MASTER CTS

INVESTOR SUMMARY 2026

CONSTRUCTION TECHNOLOGY SYSTEMS

A DIVISION OF ASATEEN GROUP

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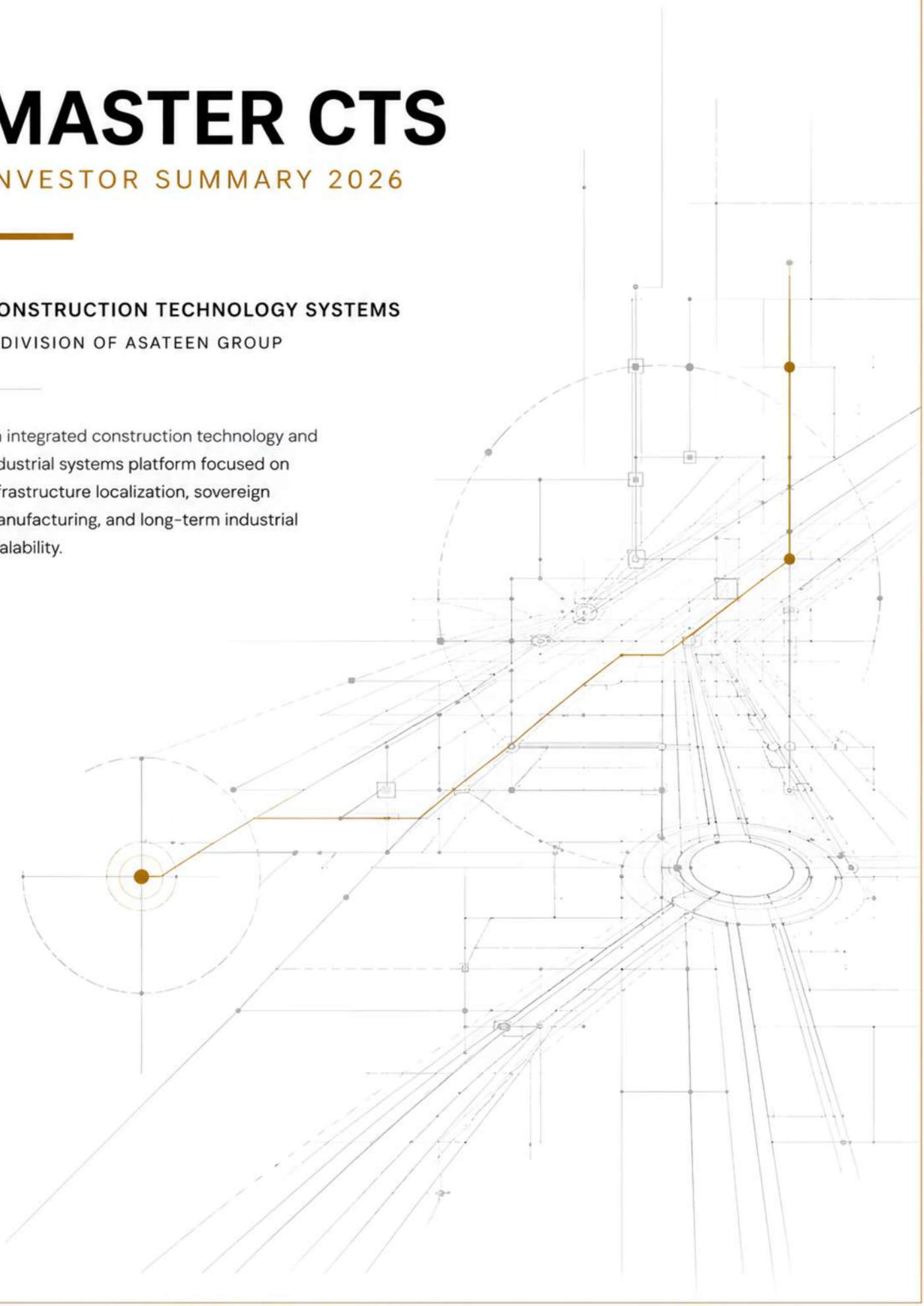
CONSTRUCTION TECHNOLOGY SYSTEMS

A DIVISION OF ASATEEN GROUP

An integrated construction technology and industrial systems platform focused on infrastructure localization, sovereign manufacturing, and long-term industrial scalability.



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Construction Technology Systems

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Executive Investment Thesis

MASTER CTS is transitioning from a construction technology integrator into a vertically integrated sovereign industrial platform focused on infrastructure localization, manufacturing, and long-term industrial scalability.

INFRASTRUCTURE DEMAND

- Housing Development
- Water Infrastructure
- Transportation Networks
- Environmental Resilience
- Industrial Facilities

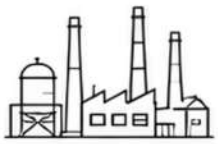
01 — INDUSTRIAL LOCALIZATION
Converting local resources into strategic industrial value.

02 — MANUFACTURING SYSTEMS
Engineered production lines and quality control at industrial scale.

03 — ENGINEERING DEPLOYMENT
System-based solutions delivered to projects with performance control.

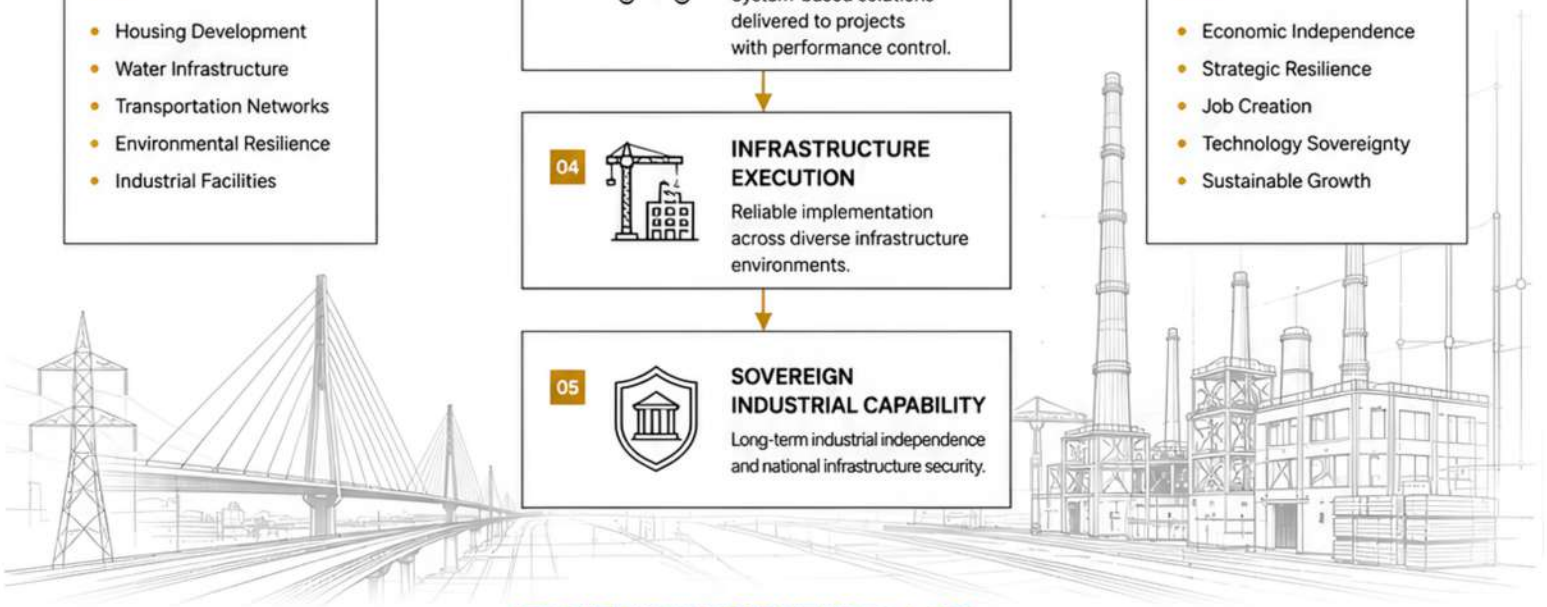
04 — INFRASTRUCTURE EXECUTION
Reliable implementation across diverse infrastructure environments.

05 — SOVEREIGN INDUSTRIAL CAPABILITY
Long-term industrial independence and national infrastructure security.



INDUSTRIAL SOVEREIGNTY

- Economic Independence
- Strategic Resilience
- Job Creation
- Technology Sovereignty
- Sustainable Growth



STRATEGIC INVESTMENT PILLARS

01 — IMPORT SUBSTITUTION
Localized replacement of imported engineered construction systems.

