

CONFIDENTIAL

IFC INVESTMENT AND FINANCING MEMORANDUM

MARTÍN BRONCE PROJECT

Copper District of the Sierra de Santa Bárbara — Jujuy, Argentina

MOM Mining S.R.L.
Grupo Villanueva e Hijos

Prepared for preliminary evaluation by
International Finance Corporation (IFC) — World Bank Group

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1. Executive Summary

1.1 Introduction

The Martín Bronce Project is an operating copper mining asset currently in production, located in the Sierra de Santa Bárbara, Province of Jujuy, Argentine Republic. The project is owned and developed by MOM Mining S.R.L., a specialized corporate subsidiary of Grupo Villanueva e Hijos. The Sponsor group has over 40 years of continuous commercial track record in northern Argentina across heavy civil construction, industrial services, and mining infrastructure. The group currently operates three mining ventures in the Jujuy Province: Martín Bronce (copper) and the precious metals gold assets *La Auxiliadora*, *Lupe*, and *Adriana*.

MOM Mining stands as the only regular producer and exporter of copper in Argentina outside of large-scale greenfield porphyry projects, which places the company in a highly unique strategic position within a structurally undersupplied global market. This Investment Memorandum is presented for the preliminary review of the International Finance Corporation (IFC) to design and structure the project finance facility required to scale up the asset from its current successful pilot operations to a fully integrated district-scale industrial complex.

Asset Location: The mining operation is located at the northwestern tip of the Sierra de Santa Bárbara, Santa Bárbara Department, within the town limits of Palma Sola. The asset is situated roughly 140 km from the provincial capital, San Salvador de Jujuy, boasting strategic proximity to the Bioceanic Highway Corridor (via Paso de Jama). This critical corridor links production directly to the Chilean deepwater Pacific ports of Antofagasta and Arica, providing an efficient logistics channel to international Asian markets.

1.2 Investment Opportunity

The overarching investment thesis is built upon three converging pillars:

1. **District-Scale Exploration Upside:** The company directly controls over 40,000 hectares of contiguous mining claims. The district is modeled under a highly continuous *Kupferschiefer-type* stratiform copper system, with the current Martín Bronce operational footprint serving as the verified test zone.
2. **De-risked, Producing, Cash-Generating Asset:** Unlike standard greenfield mining prospects, the asset is actively producing high-purity copper cement characterized by strong silver credits. Commercialization is fully secured through an active long-term offtake contract with international trade house Trafigura.
3. **High-Tech Product Verticalization:** The company holds proprietary registered patents for the manufacturing of ultra-high-purity nanocopper tailored for advanced global electronics and semiconductor applications.

Product Matrix: The primary product is a high-grade copper cement featuring certified chemical purities above 80% along with substantial precious metal silver credits, matching the realized commercial value with LME cathode benchmarks. The host ore is locked within highly soluble sandstones and basal copper conglomerates, allowing for high metallurgical recoveries via acid leaching with low chemical reagent consumption. The extraction layout requires zero explosive blasting, utilizing open-pit and selective underground mining techniques.

1.3 Financing Request

Total CAPEX Allocation and Tranche Structure: The comprehensive district expansion plan requires a total capital investment of US\$ 300 million mapped out across three sequential phases:

- **Stage I (US\$ 25 million):** Fully funded and executed to date via Sponsor equity contributions.
- **Stage II (US\$ 75 million):** A senior project finance facility of US\$ 50 million is requested from the IFC, with the remaining US\$ 25 million matching balance provided by Sponsor equity.
- **Stage III (US\$ 200 million):** An institutional tranche of US\$ 150 million is requested from the IFC, with the remaining US\$ 50 million balance drawn from Sponsor cash flows and qualified third-party commercial co-financiers.

Use of Proceeds: Approved funds will be strictly earmarked for scaling up mining throughput and processing infrastructure, expanding the copper cement and technical nanocopper lines, executing diamond drilling programs to upgrade resources to standard NI 43-101 code compliance, and building the central industrial beneficiation plant. The entire corporate architecture is designed to fulfill the strict legal guidelines of Argentina's Large Investment Incentive Regime (RIGI).

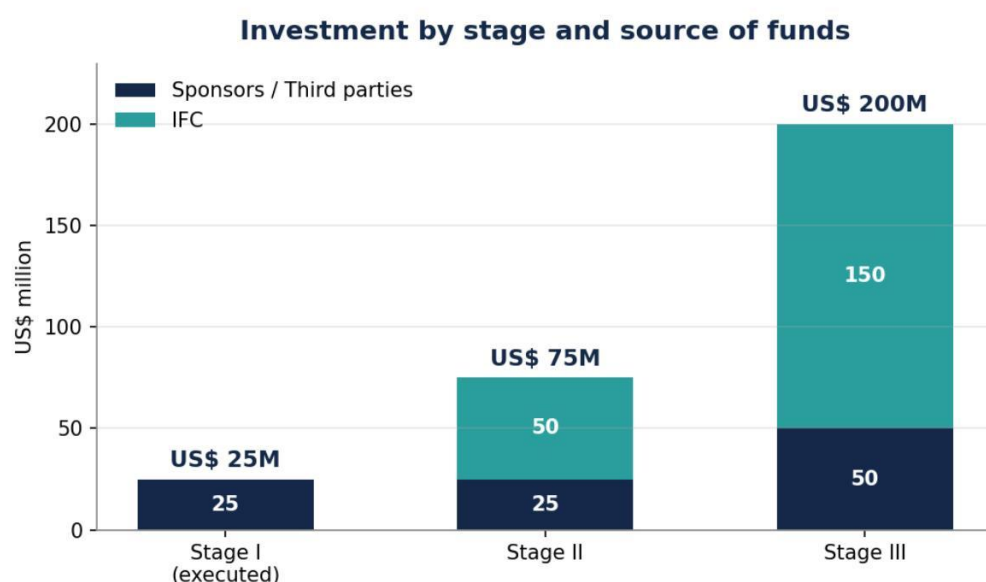


Figure 1: Capital Investment Plan by Development Stage and Funding Source (Sponsors vs. IFC).

1.4 Key Performance Indicators

The fundamental operational, commercial, and financial baselines for the project at full development scale are structured below. These preliminary metrics reflect a pre-due diligence evaluation stage:

Table 1: Key Project Performance Indicators (KPIs)

Indicator	Metric	Reference
Resources (reference area + district)	~2.85 Mt at Martín Bronce; +20 Mt inferred in district properties	Model II
Target production (copper cement)	up to 2,500 t/month (Stage III)	Phased plan
Plant grade	~4.7% Cu + Ag. Concentrated	Estimate
Estimated mine life	+20 years (extendable through exploration)	Preliminary
Annual sales (Stage III regime)	~US\$ 200 million	Model II
Exports	100% of production (FOB/DAP Chile)	Offtake
Projected direct employment	from 20 to 600 jobs over four years	Social plan
Total plan investment	US\$ 300 million (Stages I–III)	IDEA / Model II

Source: Internal company financial planning models (Model I and Model II).

