

VALUATION MODEL (DCF)		
1. Valuation Inputs		
Valuation Date	2025-12-25	
Cost of Capital (Ke)	20.00%	
Exit Year	2027-02-28	
Exit Cap Rate (%)	15.00%	
Selling Costs upon Exit (%)	5%	
Number of Forecast Years	2	
2. Free Cash Flow to Firm (FCFF) Projection		
Year	2026	2027
FCFF (USD)	(321,659)	153,899
3. Discounting		
Discount Period (Years)	1	2
Discount Factor	0.83	0.69
4. Present Value of Explicit FCFFs		
PV of FCFF (USD)	(268,049)	106,875
5. Terminal Value (TV) Calculation (at Exit Year 2027)		
Terminal Value (2027) Pre-Selling Costs	1,025,996	
Terminal Value (2027) After Selling Costs	974,696	
PV of Terminal Value (2027)	676,872	
6. Valuation Summary		
Total PV of Explicit FCFFs:	(161,175)	
PV of Terminal Value:	676,872	
Enterprise Value (EV):	515,698	
Add: Net Cash (at Valuation Date):	111,185	
Less: Debt (at Valuation Date):	0	
EQUITY VALUE (The Final Number):	626,883	
7. Tokenomics Summary		
Total Circulating Supply:	1,000,000,000	
Token Launch Price:	0.000409	
Projected Token Fair Value (TODAY):	0.00063	
Projected Token Price (AT EXIT - 2027):	0.00109	
Total Money Multiple (MOIC):	2.65	
Project Equity Internal Rate of Return (IRR):	176.96%	
Investment	2026-05-01	(462,500.00)
	2027-02-28	1,077,408

Model Start Date:	2025-12-20		
Model End Date:	2027-02-28		
Years:	2025	2026	2027
Model Year:	1	2	3
--- Income Statement Summary ---			
Total Revenue (USD):	0	467,956	745,728
Cost of Goods Sold (USD):	0	197,360	315,508
Gross Profit (USD):	(0)	270,596	430,220
Operating Expenses (USD):	7,001	174,615	245,464
EBITDA (USD):	(7,001)	95,981	184,756
Depreciation & Amortization (USD):	0	75,708	79,000
EBIT (USD):	(7,001)	20,273	105,756
EBT (USD):	(7,001)	20,273	105,756
Tax Expense (USD):	0	22,640	30,857
NET INCOME (USD):	(7,001)	(2,367)	74,899
--- Cash Flow Statement Summary ---			
Opening Cash Balance	0	(7,001)	76,299
Cash Flow from Operations (CFO) (USD):	(7,001)	73,341	153,899
Cash Flow from Investing (CFI) (USD):	0	(395,000)	0
Cash Flow from Financing (CFF) (USD):	0	462,500	0
Free Cash Flow to Firm (FCFF)	(7,001)	(321,659)	153,899
Total Monthly Debt Reduction (Buyback):	0	(47,951)	(102,712)
Cash Distribution to Community Fund:	0	(9,590)	(20,542)
Net Movement in Cash:	(7,001)	83,300	30,645
Ending Cash Balance:	(7,001)	76,299	106,944
--- Balance Sheet Summary (Year-End) ---			
Cash (USD):	(2,760)	80,541	111,185
PPE - Net (USD):	0	319,292	240,292
TOTAL LIABILITIES (USD)	0	0	0
Total Equity (USD):	(2,760)	399,832	351,477
Capital from SOAR \$UGST (USD):	4,241	466,741	466,741
Retained Earnings (USD):	(7,001)	(66,909)	(115,265)
--- CAPEX Summary ---			
Total CAPEX (USD):	0	395,000	0
Yield per \$UGST (\$ returns)	0.00	0.0000480	0.0001027
Yield per \$UGST %	0.00%	11.72%	25.11%

Model Start Date:	2025-12-20																											
Model End Date:	2036-12-01																											
Months:	Dec-2025	Jan-2026	Feb-2026	Mar-2026	Apr-2026	May-2026	Jun-2026	Jul-2026	Aug-2026	Sep-2026	Oct-2026	Nov-2026	Dec-2026	Jan-2027	Feb-2027	Mar-2027	Apr-2027	May-2027	Jun-2027	Jul-2027	Aug-2027	Sep-2027	Oct-2027	Nov-2027	Dec-2027	Jan-2028	Feb-2028	