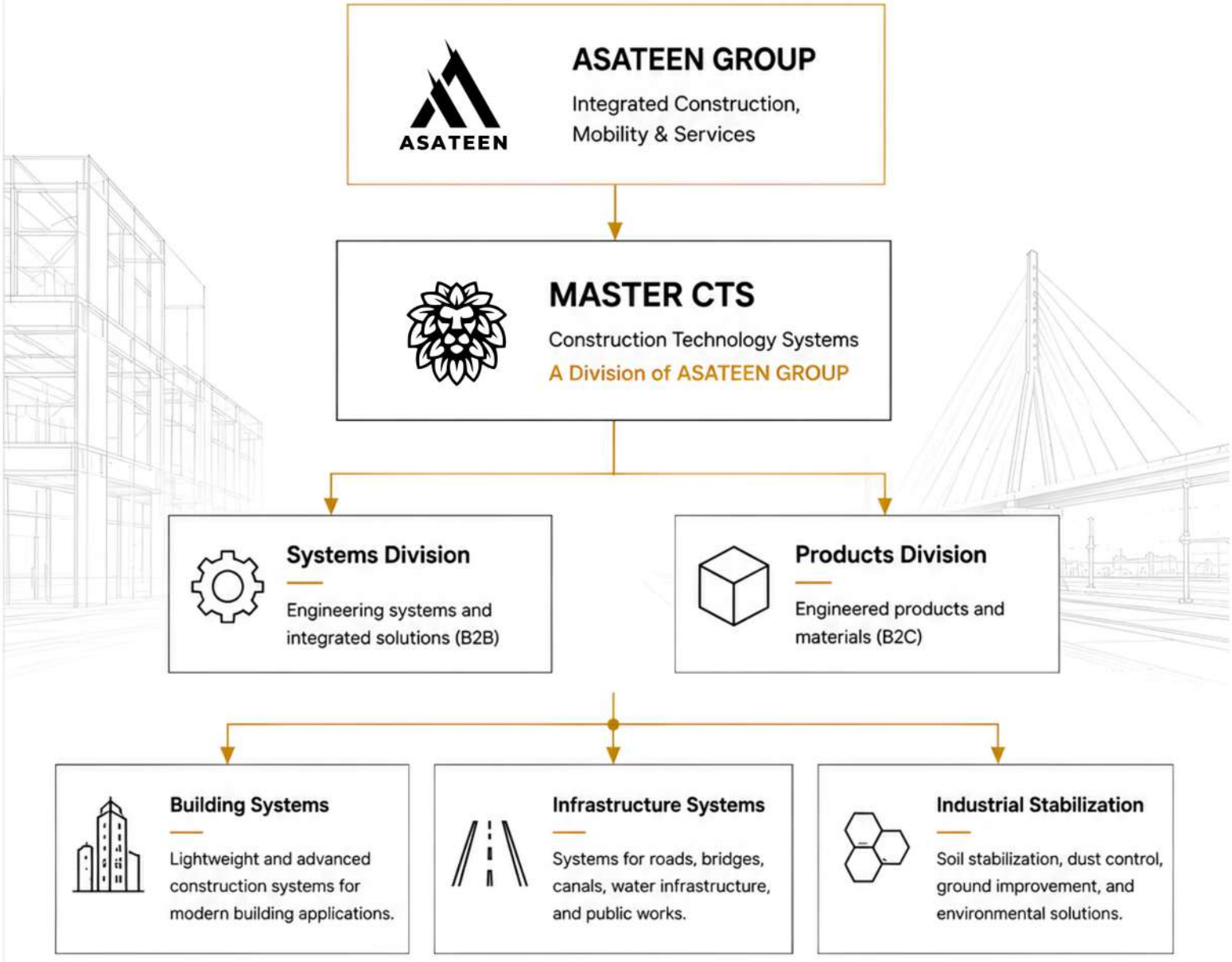
02 — INDUSTRIAL LOCALIZATION
Transition toward domestic manufacturing capability and integrated production.

03 — INFRASTRUCTURE DURABILITY
Engineering systems designed for lifecycle performance and environmental resilience.

04 — SOVEREIGN MANUFACTURING
Controlled industrial capability supporting long-term infrastructure independence.

Institutional Structure

ASATEEN GROUP + MASTER CTS Operational Architecture



Execution Capability

ASATEEN GROUP provides operational delivery capacity, logistics coordination, contracting capability, and multi-sector execution frameworks supporting large-scale infrastructure deployment.

Engineering Depth

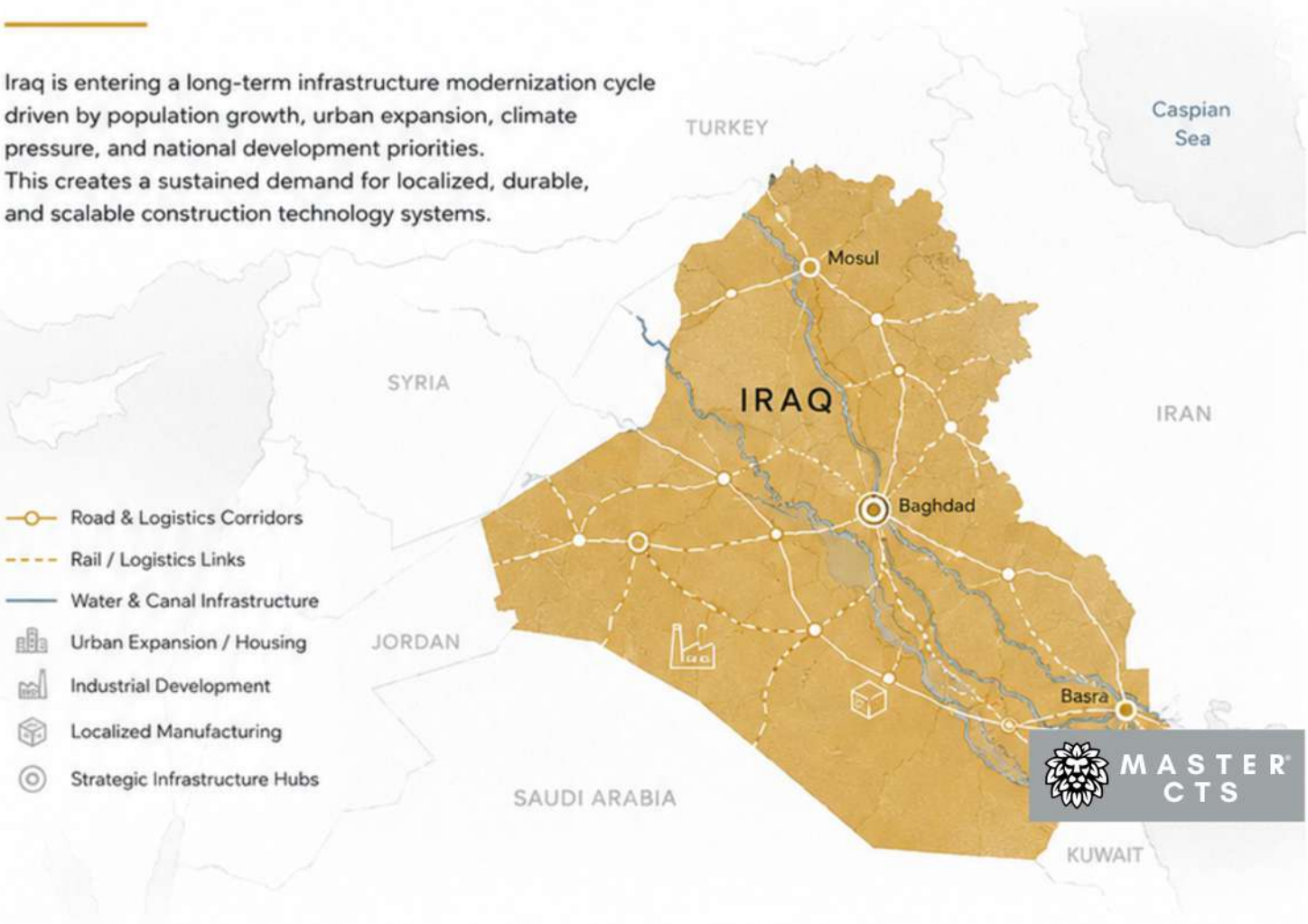
MASTER CTS develops integrated construction technology systems engineered for housing, infrastructure, transportation, water management, and environmental stabilization applications.

Sovereign Infrastructure Positioning

The institutional model combines execution authority with engineering system development, enabling localized infrastructure deployment aligned with Iraq's long-term modernization requirements.

Iraq Infrastructure Opportunity

Iraq is entering a long-term infrastructure modernization cycle driven by population growth, urban expansion, climate pressure, and national development priorities.
This creates a sustained demand for localized, durable, and scalable construction technology systems.



KEY INFRASTRUCTURE CHALLENGES

01 Infrastructure Degradation
Aging roads, canals, and public works require longer-life engineering systems to restore performance and reduce life-cycle cost.

02 Water Loss
Irrigation and canal networks suffer from seepage, leakage, and evaporation losses, requiring controlled lining, seepage reduction, and hydraulic protection systems.

03 Thermal & Corrosion Exposure
Middle East operating conditions demand materials engineered for extreme heat, salinity, UV exposure, and chemically aggressive environments.

04 Import Dependency
Heavy reliance on imported construction materials increases cost, FX exposure, lead times, and project delivery risk. Localized manufacturing can create resilience and supply-chain control.

Iraq's infrastructure modernization cycle creates a structural, multi-decade opportunity for localized construction technology systems built for performance, durability, and national development impact.

MASTER CTS Systems Portfolio

An integrated portfolio of construction technology systems engineered to solve Iraq's most complex infrastructure, environmental, and development challenges.

MASTER® CTS

BUILDING SYSTEMS

Engineered building systems delivering performance, efficiency, and durability for modern construction.

