

**Pyrolysise Angel Investment Prospectus**

**June 26, 2025**

**Company Overview:**Pyrolysise is a waste-to-energy technology company leveraging modular pyrolysis reactors to convert industrial and municipal waste into high-value outputs: biofuel, biochar, electricity, recovered rare earth elements, carbon credits and land reclamation. With over 35 early investors, proven IP, and a demonstrated retrofit model, Pyrolysise is positioned to scale across distressed waste-management and landfill sites globally.

**Current Raise:**

* **Amount:** £250,000 bridge capital
* **Valuation:** £10 million (same as previous round)
* **Instrument:** Convertible Note / SAFE (details negotiable)
* **Target Close:** July 15 2025

**Use of Funds:**

* Secure LOIs from 3- 6 distressed waste management business’s
* Secure leases for 6 industrial waste sites
* Initiate regulatory and site due diligence
* Advance partner negotiations for debt and retrofit capital
* Finalize JV or acquisition structures

**Investment Highlights:**

* Each LOI-backed site represents a £4M retrofit leading to over £3M+ in annual EBITDA
* High return-on-invested capital (70%+), low marginal cost due to reuse of waste infrastructure
* Dual revenue model:

	+ **Acquisition route:** £15-17M exit potential per site
	+ **Partnership route:** £4M per site + licensing and services
	+ Both models willutilize Pyrolysise's WCP technology
* £24M revenue platform underway from first 6 leased industrial waste sites utilizing Pyrolysise's WCP technology
* 3 tonne per hour plant/22,340 tonnes per annum allowing 15% downtime

Feedstock £85 per tonne £1,898, 730

Offtakes

Exported power 0.6 MW per tone of waste £55/Mw £737,154

Bio Char £200 per tonne £1,206,252

Bio Oil £100 oer tonne £ 44,700

Gross revenue Per plant per site £3,886,836

6 sites WCP plant installations 18 months £23,321,016

OPEX 21%

**NB:** Offtake market demand increasing

**Investor Scenario: £20K – £40K Example**

At a **£10 M** pre‑money valuation:

* **£20 K** ⇒ **0.20 %** equity (pre‑dilution)
* **£40 K** ⇒ **0.40 %** equity (pre‑dilution)

**Exit Scenario 1 – Conservative (single‑site sale)** Platform reaches **£6 M EBITDA** (1 operational site) in ≈ 3 years. At a 7× multiple ⇒ **£42 M valuation**.

* £20 K stake ≈ **£84 K** (4.2×)
* £40 K stake ≈ **£168 K** (4.2×)

**Exit Scenario 2 – Full Platform Build‑out (6 sites, £24 M EBITDA)** Complete roll‑out delivers **£24 M EBITDA**. Using the same 7× multiple ⇒ **£168 M exit valuation**.

* £20 K stake ≈ **£336 K** (≈16.8×)
* £40 K stake ≈ **£672 K** (≈16.8×)

**Expected Exit Window:** 36-60 months, subject to site deployment schedule and market conditions.

**Why Now:**

* Regulatory tailwinds and pressure on landfill capacity and incineration plants
* Housing shortage, rising population
* Growing institutional appetite for climate tech with proven economics
* Unique ability to bridge distressed infrastructure into cash-generating clean energy

**Next Steps:**

* Formal subscription documentation to follow

*This prospectus is for informational purposes only and not a legally binding offer.*