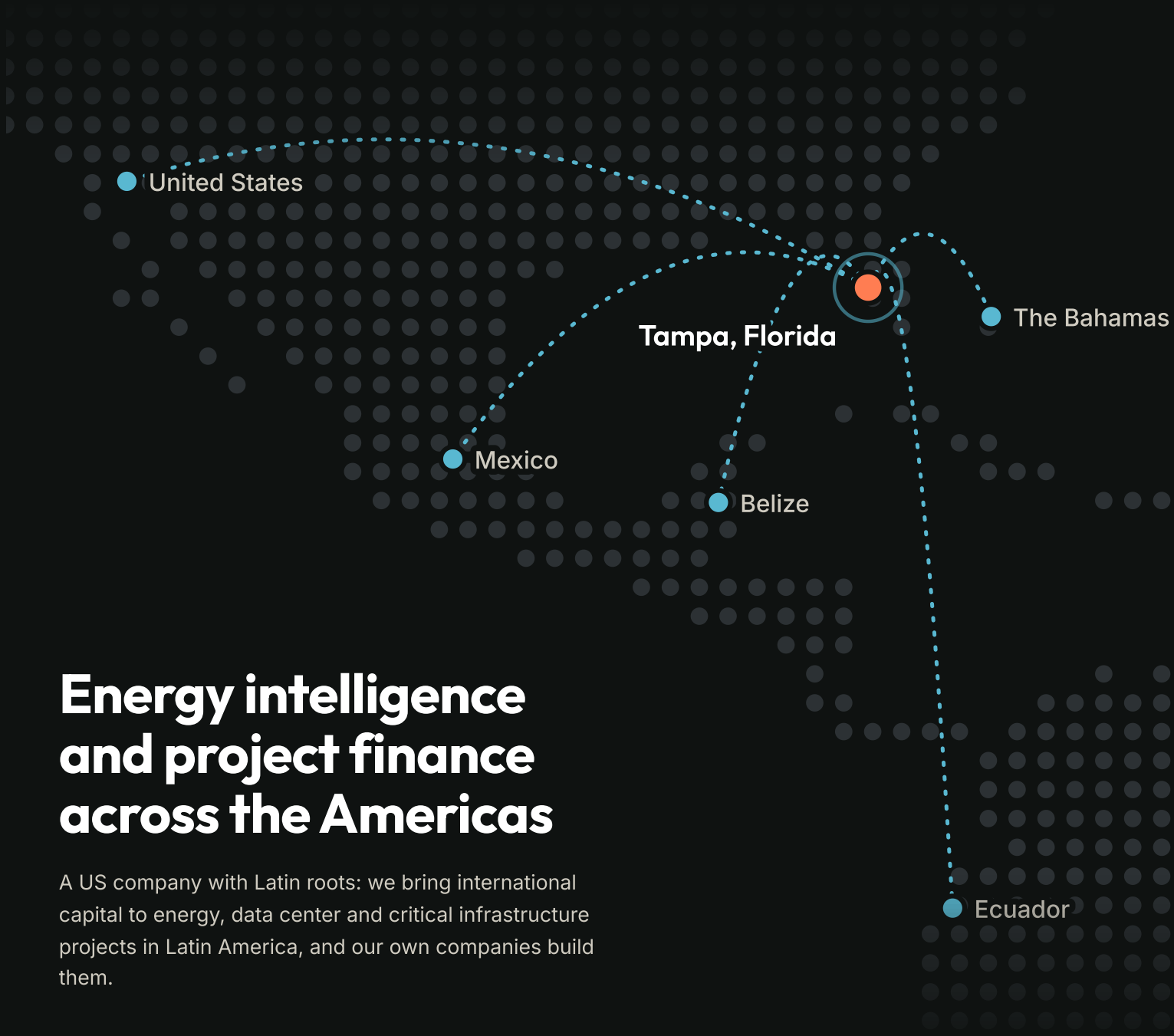
PMI INTERNATIONAL



Energy intelligence and project finance across the Americas

A US company with Latin roots: we bring international capital to energy, data center and critical infrastructure projects in Latin America, and our own companies build them.

USD 1.5 B
identified portfolio

15
projects in 5 countries

914 MW
capacity in development

1983
the group is founded in Tampa, Florida

Aggregated figures for the group's identified portfolio, developed by GIS Power. Project detail is shared in the teaser under NDA.

A US holding company with Latin roots since 1983

Power Management International, Inc. is a US holding company headquartered in Tampa, Florida, and the parent of GIS Power and GTO Energy. PMI works behind the scenes: market intelligence, project-finance structuring, SPVs and BOOT schemes, and sourcing international capital.