2. Sponsor and Corporate Governance

2.1 Corporate Group

MOM Mining S.R.L. (Tax ID / CUIT: 33-71701729-9, corporate headquarters in San Salvador de Jujuy) was formally registered within the Provincial Registry of Commerce in August 2021. The entity functions as the specialized heavy mining arm of Grupo Villanueva e Hijos.

With over forty years of uninterrupted industrial operations, the Sponsor group controls an array of commercial corporations, including Villanueva e Hijos S.A., Villanueva Servicios Mineros S.A., Servicios Industriales S.A.S., Propay S.R.L., and Valerza S.A. Collectively, the group has developed over 120,000 m2 of real estate, industrial infrastructure, and heavy civil works across northern Argentina. This robust domestic corporate backbone equips the mining asset with immediate access to heavy earthmoving equipment, proprietary logistics networks, civil engineering expertise, and project management personnel, significantly reducing engineering execution risks.

2.2 Shareholding Structure

The corporate capital and voting control of MOM Mining S.R.L. are strictly held by the core members of the Villanueva family. Valerza S.A. maintains an exclusively financial relationship with the mining project, acting as a corporate creditor and working-capital financier without direct voting equity stakes, holding a standard capitalization option that remains unexercised to date. This closely held family ownership structure ensures a centralized decision-making framework, enabling high strategic agility during the project expansion phase.

2.3 Executive Management Team

Day-to-day administrative and corporate operations are directed by Chief Executive Officer / General Manager Diego Eduardo Zuliani, who holds full legal representation powers. The CEO is backed by senior members of the Villanueva family acting as the Board of Directors and internal audit controllers.

The executive layer combines deep local expertise in heavy infrastructure management with senior professionals specialized in international mineral trade and base metals marketing. The technical engineering core is overseen by independent mining consultants boasting more than twenty years of operational track record in copper assets. To support district-scale operations, the company will integrate dedicated functional departments for Operations, Finance, Corporate ESG, and Exploration Geology during Stage II.

2.4 Corporate Governance and Compliance Protocols

The company's financial statements are audited annually by independent firms, with complete financial files available for the fiscal years ending June 30, 2023, 2024, and 2025. Due to the issuance of its primary local financial trust, MOM Mining has successfully integrated capital-market compliance controls into its structure. These controls include international network external accounting auditors (Russell Bedford), specialized legal and transactional counsel (TCA Tanoira Cassagne), an independent Monitoring & Review Agent, and third-party engineering auditors.

The corporate board is committed to continuously upgrading risk management frameworks, anti-corruption transparency protocols, and internal control manuals to align with the compliance benchmarks required by the IFC during the upcoming due diligence phase.

2.5 Financial Performance Summary

MOM Mining S.R.L. is registered under Federal Mining Investment Law No. 24.196 (Registration Certificate No. 800), which guarantees a 30-year fiscal stability lock, exemptions from import tariffs on capital goods, and accelerated VAT recoveries for exploration expenditures.

For the fiscal year ending June 30, 2023, the company reported a positive operating profit (EBIT). The recorded net losses for that specific period were driven entirely by non-cash financial charges and mandated inflation adjustments (under IAS 21 / IAS 29, RECPAM accounting rules) related to long-term project debt book-valuation, resulting in zero impact on cash flows. The company maintains a conservative leverage profile, with debt strictly utilized for targeted asset acquisitions and near-term working capital needs.

Partners



**ING. CARLOS
VILLANUEVA**
*Founder-President
Villanueva e Hijos*



**ING. LEONARDO
VILLANUEVA**
Director Grupo Villanueva



**ING. MARCELO
VILLANUEVA**
*Construction Unit Manager
President
Villanueva Servicios Mineros*



**LIC. FERNANDO
VILLANUEVA**
*General Manager
Villanueva e Hijos*



**CPN DIEGO
ZULIANI**
General Manager Valerza

Figure 2: Executive Management Team and Corporate Governance Board Structure.

3. Martín Bronce Project Overview

3.1 Geolocation and Infrastructure

The asset is located near the town of Palma Sola, Santa Bárbara Department, Province of Jujuy, at the northwestern ridge of the Sierra de Santa Bárbara. It is accessible from the city of San Salvador de Jujuy (≈140 km) via existing paved provincial highways.

Operational logistics are backed by on-site industrial infrastructure, which includes medium-voltage power line access, internal haulage roads, and proprietary water production wells. Water supply is further secured through long-term industrial use agreements executed with energy firm YPF S.A. (for repurposing idle wells) and the Provincial Water Resources Directorate. No indigenous or traditional tribal communities exist within or adjacent to the project's operational boundaries. Furthermore, all real estate covering the core deposit footprints has been purchased in fee-simple ownership by the company, eliminating surface rights risks.

3.2 Project Background and Asset History

The presence of stratiform copper mineralization across the Sierra de Santa Bárbara has been documented by historical regional geological reviews (Giuliani, 1979; Rojo Mateo, 1986; Garkus, 2010). MOM Mining acquired the property rights in 2021, moving rapidly from historical data validation and manual hand-sorting exploration toward commercial-scale ore extraction and bulk export shipping.

The engineering team subsequently successfully designed and commissioned an on-site pilot leaching and cementation plant, demonstrating a clear operational learning curve and de-risking the metallurgical process.

3.3 Current Operational Status

The mining asset is in steady commercial production at a pilot scale, maintaining an active ore stockpile of roughly 20,000 tonnes at the processing area, fully mobilized earthmoving machinery, and an expanding technical workforce. The operation is generating regular sales revenues, having executed successful copper mineral exports to smelting clients in Chile as well as pilot shipments to tier-1 global commodity trading firms.

According to Short-Term Financial Model I, current operations are on track to generate US\$ 18.1 million in near-term revenue with positive net cash flows, confirming the strong commercial viability of the asset prior to scaling.

3.4 Mining Tenements and Mineral Rights

The company has successfully expanded its consolidated landholding from an original 6,000 hectares to over 40,000 hectares of contiguous claims, covering the main geological trends of the copper district. The core Martín Bronce claim block (6,000 ha) contains five individual claims: *Martín Bronce*, *Rey del Cobre*, *Santos Cobre*, *Maximiliano*, and *Martín Ignacio*.

The current active open pit and leaching infrastructure occupy only a small fraction of a few dozen hectares, underscoring the vast exploration potential across the remaining controlled district.

3.5 Strategic Advantages

Proximity to the Bioceanic Highway Corridor and Chilean deepwater ports significantly reduces outbound logistics and export shipping costs. The immediate availability of industrial infrastructure (including energy lines, haulage roads, and water supply), coupled with a highly soluble mineral characterized by exceptionally high head grades, establishes a highly competitive and

sustainable asset profile. Ultimately, the strategic control over a 40,000-hectare consolidated district model constitutes the principal value option and growth driver for the Project.



