# C1GZC OFFER

3 November 2026

Tokenization of Land in the Khala Riverside Flagship Cluster

## 1. General Provisions

Green Zyland is tokenizing land parcels in its Khala Riverside flagship cluster in Adjara, Georgia.

The land is tokenized through the issuance of C1GZC digital tokens.

The land to be tokenized covers a total area of 12,519 m².

Each C1GZC token corresponds to one square metre of tokenized land.

The total number of C1GZC tokens is 12,519.

## 2. Land Assets

GGTL LTD, a company within the Green Zyland group, owns the land parcels.

The land to be tokenized comprises the following parcels:

| Cadastral number | Area |
|---|---|
| 20.50.02.571 | 3,236 m² |
| 20.50.02.457 | 5,017 m² |
| 20.50.02.459 | 84 m² |
| 20.50.02.281 | 3,000 m² |
| 20.50.02.363 | 1,182 m² |
| **Total** | **12,519 m²** |

## 3. Token Price

The initial price of one C1GZC token is the equivalent of €53.50.

One C1GZC token corresponds to one square metre of tokenized land.

## 4. Income for Token Holders

C1GZC token holders receive a fixed annual return of 2% of the token's initial sale price.

The annual income per token is the equivalent of €1.07.

Green Zyland makes payments via the blockchain.

The payments are funded by the operating profit of the Khala Riverside cluster.

## 5. Restrictions on the Disposal of Land Assets

The land parcels included in the tokenized assets may not be sold, pledged or otherwise encumbered without the consent of a person holding at least 5% of the total number of C1GZC tokens corresponding to all the tokenized land.

This restriction applies to all land parcels listed in Section 2 of this Offer.

## 6. Management of Land Assets

GGTL LTD retains ownership of the land parcels.

The Khala Riverside cluster operates within the Green Zyland group.

Green Zyland arranges payments to C1GZC token holders in accordance with the terms of this Offer.

## 7. Liquidation of GGTL LTD

If GGTL LTD is liquidated, a holder of more than 5% of the total number of C1GZC tokens issued shall receive a share of the tokenized land in Georgia proportional to the holder's share of that total. Title to that share of the land shall be registered in the name of the holder or a person designated by the holder.

A holder of 5% or less of the total number of C1GZC tokens issued shall receive cash compensation. The compensation shall be at least equal to the purchase price of the tokens and may include a premium agreed in advance with the individual purchaser.

## 8. Final Provisions

C1GZC tokens are issued as part of the tokenization of the land assets of the Khala Riverside flagship cluster.

This Offer sets out the terms for holding tokens and receiving income, as well as the restrictions on the disposal of the land assets.