



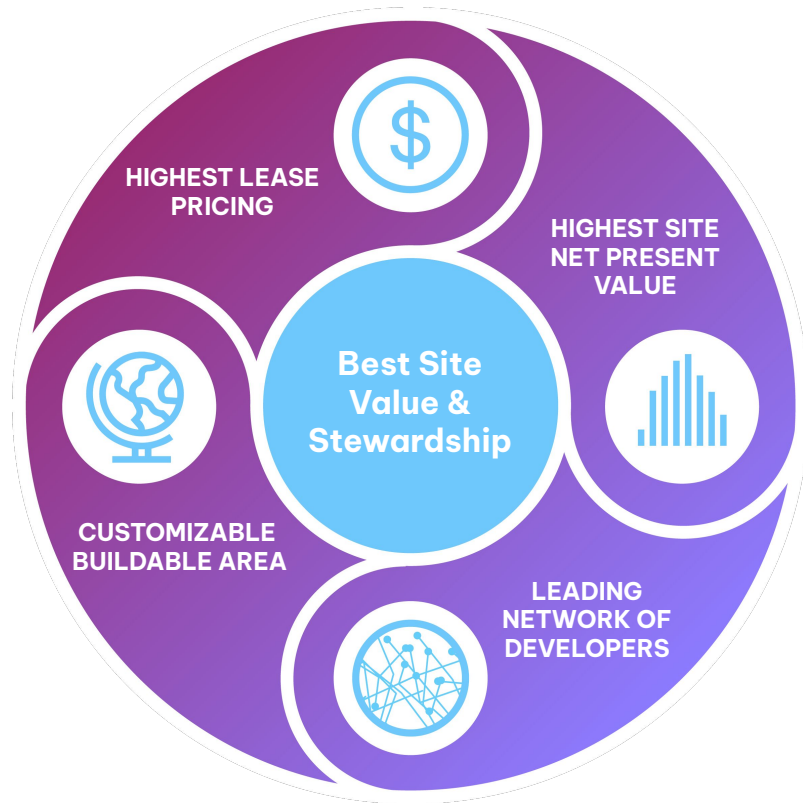
Monetize Your Land: **Develop** Marketplace For Landowners

Confidential & Proprietary Material

HST is a marketplace provider helping you **monetize land** with solar, storage, and more

Our land optimization technology maximizes your Lease Rate to ensure the best deal for your property.

Our technology has a track record of over 800 GW of projects in 100 countries.

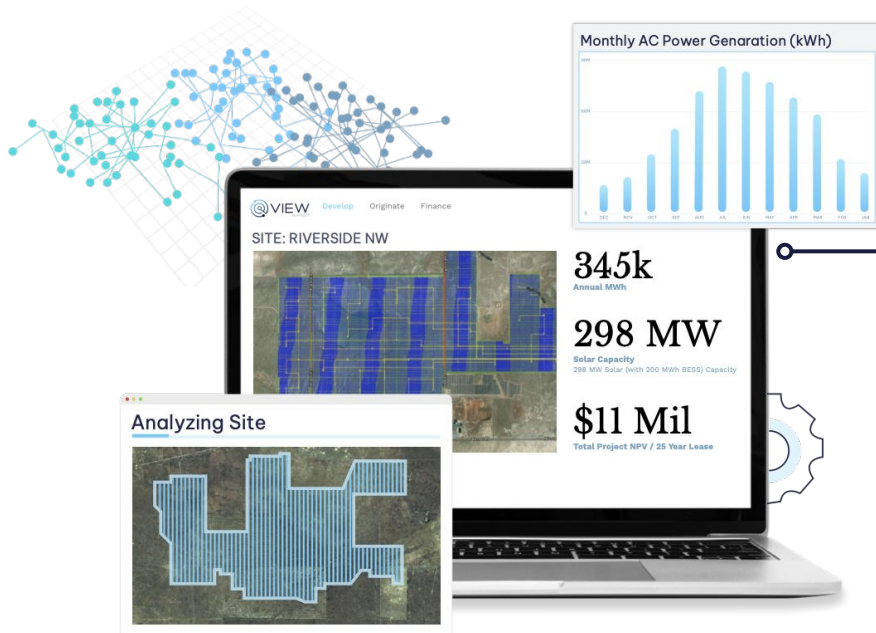




We use patented technology to
maximize your **Lease Rate**.

