GIMA–WORLD

AUTONOMOUS INNOVATION WORLD

INTERNATIONAL
MASTER FINANCIAL MODEL



A SOVEREIGN PARTNERSHIP.
A GLOBAL INNOVATION CAPITAL.
A NEW CENTURY OF PACIFIC PROSPERITY.

Confidential strategic financial model • October 2026

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THE 500 BILLION USD MASTER FINANCING PROGRAM

Five-year capital mobilisation • Global technology and innovation economy • Sovereign partnership value
STRATEGIC EXPANSION SCENARIO — All figures are planning assumptions in nominal USD. This document is a concept-stage financial framework, not an appraisal, secured financing, earnings forecast or investment offer.

EXECUTIVE FINANCIAL DASHBOARD

MASTER METRIC	TARGET SCENARIO
Total development and investment programme	$500 billion
Financing mobilisation window	5 years
Initial year financing target	$75 billion
Target annual consolidated revenue (mature operating stage)	$300 billion
Target annual consolidated EBITDA	$135 billion
Illustrative annual distributable free cash flow	$75 billion
Illustrative annual host-state participation (20% of defined pool)	$15 billion
Illustrative enterprise value at 12× EBITDA	$1.62 trillion

The first five years cover the capital-raising and commitment programme. They do not imply that all physical development, research commercialization or revenue maturation is completed within five years.

1 / FIVE-YEAR FINANCING PROGRAMME

YEAR	CAPITAL TARGET	CUMULATIVE
Year 1	$75 billion	$75 billion
Year 2	$100 billion	$175 billion
Year 3	$110 billion	$285 billion
Year 4	$115 billion	$400 billion
Year 5	$100 billion	$500 billion
TOTAL	$500 billion	$500 billion

Financing targets encompass staged commitments, equity subscriptions, project financing, construction facilities and eligible strategic partner contributions. Capital commitments, cash proceeds and deployed project expenditures must be tracked separately; no amount is counted twice.

Capital stack

SOURCE	TARGET
Strategic and institutional equity	$225 billion (45%)
Long-term project and infrastructure debt	$200 billion (40%)
Strategic operators, pre-sales and contracted project contributions	$75 billion (15%)
TOTAL	$500 billion (100%)

Anchor investors, sovereign wealth funds, infrastructure funds, insurers, pension funds, strategic technology corporations, private capital and project-finance institutions are the intended capital partners. The structure requires a phased investment mandate and independently verified bankability.

2 / 500 BILLION USD DEVELOPMENT ALLOCATION

PROGRAMME	BUDGET
Floating districts, maritime engineering and modular city infrastructure	$125 billion
Island urban development, housing, commercial districts and land infrastructure	$95 billion
AI, software, cloud, robotics and global digital enterprise campuses	$95 billion
Medical sciences, biotechnology, ocean science and research commercialization	$55 billion
Renewable energy, water, desalination, circular materials and food systems	$55 billion
Ports, transport, logistics, international connectivity and security	$35 billion
Hospitality, resorts, marinas, festivals and global convention venues	$25 billion
Development contingencies, governance and central programmes	$15 billion
TOTAL	$500 billion

The programme includes recycled marine-grade materials where engineering and life-cycle assessments support their use, solar/wind/wave energy, desalination, vertical farming, waste and water recovery, and independent environmental monitoring.

3 / GLOBAL REVENUE AND EARNINGS ENGINE

Mature-stage target operations integrate globally distributed software and technology businesses with the physical innovation region. Revenue is earned from worldwide customers, not only visitors or residents of the island and floating city.

BUSINESS PLATFORM	REVENUE / YEAR	EBITDA / YEAR
AI platforms, software, automation, cloud and robotics	$145 bn	$80 bn
Biotechnology, medicine, life sciences and IP licensing	$55 bn	$25 bn
Advanced industry, research services and ocean technology	$30 bn	$11 bn
Real estate, leasing, enterprise districts and property services	$25 bn	$9 bn
Tourism, resorts, marinas, global exhibitions and events	$20 bn	$5 bn
Energy, water, food systems and circular utilities	$15 bn	$3 bn
Ports, logistics, connectivity and other services	$10 bn	$2 bn
TOTAL	$300 bn	$135 bn

Implied consolidated EBITDA margin: 45%. The technology segment contributes a disproportionately large share of EBITDA and therefore drives the valuation. This is an aggressive high-growth case that requires substantial global market penetration and commercial proof.

Portfolio expansion and global businesses

The ecosystem integrates GIMA–WORLD-specific businesses and associated innovation initiatives. Existing initiatives such as AI BUILDER NETWORK, COMPANY ONE, AI UNIVERSITY, VYORA, COHERA NETWORK and MAGIC CIRCLE illustrate possible digital and commercial activities; their current ownership, integration, financing and future revenues must be separately established. New large-scale ventures are included as future programme categories, not as already operating companies.

