineral Sands Market Outlook
- Gold & Diamond Regional Production Data
- Agricultural Commodity Price Forecasts
- Appendix E: ESIA & Social Baseline
- Preliminary Environmental and Social Impact Assessment Scopes
- Community Socio-Economic Baseline Study Summary
- Document Availability

These appendices are available for review in the secure data room established for qualified potential partners. Access can be arranged upon execution of a confidentiality agreement.

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## CONTACT INFORMATION

**For Partnership Inquiries and Next Steps**

**All inquiries are treated with the strictest confidence. Please direct initial communications to:**

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**We typically respond to serious inquiries within 24 hours during business days.**

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