Its own operating companies develop, build and operate the assets. That is the bridge: capital raised in the United States and abroad, structured by PMI, executed by the group in Latin America.

1983 ESI is founded in Tampa

2001 PMI International

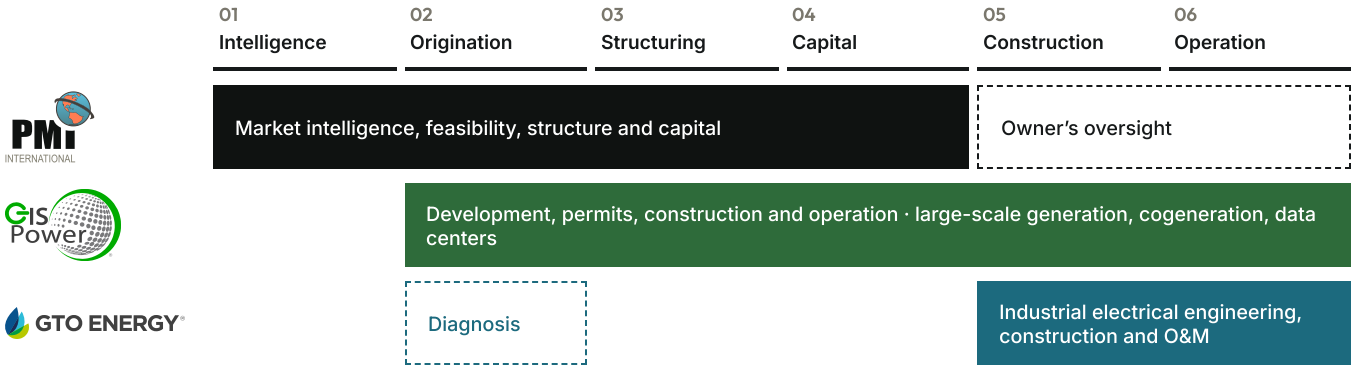
2004 PME, presence in Mexico

2014 GIS Power

2019 GTO Energy

Where each company fits

PMI structures and funds; GIS Power and GTO Energy build and operate.



The bridge: how capital reaches the asset

1. Capital from US and international investors
2. PMI structures the project and its SPV
3. GIS Power or GTO Energy build and operate
4. Asset in operation under long-term contracts
5. Cash flow returns to investors through the trust

What PMI does

Analyze the market and each site, every day

Structure SPV, contracts and payment trust

Fund equity and project debt, US and international

Oversee construction and operation, on the owner's behalf

Demand is structural. Supply is the bottleneck.

Four official figures behind the investment case.

+3.6%	a year: global electricity demand, 2026–2030	IEA, Electricity 2026
950 TWh	used by data centers in 2030, double the 485 TWh of 2025	IEA, Key Questions on Energy and AI, 2026
+50%	in annual grid investment needed by 2030, from USD 400 billion today	IEA, Electricity 2026
~80%	of new electricity demand to 2030 comes from emerging economies	IEA, Electricity 2026

Why now

- Contracted cash flows: energy contracts of 48 to 180 months, and mixed schemes of up to 30 years in Mexico.
- AI and data centers add firm load that runs around the clock.
- Grids are not keeping pace: whoever brings the power wins the contract.

Why Latin America

- Emerging economies drive about 80% of new electricity demand (IEA).
- Mexico is the top US trading partner: 16.8% of US goods trade, January–August 2026 (US Census Bureau).
- Capital is scarcer: financing costs up to seven times those of the US and Europe (IEA, 2021). Room for well-structured projects.

Why through PMI

- A US counterparty (Tampa, since 2001) with Latin American roots since 1983.
- Its own operating companies on the ground: development, permits, construction and operation.
- USD 500 M+ in critical infrastructure; presence in Mexico since 2004; power plants operating since 2009.

A portfolio structured for project finance

USD 1.5 B identified portfolio	**15** projects
914 MW capacity	**48–180** months of contract term



Aggregated figures for the group's identified portfolio, developed by GIS Power, in Mexico, the United States, Belize, the Bahamas and Ecuador. Project names, amounts and funding detail are shared in the teaser under NDA. A project in development is not a project already funded.

How a project is financed

The most-used structures, and where the money comes from.

Project finance (SPV)
Debt repaid by the project's own cash flow, not the sponsor's balance sheet.

Power purchase agreement (PPA)
The user buys the energy at an agreed rate; the SPV owns the plant.

Build, own, operate (BOOT · BOO)
The SPV builds, owns and operates; it transfers the plant at term (BOOT) or keeps it (BOO).

