

About us

ESGTI AG is an investment company driven by the overriding belief that investing based on ESG principles will deliver equal returns for investors and a better world for all. We combine the risk mitigation of ESG with the power and potential of technology to deliver impact at pace and scale.

We invest in early-stage companies or projects with transformative impact objectives, offering them a platform to successfully scale their business.

Our investment objective

To provide shareholders with long-term capital growth ESGTI AG acquires, holds and sells equity positions in other companies and finances these investments for the main purpose of return from capital appreciations and income from these investments. Equity investments can take the form of a security which has an equity participation feature; the most common forms are common stock, convertible preferred stock, and subordinated debt with conversion privileges or warrants. Net profits generated upon realizations are planned to be re-invested.

Note from our Chairman Andreas Bihrer, December 2022

“By the end of 2022 we completed external valuations of our portfolio; reflected in our December NAV. The overall NAV performance shows a 20.5% increase, predominantly driven by development of key assets within AltEnergis and The Eko Agro Group. Despite operating in seemingly unrelated business areas, these two companies are focusing attention to the topic of clean energy whose timely development is key in today’s operating environment.

The amplitude of these projects in our vision to create impact is considerable, hence we are happy to share an aperçu into these solutions within this factsheet.”

Our portfolio



AgTech & Sustainable Agriculture

EKO AGRO Group

Transformers of agriculture into sustainable and scalable low-environmental impact systems. Extends to agrovoltatics for renewable energy generation.



Life Sciences

BioEleSonic

Specialists in medical devices, with an Acoustic Energy technology platform

Noxogen Therapeutics

Developer of proprietary formulations for the sustained release of nitric oxide

TheraLect

A biotechnology leveraging Lectins

Énielle

Cellular level skincare developer

Rhéon Medical

MedTech specialized in Glaucoma



Clean Technology & Energy

AltEnergis

DeepTech focused on the development and commercialization of innovative energy efficiency IP

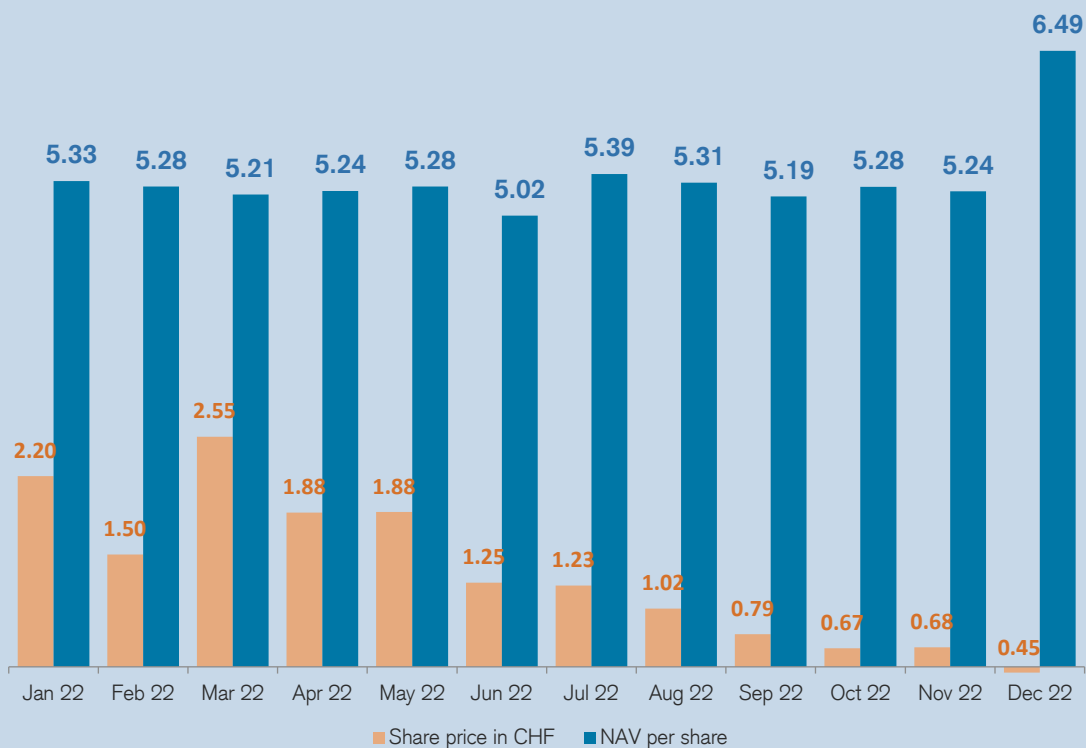
Sky Energy

Alternative energy provider with a portfolio of modern wind turbines and solar photovoltaic systems

Investor Information

NAV performance

The December NAV per share sits as 6.49, up 20.5% versus November. This change is driven by end of year valuations of our assets whose details can be found on the following pages.