Figure 3: Aerial View of the Active Mining Open-Pit Operations at Martín Bronze Core.

4. Mineral Resources and Ore Reserves

4.1 Deposit Geology and Mineralization Model

The geological thesis models the asset as a **Kupferschiefer-type stratiform copper system** developed during the Late Cretaceous epoch along the Sierra de Santa Bárbara structure. Mineralization is confined to a highly continuous tabular horizon with a mean true thickness of ~3 meters, hosted inside permeable, ferruginous sandstones and basal conglomerates of the Salta Group, capped by regional limestones of the Yacoraite Formation. This specific geological model is globally recognized for its remarkable stratigraphic continuity, supporting the potential for a large-scale district distribution across the 40,000 hectares controlled by the firm.

The mineralized strata contain rich concentrations of copper oxides characterized by high acid solubility, displaying ore grades 10 to 20 times higher than typical supergene-enriched porphyry systems. The ore displays an average bulk density ranging from 1.7 to 2.1 t/m³.

4.2 Completed Exploration Campaigns

Initial reconnaissance, grid sampling, and detailed metallurgical characterization programs have been successfully executed, alongside a preliminary mining development phase that confirms stratigraphic continuity and optimal ore response to acid leaching. The forward-looking exploration campaign involves executing diamond drilling programs (allocating ~1,500 meters within the current production sector for the initial phase), advanced 3D geological wireframe modelling, and systematic district geophysical surveys.

4.3 Certified Resource Base (NI 43-101 in Progress)

Based on historical exploration data, the core test zone contains an estimated internal resource base of 5.0 million tonnes grading 3.0% Cu and 70 g/t Ag. The company has initiated a formal resource verification and estimation program led by independent qualified persons to publish an international NI 43-101 compliant technical report, targeting an initial validation of between 500,000 and 750,000 tonnes of Measured Resources with an average grade near 4% Cu within the primary extraction sector. At the date of this Memorandum, the NI 43-101 technical report is in progress and does not yet constitute an officially certified code-compliant resource statement.

Table 2 — Resource and reserve estimate (modelling basis)

Category	Tonnes	Factor	For valuation (t)
Martín Bronce — Inferred resources	1,700,000	0.70	510,000
Martín Bronce — Probable reserves	700,000	0.30	490,000
Martín Bronce — Proven reserves	450,000	0.00	450,000
District properties (Santos Cobre, Rey del Cobre, Martín Ignacio, Maximiliano) — inferred	20,000,000	0.70	6,000,000

Source: Model II — sheet «1. Resources and Reserves». The inferences determine the residual value of the cash flow and the mine life of the project.

4.4 Target Grades and Metallurgy

The average head grade of the ore to be processed in the plant is estimated at approximately 4.7% Cu, with a silver content that provides a highly significant byproduct credit. The presence of highly soluble copper oxides optimizes metallurgical processing, achieving elevated recovery rates with low sulfuric acid consumption. The reference concentrate grade applied in the financial

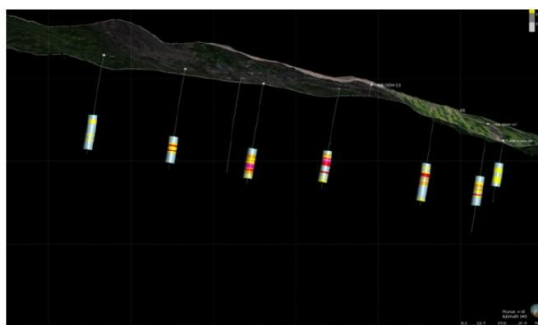
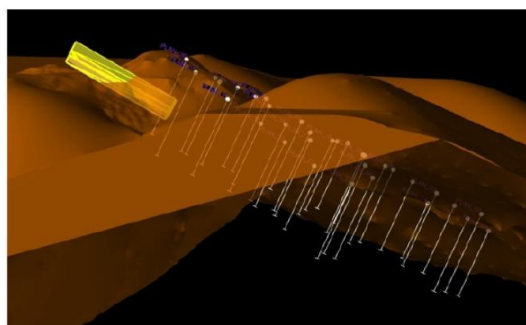
model is 90%, with an estimated unit mining extraction cost of US\$ 65.4/t and a cementation processing cost of US\$ 47.8/t.

4.5 Exploration Upside & District Potential

The sector currently under active development represents only a minimal fraction of the total district. Extrapolating the stratiform mineralization model across the 40,000 hectares under corporate control—to be validated by the upcoming drilling campaigns—supports the potential for a copper district of regional relevance, with more than 20 million tonnes of Inferred Resources calculated across the additional claims.

4.6 Forward-Looking Exploration Program

The program contemplates, during Stage II, up to twenty diamond drilling campaigns to certify resources across all properties, with a budget in the order of US\$ 40 million. The methodology combines drilling, geophysics, 3D geological modeling, and independent certification under the international NI 43-101 standard.



5. Regulatory Framework and Permitting

5.1 Mining Rights

Tenure and Validity: Full legal title and exclusive mining rights for all listed concessions and exploration claims are directly held by MOM Mining, maintaining valid tenure in strict accordance with the Argentine Mining Code. The company is registered under Federal Mining Investment Law No. 24.196 (Registration Certificate No. 800), which guarantees a 30-year fiscal stability lock, full exemptions from import tariffs on capital goods, and accelerated VAT recoveries for exploration expenditures.

5.2 Environmental Permits

DIA and Monitoring Frameworks: The project holds approved Environmental Impact Declarations (DIA) formally issued by the Provincial Directorate of Mining: the Exploitation DIA (Resolution No. 089/2024), the Exploration DIA (Resolution No. 094/2025), and the Processing Plant DIA (Resolution No. 098/2025). The required Environmental Monitoring Plan has been successfully submitted to the relevant regulatory authority.

5.3 Water Resources

Concessions and Authorizations: Industrial water supply is fully secured through proprietary production wells, supplemented by operational water-use agreements executed with energy firm YPF S.A. (for repurposing idle or abandoned wells) and the Provincial Water Resources Directorate. Additional auxiliary water-use permissions are currently undergoing standard administrative processing.

5.4 Easements

Access, Energy, and Water Infrastructure: The project boasts consolidated road infrastructure and resolves power and water distribution via corporate asset channels and active right-of-way management. Specific auxiliary permissions—such as clearing authorizations from the Directorate of Forests, substance management licenses, and municipal construction permits—are currently undergoing standard processing typical for this stage of project development.

5.5 Institutional Relations

Province, Municipalities, and Regulators: The project has been officially declared of Provincial Strategic Interest, and the Province of Jujuy has fully integrated into the National Copper Roundtable. The relationship with the Municipality of Palma Sola and relevant provincial regulatory bodies remains highly positive, ensuring strong regulatory predictability for the asset.

6. Phased Development Plan

The project development matrix scales sequentially across successive expansion horizons that systematically increase production volumes, processing capacities, and technological innovation, in strict alignment with the project master schedule.

