

MYNT | Windmill Market EV Hub

Debt Note	Quarterly Payments	Annual Interest Rate 9%
Tenor 6-7 Years	Minimum Investment \$10	Increments \$1

Description

The Windmill Market Fast Charging EV Hub is a landmark project for the historic City of San Juan Bautista.

A small picturesque city located between the Silicon Valley and the Central Valley of California, San Juan Bautista evokes a nostalgic feeling of a simpler, more rural California. Yet it serves as an important gateway between these rapidly modernizing communities, making it a strategic location for fleets, commuters, and distribution.

There is a severe undersupply of EV charging infrastructure along the major thoroughfare (HWY 156) that runs between Hollister and Highway 101, the main connection to San Jose. The new hub will serve as one of the first major EV Charging installations for miles in any direction.

The charging station will be front and center along Highway 156 and located within the property of the Windmill Market and shopping center which sits at the entryway into downtown San Juan Bautista. EV drivers will be able to address their charging needs while enjoying the amenities, restaurants, groceries, coffee shops, and even some interesting walking tours where they can see an underappreciated part of California's history.

San Juan Bautista was among the first cities to set forth a proposal to source 100% of its energy from renewable sources. The City has long been an outspoken proponent of clean energy and environmental stewardship.

This project has been welcomed by the City and will be a significant step in furthering its commitment to electrification and decarbonization.

The site will offset 6,850 tons CO₂e per year, equivalent to 700,000 gallons of gasoline per year.

Team

Mynt is a development, engineering, and construction firm building the new energy future by making commercial properties more sustainable and profitable. They help owners create new income, happier tenants, and social impact value for underserved mid-market properties.

With over 100 years of combined experience in construction, energy efficiency, solar, energy storage, and project management, Mynt's team knows how to deliver on your investment.

Use of Proceeds

Mynt Systems's offering aims to raise capital for a Fast Charging EV Hub site with 6 ports for the Windmill Market in San Juan Bautista, CA.

Specifics: 6 In Charge ICE-180 DC fast chargers - 180kW max. output, 150 - 1000Vdc out, 480V 3p Input, Single port CCS1 connector.

About

The project is a recipient of a \$500,000 EnergIIIZE grant.

- EnergIIIZE (Energy Infrastructure Incentives for Zero-Emission): Administered by the California Energy Commission, EnergIIIZE focuses on expanding zero-emission vehicle (ZEV) infrastructure, including high-speed EV charging stations. This program provides funding for design, construction, and installation costs, and ensures compliance with environmental standards. EnergIIIZE prioritizes strategic locations that can bridge critical infrastructure gaps, reduce range anxiety, and support California's ambitious ZEV goals.

Financial Information

The Construction Plus Term Loan is for a total maximum combined term of seven (7) years loaned to the Mynt at 9% per annum.

It is characterized by a construction period followed by a term loan.

- The construction period is an up to twenty-four (24) month construction period. During construction, Mynt will construct the project and make minimum quarterly interest-only payments equal to 4% per annum with any unpaid interest added to the principal balance at the term loan conversion.
- The loan will, after construction is completed and Mynt receives the approximate \$500,000 EnergIIIZE grant funds to be received to pay down the principal and interest owed on the loan, convert to a five (5) year term loan amortized over ten (10) years. Quarterly interest and principal payments shall be made by Mynt.

Mynt can further repay investors early without penalty using proceeds from grants, tax credits, and other credits such as the Low Carbon Fuel Standard credits.

The Construction Plus Term Loan is guaranteed by the EnergIIIZE grant and investment tax credit that equals a total expected to be no less than 65% of the total principal loaned, as well as a lien on all project assets, and the ability to utilize any revenue generated by the project to make principal and interest payments in the unlikely event of a default.

How investors will be paid back:

Once operational, the Windmill EV project will earn revenue in several ways.