4 / CASH FLOW AND SOVEREIGN PARTNER ECONOMICS

MATURE-YEAR CASH FLOW BRIDGE	SCENARIO
EBITDA	$135 billion
Cash taxes and statutory charges	−$15 billion
Maintenance capital expenditure	−$20 billion
Net interest and financing costs	−$15 billion
Working capital and other operating adjustments	−$10 billion
ILLUSTRATIVE DISTRIBUTABLE FREE CASH FLOW	$75 billion

The bridge is an illustrative simplified mature-year cash flow, not an integrated forecast. It assumes no incremental growth capex in this specific calculation; debt principal repayments, ring-fenced project cash and reserves require separate modeling before distributability can be established.

Sovereign partner: profit participation

HOST-STATE VALUE METRIC	SCENARIO
Defined distributable participation pool	$75 billion / year
Illustrative negotiated state participation	20%
DIRECT ANNUAL PROFIT PARTICIPATION	$15 billion
Nominal total at constant annual distribution for 20 years	$300 billion

The 20% participation is an illustrative negotiating assumption, not a concession already offered or accepted. The pool must be defined contractually, after ring-fencing, debt covenants, minority interests, taxation and reinvestment obligations. Additional concession receipts, employment, domestic procurement, training and tourism are distinct benefits and are not included in the $15 billion figure.

5 / CAPITAL MARKETS AND VALUATION

VALUATION BRIDGE	ILLUSTRATIVE RESULT
Consolidated mature-year EBITDA	$135 billion
Assumed EV / EBITDA multiple	12.0×
ENTERPRISE VALUE	$1.62 trillion
Illustrative net financial debt	−$150 billion
IMPLIED EQUITY VALUE	$1.47 trillion

A 12× consolidated multiple is a modeling assumption, not a verified market comparable. A sum-of-the-parts valuation should separately assess infrastructure, real estate, hospitality, life sciences and high-growth software businesses, with holding-company discounts and noncontrolling interests where relevant.

Capital market architecture

The proposed holding structure combines a master development company, ring-fenced infrastructure and real-estate SPVs, research and technology ventures, and international operating companies. Potential liquidity routes include private placements, project refinancing, IPOs, strategic sales and reverse mergers where lawful and commercially appropriate. Subsidiary values already included in consolidated enterprise value must not be added again.

6 / INVESTOR RETURN FRAMEWORK

INVESTMENT CATEGORY	ILLUSTRATIVE TARGET IRR
Core infrastructure, utilities and contracted assets	8–12%
Hospitality, marinas and operating real estate	12–18%
Urban districts and development SPVs	15–22%
Growth technology, AI and biotech ventures	20–30%+

These are separate risk-adjusted objectives, not guaranteed returns or a consolidated holding-level IRR. A $225 billion aggregate equity funding target and a $1.47 trillion equity value at maturity do not alone establish investor IRR: capital-call timing, interim distributions, dilution, minority interests, exit proceeds and realized debt service determine returns.

7 / EXECUTION GATES: FIRST FIVE YEARS

GATE	DELIVERABLE
Year 1	Sovereign engagement, legal feasibility, first $75bn capital target, initial site and environmental diligence, anchor-investor mandate
Year 2	Masterplan, preliminary engineering, concession framework, research platform launch, first infrastructure financing
Year 3	Modular construction and utility packages, international technology commercialization, project-company capital rounds
Year 4	Expanded district and maritime construction, hospitality and research operator partnerships, further capital-market preparation
Year 5	Complete $500bn financing mobilisation target, fully phased construction portfolio, long-term operating and reinvestment framework

Each gate is contingent on documented approvals, bankable engineering, capital commitments, independent environmental review and sovereign agreements. The five-year objective is a financing timetable; actual construction and revenue realization extend beyond it.

8 / THE INVESTMENT AND NATIONAL DEVELOPMENT PROPOSITION

GIMA–WORLD is conceived as a generational Pacific innovation and development platform: hundreds of billions in coordinated capital, internationally scalable AI and life-sciences businesses, landmark floating-city engineering, ecological infrastructure and global destination economics. For a sovereign host partner, the concept combines long-term economic participation with jobs, skills, climate resilience and international prominence. For investors, it creates distinct capital deployment opportunities across technology, infrastructure, real estate and operating businesses.

This financial scenario requires independent validation through a detailed integrated model, market-demand studies, engineering estimates, sovereign legal analysis, financing term sheets and third-party valuation. None of the amounts stated is a committed investment, achieved result, guaranteed return or confirmed host-state agreement.

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