6.1 Phase I - Operational Optimization

This baseline phase focuses on consolidating ongoing open-pit mining operations at the Martín Bronce core area and stabilizing the copper cement pilot facility to achieve a steady output of 30–90 t/month. Efforts are directed toward unit cost optimization, metallurgical recovery enhancement, and a gradual step-up in production volumes. Capital expenditure for this phase is approximately 80% executed to date.

6.2 Phase II - Mining Expansion

This horizon involves a significant scale-up of operational infrastructure:

Fleet Modernization: Procurement and deployment of a higher-capacity corporate heavy equipment fleet, including 30–35 t mining excavators and proprietary haulage trucks.

Open-Pit Scaling: Expanding open-pit mine production to target throughputs of ~5,000 t/month of ROM ore.

Underground Development: Commencing selective underground mining operations through the engineering and opening of two primary adits, with each adit designed to supply ~10,000 t/month of ore at target head grades in the order of 1.5% Cu.

Plant Upgrades: Scaling the on-site chemical leaching and cementation circuit capacity to achieve a copper cement output profile of 300–500 t/month.

6.3 Phase III - Industrial Plant

This phase represents the full industrial transition of the asset:

Central Infrastructure: Engineering, procurement, construction, and commissioning of the main district-scale beneficiation facility (located at the Palma Sola / Agua Negra junction).

District Expansion: Opening and integrating ten new mining production faces across the wider property claims.

Bulk Production: Scaling up consolidated operations to achieve a steady-state industrial target output of approximately 2,500 t/month of high-purity copper cement.

6.4 Phase IV - Nanocopper and Advanced Materials

Commercial scaling and high-tech verticalization of the proprietary advanced materials division:

Laboratory Scaling: Upgrading the technical nanocopper production facility from its current pilot testing output of 200 kg/month to an industrial scale of 5 t/month.

Market Targeting: Supplying premium global sectors for advanced electronic applications and microchip node manufacturing (microprocessors).

Product Pipeline: Further engineering and commercial roll-out of the corporate "Solar Copper" line.

Technical Specifications: The target nanocopper matrix is engineered to achieve a certified chemical purity of 99.99999% with spherical particle sizes under 20 nanometers, commanding a premium target market price in the order of US\$ 1,000/kg.

6.5 Master Schedule

The project development master schedule coordinates operational milestones, capital expenditures, and production profiles across the asset lifecycle, aligning the execution of the four core expansion phases with diamond drilling campaigns and code-compliant certification schedules.

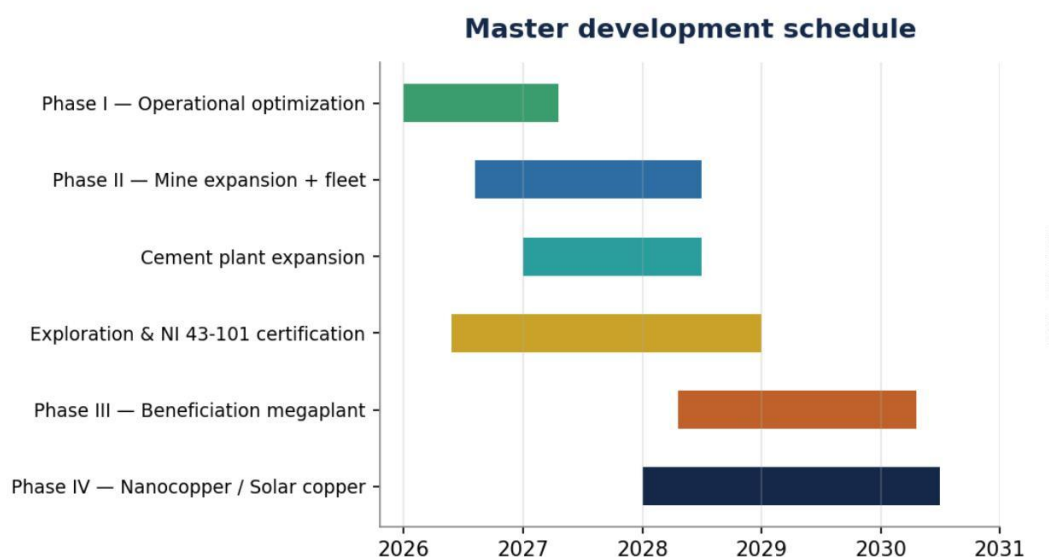


Figure 5: Project Master Development Schedule showing overlapping timelines for Exploration, Plant Construction, and Phased Production Lines.

Table 3 — Projected production by stage

Product line	Stage I	Stage II	Stage III
Copper cement	30–90 t/month	300–500 t/month	~2,500 t/month
Ore (open pit)	pilot scale	~5,000 t/month	10 new fronts
Ore (underground)	—	2 adits (~10,000 t each)	expansion
Nanocopper	200 kg/month	5 t/month	scaling

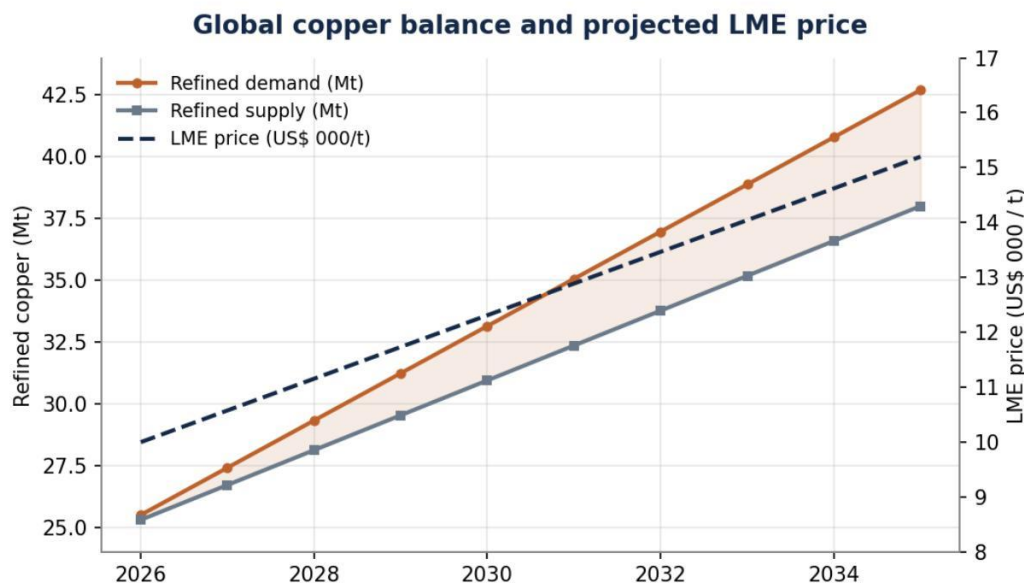
Source: IDEA CENTRAL document and phased development plan.

7. Market and Commercialization

7.1 Global copper market

Supply and demand: Copper faces a structural supply deficit. Refined demand is projected to increase from 25.5 Mt in 2026 to 42.7 Mt by 2035 (+24%).