MASTER GREEN BUILDING
Integrated modular building systems for fast, efficient, and sustainable construction.

MASTER BAR
Reinforcement solutions that enhance structural strength and performance.

MASTER BOARD
High-density fiber cement boards for durable, fire-resistant building systems.

MASTER BRICK
Architectural facade bricks combining aesthetic quality and long-term durability.

INFRASTRUCTURE SYSTEMS

Engineering systems for critical infrastructure and water management with long-term reliability and efficiency.

MASTER FLOK
Road and soil stabilization systems that improve performance and extend service life.

MASTER GCCM
Canal lining and water infrastructure systems that reduce water loss and strengthen national water security.

INDUSTRIAL STABILIZATION

Advanced stabilization and specialty systems for industrial, environmental, and ground improvement applications.

MASTER FOAM CONCRETE
Lightweight engineered concrete solutions for reduction in load and improved performance.

MASTER REPHOS
Specialized industrial systems for remediation, protection, and advanced ground engineering.

Integrated Systems
Engineered solutions delivered as complete systems, not materials.

Localized Engineering
Designed for Iraq's climate, environment, and infrastructure realities.

Industrial Scalability
Built for mass deployment, manufacturing scale, and long-term impact.

Sovereign Value
Strengthening national infrastructure capability through local systems.

Revenue Architecture

MASTER CTS operates through multiple engineered revenue layers connecting infrastructure deployment, manufacturing capability, systems integration, and industrial service operations.

INFRASTRUCTURE DEMAND

National development, urban growth, and industrial expansion.

MASTER CTS PLATFORM

Integrated construction technology systems, engineering, manufacturing, and deployment.

01

ENGINEERED SYSTEM SALES

Integrated deployment-oriented construction technology systems delivered to contractors, developers, and institutional partners.

02

SOVEREIGN CONTRACTS

Large-scale infrastructure contracts and public-sector engineering frameworks delivered under long-term partnership models.

03

INDUSTRIAL TOLLING SERVICES

Specialized industrial services including production, treatment, stabilization, and technical processing on a tolling or utility basis.

04

PRODUCTS DIVISION

Manufactured engineered materials, system components, and value products supporting the construction technology platform.

05

GREEN INFRASTRUCTURE FINANCE

Infrastructure modernization financing aligned with sustainability, lifecycle efficiency, and long-term value creation.

REVENUE LAYER	ENGINEERED SYSTEM SALES	SOVEREIGN CONTRACTS	INDUSTRIAL TOLLING SERVICES	PRODUCTS DIVISION	GREEN INFRASTRUCTURE FINANCE
PRIMARY VALUE	Technology systems for deployment and construction integration.	National and regional infrastructure delivery through institutional agreements.	Operational revenue from industrial services and processing.	Product revenue from manufactured materials and components.	Financial structuring for sustainable infrastructure investments.
CUSTOMER BASE	Contractors, developers, EPCs, and technical partners.	Government agencies, ministries, and public-sector authorities.	Industrial operators, utility providers, and infrastructure entities.	Retail, distributors, contractors, and project-based procurement.	Investors, funds, development institutions, and sovereign programs.
REVENUE MODEL	Project-based system sales and engineering packages.	Long-term contracts, framework agreements, and megaproject delivery.	Volume-based, capacity-based, or utility service agreements.	Direct sales, wholesale supply, and value product channels.	Project financing, green bonds, PPP models, and blended finance structures.
STRATEGIC IMPACT	Expands engineered system adoption and market penetration.	Builds national infrastructure and long-term institutional partnerships.	Creates stable recurring revenue from industrial operations.	Strengthens manufacturing scale and product availability.	Enables long-term infrastructure growth with sustainability focus.

RECURRING INFRASTRUCTURE EXPOSURE

Multiple revenue streams strengthen long-term resilience and stability.

INDUSTRIAL ASSET SCALABILITY

Manufacturing and industrial services support capacity expansion across regions.

MANUFACTURING EXPANSION

Localized production reduces dependency and improves project efficiency.

REGIONAL DEPLOYMENT CAPABILITY

Integrated delivery capability enables execution across Iraq and the region.

Manufacturing Roadmap

A disciplined 3-phase industrial scaling roadmap building toward manufacturing sovereignty, localized production, Industrial City 2030, and export readiness.

3-PHASE INDUSTRIAL SCALING ROADMAP

PHASE 1

STRUCTURED INTEGRATION

Build operational structure, integrate core technologies, and establish standardized manufacturing systems.

- System consolidation and engineering documentation
- Supplier alignment and quality control frameworks
- Manufacturing capacity setup
- Operational processes and performance standards

PHASE 2

PARTIAL LOCALIZATION

Localize key materials and components, expand production capability, and strengthen industrial self-reliance.

- Local raw materials activation
- Component localization and in-house capability
- Expanded production lines and technical specialization
- Quality assurance systems and certifications

PHASE 3

FULL VERTICAL INDUSTRIALIZATION

Achieve full vertical integration, develop advanced manufacturing lines, and build export-ready capacity.

- Full vertical integration across value chain
- Advanced manufacturing and automation
- Export capability and regional market penetration
- Sustainable growth and industrial leadership

PROGRESSION TOWARD STRATEGIC OUTCOMES

MANUFACTURING SOVEREIGNTY

Build national independence through localized engineering and production control.

→

LOCALIZED PRODUCTION

Replace imports with domestic manufactured systems and materials.

→

INDUSTRIAL CITY 2030

Anchor the future industrial ecosystem within a fully integrated industrial city.

→

EXPORT READINESS

Deliver globally competitive systems with certified industrial quality.

MASTER® CTS

Integrated Systems | Industrial Scalability | National Impact | Global Capability

MASTER CTS Industrial City 2030

MASTER®
CTS

A SOVEREIGN INDUSTRIAL ECOSYSTEM ENGINEERED FOR IRAQ'S FUTURE

MASTER CTS Industrial City 2030 is a fully integrated manufacturing and innovation hub designed to localize production, strengthen national capability, and deliver world-class construction technology systems for Iraq and global markets.

LOCALIZED PRODUCTION

Reduce import dependency through domestic manufacturing capability.

INTEGRATED SYSTEMS

Manufacture complete construction technology systems, not materials.

R&D AND INNOVATION

Drive engineering advancement through dedicated laboratories and testing facilities.

EXPORT READINESS

Build world-class systems engineered for regional and global markets.

INDUSTRIAL SOVEREIGNTY

Strengthen Iraq's long-term industrial independence and economic resilience.

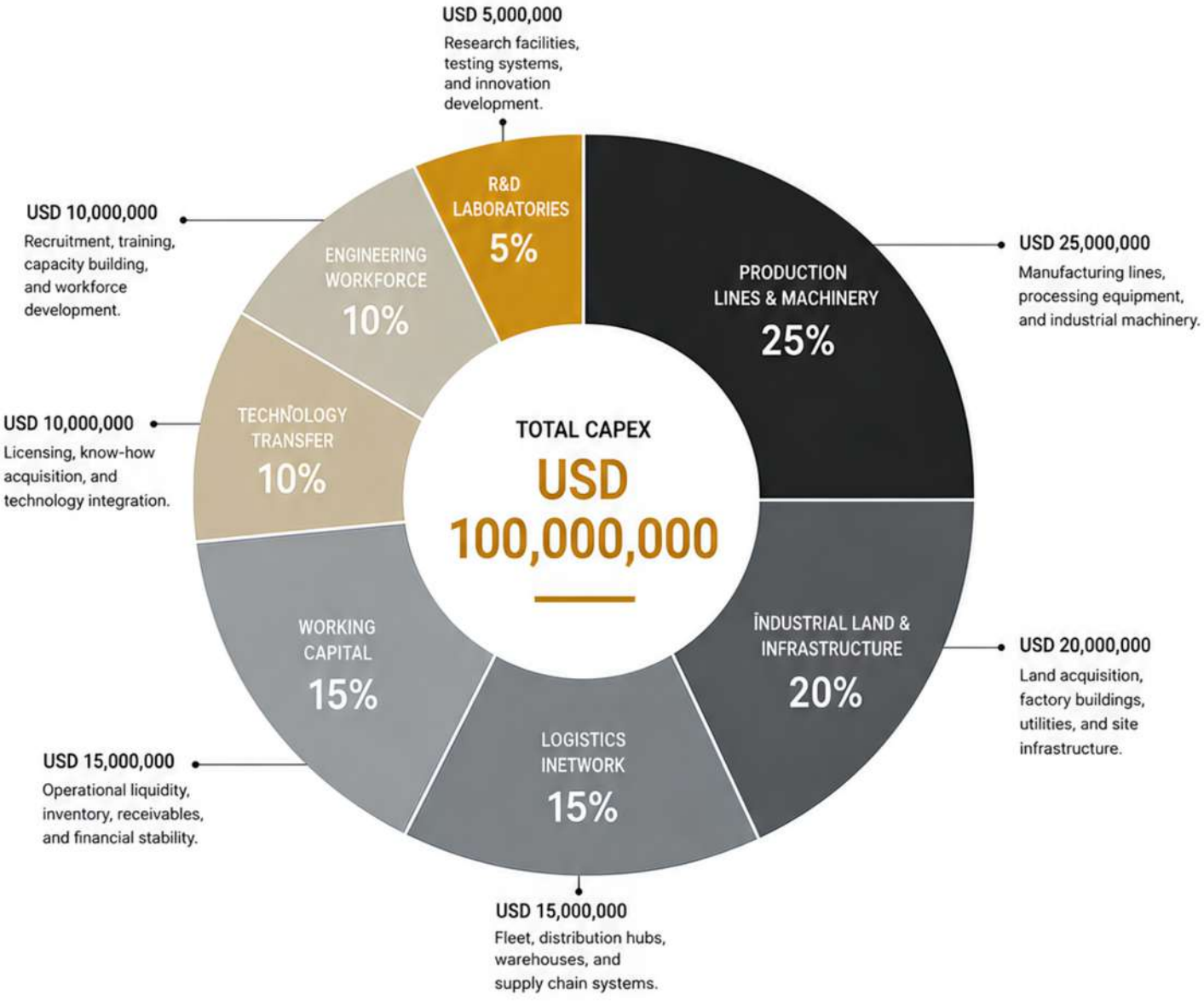
CAPEX DEPLOYMENT FRAMEWORK

The capital allocation framework below defines the strategic deployment of USD 100,000,000 across core operational, industrial, and technological pillars to build a fully integrated construction technology platform.