CHE-114.775.734 – VALOR 29829498 – WKN A1409X

Key facts		
Total net assets	CHF 169 million	
Total investments	CHF 241 million	
Debt-equity ratio	0.42	
Advisory fee	0.5% GAV	
Incentive fee	10% w/HWM	

ESGTI Shares		
ISIN	CH0298294981	
Ticker	ESGTI	
Exchange	BX Swiss	
Current discount	93%	

ESGTI Bonds		
ISINs	XS2158598354 / XS2173130746	
Issues	CHF 83.3 million / CHF 16.7 million	
Type	Asset backed fixed rate certificates	
Issuer	Aldburg SA	
Coupons	5.75% semi-annual	
Exchange	Frankfurt	

Figures as of 30th December 2022

Board of Directors

Andreas R Bihrer, Chairman
 Dimitri Dimitriou
 Jessica Kourniaktis
 Kim Marty
 Brunella Pavesi
 Wolfgang H. Werlé
 Hermann A. Wirz

Contact

Address: Rothusstrasse 21
 6331 Hünenberg, Switzerland
 +41 41 500 99 84
 investors@esgti.com

Investment advisor

ESG Engineering & Consulting
 Manage Mind AG

Auditors

PricewaterhouseCoopers

Administrator & NAV

ARIA Fund Services

ESG Advisors & Raters

Sevenbridge
 Inrate AG / Impak

Paying agent

Credinvest SA

Bank

EFG Bank AG

NAV: Our Approach




As with our monthly disclosures, we endeavour to provide full transparency to our shareholders. Following new valuations at the end of 2022 we hereby include the results which reflect key milestones achieved throughout the year.

The backbone of our approach is axed on the following principles:

- Obtaining external valuations of each of our major portfolio companies; providing an impartial, up-to-date and sector-specific third-party perspective.
- Evaluating individual company assets in their own right, focusing on development and commercialisation of technology.
- Taking a prudent view to valuations, aiming not to over-inflate our projections whilst recognising a high potential upside.
- Combining an external viewpoint with the experience of our Board of Directors and thematic Subject-Matter Experts; collectively strengthening the confidence behind this NAV.

The core of ESGTI's NAV ultimately lies in the health and potential of our portfolio and investment pillars. A more granular view of the NAV at the pillar level can be seen in the table with requisite asset details on the following pages.

NAV: In detail

Investment Pillar	Respective companies	Contribution to % change in NAV
 AgTech & Sustainable Agriculture	The Eko Agro Group	+44%
 Life Science	SynDermix (encompassing BioEleSonic, Noxogen Therapeutics, Theralect) Énielle, Rhéon Medical	-20%
 Clean Technology & Energy	AltEnergis, Sky Energy	+79%

Bringing Agrovoltaic Solutions



Agrovoltaics; the simultaneous use of agricultural land for solar photovoltaic power generation and agriculture

The Eko Agro Group is entering the final stages in an agreement with a major European energy provider to develop an extensive renewable energy program in Italy. This marks a major step for the group in their goal to strengthen the sustainability of farming and leverage the growing symbiosis of green energy and sustainable agriculture.

The breadth and specificities of this agreement are reflected in the Group's valuation as of Dec 2022, valued on the following specific features that drive this new venture and subsequent NAV increase:

-  Forecasted agreement of 700MW of clean energy to be produced across Italy in phase one
-  Large portfolio of agricultural sites: starting with 35 in focus, pending due diligence
-  Eko Agro Group's agricultural activities remain a separate and independent entity
-  Farmers are the first beneficiary through financial support and energy self-sufficiency
-  Beyond this, the significant renewable energy generated will be made available for the network

Investment methodology

EKO AGRO GROUP AGRICULTURAL PARTNER

- Agricultural land management
- Holder of necessary certification & agricultural codes
- Creator of SPV and assigner of rights to the SPV agricultural area (dual use)
- Approves capital increase of SPV in favour of the Energy partner

No CaPex, owns minority share of SPV

SPECIAL PURPOSE VEHICLE (SPV)