Supply constraints: Primary mine supply is constrained by falling reserve grades (~40% decline since 1991) and rising capital intensity. This structural mismatch supports a sustained upward trend for international LME prices.



7.2 Trends

Demand drivers: Core drivers include grid electrification, artificial intelligence, data center nodes (~1.1 Mt/year by 2030), and Electric Vehicle (EV) architectures requiring up to four times more copper than conventional vehicles. These trends secure a robust long-term pricing environment.

7.3 Competitors

Niche Positioning: The primary copper sector is dominated by major porphyry operations (Glencore, Lundin/BHP, First Quantum, Codelco). MOM Mining avoids direct competition by targeting a premium product niche: high-purity copper cement (>80% Cu) with strong silver credits, low initial capital intensity, rapid commissioning, and competitive operating costs.

7.4 Commercial strategy

Clients and markets: The commercial strategy dictates exporting 100% of production via global trading operators, primarily targeting Asian markets using Pacific logistics. The product is valued based on net copper content plus silver precious metal credits, minus standard treatment and refining charges.

7.5 Offtake

Contracts and projections: The project controls a long-term commercial offtake agreement that secures the full placement of production, a key condition for bankability. Financial models apply

a conservative base price scenario of US\$ 10,000/t, while evaluating a high scenario of US\$ 13,000/t.

7.6 Relationship with Trafigura

Scope: MOM Mining has entered into a binding, long-term commercial offtake agreement with Trafigura, the world's second-largest independent commodities trade house.

Logistics and guarantees: Delivery terms are structured as FOB Port of Antofagasta or DAP La Negra in Chile. Pricing is tied to international benchmarks (LME for copper and LBMA for silver) minus standard market charges. This framework forms a core pillar of the project finance security structure.

8. Technical and Operational Plan

8.1 Mining method

Mine design and production: Open-pit extraction is performed via mechanical splitting using excavators and hydraulic hammers, without the use of explosives. Operations utilize a standard bench and berm layout (8 m bench heights and 15 m widths). Stripping ratio: The waste-to-ore stripping ratio is modelled at ~4:1. In Stage II, selective underground mining will be introduced through two adits to access higher-grade zones.

8.2 Equipment

Machinery fleet: The current fleet will be progressively replaced by larger equipment, including 30–35 t excavators, bulldozers, rippers, loaders, and proprietary haulage trucks. Operations run continuously on a 30-day monthly calendar (~216 operating hours/month). Site infrastructure: The Stage I investment plan includes a laboratory, fuel facilities, warehouses, a staff mess hall, site lighting, and optimized access roads and waste dumps.

8.3 Processing

Circuit sequence: The processing circuit comprises primary crushing ($F_{80} < 47 \text{ mm}$), flooded vat leaching with low acid consumption (achieving high recoveries within 24 hours), and copper precipitation (cementation) utilizing iron scrap. Patented method: In addition to standard sulfuric acid, the company holds a registered patent to utilize natural organic acids (citric acid matrices), significantly reducing environmental impacts. The final product is high-purity copper cement.

8.4 Logistics

Supply chain: Copper cement products are packed in bulk big bags and hauled via the Bioceanic Highway Corridor directly to Chilean deepwater Pacific ports (Antofagasta / Arica) for export to Asia. Strategic advantage: Proximity to Chile provides a structural logistical advantage, modeled at a reference freight rate of US\$ 1,600/t.

8.5 Operational management

Systems: Management incorporates structured predictive maintenance programs, strict occupational health and industrial safety protocols (HSE) backed by regulatory ART coverages, active environmental insurances, and continuous operational cost controls.

Table 4 — Reference operating indicators (engineering parameters)

Parameter	Reference value
Concentrate grade	90%
Unit extraction cost	US\$ 65.4 / t
Unit concentrate cost (cementation)	US\$ 47.8 / t
Freight to port	US\$ 1,600 / t
Start-up	6 months
Strip ratio	~4 : 1
Bench height / width	8 m / 15 m
Operation	30 days/month (~216 h/month)

Source: Model I and Model II — engineering parameters and unit costs.

9. Financial Plan

Methodological note: Financial metrics are backed by the project's financial models (Model I, which evaluates current short-term operations, and Model II, which projects comprehensive expansion investments, revenues, and costs). These figures are indicative, preliminary, and subject to validation during the due diligence process.

9.1 Total investment

Capital allocation: The gross capital expenditure for the comprehensive plan is estimated at US\$ 315 million according to Financial Model II. Operating expenses (OPEX) remain highly competitive due to low chemical reagent consumption and high grades. Working capital is dimensioned based on the collection cycles of the offtake framework.

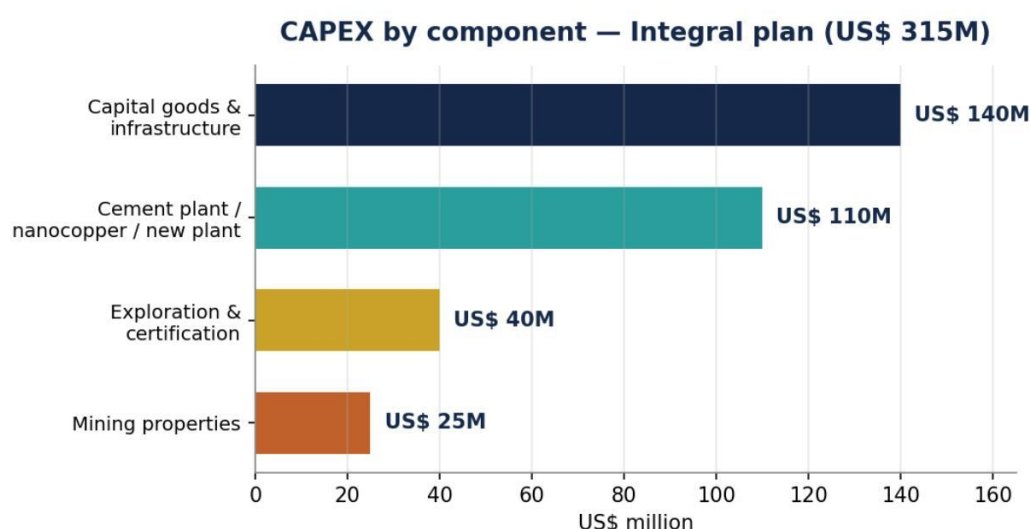


Chart 4 — CAPEX by component of the integral plan (US\$ 315 million).

Table 5 — Investment application by component (Model II)

Component	US\$ million	% of total
Capital goods and infrastructure	140	44%
Cement plant / expansion / nanocopper / new plant	110	35%
Exploration and certification (NI 43-101)	40	13%
Acquisition of mining properties	25	8%
Gross capital investment	315	100%

Source: Model II — sheet «FF Base» (investment parameters).