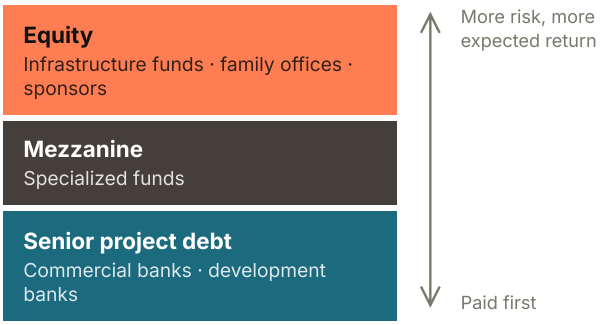
Energy as a service (EaaS)
A monthly fee for capacity and availability, with performance targets.

Leasing
The user leases the plant and pays in installments.

Mixed scheme (Mexico)
CFE holds at least 54%; private capital up to 46%, for up to 30 years.

Contract terms of 48 to 180 months, depending on the structure.

Capital stack: where the money comes from



Illustrative: the actual proportions depend on each project.

Payment trust: who gets paid first

1. Operation and maintenance
2. Senior debt service
3. Debt service reserve
4. Mezzanine
5. Distributions to equity

The user's payments go into the trust, which pays in this order before anything reaches the sponsors.

How we protect capital

Five layers between your investment and the project's risks.

1	**One SPV per project**	Risk ring-fenced in each asset.
2	**Payment trust**	The user pays into a trust that serves debt first.
3	**EPC bonds and guarantees**	Contractor and equipment answer for performance.
4	**Construction and operation insurance**	Policies cover physical damage and lost revenue.
5	**Independent engineer**	A third party reviews design, progress and start-up.

Every investment carries risk. These layers reduce it; they do not eliminate it.

Four decades of infrastructure that cannot be switched off

2,900+ GWh generated by the group's plants in Mexico (estimate)

USD 500 M+ in critical infrastructure projects

13 data centers and critical facilities in 3 countries

56+ MW of cogeneration developed in Mexico

PROJECT	LOCATION	YEAR	VALUE
GTE Data Services Technology Center	Tampa, FL	1987–1994	**USD 75 M**
Telemar, phase II · data center with 6 MW of cogeneration	Rio de Janeiro	2002	**USD 55 M**
TNEXT Data Center (ESI / Andrade Gutierrez)	Rio de Janeiro	2002	**USD 47 M**
PwC national headquarters, with cogeneration	Mexico City	1999	**USD 35 M**
DIGEX Web Farm	Beltsville, MD	1999	**USD 32 M**
Alestra Green Data Center, with 4.2 MW of cogeneration	Querétaro	2013–2014	**USD 31 M**
TSA, through L3 Communications	72 US airports	2002–2003	**USD 28 M**
BBVA, Lago Esmeralda · design lead	Mexico City	2011–2012	**USD 250 M project**
Residencial Bosque Real · first residential self-supply permit in Mexico	Huixquilucan	2009	**7.5 MW**
Biotek · Cuadritos Industrial Park, with its own gas pipeline	Celaya	2014–2015	**4.8 MW**
Baker's Bay islanded microgrid	The Bahamas	2020–2023	**7.8 MW + 3 MWh**
GTE Data Services, while the existing center kept operating 24/7	Fort Wayne, IN	1992–1993	**USD 16 M**
GTE Data Services data megacenter	Sacramento, CA	1993–1994	**USD 16 M**
GTE Data Services Mexico · design to operation in 10 months	Mexico City	1998	**USD 15 M**
Telemar, phase I · 6 MW redundant cogeneration plant	Rio de Janeiro	2001	**USD 15 M**
ASA, Mexico City Airport Terminal 2 · Tier 4 data center	Mexico City	2006	**USD 8 M**
Logistik Industrial Park · biogas-fired generation	San Luis Potosí	2018	**9.5 MW**
Pronal (Productora Nacional de Papel)	Villa de Reyes, SLP	2019	**10 MW**

Values in US dollars of each year, from the group's project history. For design engagements, the value is that of the whole project.

Group clients since 1983



Also: Lockheed Martin, TSA, Pronal, ASA, Cuadritos, ICA/Fluor, Nielsen and SSP.

PMI
INTERNATIONAL

Let’s discuss your project

Tell us the load, the site and the stage the project is in, and what you are looking for: structure, a partner or capital. Investors can request the portfolio teaser under NDA.

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Scan for the website and the daily PMI Energy Brief

Group companies **GIS Power** www.gis-power.com **GTO Energy** www.gtoenergy.com

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