

INFORMATION MEMORANDUM

High Quality Building Boards
from **Recycled Paper Waste.**



EnviraBoard
CARBON NEGATIVE BUILDING BOARDS

Important notice

The content of this document and any accompanying material (together the “IM”) has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purposes of engaging in any investment activity may expose an individual to significant risk of losing all of the property or other assets invested.

This communication is made by EnviraBoard Limited incorporated in England and Wales with company number 15730632 whose registered office is at International House, South Molton Street, London W1K 5QF (the “Company”). Any enquiries or requests for further information should be directed to the Company at International House, South Molton Street, London W1K 5QF.

This IM is exempt from the general restriction in section 21 of the Financial Services and Markets Act 2000 on the communication of invitations or inducements to engage in investment activity on the ground that it is made only to, only directed at and only available to the following types of person (and no other type of person should act upon it):

1. Persons having professional experience in matters relating to investment, namely ‘Investment professionals’ within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (“FPO”):

- a) an authorised person;
- b) an exempt person where the communication relates to a controlled activity

which is a regulated activity in relation to which the person is exempt;

- c) any other person:
 - i. whose ordinary activities involve him in carrying on the controlled activity to which the communication relates for the purpose of a business carried on by him; or
 - ii. who it is reasonable to expect will carry on such activity for the purposes of a business carried on by him;
- d) a government, local authority (whether in the United Kingdom or elsewhere) or an international organisation;
- e) a person (“A”) who is a director, officer or employee of a person (“B”) falling within any of sub-paragraphs (a) to (d) where the communication is made to A in that capacity and where A’s responsibilities when acting in that capacity involve him in the carrying on by B of controlled activities.

Persons that do not have professional experience in matters relating to investments should not rely on this exemption, other than those persons to whom the below exemptions apply.

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2. 'High net worth individuals' within the meaning of Article 48 FPO, namely an individual who has completed and signed, within the period of twelve months ending with the day on which this communication is made, a statement of high net worth. The statement must confirm that one of the following statements applies to the individual:
 - a) They had, during the financial year immediately preceding the date on which the statement is signed, an annual income to the value of £170,000 or more.
 - b) They held, throughout the financial year immediately preceding the date on which the statement is signed, net assets to the value of £430,000 or more.
3. A person or entity believed on reasonable grounds to be a High Net Worth Company or a High Value Trust within the meaning of Article 49 FPO, namely:
 - a) A body corporate which has, or a member of the same group as an undertaking which has, a called-up share capital or net assets of not less than:
 - i. £500,000 (subject to the body corporate having more than 20 members or is a subsidiary undertaking of an undertaking with more than 20 members); or
 - ii. otherwise, £5million;
 - b) Any unincorporated association or partnership which has net assets of not less than £5 million;
 - c) A trust where the aggregate value of the cash and investments which form part of the trust's assets (before deducting the amount of its liabilities);
 - i. is £10 million or more; or
 - ii. has been £10 million or more at anytime during the year immediately preceding the date on which the communication in question was first made or directed;
 - d) Any person ("A") whilst acting in the capacity of director, officer or employee of a person ("B") falling within any of paragraphs (a) to (c) where A's responsibilities, when acting in that capacity, involve him in B's engaging in investment activity.
4. Persons who are 'certified sophisticated investors' within the meaning of Article 50 FPO, namely a person:

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- a) who has a current certificate in writing or other legible form signed by an authorised person to the effect that he is sufficiently knowledgeable to understand the risks associated with that description of investment; such a certificate is current if it is signed and dated not more than 3 years from the date of this IM; and
- b) who has signed, within the period of twelve months ending with the day on which the communication is made, a statement in the following terms.