9.2 Financial structure

Capital mix: The funding architecture balances sponsor equity, senior debt arranged by the IFC, and potential commercial co-financing from international institutions (banks, DFIs, ECAs). The target project capital mix maintains a conservative debt-to-equity ratio of approximately 2:1, aligned with long-term cash flow generations.

9.3 Projections

Revenue scalability: Under Model II (assuming a copper price of US\$ 13,000/t), annual sales scale from US\$ 1.0 million in 2026 to US\$ 208.7 million in 2029, with operating margins reaching US\$ 116.1 million by 2029. The high-purity nanocopper line adds an estimated US\$ 55.2 million in cumulative revenues over the projection window. EBITDA margins remain within a robust 40–60% range.



Chart 5 — Projected sales and operating margin (Model II, LME US\$ 13,000/t).

Table 6 — Economic projection (Model II, US\$)

Item	2026	2027	2028	2029
Tonnes of copper sold	84	3,192	8,400	13,748
Copper sales (US\$ M)	1.0	39.2	99.2	208.7
Total operating cost (US\$ M)	0.6	23.6	59.1	95.6
Operating margin (US\$ M)	0.5	18.7	43.1	116.1
Margin on sales	50%	50%	43%	56%

Source: Model II — Projected Income Statement and Cash Flow. Figures in US dollars.

9.4 Sensitivities

Variables: The primary sensitivity parameters modeled are market copper prices (+/-15% fluctuations around a base of US\$ 10,000/t, compared against a high case of US\$ 13,000/t), mine extraction rates, and unit cost profiles. Even within low-case down-cycle pricing models, the project maintains positive operating margins due to low baseline operating costs and silver precious metal components.

9.5 Indicators

Metrics: Financial metrics will be definitively established during the due diligence stage. Preliminary models indicate high operating margins, a short capital payback window due to low initial capital intensity, and a strong cash flow profile capable of securing healthy Debt Service Coverage Ratios (DSCR).

Table 7 — Indicative financial indicators (preliminary)

Indicator	Preliminary reference
NPV	Positive (to be confirmed in due diligence)
IRR	Attractive for the expanding copper sector
Payback	Contained by the low initial capital intensity
Target DSCR	$\geq 1.3x$ in full-production phase
Debt / Equity (target)	$\sim 2 : 1$

Preliminary indicators, subject to validation during due diligence.

10. Financing Structure

10.1 Special Purpose Vehicle

SPV corporate design: The project finance structure will isolate all asset operations and cash flows by establishing a dedicated Special Purpose Vehicle (SPV) incorporated in Argentina and enrolled under the RIGI framework. MOM Mining S.R.L. will act as the technical operating partner and transfer all controlled copper tenements to this entity.

10.2 IFC tranches

Funding mechanisms: The funding request outlines a total commitment of US\$ 200 million from the IFC, split across senior loans and potential equity tranches (A-Loan / B-Loan mechanisms): a US\$ 50 million allocation for Phase II mining expansion, followed by a US\$ 150 million tranche for Phase III industrial plant construction.

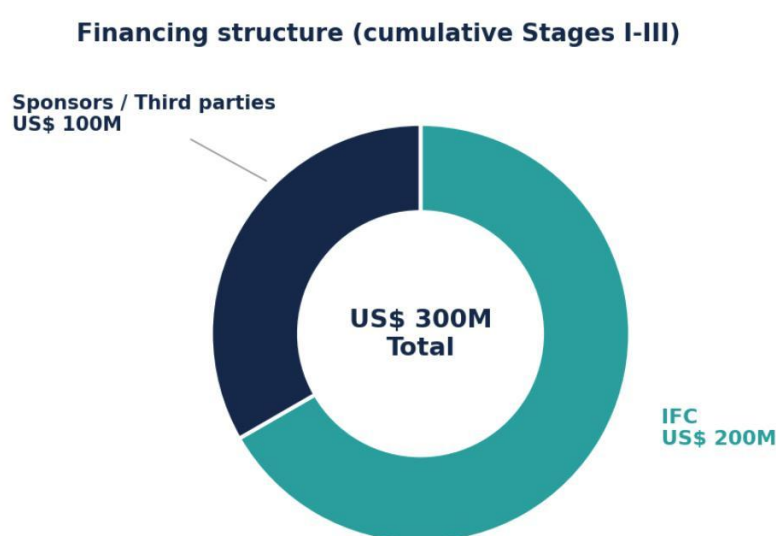


Chart 6 — Financing structure: sources of funds (cumulative Stages I-III).

10.3 Capital contribution

Sponsor equity: The capital structure balances sponsor equity, senior debt arranged by the IFC, and potential commercial co-financing. The target project capital mix maintains a conservative debt-to-equity ratio of approximately 2:1, aligned with long-term cash flow generations.

10.4 Co-financing

Third-party commercial co-financing: The remaining balance for Phase III development will be covered through commercial banks, DFIs, and ECAs under international project finance standards.

10.5 Guarantees

Security and collateral package: The proposed security package includes a first-priority equity pledge over 100% of the SPV common shares, direct irrevocable assignment of export receivables from the Trafigura offtake agreement, senior liens over offshore collection accounts, and senior asset-backed pledges over all processing plants and machinery fleets.

10.6 Cash flow waterfall

Priority allocation: The SPV cash waterfall will strictly follow international project finance practices: (i) Operations and Maintenance (O&M) expenditures; (ii) Senior Debt Service Principal & Interest payments; (iii) Funding of Debt Service Reserve Accounts (DSRA); and (iv) Subordinated distributions to Sponsor equity accounts.

Table 8 — Financing structure by stage (US\$ million)

Stage	Total investment	IFC	Sponsors / Third parties
Stage I (executed)	25	—	25
Stage II	75	50	25
Stage III	200	150	50
Total	300	200	100

Source: IDEA CENTRAL document — staged financing scheme and projection.

11. RIGI Framework Alignment

11.1 Enrolment

Legal framework: The project meets all conditions regarding investment volume, strategic industry sector (mining), and export orientation to officially register the SPV under the federal RIGI framework.

11.2 Tax benefits

Fiscal incentives: Enrolment optimizes project economics by introducing key fiscal incentives: a reduced corporate income tax rate, accelerated tax depreciation allowances for all new processing infrastructure, and long-term provisions for net operating loss (NOL) carry forwards.

11.3 Customs privileges

Trade exemptions: The RIGI framework provides full exemptions from import tariffs, statistical fees, and customs duties for all imported capital goods, equipment fleets, and plant machinery, combined with a zero-rate export tax shield.

11.4 Foreign exchange incentives

FX availability: Crucially for international lenders, the regime grants progressive free availability of hard-currency foreign exchange generated through exports, allowing the SPV to retain US dollar proceeds in international accounts to directly service senior cross-border debt and repatriate profits.

11.5 Economic impact

Project bankability: Collectively, the RIGI mechanisms mitigate risk profiles across fiscal, customs, and FX lines, directly enhancing the asset's bankability and financial robustness for international financiers.

