



INVESTOR TEASER · ASSET OPPORTUNITY

PANCOM CONGO SARL

KOLWEZI PLANT · 14 ROUTE NZILO
LUALABA PROVINCE, DEMOCRATIC REPUBLIC OF THE CONGO

A powered, fenced 15-hectare industrial site on the Congolese copper-cobalt belt, offered to an experienced partner as a joint venture. Investment valued at USD 5 million.

CONFIDENTIAL – STRICTLY PRIVATE DOCUMENT

15 ha

FENCED
CONCESSION

10,000

KVA INSTALLED
EXPANDABLE TO 45,000

3

ELECTRIC
FURNACES

50

ROOM
GUEST-HOUSE

01 The value is power and land, not the furnaces

PANCOM CONGO SARL is offering the sale of the company and its industrial site in Kolwezi, capital of Lualaba Province and the centre of the world's most productive copper-cobalt district. The site combines a private 10,000 kVA substation, a high-voltage connection that can carry up to 45,000 kVA, 15 fenced hectares, a three-furnace pyrometallurgical plant and full site accommodation.

In Kolwezi, grid capacity is the scarcest input. New processors wait years for an allocation; PANCOM already holds one, and currently resells part of its power to neighbouring plants. The idle furnaces are a secondary asset. The primary asset is a powered, permitted, secured industrial footprint that a new operator can occupy without a greenfield build.

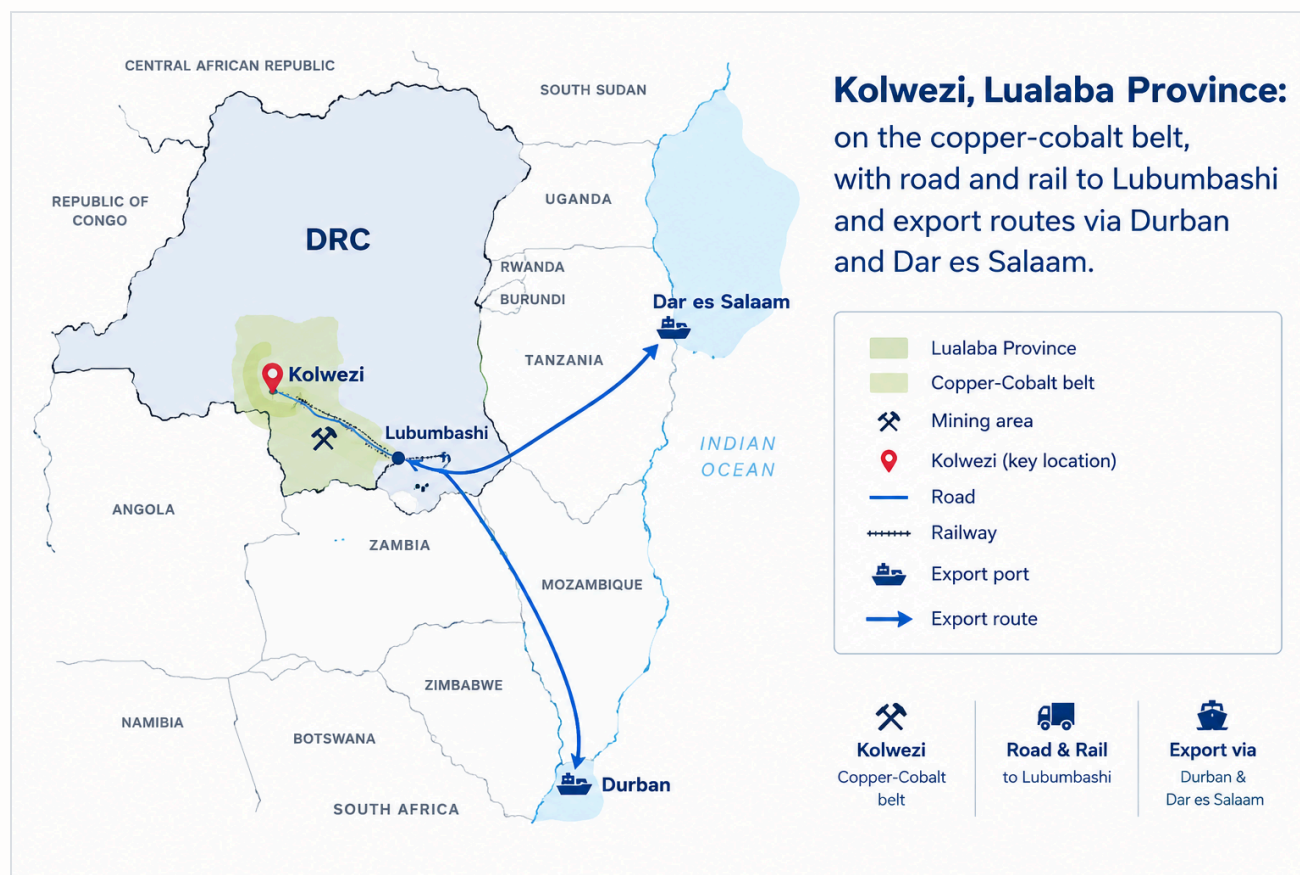
FOR	AGAINST	OUR VIEW
Connected and expandable power, 15 ha of enclosed industrial land, existing utilities and camp, and an operating history on the site.	The furnace route needs 19–23% Cu feed, produces 96% blister without cobalt recovery, and has been idle for several years.	Price the site as powered land with a plant option, not as a running smelter. Upside comes from reconfiguration.