“I make this statement so that I am able to receive promotions which are exempt from the restrictions on financial promotion in the Financial Services and Markets Act 2000. The exemption relates to certified sophisticated investors and I declare that I qualify as such in relation to investments of the following kind: equity shares in private unquoted companies. I accept that the contents of promotions and other material that I receive may not have been approved by an authorised person and that their content may not therefore be subject to controls which would apply if the promotion were made or approved by an authorised person. I am aware that it is open to me to seek advice from someone who specialises in advising on this kind of investment.”.

- 5. Persons who are ‘self-certified sophisticated investors’ within the meaning of Article 50A FPO, namely an individual who has signed within the period of twelve months ending with the day on which the communication is made, a statement in the terms required by Article 50A of the FPO which confirms that one of the

following statements applies to the individual:

- a) They are a member of a network or syndicate of business angels and have been for at least six months prior to the date of the statement.
- b) They work or have worked in the two years prior to the date of the statement in a professional capacity in the private equity sector, or in the provision of finance for small and medium enterprises.
- c) They currently or have been in the two years prior to the date of the statement, a director of a company with a turnover of at least £1.6 million.

This IM has been prepared exclusively by the Company. It is being provided to a limited number of persons, each of whom is considered to be a legitimate recipient, solely as a guide for the purpose of giving background information to enable recipients to assess whether they wish to subscribe for shares in the Company.

Share issue details

COMPANY

EnviraBoard Ltd

COMPANY STRUCTURE

Limited company

SECTOR

Environmental/clean tech/waste recycling/building materials

INVESTMENT DOMICILE

United Kingdom

SECURITY

Equity

CLASS OF SHARES

Ordinary full voting shares

VALUE OF FUNDRAISE

2024: Raising up to £1m for construction of a mini-plant.

2025 onwards: Institutional investment for full-scale production through factory SPVs in partnership with paper mills.

SEIS/EIS Advanced Assurance applied for.

EXIT

The company anticipates an exit opportunity from Year 4

A message from Head of Investor Relations

EnviraBoard is a high-quality, carbon negative building board for the construction industry.

Compared to standard building boards, our internal tests show EnviraBoards to be much stronger, more versatile, and fully recyclable.

EnviraBoard is manufactured using secondary waste from the production of recycled paper, significantly contributing to the circular economy.

The EnviraBoard team has a wealth and depth of talent involved in this venture to drive its success.

The installed cost of EnviraBoard is expected to be below the price points of our rivals, with the objective of becoming the number one internal building board globally.

Milestones, targets and illustrative financial projections are detailed in a separate document available on request.

SEIS and EIS Advanced Assurance has been applied for from HMRC.

We are excited to begin our fundraising journey and anticipate institutional investment within 24 months from our launch date of 4th July 2024.



Nicholas Dimmock (BA MBA CASS), Head of Investor Relations

Executive summary

Using proven Danish technology, EnviraBoard provides a very competitive solution for multi-use, adaptable and flexible building boards for the construction industry. The product is environmentally outstanding as it turns paper sludge waste, from recycled paper production, into high-quality and durable building boards.

Perfect for interior applications, they can be used for façade walls, partitioning, ceilings and floors. Following the UK launch we plan to diversify the EnviraBoard range for specialist applications.

EnviraBoard Ltd now owns the IP and trade secrets of the production technology, having acquired the Danish development company.

The competitive price-quality ratio positions EnviraBoard favourably in the current UK market, with huge international potential. Even before the UK launch, we have already received expressions of interest from distributors in Scandinavia.

We have been working with the Institute for Manufacturing at Cambridge University, who assessed our production line lay-out, researched the UK market for feasible equipment suppliers, and sources of raw material and paper recycling facilities, and as a result we have obtained a letter of intent from Palm Paper for the raw material supply required (the paper sludge waste).

Using leading-edge technology, based on extensive development and production experience in Denmark, EnviraBoard is planning to establish a large UK production facility (King's Lynn) and expand into continental Europe as customer demand increases.

The global gypsum board market is estimated to be worth more than US\$32 billion by 2026*. This is an opportunity for EnviraBoard to establish worldwide production facilities at up to 1,000 paper mills with recycling facilities. It is anticipated that profits of £1-2million+ a year can be achieved for each production facility.