TOTAL CAPEX

USD 100,000,000

STRATEGIC ALLOCATION OVERVIEW



STRATEGIC OBJECTIVE

Build an integrated construction technology platform with controlled manufacturing, quality, logistics, innovation, and engineering capacity.

FINANCIAL OUTCOME

This CAPEX structure ensures long-term manufacturing independence, operational resilience, technological leadership, and sustainable regional growth.

Market Scaling Logic

MASTER CTS scales through localized infrastructure and industrial bottleneck solutions across multiple geographic layers to deliver impact today and build long-term value.

01 IRAQ

Primary scaling anchor driven by reconstruction, housing demand, and infrastructure modernization across the country.

- Housing demand acceleration
- Road rehabilitation and network upgrade
- Canal modernization and lining
- Infrastructure reconstruction
- Industrial localization and substitution
- Execution-speed and delivery pressure

MASTER CTS SYSTEMS FOR IRAQ

MASTER GREEN BUILDING
Lightweight construction systems for rapid delivery

MASTER FLOK
Road and soil stabilization for durable infrastructure

MASTER GCCM
Canal lining and water infrastructure protection

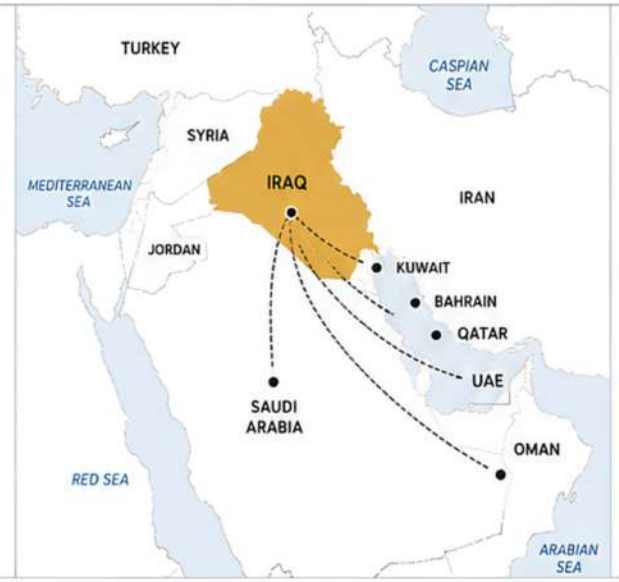
MASTER BOARD
High-performance fiber cement construction board

MASTER BAR
Corrosion-resistant FRP reinforcement systems

02 REGIONAL MARKET

Expanding relevance across the Middle East through infrastructure investments, climate adaptation, and advanced construction technology requirements.

- GCC infrastructure expansion
- Desert climate and durability demands
- Water infrastructure and coastal protection
- Logistics efficiency and supply reliability
- Lightweight construction adoption
- Corrosion-resistant and long-life systems



MASTER CTS SYSTEMS FOR THE REGION

MASTER FLOK
Stabilization systems for roads and ground improvement

MASTER GCCM
Water infrastructure lining for canals and reservoirs

MASTER BAR
FRP reinforcement for corrosion and durability

SELECTED BUILDING SYSTEMS
Lightweight and modular solutions for regional projects

03 SELECT GLOBAL OPPORTUNITIES

Global relevance is selective and focused on industrial environmental transformation and specialized waste-to-value systems.

- Phosphogypsum processing
- Industrial waste transformation
- Environmental stabilization solutions
- Strategic waste-to-value technologies

MASTER CTS SYSTEMS WITH GLOBAL RELEVANCE

MASTER REPHOS
Phosphogypsum processing and industrial environmental transformation systems

SCALING PRINCIPLE
MASTER CTS scales through engineered systems that solve infrastructure and industrial bottlenecks with measurable performance, faster deployment, and long-term value creation.

FOCUS
Impact in Iraq first.
Expansion across the region.
Selective global industrial value.

Unit Economics and Margin Logic

MASTER CTS improves economics through localized industrial systems that reduce dependency, accelerate deployment, and lower lifecycle cost across infrastructure and building applications.

PLATFORM ECONOMICS FRAMEWORK

LOCALIZATION
Local manufacturing of core systems reduces external dependency and protects supply continuity.

→

REDUCED IMPORTS
Lower reliance on imported materials reduces cost volatility and strengthens economics.

→

REDUCED LOGISTICS
Shorter supply chains lower freight costs, handling complexity, and delivery variability.

→

FASTER DEPLOYMENT
Engineered systems enable rapid installation and shorter project cycle times.

→

LIFECYCLE SAVINGS
Reduced maintenance, extended service life, and lower energy demand create long-term value.

→

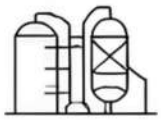
OPERATIONAL EFFICIENCY
Higher asset utilization, lower downtime, and improved resource efficiency.

→

INDUSTRIAL MARGIN IMPROVEMENT
Stronger margins from integrated manufacturing, services, and regional scale.

SYSTEM ECONOMICS DRIVERS

01 MASTER REPHOS
Industrial Stabilization



- Industrial waste → industrial input
- Phosphogypsum processing and stabilization
- Treatment + resale economics
- Environmental processing value chain
- Creates margin from otherwise low-value waste streams

VALUE CHAIN LOGIC

Waste Source → **Processing & Stabilization** → Industrial Input → Resale / Use

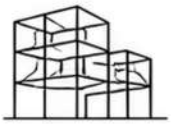
02 MASTER FLOK
Soil & Road Stabilization

- Reduced hauling of borrow and replacement materials
- In-place stabilization with engineered systems
- Faster execution and traffic reopening
- Reduced reconstruction cycles
- Lower total cost of ownership

VALUE CHAIN LOGIC

Site Condition → **In-Place Stabilization** → Rapid Reopening → Lower Lifecycle Cost

03 MASTER GREEN BUILDING
Lightweight Construction Systems

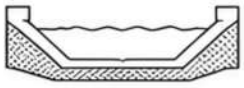


- Faster build cycles and reduced program time
- Lightweight engineered components
- Reduced dead load on structures
- Lower operational energy demand
- Better performance over building lifecycle

VALUE CHAIN LOGIC

Engineered Systems → **Faster Construction** → Lower Energy Use → Lifecycle Savings

04 MASTER GCCM
Canal Lining Systems



- Reduced labor requirement
- Rapid lining deployment using GCCM systems
- Significantly reduced water loss
- Lower maintenance and repair frequency
- Extended infrastructure service life

VALUE CHAIN LOGIC

Canal Condition → **GCCM Lining** → Reduced Water Loss → Lower Maintenance Cost

ECONOMIC IMPACT ACROSS THE PLATFORM

Lower operational cost | Shorter project duration | Higher asset reliability and performance | Improved lifecycle value and return predictability →

STRONGER MARGINS
SUSTAINABLE SCALE
LONG-TERM VALUE

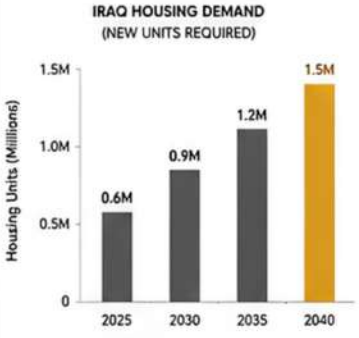
Note: Unit economics and margin logic are qualitative and based on internal assessment of operational structure, manufacturing strategy, system integration, and market positioning as of Q2 2026.

Building Systems Market Opportunity

Rapid urban growth, housing demand, execution pressure, and energy inefficiency are increasing demand for industrialized construction systems across Iraq and the regional market.