- The project will sell electricity to the EVs who arrive to charge. The rate/price of charging will be set to generate a margin on top of the cost of utility electricity.
- The project will be enrolled in a state-backed emissions reduction incentive program known as LCFS. The Low Carbon Fuel Standard (LCFS) incentive program was launched in 2013 by the CA Air Resources Board (CARB), a state government organization, to reduce the carbon pollution created by trucks and cars by at least 20% from a baseline by the year 2030. All DC-Fast Chargers provide electricity (a transportation "fuel") which then generates LCFS credits. They are bought and sold in a well-established \$15 billion+ marketplace. Electricity is the second largest LCFS credit fueling type.
- The DCFCs at their project also will receive a large amount of additional LCFS credits, independent of charger utilization, as they all qualify for the LCFS Fast Charging Infrastructure (FCI) designation.
- The FCI designation provides additional Infrastructure credits that are based on an installed charger's rated capacity, adding five years of guaranteed revenue for cases where chargers are not fully utilized. Larger charger capacities will result in more guaranteed revenue.

Amortization Schedule

The amortization schedule can be found below, in Table 1.

Columns in Table 1 explained:

Payment Number: Sequential number assigned to each payment.

Payment Date: Date when repayment is expected.

Beginning Balance: Outstanding loan amount at the start of the payment period.

*Scheduled Payment*¹: Amount expected to be received without taking into consideration principal or interest prepayments.

Principal Prepaid: Amount of principal paid back to investors ahead of schedule.

Total Payment: Total amount to be received by the investor at a certain *Payment Date*. It is a sum of the *Scheduled Payment* and *Principal Prepaid* columns.

Principal: Principal paid within the period excluding principal prepayments.

Interest:² Interest accrued during the period.

Ending Balance: Remaining loan amount after applying the monthly payment for the period.

Cumulative Interest: Total interest paid on the loan up to the end of the payment period.

Payment Date and *Total Payment* columns have been highlighted for ease of reading since they contain the most relevant information for investors.

Assumptions:

- The construction period (*Payment Number* 1-4 in Table 1) is twelve (12) months. Since the construction period can be up to twenty-four (24) months, the assumption of it being twelve (12) months means the term is reduced from seven (7) to six (6) years.
- \$831,500 of principal is repaid in twelve (12) months, equal to:
 - \$500,000 EnergIIZE grant,
 - \$331,500 investment tax credit.

Please note these assumptions have been made taking into consideration the most likely scenario, however, they are still assumptions and as a result are subject to change.

Table 1 explained:

- Construction period (*Payment Number* 1-4 in Table 1): Mynt will construct the project and make minimum quarterly interest-only payments equal to 4% per annum (*Scheduled Payment*, corresponding to \$13,800) with any unpaid interest added to

¹ *Schedule Payment* and *Total Payment* amounts per time period are equal if there's no principal prepayment.

² Note that during the construction period (*Payment Number* 1-4), *Interest* will be higher than *Total Payment* since quarterly interest-only payments equal to 4% per annum (1% per period) are made, with unpaid interest added to the principal balance. *Interest* displays the interest accrued for the time period, which for construction would be 9% per annum.

the principal balance. The column *Interest* includes the interest accrued for the period, \$31,050, equivalent to 9% per annum.

- Loan conversion: The loan shall convert after construction is completed. The assumption has been made that \$831,500 of principal is repaid in Table 1. This amount corresponds to the \$500,000 Energiize grant and the \$331,500 investment tax credit.

At loan conversion, the construction loan converts to a five (5) year term loan amortized over ten (10) years³ (*Payment Number 5-24* in Table 1). At maturity date, there will be an additional final payment of the remaining principal outstanding (\$376,823 in this case).

³ While the loan must be paid off in full within five (5) years, the monthly payments are calculated as if the loan were spread out over ten (10) years. This results in lower monthly payments, but a large balloon payment will be due at the end of year five (5) years. Repayment within the shorter five-year term is enabled through the EnergiZZE grant, Investment Tax Credits (ITCs), and Low Carbon Fuel Standard (LCFS) credits.