EnviraBoard is aligned with the UN's Sustainable Development Goals (SDG) 8, 9, 11, 12.

* Source: According to Expert Market Research, the global gypsum board market reached a value of about US\$25.27 billion in 2020. The market is expected to reach a value of US\$32.72 billion by 2026, at a projected CAGR of 5.3% over the forecast period.

The problem

The construction industry is responsible for creating around 35-40% of the world's greenhouse gas emissions, and this needs to change.

It is now under pressure from governments, developers and consumers, and is increasingly adopting sustainable housing practices. To make a significant difference across the industry, and meet market demand, high quality recyclable boards with flexible and easy installation are needed.

We believe the majority of existing building boards are not environmentally friendly to the same extent as EnviraBoard.

Gypsum boards are the current market leader, yet as gypsum needs to be mined, their carbon footprint is significantly higher than EnviraBoard, and their recycling is problematic.

What's more, there is currently no cost-effective solution for the use of secondary waste from recycled paper production.

The EU is introducing legislation on waste prevention and to increase the uptake of secondary raw materials.



The solution

EnviraBoard directly addresses the reduction of [Scope 1, Scope 2 and Scope 3](#) carbon emissions for the construction industry.

In line with EU legislation on waste prevention, EnviraBoard is increasing the reuse of secondary waste as EnviraBoard utilises this as raw materials in the production of a new, valuable, completely circular product with an overall **carbon negative** building board.

By **recycling** secondary paper waste, it meets government demands for **reducing** waste, and is an ideal solution for the construction industry as it transitions to the circular economy.

It has the potential to make a significant difference across the industry by meeting the growing demand for high quality recyclable boards with flexible and easy installation. The working quality and performance of EnviraBoard is superior to existing building materials.

Furthermore, it offers a **cost-effective** solution for the reuse of the secondary waste from recycled paper production. In addition, we can also **reuse** recycled gypsum boards as a raw material in the production of new EnviraBoards, further contributing to the **reduction** of emissions in the construction industry.



The strategy

EnviraBoard Ltd is funding now to create a mini-plant in Denmark, showcasing our technology and process to potential partners around the world.

Following this we anticipate a large-scale production facility will be set up in [King's Lynn](#), in collaboration with Palm Paper as our supplier of secondary paper sludge waste; the raw material for EnviraBoards, enabling us to launch the product in the UK market

As part of the UK launch, we will run a six month 'warm up' marketing and sales campaign. Targeting builders' merchants, distributors, architects, DIY outlets and housing developers. This will include advertising in trade media and on social media, PR, conferences and exhibitions and other key channels to ensure we capture early distribution and sales.

Following the launch of the UK operation, EnviraBoard will then scale its footprint worldwide through selling turnkey EnviraBoard production facilities, which will be operated on a JV or solely owned basis, depending on the market environment.

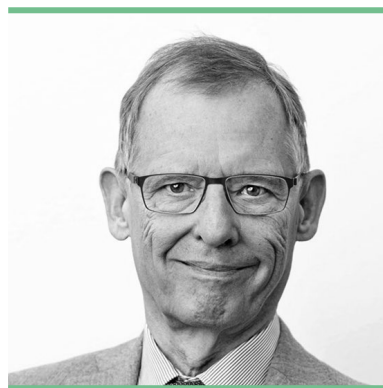
Full share price forecasts, along with anticipated liquidity events that accompany an increase in valuation from £6.8m to £100m, are detailed in the Financial Forecasts & FAQ document, available on request.

We believe EnviraBoard has a significantly superior position in the growing demand for high quality environmental building boards in the construction industry.

Our objective is that EnviraBoard will become the definitive sustainable building board for the construction industry.



Our team



BJØRN ZEBITZ
CHAIRMAN

An experienced senior executive in international building materials production and sales. Chairman for various companies within product and property development, and 30 years of MD experience in the building industry and recycling business.