Company history, from public and seller records

1938 →	Kolwezi is founded by Union Minière as a mining town; the surrounding district becomes the core of Congolese copper and cobalt production.
Formation	PANCOM CONGO S.A.R.L. is established as a Congolese limited company. Customs records list its address at 16 Avenue Mweka, Golf, Lubumbashi, the Katanga commercial capital.
Build-out	The Kolwezi site is developed with a private substation, three electric furnaces producing copper blister, and a camp for up to 200 workers. Raw-material supply is arranged with Gécamines (GCM).
c. 2015	International trade records show the company importing industrial goods, consistent with an operating plant.
2015–2016	Last operating period described in the seller's asset presentation. The furnaces subsequently stop; the substation continues to supply neighbouring plants.
2021 – today	An offer to sell the electrical infrastructure and plant circulates in the market. The current offer is presented on behalf of PANCOM by Mme Adarine Nkuanga.

Public-domain information on PANCOM is limited. Dates marked as approximate are drawn from third-party trade databases and a previously circulated sale offer, and are to be confirmed against the RCCM and corporate registers during due diligence.

02 The asset: a complete industrial site in Kolwezi



Company	PANCOM CONGO SARL · Tax ID A1208654W
Site	14 Route Nzilo, Kolwezi, Lualaba Province, DRC
Land	15 hectares enclosed by a brick wall with barbed wire; main and emergency entrances
Power	Private substation, 10,000 kVA installed; HV line capable of 45,000 kVA; power currently resold to neighbouring plants
Plant	Pyrometallurgical, three electric furnaces, currently idle
Product	Copper blister at 96% Cu; no cobalt recovery
Site facilities	50-room guest-house, apartment, canteen for 200 workers, raw-material and product stores
Supply	Declared raw-material partnership with Gécamines, transferable to the buyer according to the seller

EXHIBIT 1 · WHERE THE VALUE SITS

PBP assessment

Substation and HV connection		High
15 ha enclosed industrial land		High
Camp, canteen and utilities		Medium
Furnaces and process line		Low

03 Three ways to create value on the site

THE OWNER'S OBJECTIVE · JOINT VENTURE

The owner is seeking a joint venture partner rather than a passive buyer: an industrial or trading group that already operates in copper-cobalt processing, can bring technical capability and offtake, and will co-invest to bring the site back into production. The owner contributes the company, the site and its power allocation.

INVESTMENT VALUED AT

USD 5M

Owner's valuation, subject to due diligence

ROUTE A

Power and land platform

Lowest risk · fastest revenue

Acquire the company, expand the substation towards 45,000 kVA and lease power and plots to processors who cannot secure a grid allocation. Revenue starts from the existing resale contracts.

ROUTE B · PREFERRED

Hydrometallurgical conversion

Highest value · capex required

Install a leach/SX-EW or cobalt hydroxide line on the existing footprint. This processes the lower-grade oxide ores typical of Kolwezi, recovers cobalt and yields cathode rather than blister.