Table 1. Amortization Schedule.

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Principal Prepaid	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2025	\$1,380,000	\$13,800	\$0	\$13,800	\$0	\$31,050	\$1,397,250	\$31,050
2	10/1/2025	\$1,397,250	\$13,800	\$0	\$13,800	\$0	\$31,050	\$1,414,500	\$62,100
3	1/1/2026	\$1,414,500	\$13,800	\$0	\$13,800	\$0	\$31,050	\$1,431,750	\$93,150
4	4/1/2026	\$1,431,750	\$13,800	\$831,500	\$845,300	\$0	\$31,050	\$617,500	\$124,200
5	7/1/2026	\$617,500	\$23,467	\$0	\$23,467	\$9,645	\$13,822	\$607,855	\$138,022
6	10/1/2026	\$607,855	\$23,467	\$0	\$23,467	\$9,864	\$13,603	\$597,992	\$151,625
7	1/1/2027	\$597,992	\$23,467	\$0	\$23,467	\$10,087	\$13,380	\$587,904	\$165,004
8	4/1/2027	\$587,904	\$23,467	\$0	\$23,467	\$10,316	\$13,151	\$577,589	\$178,155
9	7/1/2027	\$577,589	\$23,467	\$0	\$23,467	\$10,550	\$12,917	\$567,039	\$191,072
10	10/1/2027	\$567,039	\$23,467	\$0	\$23,467	\$10,789	\$12,678	\$556,250	\$203,750
11	1/1/2028	\$556,250	\$23,467	\$0	\$23,467	\$11,033	\$12,433	\$545,217	\$216,183
12	4/1/2028	\$545,217	\$23,467	\$0	\$23,467	\$11,284	\$12,183	\$533,933	\$228,367
13	7/1/2028	\$533,933	\$23,467	\$0	\$23,467	\$11,539	\$11,927	\$522,394	\$240,294
14	10/1/2028	\$522,394	\$23,467	\$0	\$23,467	\$11,801	\$11,666	\$510,593	\$251,960
15	1/1/2029	\$510,593	\$23,467	\$0	\$23,467	\$12,068	\$11,398	\$498,525	\$263,358
16	4/1/2029	\$498,525	\$23,467	\$0	\$23,467	\$12,342	\$11,125	\$486,183	\$274,483
17	7/1/2029	\$486,183	\$23,467	\$0	\$23,467	\$12,622	\$10,845	\$473,561	\$285,328
18	10/1/2029	\$473,561	\$23,467	\$0	\$23,467	\$12,908	\$10,559	\$460,653	\$295,886
19	1/1/2030	\$460,653	\$23,467	\$0	\$23,467	\$13,201	\$10,266	\$447,452	\$306,153
20	4/1/2030	\$447,452	\$23,467	\$0	\$23,467	\$13,500	\$9,967	\$433,953	\$316,120
21	7/1/2030	\$433,953	\$23,467	\$0	\$23,467	\$13,806	\$9,661	\$420,147	\$325,781
22	10/1/2030	\$420,147	\$23,467	\$0	\$23,467	\$14,119	\$9,348	\$406,028	\$335,128
23	1/1/2031	\$406,028	\$23,467	\$0	\$23,467	\$14,439	\$9,028	\$391,589	\$344,156
24	4/1/2031	\$391,589	\$23,467	\$376,823	\$400,290	\$391,589	\$8,701	\$0	\$352,857

* Note numbers are rounded

Example

Table 2 contains an example of a \$10,000 investment. The same assumptions have been made as in Table 1.

In short, if an investor makes an initial hypothetical \$10,000 investment, taking into consideration the prior assumptions that are based on the most likely scenario:

- During the first twelve (12) months, the investor would be earning \$225 every quarter (of which \$100 would be paid quarterly and the rest would be added to the outstanding balance).
- The investor would receive an additional \$5,228 principal prepayment at the end of the first year.
- During the following five (5)-years, the investor would receive \$200 quarterly (made of both principal and interest) and be repaid the outstanding loan amount at the end of the sixth year.