TAUS NÖHLIND
CEO

Expertise in strategy, international expansion and business performance. Director, board and management consultancy background. Worked with 100+ SMEs on strategy, sales and market development, product launches, financial management and organisational development.



FRANK SKJELMOSE
INVENTOR

Developed the concept and technology (patented) using paper sludge waste as the raw material. Background includes 20 years as Head of Development at Plastmo, a specialist plastic manufacturer. Also developed and patented a locking mechanism for gutters and founded a gutter company which was successfully sold.



THOMAS KÄHLER
BOARD PROFESSIONAL

Thomas is Chairman of the Board of ROCKWOOL A/S where he has held several management positions during the past 20 years. From this and prior positions, Thomas is experienced with management, sales, business development and ESG in international business and has extensive insight into the construction material industry.

Our team



PAUL VOUSDEN
NON-EXECUTIVE DIRECTOR

Experienced and successful senior executive. A seasoned entrepreneur who built his own PR and marketing company from zero to a million-pound fee business; followed by an interim career in large public and private sector organisations. He has worked with many early-stage companies on strategic planning, market positioning and raising investment.



NICHOLAS DIMMOCK
HEAD OF INVESTOR RELATIONS

Involved in the environmental sector since 2007, with more than 50 environmental projects from municipal solid waste composting in India, to 1500 MW hydroelectric projects in Ecuador and the pre-construction development of over 260MW of solar sites in Mexico.



HELEN PASSFIELD
HEAD OF FINANCE

Renewable energy asset management positions within major developers and fund managers from 2010. A founder member in several energy businesses and instrumental in their expansion and financing. Helen's specialisation is wind, solar and BESS construction and asset management, she has worked on projects globally.



350 PPM TEAM

The team at 350 PPM includes ten specialists who will support EnviraBoard through the delivery of Fund-raising and investor management; Business plan development and commercial support; Board appointments; Accountancy and financial management; Sales and marketing; Access to professional services network; General administration

Further information

For further information please register below and confirm your status as an investor, or if already registered please request the financials and FAQ document from your representative.

LEARN MORE



www.EnviraBoard.com

investment@EnviraBoard.com

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No representation or warranty is given as to the availability of EIS relief/reliefs. Since the requirements to fall within the EIS must be monitored all of the time it is possible that if the requirements are met today, they might not be met tomorrow. The management believe the Company qualifies today and will use all reasonable endeavours to ensure the company qualifies in the future for the three years necessary for EIS investors to attain and sustain their EIS reliefs, but this cannot be guaranteed. Investors should be aware that their capital is at risk and that tax treatment may vary.

Risk Warning

Eligible Investors should consider carefully whether an investment in equity shares of the Company is suitable for them in the light of their personal circumstances and the risk factors noted below. There are significant risks associated with an investment in the equity shares of the Company. A separate document detailing risk factors is available as a download with this IM. Past performance is not a guarantee of future performance. The price of assets can go down as well as up and may be affected by many variables such as changes in rates of exchange and interest rates. An investor may not get back some or all of the amount invested. An investor may not receive any income distributions such as dividends. Equity shares in the Company are likely to be highly illiquid and may involve long term investment horizons. Your capital is at risk if you invest.

Nothing in this document shall be construed as the giving of investment advice by the Company or any other person. If you are in any doubt about the investment in the equity shares of the Company described herein, you should consult an authorised person specialising in advising on investments of this nature.

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Prospective investors should take appropriate independent investment advice and inform themselves as to applicable legal requirements, exchange control regulations and taxes in the countries of their citizenship, residence or domicile.

Subscription

You should ensure that you have read and understood all of this IM before taking steps to subscribe for equity shares of the Company.

Subscription documents are available on request.

Subscription will be on the basis of and on the terms and conditions set out in the subscription documentation.

Minimum subscription £10,000.

This IM is dated 4th July 2024.



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