ROUTE C

Modernise the plant to cathode

Conditional on feed contract

Recommission the three furnaces once a long-term 19–23% Cu feed is contracted, then upgrade the line: fire-refine the 96% blister into anodes and add an electrorefining tankhouse to produce Grade A copper cathode (99.99% Cu). Cathode sells at LME price with no refining discount, unlike blister.

EXHIBIT 2 · ROUTE COMPARISON

CRITERION	A · PLATFORM	B · HYDROMET	C · CATHODE UPGRADE
Additional capital	Low	High	Medium
Time to revenue	Immediate	18–30 months	6–12 months
Cobalt exposure	None	Yes	None
Key dependency	Grid allocation	Ore supply and permits	High-grade feed

Indications are qualitative and subject to engineering review. An experienced JV partner is best placed for Route B, funded in the interim by Route A.

04 Risks are identifiable, and each has a clear test

The site has not operated its furnaces for several years. That gap is where risk sits. None of the risks below is unusual for the Katanga market; all can be resolved before any funds move.

RISK	WHY IT MATTERS	HOW IT IS RESOLVED
Ownership	The seller must be the registered shareholder to transfer the company	RCCM extract and full chain of share transfers, verified at the registry
Encumbrances	A registered creditor would rank ahead of the buyer on key assets	RCCM charges search and non-pledge certificate
Land title	Value depends on registered title to the full 15 ha	Registration certificate and cadastral plan, checked at the land registry
Power allocation	The investment thesis rests on the 10,000 → 45,000 kVA capacity	SNEL contract, recent invoices and resale agreements with neighbours
Liabilities	Tax, social and environmental arrears transfer with the company	Tax and social clearance certificates; environmental status of the site
Feed supply	The Gécamines partnership is declared, not yet evidenced	Signed agreement and written confirmation of its transferability

EXHIBIT 3 · VERIFICATION PATH

Wave 1 · Legal	Wave 2 · Technical	Wave 3 · Commercial
Weeks 1–3	Weeks 3–6	Weeks 6–8
Company, shareholders, charges and land title confirmed at source.	Site visit, substation and furnace condition, power contract and utilities.	Liabilities, feed agreements, valuation and transaction structure.

Each wave opens only when the previous one is satisfactory. No document is accepted on the basis of an email alone: registers are checked at the registry, title at the cadastre, and the site in person.

05 PBP's role and next steps

Prosperity Bridge Partners Ltd is a strategic advisory and business development firm registered in England and Wales (No. 17434591), with a standing desk in Kinshasa. On this mandate, PBP's role is to **connect**: it puts a qualified international investor in direct relation with PANCOM CONGO SARL, organises the exchange of information under NDA, and coordinates verification on the ground through to completion.

PBP acts as intermediary and adviser only. It does not buy, sell or hold the asset, does not take title, and does not receive or hold investor funds. Its remuneration is agreed in writing with the parties before any introduction.

LONDON · HEAD OFFICE

Jorty Yoka Lokwa

Founder, Board Member & CEO

Holds the investor relationship, NDA and mandate, and the English-law contracting and reporting standard.

KINSHASA · DRC DESK

Christian Joseph-Désiré Kongulu Mobutu Sese Seko

Director — Regional Partner EMEA; Country Representative, DRC

Relationship with PANCOM and its representative, site visits to Kolwezi, and checks at the RCCM, land registry and SNEL.

- 01 Mutual NDA signed; asset presentation and PBP preliminary report released
- 02 PBP introduces the investor to PANCOM; non-binding interest and preferred route
- 03 Three-wave due diligence, with a site visit to Kolwezi led by the DRC desk
- 04 Valuation, term sheet and completion through escrow

CONTACT

Head office 3rd Floor, 45 Albemarle Street, Mayfair, London W1S 4JL, United Kingdom

DRC desk Kinshasa — Gombe, Democratic Republic of the Congo

Email project@prosperitybridgepartners.co.uk ·
christian.kongulu@prosperitybridgepartners.co.uk

Telephone +44 7576 059490

PBP | PROSPERITY
BRIDGE
PARTNERS

This teaser is provided on a private and confidential basis for information only. It is not an offer of securities or investment advice. Asset characteristics are as declared by the seller and have not yet been independently verified. Historical information is drawn from the seller's presentation and public trade and market records, and is subject to confirmation in due diligence.