12. ESG and Social License

12.1 ESG Policy

The project adopts the IFC Performance Standards as a reference framework and aims to progressively achieve full compliance, integrating environmental sustainability, social responsibility, and good governance into its operating model.

12.2 Environment

Water, waste, and biodiversity: The project prioritizes selective underground mining, the use of natural organic acids (patented citric acid) to replace conventional reagents, and Sustainable Social Forestry aimed at forest protection. Compensation: A 1,000-hectare environmental compensation bank has been established, and measures are being developed to protect local tree and animal species.

12.3 Safety and health

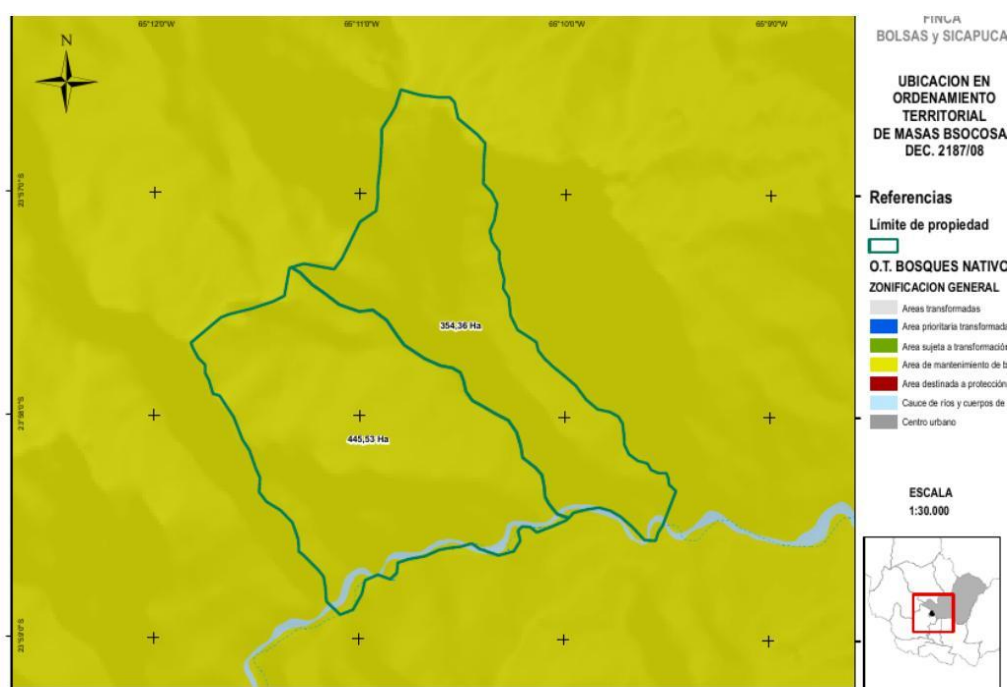
HSE System: The operation features an occupational health and safety management system (HSE), with active regulatory ART coverages and environmental insurance, along with operating procedures that reduce risks.

12.4 Community relations

Local engagement: The Copper Roundtable constitutes a real space for dialogue and community support. The project promotes the development of local suppliers—including the production of the citric acid input—and the creation of a School of Mines for training local talent.

12.5 Climate change

Carbon footprint and decarbonization: The project has initiated the certification of carbon bonds (compensation target in the order of 5,000,000 credits), leveraged by forestry and the low footprint of its process. The copper produced also contributes to global decarbonization as a critical input for the energy transition.



Protected forest under conservation management

12.6 Compliance with IFC Performance Standards

The project is organized around the eight IFC Performance Standards (PS1 to PS8), as summarized below:

PS	Scope and status in the project
PS1	Assessment and management of environmental and social risks and impacts — system under progressive implementation.
PS2	Labor and working conditions — compliance with <u>labor</u> and safety regulations.
PS3	Resource efficiency and pollution prevention — natural acids, low consumption, no blasting.
PS4	Community health and safety — water infrastructure works and safe operation.
PS5	Land acquisition — not materially applicable (proprietary land).
PS6	Biodiversity conservation — 1,000-ha offset bank and species protection.
PS7	Indigenous peoples — no indigenous communities in the area.
PS8	Cultural heritage — no identified impact; chance-find procedures.

Synthesis of alignment with the IFC Performance Standards (preliminary status).

13. Development Impact

The project generates a development impact aligned with the IFC mandate, with direct and indirect effects on employment, the supplier chain, exports, and technology transfer.

13.1 Direct employment

The projection of direct employment scales from 20 to 600 positions in four years, accompanying the expansion of the operation and the opening of new production faces.

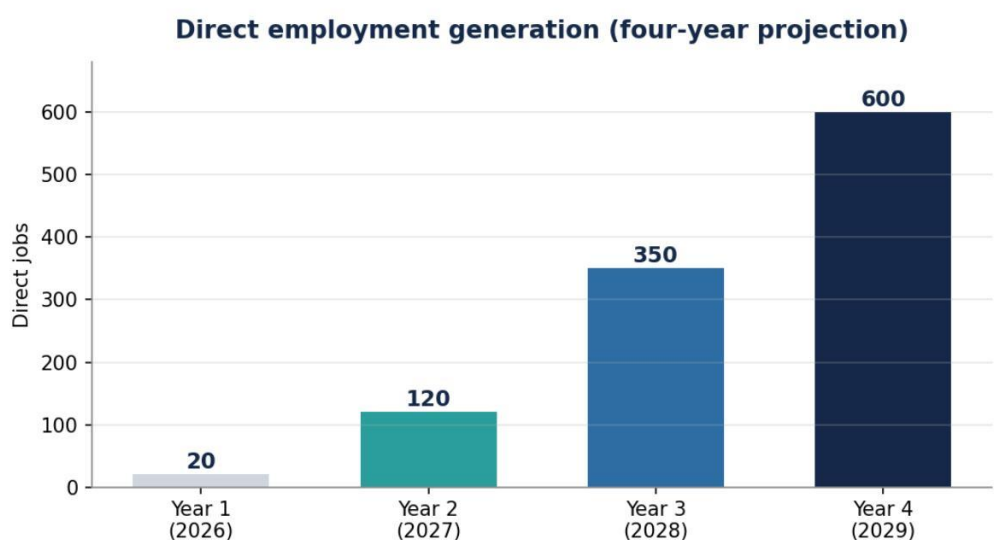


Chart 7 — Direct employment generation (four-year projection).

13.2 Indirect employment

The activity stimulates indirect employment through the contracting of mining services, transport, maintenance, and infrastructure works, with a multiplying effect on the regional economy.

13.3 Supplier development

The project promotes the development of local suppliers, including the production of the citric acid input, generating productive complementarity and local roots.

13.4 Exports

The entirety of production is destined for export, generating genuine foreign exchange for the Argentine economy within a context of structural global copper supply deficits.

13.5 Tax revenue

The operation contributes to national and provincial tax collection through taxes, royalties, and contributions, within the framework of stability granted by RIGI and Law No. 24.196.