01 Housing Demand Pressure

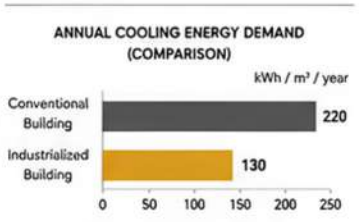
- Rapid urban population growth
- Large-scale residential demand
- Infrastructure expansion requirements
- Need for scalable delivery systems



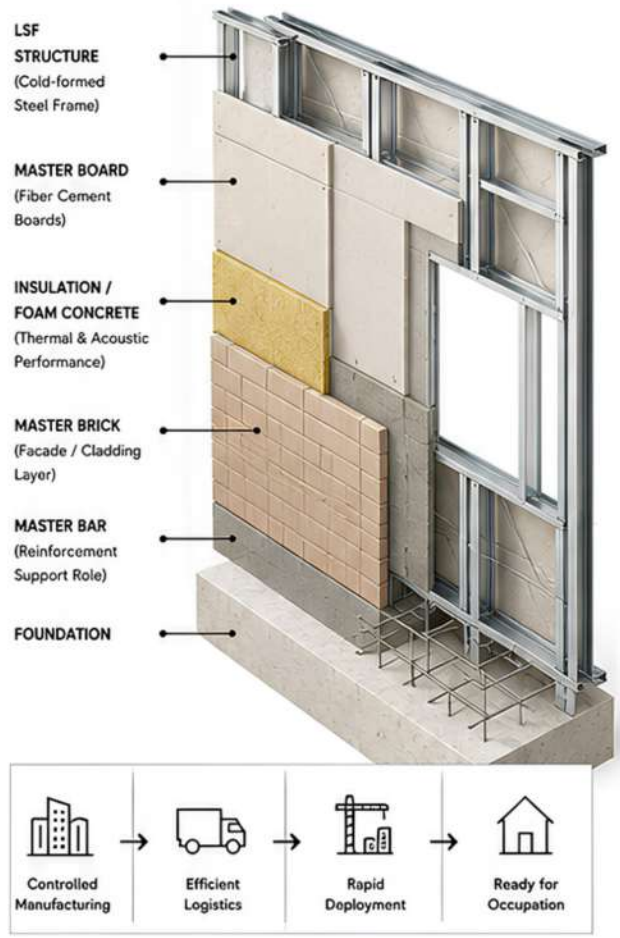
Source: Internal analysis based on demographic and housing data.

03 Operational Energy Pressure

- High cooling demand
- Building envelope inefficiency
- Long-term operational costs
- Increasing energy optimization needs



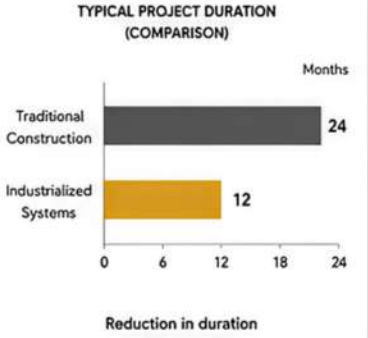
Reduction in energy demand
41%



LIGHTWEIGHT • DRY CONSTRUCTION • ENGINEERED SYSTEMS

02 Execution Constraints

- Labor-intensive traditional systems
- Long project cycles
- Wet construction dependency
- Delayed project delivery



Reduction in duration
50%

04 Industrialized System Logic

- Faster assembly cycles
- Lightweight construction systems
- Controlled manufacturing
- Reduced lifecycle burden

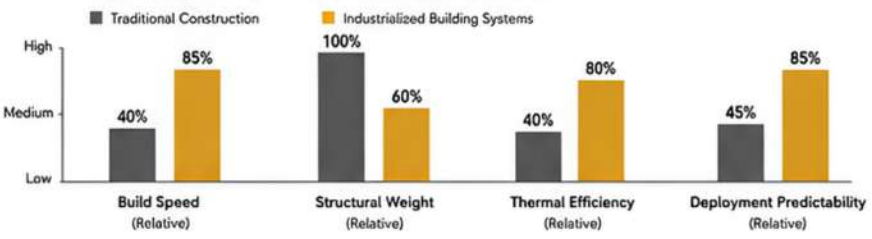
SYSTEM VALUE ADVANTAGE

- Faster project delivery
- Lower total lifecycle cost
- Higher quality control and durability

MASTER CTS BUILDING SYSTEMS PORTFOLIO

MASTER GREEN BUILDING	MASTER BOARD	MASTER FOAM CONCRETE	MASTER BRICK	MASTER BAR (Support Role)
Integrated lightweight building system logic (LSF, Board, Foam)	Panelized dry-construction envelope systems for walls, ceilings, and facades	Lightweight thermal and fill applications for insulation and load reduction	Architectural envelope and facade systems with structural backing	Structural support and corrosion-resistant reinforcement solutions

PERFORMANCE COMPARISON: TRADITIONAL vs INDUSTRIALIZED SYSTEMS



Strategic Opportunity

Industrialized building systems improve deployment scalability, reduce structural weight, accelerate construction timelines, and support more efficient long-term building performance under regional operating conditions.

MASTER CTS delivers engineered systems that align with Iraq's reconstruction priorities and the Middle East demand for efficient, durable, and scalable construction solutions.

Infrastructure Systems

Infrastructure Systems Market Opportunity

Iraq and the wider regional market continue to require infrastructure systems capable of accelerating execution, improving durability, reducing maintenance cycles, and adapting to harsh operating environments across transportation, hydraulic, and structural infrastructure sectors.

01 MASTER FLOK
Road Stabilization & Soil Systems

Engineered stabilization systems that improve subgrade strength, reduce deformation, and extend pavement life.

02 MASTER GCCM
Canal Lining & Hydraulic Systems

High-performance cementitious lining systems that reduce water loss, increase flow efficiency, and extend canal service life.

03 MASTER BAR
GFRP Reinforcement Systems

Corrosion-resistant reinforcement solutions that improve structural performance and extend infrastructure durability.

Infrastructure Performance Drivers

01 Lifecycle Efficiency
Reduced long-term maintenance exposure and extended infrastructure service life.

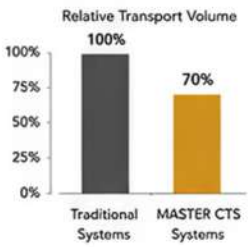
Lifecycle Extension
40%+
vs Traditional Solutions

02 Execution Speed
Faster deployment potential across road rehabilitation and hydraulic infrastructure.

Deployment Time Reduction
35%+
vs Traditional Methods

03 Material & Logistics Optimization
Reduced transport burden and improved field deployment efficiency through engineered lightweight systems.

Material Transport Reduction
30%+
vs Traditional Systems



Strategic Infrastructure Application Areas

Transportation Infrastructure
- Road stabilization and rehabilitation
- Pavement structure optimization
- Subgrade improvement
- Extended pavement life cycles

Water Infrastructure
- Canal lining and protection systems
- Water-loss reduction
- Flow efficiency improvement
- Long-life hydraulic performance

Structural Reinforcement
- Corrosion-resistant reinforcement
- High tensile structural performance
- Long-term durability
- Reduced maintenance cycles

Environmental Infrastructure
- Soil stabilization and remediation
- Erosion control systems
- Dust reduction systems
- Sustainable land management

Industrial Environmental Opportunity

MASTER REPHOS

Industrial Waste-to-Value Processing & Materials Platform

Industrial waste streams can become strategic industrial inputs through localized processing and material transformation systems.

STRATEGIC FOCUS AREAS

- Phosphogypsum Treatment
- Industrial Reuse
- Environmental Processing
- Waste-to-Value Transformation
- Industrial Materials Integration
- Scalable Processing Economics

PHOSPHOGYPSUM RECEIVING & HANDLING
Controlled receipt, classification, and preparation.

WASHING & CONDITIONING
Removal of soluble impurities and conditioning.

SEPARATION & PURIFICATION
Engineered separation process to enhance material quality.

DEWATERING & DRYING
Moisture reduction for stable material processing.

ENGINEERED PRODUCTS & REUSE
Conversion into industrial inputs for multiple sectors.

Environmental Responsibility
Managed processing reduces environmental footprint.

Resource Transformation
Industrial waste converted into usable value.

Regulatory Alignment
Supports environmental compliance and national standards.

Industrial Integration
Materials reintegrated into construction and infrastructure value chains.

Economic Optimization
Improved material yield and project economics at scale.

MASTER REPHOS PROCESS FLOW

INPUT
Phosphogypsum from fertilizer production.

→

PROCESSING
Washing, conditioning and impurity removal.

→

SEPARATION
Purification and solid-liquid separation.

→

DRYING
Dewatering and drying to stabilize material.

→

TRANSFORMED OUTPUT
Engineered industrial inputs for mulitple applications.

Controlled Processing → Material Transformation → Industrial Value

INTEGRATED INDUSTRIAL OUTPUTS

Construction Materials
Boards, panels, plasters, and cement-based products.

Infrastructure Applications
Road base, embankment fill, and engineered backfill.

Industrial Products
Gypsum-based inputs for industrial and manufacturing use.

Environmental Solutions
Land stabilization, neutralization, and controlled reuse systems.

SCALABLE PROCESSING ECONOMICS

70%+	40–60%	2.5–3.0 t	>20 Years	Scalable
Material Recovery Potential	**Operational Cost Reduction**	**Processed Material per Ton of Input**	**Service Life Contribution**	**Modular Plant Design**
High-value mineral recovery from phosphogypsum streams.	Through localized processing and reduced disposal dependency.	Average engineered material output depending on configuration.	Extended lifecycle for infrastructure and building applications.	Flexible capacity to match regional demand and project requirements.