Month Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
Year:	2025	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2028	2028	
--- Revenue ---																												
Accommodation/Unit Revenue (USD):	0	0	0	0	0	0	0	21,507	36,574	41,627	58,078	73,840	97,988	41,308	24,825	46,025	42,196	43,603	44,540	46,025	39,134	44,540	62,143	79,009	104,847	44,199	27,512	
Food & Beverage Revenue (USD):	0	0	0	0	0	0	0	2,600	4,926	5,032	5,747	6,091	6,841	4,926	3,955	5,563	5,384	5,563	5,384	5,563	5,271	5,384	6,149	6,517	7,320	5,271	4,383	
Activities & Other Ancillary Revenue (USD):	0	0	0	0	0	0	0	2,080	3,941	4,025	4,597	4,873	5,473	3,941	3,164	4,451	4,307	4,451	4,307	4,451	4,216	4,307	4,919	5,214	5,856	4,216	3,506	
SOAR Platform Trading Fee Revenue (USD):	0	5	5	5	5	5	5	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	332	
TOTAL REVENUE (USD):	0	0	0	0	0	0	0	26,187	45,440	50,684	68,422	84,804	110,302	50,174	31,944	56,039	51,887	53,617	54,231	56,039	48,621	54,231	73,211	90,740	118,023	53,686	35,400	
--- Cost of Goods Sold ---																												
Cost of Goods Sold (USD):	0	0	0	0	0	0	0	12,089	22,190	23,392	28,507	32,302	38,839	22,995	17,045	25,024	23,819	24,613	24,217	25,024	22,948	24,217	29,574	33,580	40,454	23,809	18,228	
GROSS PROFIT (USD):	(0)	(0)	(0)	(0)	(0)	(0)	(0)	14,097	23,250	27,291	39,915	52,502	71,463	27,179	14,898	31,015	28,068	29,004	30,014	31,015	25,673	30,014	43,637	57,160	77,570	29,877	17,172	
Gross Profit Margin %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	53.83%	51.17%	53.85%	58.34%	61.91%	64.79%	54.17%	46.64%	55.34%	54.10%	54.10%	55.34%	55.34%	52.80%	55.34%	59.60%	62.99%	65.72%	55.65%	48.51%	
--- Operating Expenses ---																												
Fixed Operating Expenses	0	0	0	0	0	0	0	5,328	5,328	5,328	5,328	5,328	5,328	5,328	5,328	5,621	5,621	5,621	5,621	5,621	5,621	5,621	5,621	5,621	5,621	5,621	5,621	
Personnel Costs	0	0	0	0	0	0	0	8,988	8,988	8,988	8,988	8,988	8,988	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	10,484	10,484	10,484	
Head Office Contribution	0	3,500	3,500	3,500	3,500	3,500	3,500	5,622	7,162	4,081	5,500	6,811	8,851	4,041	2,582	4,510	4,178	4,316	4,365	4,510	3,916	4,365	5,883	7,286	9,468	4,322	2,859	
TOTAL OPERATING EXPENSES (USD):	0	3,500	3,500	3,500	3,500	3,500	3,500	19,937	21,477	18,397	19,816	21,127	23,166	19,075	17,617	19,837	19,505	19,644	19,693	19,837	19,244	19,693	21,211	22,614	24,796	20,426	18,963	
EBITDA (Earnings Before Interest, Taxes, Depreciation & Amortization) (USD):	(0)	(3,501)	(3,501)	(3,501)	(3,501)	(3,501)	(3,501)	(5,840)	1,773	8,894	20,099	31,375	48,296	8,104	(2,719)	11,177	8,563	9,361	10,321	11,177	6,429	10,321	22,426	34,547	52,773	9,452	(1,791)	
EBITDA Margin %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-22.30%	3.90%	17.55%	29.38%	37.00%	43.79%	16.15%	-8.51%	19.95%	16.50%	17.46%	19.03%	19.95%	13.22%	19.03%	30.63%	38.07%	44.71%	17.61%	-5.06%	