- SPV created for dual use
- Energy capacity ~20MW/Unit
- Assured financial stability upwards of 20 years
- Recovery plan eligibility

100% CaPex, owns majority share of SPV

ENERGY PARTNER

- Provides power purchase agreement
- Secures financial stability of SPV
- Construction, operations, maintenance & energy efficiencies
- Purchasing of all produced energy at pre-agreed upon price

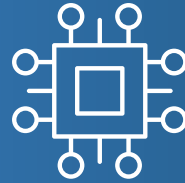
Thinking of Energy Differently



Many potentially breakthrough ideas fall into the gap between academic research and industrial commercialization. AltEnergis aims to fix this opportunity for economic and social progress.

As the debate on clean energy solutions broadens, we speak not only of clean energy capacity, but also a growing emphasis on energy efficiencies. Gains in our Clean Energy pillar NAV are driven by the developments seen by AltEnergis who are making headway in this field - harvesting energy from movement and seeking improvements in current energy intensive processes.

Below we share some of the drivers of this valuation, axed on the three biggest contributors to the company NAV:



Piezoelectric

Piezoelectric materials collect electricity when undergoing simple vibrations. AltEnergis' Piezoelectric wireless sensor has been developed with the capacity to generate up to 200x more power vs. other competing technologies. Contributing 25% to the company's net value, the manufacturing of this technology by Johnson Matthey Piezo Products in Germany represented a major milestone in 2022 and the technology is set to hit the market in 2023.



Wind Turbine (WT) Gearbox Monitoring

As an integral part of the Wind Turbine industry, this gearbox monitoring technology is designed to monitor, identify and intervene at early-stage faults to improve overall WT functioning. The increase in NAV reflects an upward turn in the industry outlook - spurred by climate and energy crisis - coupled with the milestone achievement in 2022 of technology integration into a test environment. The technology is due for commercial integration in 2023.



Industrial Gearbox Monitoring

Broader applications of the gearbox monitoring system span health sensing for aviation, aerospace and marine, industrial gear systems in mining and oil/gas exploration, and automotives. Given the size of the market this asset contributes 48% to the company's net value with key milestones closely tied with those of the Wind Turbine technology.

Challenges in Development



SynDermix AG is a private, Swiss holding company with a diversified portfolio of assets in the MedTech, Pharma, Biotech and Cosmeceutical spaces.

SynDermix - including its three subsidiary companies BioEleSonic, Noxogen Therapeutics and TheraLect - valued at 61M CHF as of 31 December 2022, representing a 36% decrease compared to the fair value of 2021.

We share in all transparency the drivers behind this decrease, alongside some of the key initiatives taken throughout the year and those planned for 2023.

- A lag in development of the assets including achievement of BioEleSonic's next significant milestone (a proof of concept clinical study with its BES-1001 device)
- NAV adjustment downwards to account for one less year of patent life and delayed lead times to market penetration
- Ongoing litigation of two shareholders against SynDermix AG prevents the company from issuing new shares and has caused reputational damage that prevent it from raising finance.
- Throughout 2022 BioEleSonic continued to explore opportunities for early partnering of BES-1001 and fundraising for the clinical study of BES-1001, targetting 2023.
- BioEleSonic undertook a communications revamp to support eventual partnering initiatives for BES-1001, including website rebranding and branding activation.

DISCLAIMER: The information contained herein has been prepared for information purposes only as they are at the time of the publication. Nothing contained herein is or shall be deemed to be an offer, or a solicitation of an offer to buy or sell any security or financial instrument or to participate in any trading strategy or to undertake any investment. It is solely based on information from sources believed to be reliable, but the Company, its Directors, the Investment Advisor or the Administrator have not taken any steps to verify the adequacy, accuracy or completeness of any information contained herein. The Company, its Directors, the Investment Advisor nor the Administrator nor any of its respective affiliates, officers, directors, agents and employees make any warranty, express or implied, of any kind whatsoever, and none of these parties shall be liable for any losses, damages, costs or expenses, of every kind and description, relating to the adequacy, accuracy or completeness of any information in this document or the use of this information for any purposes whatsoever. The Company, its Directors, the Investment Manager, the Investment Advisor or the Administrator have no obligation to update or amend the information provided herein, which can change or be changed at any time in the future. All terms and conditions are indicative only and are subject to change without notice. This document has not been approved by any supervisory authority or any authority. With regard to all performance data contained in this document, readers should note the following: past performance is not necessarily indicative of future results.