Portfolio Synergy Matrix

MASTER CTS SYSTEMS ECOSYSTEM

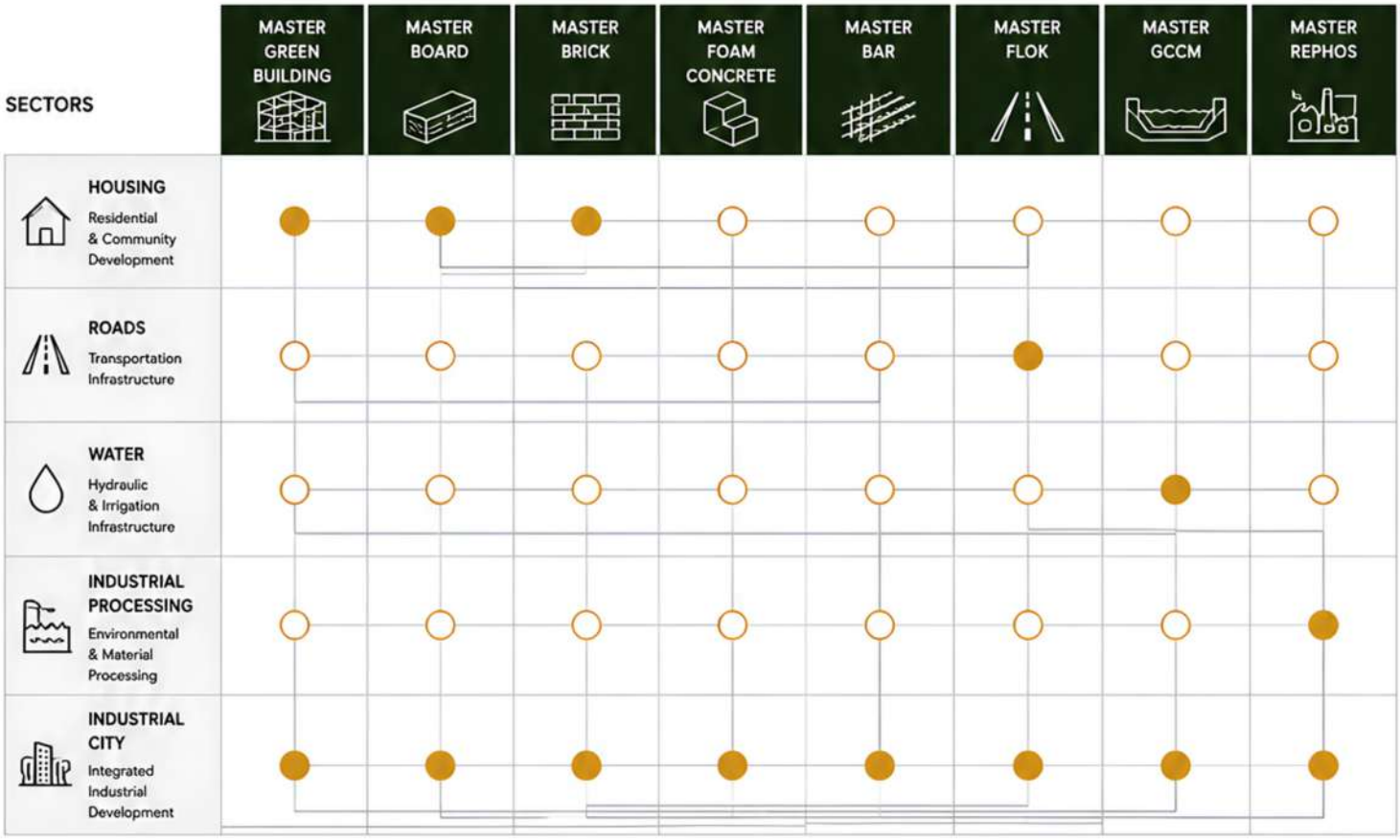
MASTER CTS systems operate as a strategically interconnected industrial ecosystem.

Each system is engineered to solve a core challenge, while strengthening other systems across housing, infrastructure, water, industrial processing, and industrial city development through integrated manufacturing, shared technologies, and deployment efficiency.

LEGEND

- ● Primary Contribution
- ○ Secondary Contribution
- — System Connection

MASTER CTS SYSTEMS



CROSS-SYSTEM SYNERGY DRIVERS

LOCALIZED MANUFACTURING SUPPORT
Shared raw materials, industrial inputs, and production infrastructure.

DEPLOYMENT ACCELERATION
Standardized methods and system compatibility reduce construction time across sectors.

LIFECYCLE OPTIMIZATION
Engineered durability and reduced maintenance through integrated systems.

INFRASTRUCTURE RESILIENCE
Systems reinforce each other to increase structural and operational resilience.

MATERIAL ECOSYSTEM INTEGRATION
Industrial byproducts become inputs for other systems through controlled processing.

SYSTEM INTEROPERABILITY
Engineered compatibility across building, infrastructure, and processing systems.

STRATEGIC OUTCOMES

Higher System Efficiency
Integrated systems deliver better performance with lower construction complexity.

Lower Lifecycle Cost
Synergy reduces material, maintenance, and operational exposure.

Faster Project Delivery
Interconnected systems streamline logistics, installation, and execution.

Scalable Industrial Model
Systems platform supports national deployment and regional expansion.

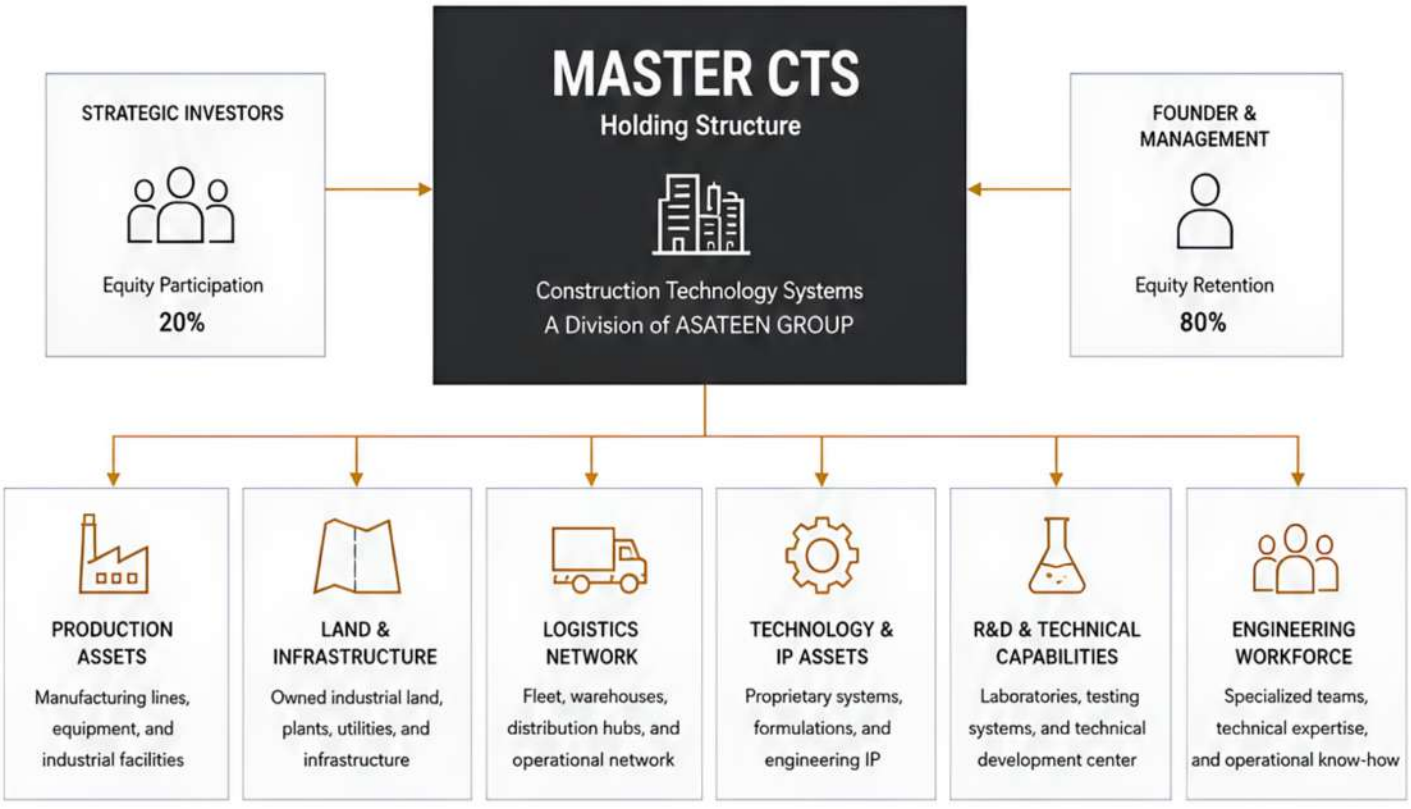
Sovereign Capability
Local engineering, local production, local execution, local impact.

INVESTMENT STRUCTURE

This investment round is designed to accelerate MASTER CTS industrial scale, expand infrastructure system deployment, and strengthen regional leadership through asset-backed growth.