Platform

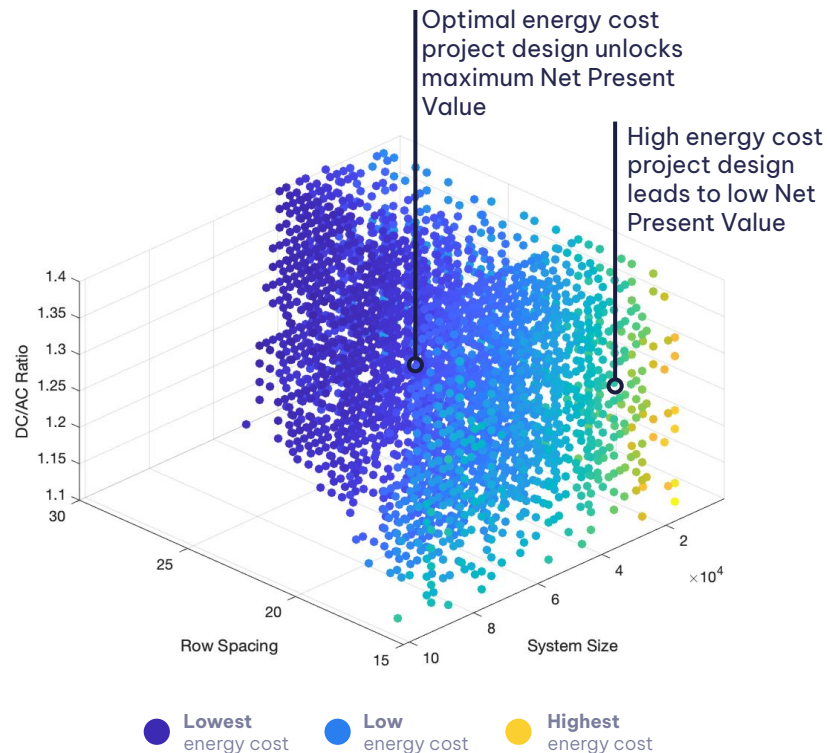
Our technology rapidly evaluates your property, scanning through project permutations to maximize site value.



Our platform scalably optimizes the future project on your land, **maximizing your** Annual Lease Rate.

The patented search analysis optimizes value

Each dot represents a different configuration for a given plot of land



Leading power
developers are on
our clean energy
platform looking to
transact for land



Value Proposition for Landowners



Comprehensive Site Valuation

Optimization to Maximize Lease Value

Accelerated development with a global network of developers



An aerial photograph of a large-scale solar farm. The image shows numerous rectangular solar panel arrays arranged in neat, parallel rows across a vast, flat landscape. The panels appear as dark, rectangular blocks against the lighter ground. In the background, there are some trees and other agricultural fields, suggesting a rural setting. The overall image has a slightly desaturated, blue-tinted appearance, giving it a professional and modern look.

Our platform increases Your Site Lease
Value by Over \$3,000 Per Acre



\$800

Average Lease Rate (\$/acre)



\$950

Lease Rate (\$/acre) when listed on
the **Develop** Marketplace

Increase in Site Value (In this Example):

=\$150/acre

=\$15.75M (3,000 acres*35 yrs)

= \$9M in NPV

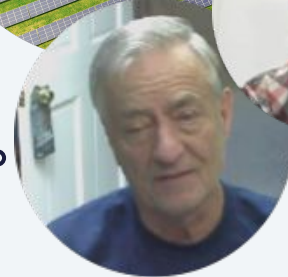
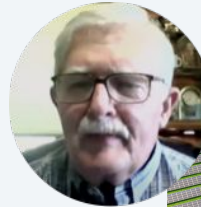
What Landowners Are Saying

"I really trust them (HST) and have been happy with them. I am happy because this will be more than 40 years, more than just my wife and I. It will be more than our kids. It will be my grandkids. There is a succession method built in."

-Marty Halbur, Landowner

"HST presented us not only with trust, but with their software [platform]. The software was really key because I they had the ability to connect landowners with potential developers... They were very instrumental in helping us get the best lease agreement. The terms, the financials, all of that. Such as the timing of the payments, the option payments. Without HST we probably would not have been able to have half of that and put it all together."

-Michael P Wenninghoff, Landowner



Landowner Resources



Landowner Manual: An Overview of Leasing to Green Energy Developers

[View >](https://www.bit.ly/3zT2rzm)

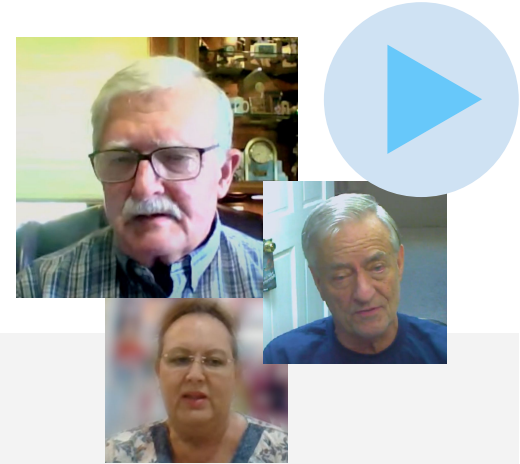
Or visit this link:
<https://www.bit.ly/3zT2rzm>



Solar Leasing FAQ: Your Top Questions Answered

[View >](http://www.bit.ly/3BCVJ1b)

Or visit this link:
www.bit.ly/3BCVJ1b



Video Testimonials Watch videos with some of our Landowner's who have had successful Leases

[Watch Videos >](https://www.bit.ly/3BBjeHV)

Or visit this link:
<https://www.bit.ly/3BBjeHV>

The background of the slide is a wide-angle photograph of a wind farm. Numerous white wind turbines are scattered across rolling green hills. In the distance, a body of water and a range of mountains are visible under a soft, hazy sky. The overall color palette is a mix of greens, blues, and purples, suggesting a time of day like dawn or dusk.

Thank You