13.6 Technology transfer

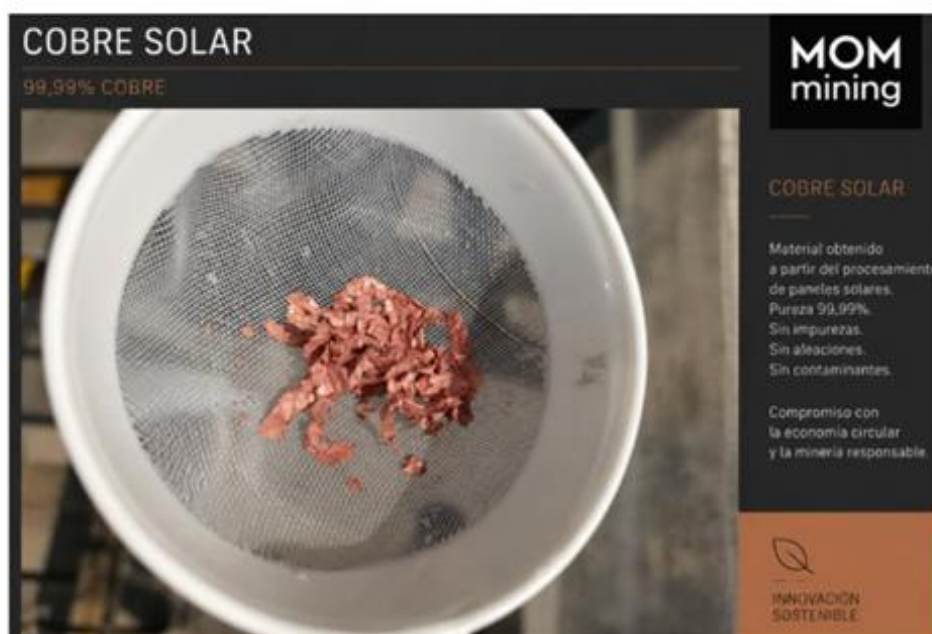
The ultra-high-purity nanocopper line and the solar copper developments, with proprietary patents and processes from Jujuy technology, constitute a unique case of technology transfer and value addition at origin. The company has obtained concrete results in leaching, production, and

processes with significant technical contributions. Research investments are in progress with promising results.



High-purity nanocopper.

Product manufactured with patented methods



Product manufactured in the company's laboratory

13.7 Regional impact in Jujuy

In the hydrological aspect, the project's water infrastructure works contribute to resolving drought and flood problems in the area, generating a community benefit that exceeds the perimeter of the operation. The School of Mines and the Copper Roundtable consolidate capacities and dialogue in the territory.

13.8 Contribution to the global energy transition

Copper is a critical input for the energy transition. The production of high-purity copper cement and nanocopper for advanced electronic applications positions the project as a direct contributor to global electrification and decarbonization.

Table 9 — Synthesis of the development impact

Dimension	Project contribution
Employment	From 20 to 600 direct jobs over four years; multiplier indirect employment.
Exports	100% of production exported; generation of genuine foreign currency.
Local suppliers	Chain development (citric acid, services, transport).
Water infrastructure	Works that mitigate drought and flooding in the area.
Human capital	Mining School; training of local talent.
Technology	Nanocopper, solar copper and process patents (Jujuy-based technology).
Energy transition	Critical input for electrification and decarbonization.

Source: IDEA CENTRAL document and project social plan.

14. Request and Next Steps

14.1 Requested financing

The participation of IFC is requested for the financing of the Martín Bronce Project expansion for US\$ 50 million in Stage II and US\$ 150 million in Stage III, within a total plan of US\$ 300 million.

14.2 Expected scope of IFC

The role of IFC as a reference investor and catalyst for co-financing (DFIs, ECAs, and commercial banks) is specially valued, as well as its guidance in implementing ESG and corporate governance standards.

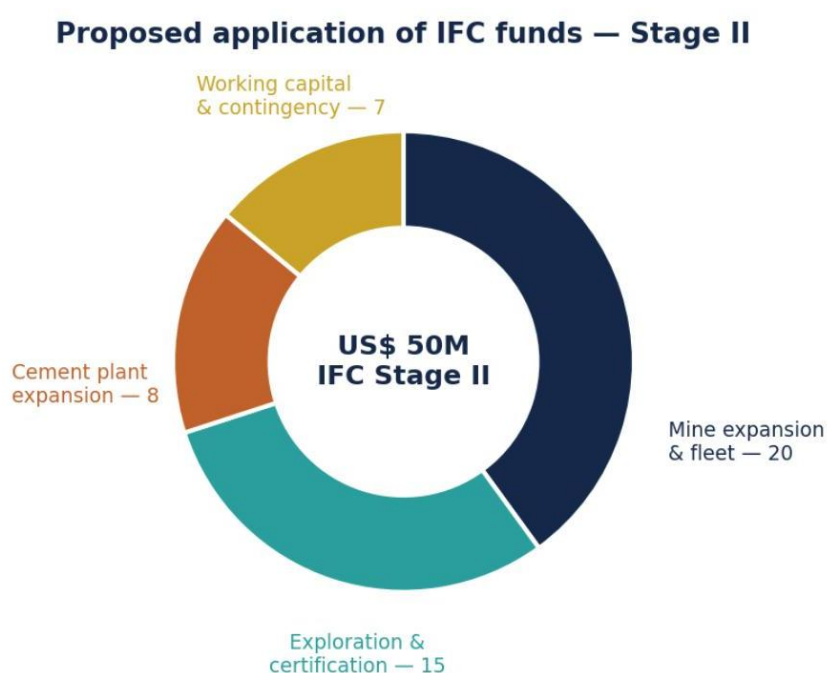


Chart 8 — Proposed application of IFC funds in Stage II (US\$ 50 million).

Table 10 — Application of IFC funds — Stage II (US\$ million)

Application	US\$ M	% of contribution
Mine expansion and fleet	20	40%
Exploration and certification (NI 43-101)	15	30%
Cement plant expansion	8	16%
Working capital and contingency	7	14%
Total IFC contribution Stage II	50	100%

Indicative application of funds, subject to definition in the structuring process.

14.3 Due diligence schedule

A technical, environmental, social, legal, and financial due diligence process of approximately six to nine months is proposed, in parallel with the finalization of the NI 43-101 resource certification and the detailed engineering of the plant.

14.4 Next milestones

- Signing of a mandate and terms of reference with IFC.
- Conclusion of the exploration campaign and resource certification.
- Closing of detailed engineering and pending permits.
- Financial closing of Stage II.

14.5 Additional available information

The company makes available to IFC, in a data room, the audited financial statements, the DIAs and permits, the offtake contract with Trafigura, geological backgrounds, patents, and technical studies, as well as site access for due diligence visits.

MOM Mining S.R.L. — Grupo Villanueva e Hijos · Martín Bronce Project, Jujuy, Argentina

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