CAPITAL RAISE	EQUITY OFFERED	POST-MONEY VALUATION
USD 100,000,000	**20%**	**USD 500,000,000**
Total Raise	Equity Offered	Post-Money Valuation

CAPITAL STRUCTURE OVERVIEW



USE OF PROCEEDS

ALLOCATION AREA	TARGET ALLOCATION
Production Expansion & Machinery	40%
Industrial Land & Infrastructure	20%
Logistics Network Expansion	15%
Working Capital & Inventory	10%
Technology Transfer & IP Development	10%
R&D Laboratories & Innovation	5%
TOTAL	**100%**

STRUCTURE HIGHLIGHTS

- Asset-backed growth model with strong tangible infrastructure.
- Disciplined capital allocation for long-term value creation.
- Clear governance structure and equity alignment.
- Strategic focus on regional infrastructure and industrial leadership.

INVESTMENT SUMMARY

The offering provides investors with a minority equity position in MASTER CTS, a systems-driven industrial company with integrated production, infrastructure, and intellectual property, positioned for sustainable regional and international expansion.

INFRASTRUCTURE ROI FRAMEWORK

ENGINEERED SYSTEMS • MEASURABLE VALUE • LONG-TERM IMPACT

MASTER CTS systems are designed to deliver measurable economic, operational, and environmental advantages across the entire infrastructure lifecycle. This framework compares the total value impact over a 20-year lifecycle.

VALUE SUMMARY (20-YEAR LIFECYCLE)

TOTAL ROI FACTOR	NET PRESENT VALUE (NPV)	AVERAGE ANNUAL COST REDUCTION
2.6x	+142%	31%

CORE VALUE DRIVERS

LIFECYCLE REDUCTION
40%
Extended service life reduces total lifecycle cost and future rehabilitation needs.

LOGISTICS SAVINGS
25%
Optimized material transportation and regional sourcing reduce logistics cost.

DURABILITY
50%
Higher system durability minimizes maintenance, repairs, and downtime expenditures.

WATER SAVINGS
30%
Water-efficient systems reduce consumption in operations and maintenance.

ENERGY SAVINGS
20%
Lower energy demand through efficient systems and optimized material performance.

20-YEAR LIFECYCLE COMPARISON

VALUE CATEGORY	TRADITIONAL APPROACH (BASELINE)	MASTER CTS SYSTEMS (ENGINEERED)	VALUE IMPACT
LIFECYCLE COST (Total Ownership Cost)	USD 100.0 M	USD 60.0 M	40% Reduction
LOGISTICS COST (Transportation & Handling)	USD 20.0 M	USD 15.0 M	25% Reduction
MAINTENANCE COST (Repairs & Downtime)	USD 30.0 M	USD 15.0 M	50% Reduction
WATER COST (Operations & Maintenance)	USD 10.0 M	USD 7.0 M	30% Reduction
ENERGY COST (Operational Energy)	USD 10.0 M	USD 8.0 M	20% Reduction
TOTAL 20-YEAR COST	**USD 170.0 M**	**USD 105.0 M**	**38% Overall Reduction**

ROI OVERVIEW

Total Investment (Example)	USD 100.0 M
Net Present Value (20-Year)	USD 142.0 M
Return on Investment (ROI)	2.6x
Average Annual Cost Reduction	31%

STRATEGIC OUTCOMES

- Lower total cost of ownership across the infrastructure lifecycle.
- Higher system performance and durability.
- Reduced operational risk and unscheduled downtime.
- Improved resource efficiency and sustainability.
- Stronger long-term asset value and infrastructure resilience.

Risk and Mitigation Framework

MASTER CTS operates as a diversified industrial systems platform with controlled risk management across manufacturing, infrastructure deployment, market adoption, capital deployment, and advanced technologies.

Our strategy reduces platform risk through phased industrial deployment, multi-sector demand exposure, and disciplined capital allocation.

PLATFORM RISK PRINCIPLE

Risk is distributed across multiple systems, sectors, and deployment paths—not concentrated in any single system or market.

RISK CATEGORY	DESCRIPTION	POTENTIAL IMPACT	MITIGATION STRATEGY	SYSTEMS & SECTORS COVERED	RISK LEVEL (AFTER MITIGATION)
01 Manufacturing Scale-Up Risk	Production ramp-up, capacity expansion, supplier reliability, and quality consistency.	Delays in production availability or cost inefficiencies during scale-up.	■ Phased production activation ■ Modular factory deployment ■ Supplier diversification ■ Quality-control systems	All systems across housing, roads, water, and industrial applications.	LOW
02 Infrastructure Adoption Risk	Market acceptance, ministry alignment, consultant approval, and standards adoption.	Slower adoption or extended approval cycles for infrastructure systems.	■ Pilot deployments ■ Ministry engagement ■ Consultant alignment ■ Localized testing ■ Standards-based documentation	Roads, water, canals, and housing sectors.	LOW
03 Industrial Technology Risk	Performance validation, technology maturity, and real-world deployment reliability.	Underperformance or technology maturity gaps.	■ Staged validation ■ Controlled technical trials ■ Technology partnerships ■ System-specific deployment pathways	All MASTER CTS systems and material technologies.	LOW
04 Market Concentration Risk	Dependancy on limited sectors, geographies, or customer segments.	Revenue volatility if any single sector or market weakens.	■ Diversified sector exposure ■ Multi-system deployment ■ Regional expansion strategy ■ Public + private sector balance	Housing, roads, water, reinforcement, industrial processing, and regional infrastructure.	LOW
05 Capital Deployment Risk	Large capital requirements and phased industrial investment needs.	Capital inefficiency or cash-flow pressure.	■ Milestone-gated CAPEX ■ SPV investment lanes ■ Co-investor participation ■ Staged industrial city activation	Industrial city, manufacturing, processing.	LOW
06 Regulatory and Compliance Risk	Permitting, certification, environmental compliance, and policy requirements.	Delays, additional costs, or operational restrictions.	■ Early approval pathways ■ Technical documentation ■ Certification tracking ■ Government-facing compliance discipline	All systems and manufacturing operations.	LOW

SYSTEMS DIVERSIFICATION AND RISK DISTRIBUTION

MASTER GREEN BUILDING
Integrated housing systems: LSF, board, foam concrete, and modular solutions.

MASTER BOARD
High-performance fiber cement boards for fast, durable construction.

MASTER BRICK
Architectural bricks and façade solutions for modern building systems.

MASTER FOAM CONCRETE
Lightweight, insulative foam concrete for floors, roofs, and structural applications.

MASTER BAR
GFRP reinforcement for corrosion-resistant structural performance.

MASTER FLOK
Road stabilization and soil improvement for long-life infrastructure.

MASTER GCCM
Canal lining and water infrastructure protection for reduced water loss and long-life.

MASTER REPHOS
Phosphogypsum treatment and industrial waste-to-value transformation.

PLATFORM RESILIENCE OUTCOME

Diversified Risk Exposure
Risk is distributed across multiple systems, sectors, and geographies.

Operational Continuity
Phased deployment and system redundancy ensure operational stability.

Sustainable Value Creation
Integrated systems deliver higher lifecycle value with lower long-term cost.

Scalable Growth Model
Industrial city + regional expansion enable disciplined and scalable growth.

Institutional Compliance
Governed compliance framework reduces regulatory and execution risk.

Platform Milestone Roadmap

PHASED INDUSTRIAL ACTIVATION — PARALLEL INVESTMENT LANES

MASTER CTS scales through parallel industrialization lanes that strengthen each other across building systems, infrastructure systems, and industrial environmental technologies.

STRATEGIC ROADMAP PRINCIPLE

Multiple systems. Multiple sectors. Parallel funding lanes. One integrated industrial platform delivering long-term sovereign value.

ROADMAP PHASES	PHASE 1 Platform Establishment	PHASE 2 Initial Industrial Deployment	PHASE 3 Industrial Scaling	PHASE 4 Strategic Expansion
BUILDING SYSTEMS LANE Integrated building solutions for housing and architectural systems.	▪ System approvals & documentation ▪ Technical validation ▪ Strategic partnerships ▪ Pilot building projects ▪ Investor alignment ▪ Factory preparation	▪ MASTER GREEN BUILDING deployment ▪ LSF rolling capacity activation ▪ MASTER BOARD production initiation ▪ MASTER FOAM CONCRETE equipment activation ▪ MASTER BRICK façade solutions rollout GREEN BUILDING · BOARD · FOAM CONCRETE · BRICK	▪ Modular housing scale-up ▪ Additional LSF production lines ▪ Board & panel manufacturing expansion ▪ Foam Concrete regional supply network ▪ Architectural systems expansion GREEN BUILDING · BOARD · FOAM CONCRETE · BRICK	▪ Regional export of building systems ▪ Advanced modular developments ▪ Licensing & technology partnerships ▪ Multi-investor SPV pathways ▪ Long-term housing solutions at scale GREEN BUILDING · BOARD · FOAM CONCRETE · BRICK
INFRASTRUCTURE SYSTEMS LANE Roads, canals, soil, reinforcement, and hydraulic infrastructure systems.	▪ System approvals & documentation ▪ Ministry & consultant engagement ▪ Pilot road & canal projects ▪ Technical validation ▪ Investor alignment ▪ Equipment preparation	▪ MASTER FLOK field deployments ▪ Soil stabilization operations activation ▪ MASTER GCCM deployment preparation ▪ Reinforcement systems integration (MASTER BAR) ▪ Logistics & distribution setup BAR · FLOK · GCCM	▪ Roads program scaling ▪ Canal lining deployments expansion ▪ Reinforcement production scale-up ▪ Regional supply chain activation ▪ Testing & QA laboratory expansion BAR · FLOK · GCCM	▪ Regional infrastructure corridors ▪ Cross-border deployment expansion ▪ Technology licensing partnerships ▪ Multi-investor infrastructure SPVs ▪ Long-term infrastructure service contracts BAR · FLOK · GCCM
INDUSTRIAL ENVIRONMENTAL TECHNOLOGIES LANE Industrial environmental processing and waste-to-value systems.	▪ Feasibility & concept validation ▪ Technology partnerships ▪ Laboratory testing ▪ Environmental approvals pathway mapping ▪ Investor alignment ▪ Site selection	▪ Processing plant engineering ▪ Pilot processing operations ▪ Phosphogypsum treatment trials (MASTER REPHOS) ▪ By-product value mapping ▪ Industrial integration tests REPHOS	▪ Industrial plant construction ▪ Material recovery scale-up ▪ Industrial material integration ▪ Environmental compliance systems activation ▪ Feedstock logistics network REPHOS	▪ Regional industrial export opportunities ▪ Advanced waste-to-value technologies ▪ Licensing & IP partnerships ▪ Multi-investor industrial SPVs ▪ Strategic environmental solutions leadership REPHOS

