



North Country Growers OZ Fund II

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North Country Growers OZ Fund II

Project Overview

Berlin, New Hampshire

- 169-acre plot owned with opportunities for additional sites
- Initially 2x 10-acre greenhouses
- Fully permitted and construction in process
- Ideal growing climate – Berlin (Zone 3) amongst best spot in United States

Technology Advantages

- CHP technology used extensively in Northern Europe
- NCG proprietary technology and methods improve efficiencies
- Produce can be on store shelves within 12 hours of harvesting

95% of Northeast Produce is Transported from Far Locations

Supply Chain Issues Impact Food Security in Northeast

Food Production is Traditional Inflation Hedge

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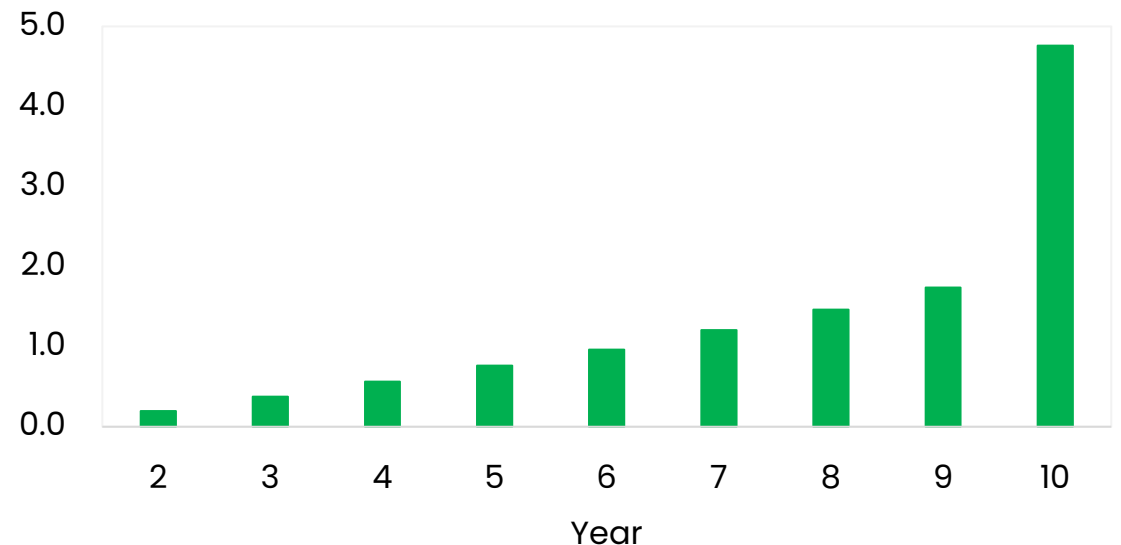
Investment Highlights

Deal Terms

- Single Asset
- \$28 million total equity raise
- \$33 million in debt – guaranteed by USDA and Dr. Rosen
- Distributions begin in Year 2
- Significant Bonus Depreciation as further tax shelter

MOIC

North Country OZ Fund II – MOIC



IRR 26.8%

MOIC 4.76x

**LOI's for 2X of
Expected Output**

North Country Growers LLC

Management Team and Staff

- Richard Rosen, Chairman

Marguerite Piret, CFO & COO

President
Chemical Engineering, MIT

Agriculture

- Crop work
- Picking
- Packing
- Safety

Operations

- Growers
- Facility Management
- Transportation
- HR/Maintenance

89 Total
Employees

**Management
Succession Plan**

Fair Wages

**Financial
Transparency**

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Competitive Advantages

ESG Friendly Investment

- Decreased harmful emissions from growing process and transportation
- Rainwater recycled to grow plants
- Well-paying jobs in area of need
- Experienced CFO with Board level experience

Growing Process

- CHP technology runs off natural gas and captures waste heat as energy
- CO2 reused due to contained environment increasing yield by 30%
- Extended lighting with cheap electricity increases yield 40%
- CHP reduces energy cost by 50%

CO₂ dousing increases plant yield



Low-Cost Electricity extends length of day lighting; Yield



Passive Insect control process decreases need for pesticides



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Future Enhancements

- Improved Varieties through Advanced Hybridization
- Enhanced Pollination
- Better Insect Control
- Continuous Monitoring to Optimize Results

All will increase revenue per square meter

IRR enhanced from successful implementation

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