--- Non-Operating Items ---																												
Depreciation & Amortization (USD):	0	0	0	3,292	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	
EBIT (Earnings Before Interest & Taxes) (USD):	(0)	(3,501)	(3,501)	(6,792)	(10,084)	(10,084)	(10,084)	(12,423)	(4,811)	2,311	13,516	24,792	41,713	1,521	(9,302)	4,594	1,980	2,777	3,738	4,594	(154)	3,738	15,842	27,964	46,190	2,868	(8,374)	
EBT (Earnings Before Tax) (USD):	(0)	(3,501)	(3,501)	(6,792)	(10,084)	(10,084)	(10,084)	(12,423)	(4,811)	2,311	13,516	24,792	41,713	1,521	(9,302)	4,594	1,980	2,777	3,738	4,594	(154)	3,738	15,842	27,964	46,190	2,868	(8,374)	
Taxable Income (USD):	0	0	0	0	0	0	0	0	0	2,311	13,516	24,792	41,713	1,521	0	4,594	1,980	2,777	3,738	4,594	0	3,738	15,842	27,964	46,190	2,868	0	
Tax Expense (USD):	0	0	0	0	0	0	0	0	0	624	3,649	6,694	11,262	411	0	1,240	535	750	1,009	1,240	0	1,009	4,277	7,550	12,471	774	0	
NET INCOME (LOSS) (USD):	(0)	(3,501)	(3,501)	(6,792)	(10,084)	(10,084)	(10,084)	(12,423)	(4,811)	1,687	9,866	18,098	30,450	1,110	(9,302)	3,354	1,445	2,027	2,729	3,354	(154)	2,729	11,565	20,413	33,719	2,094	(8,374)	

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Month Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
Year:	2025	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2027	2028	2028	
— Cash Flow from Operating Activities —																												
Net Income (Loss) (USD)	(0)	(3,501)	(3,501)	(6,792)	(10,084)	(10,084)	(10,084)	(12,423)	(4,811)	1,687	9,866	18,098	30,450	1,110	(9,302)	3,354	1,445	2,027	2,729	3,354	(154)	2,729	11,565	20,413	33,719	2,094	(8,374)	
— Adjustments for Non-Cash Items —																												
Depreciation & Amortization (USD)	0	0	0	3,292	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	6,583	
Net Cash Flow from Operations (USD)	(0)	(3,501)	(3,501)	(3,501)	(3,501)	(3,501)	(3,501)	(5,840)	1,773	8,270	16,450	24,682	37,034	7,694	(2,719)	9,937	8,029	8,611	9,312	9,937	6,429	9,312	18,148	26,997	40,302	8,677	(1,791)	
— Cash Flow from Investing Activities —																												
Construction & Set Up CAPEX	0	0	0	(197,500)	(197,500)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Cash Flow from Investing (USD)	0	0	0	(197,500)	(197,500)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
— Cash Flow from Financing Activities —																												
Cash from SOAR SUGST:	0	0	0	231,250	231,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Cash Flow from Financing (USD)	0	0	0	231,250	231,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
— CASH AVAILABLE For Monthly Debt Reduction (Buyback) —																												
Beginning Cash Balance:	4,241.60	4,241	741	(2,760)	27,490	57,739	54,239	50,738	44,899	46,671	53,878	65,365	80,177	102,402	87,875	80,541	90,478	62,703	66,497	70,643	74,992	75,459	80,914	93,475	109,583	133,687	118,182	
Net Monthly Movement (Pre-Debt Reduction):	(0)	(3,501)	(3,501)	30,249	30,249	(3,501)	(3,501)	(5,840)	1,773	8,270	16,450	24,682	37,034	7,694	(2,719)	9,937	8,029	8,611	9,312	9,937	6,429	9,312	18,148	26,997	40,302	8,677	(1,791)	