PARALLEL STRENGTH DRIVERS

- Local Manufacturing
- Shared Logistics Network
- Engineering Excellence
- Quality & Testing Backbone
- Operational Integration
- Institutional Governance

MASTER CTS INDUSTRIAL CITY 2030

Integrated systems. Diversified sectors.
Industrial sovereignty.
Long-term national value creation.

STRATEGIC OUTCOME

- Risk Diversification Across Systems
- Multi-Sector Demand Security
- Scalable Industrial Platform
- Export and Regional Expansion
- Sovereign Industrial Capability
- Sustainable Long-Term Returns

INVESTMENT LANES

BUILDING SYSTEMS INVESTMENT LANE
Supports housing scale, modular expansion, and building systems manufacturing growth.

INFRASTRUCTURE SYSTEMS INVESTMENT LANE
Supports roads, canals, reinforcement, soil stabilization, and hydraulic systems.

INDUSTRIAL ENVIRONMENTAL INVESTMENT LANE
Supports industrial processing, material recovery, and environmental technologies.

Parallel capital deployment → Accelerated national impact → Sustainable industrial platform

INVESTOR EXIT PATHWAYS

STRATEGIC EXIT FRAMEWORK

MASTER CTS is structured to deliver long-term value creation and multiple institutional exit pathways aligned with investor objectives.

01

SOVEREIGN CAPITAL ENTRY

Strategic acquisition or majority investment by sovereign wealth funds or government-backed entities to secure long-term infrastructure and industrial assets.

INVESTOR BENEFITS

- Stable, long-term asset ownership
- Strategic national infrastructure alignment
- Sustainable cash flow generation
- Geopolitical and economic resilience

TARGET TIMEFRAME
5–10 YEARS

02

INFRASTRUCTURE FUND PLACEMENT

Partial or majority sale to global infrastructure funds seeking proven, cash-generative infrastructure platforms with strong operational performance.

INVESTOR BENEFITS

- Predictable, inflation-resilient returns
- Diversified infrastructure exposure
- Strong operational track record
- Scalable and de-risked asset base

TARGET TIMEFRAME
3–7 YEARS

03

FUTURE IPO LOGIC

Positioning MASTER CTS for a public market listing to provide liquidity, enhance transparency, and support accelerated global expansion.

INVESTOR BENEFITS

- Liquidity through public markets
- Enhanced valuation visibility
- Access to broader capital pools
- Platform for long-term global growth

TARGET TIMEFRAME
7–12 YEARS+

EXIT ENABLERS

- Proven technology and performance
- Strong financial and operational track record
- Scalable infrastructure and diversified revenue streams
- Robust governance and risk management

VALUE CREATION PRINCIPLE

Our exit strategy is designed to maximize investor returns through strategic optionality, operational excellence, and disciplined capital deployment.

BUILDING INFRASTRUCTURE. CREATING ENDURING VALUE.

EXIT PATHWAY COMPARISON

EXIT PATHWAY	LIKELIHOOD	TIMEFRAME	LIQUIDITY	RETURN POTENTIAL	STRATEGIC ALIGNMENT
Sovereign Capital Entry	HIGH	5–10 YEARS	MEDIUM	HIGH	STRATEGIC
Infrastructure Fund Placement	HIGH	3–7 YEARS	MEDIUM–HIGH	HIGH	FINANCIAL
Future IPO Logic	MEDIUM	7–12 YEARS+	HIGH	VERY HIGH	GROWTH

OUR COMMITMENT TO INVESTORS

MASTER CTS is committed to delivering sustainable value, operational transparency, and strategic optionality to ensure optimal exit outcomes for our investors.

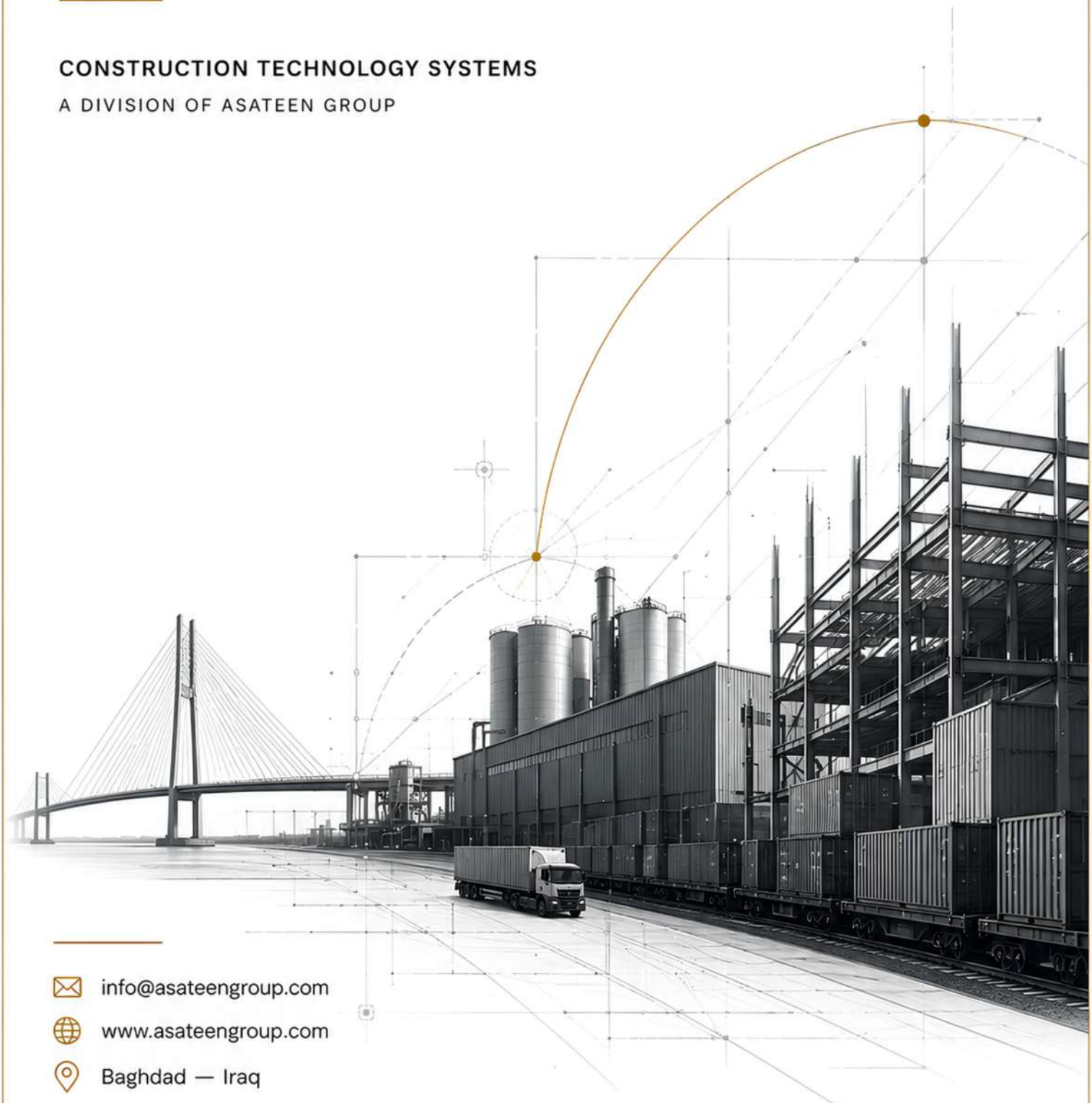
MASTER CTS
CONSTRUCTION TECHNOLOGY SYSTEMS
A DIVISION OF ASATEEN GROUP

MASTER CTS

INVESTOR SUMMARY 2026

CONSTRUCTION TECHNOLOGY SYSTEMS

A DIVISION OF ASATEEN GROUP



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