Table 2. Amortization Schedule \$10,000 example.

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Principal Prepaid	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	7/1/2025	\$10,000	\$100	\$0	\$100	\$0	\$225	\$10,125	\$225
2	10/1/2025	\$10,125	\$100	\$0	\$100	\$0	\$225	\$10,250	\$450
3	1/1/2026	\$10,250	\$100	\$0	\$100	\$0	\$225	\$10,375	\$675
4	4/1/2026	\$10,375	\$100	\$5,228	\$5,328	\$0	\$225	\$5,272	\$900
5	7/1/2026	\$5,272	\$200	\$0	\$200	\$82	\$118	\$5,189	\$1,018
6	10/1/2026	\$5,189	\$200	\$0	\$200	\$84	\$116	\$5,105	\$1,134
7	1/1/2027	\$5,105	\$200	\$0	\$200	\$86	\$114	\$5,019	\$1,248
8	4/1/2027	\$5,019	\$200	\$0	\$200	\$88	\$112	\$4,931	\$1,361
9	7/1/2027	\$4,931	\$200	\$0	\$200	\$90	\$110	\$4,841	\$1,471
10	10/1/2027	\$4,841	\$200	\$0	\$200	\$92	\$108	\$4,749	\$1,579
11	1/1/2028	\$4,749	\$200	\$0	\$200	\$94	\$106	\$4,655	\$1,685
12	4/1/2028	\$4,655	\$200	\$0	\$200	\$96	\$104	\$4,558	\$1,789
13	7/1/2028	\$4,558	\$200	\$0	\$200	\$99	\$102	\$4,460	\$1,891
14	10/1/2028	\$4,460	\$200	\$0	\$200	\$101	\$100	\$4,359	\$1,991
15	1/1/2029	\$4,359	\$200	\$0	\$200	\$103	\$97	\$4,256	\$2,088
16	4/1/2029	\$4,256	\$200	\$0	\$200	\$105	\$95	\$4,151	\$2,183
17	7/1/2029	\$4,151	\$200	\$0	\$200	\$108	\$93	\$4,043	\$2,276
18	10/1/2029	\$4,043	\$200	\$0	\$200	\$110	\$90	\$3,933	\$2,366
19	1/1/2030	\$3,933	\$200	\$0	\$200	\$113	\$88	\$3,820	\$2,453
20	4/1/2030	\$3,820	\$200	\$0	\$200	\$115	\$85	\$3,705	\$2,538
21	7/1/2030	\$3,705	\$200	\$0	\$200	\$118	\$82	\$3,587	\$2,621
22	10/1/2030	\$3,587	\$200	\$0	\$200	\$121	\$80	\$3,466	\$2,701
23	1/1/2031	\$3,466	\$200	\$0	\$200	\$123	\$77	\$3,343	\$2,778
24	4/1/2031	\$3,343	\$200	\$3,217	\$3,417	\$3,343	\$74	\$0	\$2,852

* Note numbers are rounded

Risk Disclosure

In making an investment decision, investors must rely on their examination of the issuer and the terms of the offering, including the merits and risks involved. Investments in Climatize are speculative, illiquid, and involve a high degree of risk, including the possible loss of your entire investment.

Representation Attestation

The content of this document is based entirely upon Mynt Systems's representations.

Mynt Systems, hereby certifies and attests that, to the best of their knowledge, the information provided in this document is true, accurate, and complete to the best of their knowledge at the time of this attestation.

This attestation is made with the understanding that it may be relied upon by Climatize Earth Securities LLC for legal and official purposes.

Mynt Systems understands the legal and binding nature of this attestation and acknowledges that any false or misleading information provided herein may have legal consequences. This Agreement will be construed and interpreted in accordance with the laws of the State of California.

Corrina Hansen

Corrina Hansen
Chief Financial Officer & Co-Founder | Mynt Systems
Date: 01.08.2025