Cumulative Cash Before Payout:	4,241	741	(2,760)	27,490	57,739	54,239	50,738	44,899	46,671	54,941	70,328	90,047	117,211	110,095	85,157	90,478	98,506	71,314	75,809	80,580	81,421	84,771	99,062	120,471	149,885	142,364	116,392	
— MONTHLY PAYOUTS (ARREARS) —																												
Prev. Month Operating Cash:	0	(0)	(3,501)	(201,001)	(201,001)	(3,501)	(3,501)	(3,501)	(5,840)	1,773	8,270	16,450	24,682	37,034	7,694	(2,719)	9,937	8,029	8,611	9,312	9,937	6,429	9,312	18,148	26,997	40,302	8,677	
Distributable Monthly Amount:	0	0	0	0	0	0	0	0	0	1,773	8,270	16,450	24,682	37,034	7,694	0	9,937	8,029	8,611	9,312	9,937	6,429	9,312	18,148	26,997	40,302	8,677	
Ubuntu Community Fund (10%):	0	0	0	0	0	0	0	0	0	(177)	(827)	(1,645)	(2,468)	(3,703)	(769)	0	(994)	(803)	(861)	(931)	(994)	(643)	(931)	(1,815)	(2,700)	(4,030)	(868)	
Senior Debt Service (Market Buyback & Burn) (50%):	0	0	0	0	0	0	0	0	0	(886)	(4,135)	(8,225)	(12,341)	(18,517)	(3,847)	0	(4,968)	(4,014)	(4,305)	(4,656)	(4,968)	(3,214)	(4,656)	(9,074)	(13,498)	(20,151)	(4,339)	
Camp Retains (10%) - Remains in Bank:	0	0	0	0	0	0	0	0	0	177	827	1,645	2,468	3,703	769	0	994	803	861	931	994	643	931	1,815	2,700	4,030	868	
Total Monthly Distributions:	0	0	0	0	0	0	0	0	0	(1,064)	(4,962)	(9,870)	(14,809)	(22,220)	(4,616)	0	(5,962)	(4,817)	(5,166)	(5,587)	(5,962)	(3,857)	(5,587)	(10,889)	(16,198)	(24,181)	(5,206)	
— ANNUAL "SWEEP" —																												
Annual Payout Trigger (April):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	
Cash Balance Before Sweep:	4,241	741	(2,760)	27,490	57,739	54,239	50,738	44,899	46,671	56,005	75,290	99,917	132,020	132,316	89,773	90,478	104,468	76,131	80,975	86,167	87,383	88,628	104,649	131,360	166,083	166,545	121,598	
Less: Minimum Buffer:	0	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Sweepable Cash Pot:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,468	0	0	0	0	0	0	0	0	0	0	
Annual 50% Debt Reduction (Buyback):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,734	0	0	0	0	0	0	0	0	0	0	
Ubuntu Community Fund (10%):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(4,973)	0	0	0	0	0	0	0	0	0	0	
Monthly Debt Reduction (Buyback) (50%):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(24,867)	0	0	0	0	0	0	0	0	0	0	
Camp Retains (10%) - Remains in Bank:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,973	0	0	0	0	0	0	0	0	0	0	
— TOTAL DISTRIBUTIONS —																												
Total Cash Paid Out:	0	0	0	0	0	0	0	0	0	(1,064)	(4,962)	(9,870)	(14,809)	(22,220)	(4,616)	0	(35,803)	(4,817)	(5,166)	(5,587)	(5,962)	(3,857)	(5,587)	(10,889)	(16,198)	(24,181)	(5,206)	
— ENDING CASH BALANCE —																												
Ending Cash Balance (USD):	4,241	741	(2,760)	27,490	57,739	54,239	50,738	44,899	46,671	53,878	65,365	80,177	102,402	87,875	80,541	90,478	62,703	66,497	70,643	74,992	75,459	80,914	93,475	109,583	133,687	118,182	111,185	

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