

World-Leading Innovation in Steel
in a Rural Targeted Employment Area

全球領先的創新鋼鐵企業
直指鄉村目標就業區



松州區域中心與
BRS大河特種鋼鐵廠EB-5二期專案介紹

PINE STATE REGIONAL CENTER & BIG RIVER STEEL PHASE II EB-5 PROJECT



ASA HUTCHINSON | Governor MICHAEL PRESTON | Executive Director

August 19, 2019

Mr. Sam Walls, III
Pine State Regional Center, LLC
200 River Market Ave., Suite 400
Little Rock, AR 72201

RE: Big River Steel EB-5 Project Designation

Dear Mr. Walls:

Upon your recent request for EB-5 designation for the Big River Steel facility (the "BRS Facility"), located immediately outside the city limits of Osceola, Mississippi County, Arkansas, it has been determined that the BRS Facility is located in an area that meets the qualifications of a Targeted Employment Area under the EB-5 Immigrant Investor Program administered by the U.S. Citizenship and Immigration Services.


The BRS Facility is located in Mississippi County, Arkansas. All of Mississippi County is classified as a rural area due to the fact that the county is not within a Metropolitan Statistical Area (MSA) nor does it contain any city with a population of 20,000 or more.

Based on the above criteria, I am able to certify that the area described, containing the BRS facility, qualifies as a rural Targeted Employment Area.

Please feel free to contact Hunter Hawk at hhawk@arkansasedc.com or 501-682-1682 if you have any questions.

Sincerely,


Michael Preston
Executive Director, AEDC

 100 West Gaylord Street | Suite 400 | Little Rock, Arkansas 72201 | arkansasinc.com | (501)412-1121



BRS大河特種鋼鐵廠二期現已啟程 位於目標就業區 是卓越的EB-5美國投資移民專案

PHASE II OF SUCCESSFUL BIG RIVER STEEL PROJECT EB-5 PROJECT IN A RURAL TARGETED EMPLOYMENT AREA

< 目標就業區認定函



免責申明: 本通訊僅作為資訊的告知，既不構成法律或投資建議，也不作為基於美國或其他國家證券法的投資要約。任何投資要約僅以證券發行實體所提供的正式要約檔為準。

安全至上 Safety First!

當你選擇EB-5項目，其實你是在甄別安全 松州區域中心及BRS大河特種鋼鐵廠以實力為您保駕護航

When choosing an EB-5 project, safety is the most important consideration. Pine State's BRS project is uniquely positioned.



獨立的區域中心 強大的政府支持

Independent Regional Center with
Strong Government Support



位於目標就業區的卓越專案 依託二期擴建優勢得以延續

PHASE II of Premier Project in Rural TEA



充足的就業創造 降低I-829的申請風險

Large Job Cushion
Mitigates Risk for Successful I-829



BRS技術全球領先 盈利有目共睹

Industry-leading Project
with Proven Profitability

Project Video

松州區域中心 Pine State Regional Center

- 洛克菲勒家族創建設立
Rockefeller roots
- 60餘年書寫的成功歷史與誠信記錄
60+ years of success and integrity
- 政府監管的非盈利性機構，旨在促進阿肯色州的經濟發展
Regulated non-profit with mission-driven focus on economic development in Arkansas



Winthrop Rockefeller

洛克菲勒家族第三代成員

第37任阿肯色州州長 (1967-1971)

阿肯色資本集團創始人



松州區域中心 Pine State Regional Center

- 穩健的風控管理
Conservative risk management
- 集團投資總額約20億美金
Approximately \$2 billion in capital facilitated through Arkansas Capital
- 阿肯色州政府指定成立的EB-5區域中心
Arkansas Governor asked Arkansas Capital to form EB-5 Regional Center
- 獨立于項目開發商，全力確保EB-5投資人利益
Independent from project developer
– complete alignment with EB-5 investor





PHASE I 項目一期圓滿完成

- 成功實現**6000萬美元**融資
Successful **\$60 million** EB-5 financing
- 就業超額完成 達到規定數額的**8倍**
More than **8x** the necessary jobs created
- **全球最先進的**再生鋼鐵製造企業完工投產
Created the **world's most advanced** steel recycling company
- 運營首年(2018)即成為盈利能力最強的EB-5專案之一，
銷售額達**13億美元**並實現利潤**2.6億美元** (EBITDA)
One of the most profitable EB-5 projects, with over **\$260m** EBITDA
and **\$1.35bn** in sales in the first year of full operations (2018)



PHASE II 項目二期現已啟程



獲取綠卡

Get Green Card



保持綠卡

Keep Green Card



收回投資款

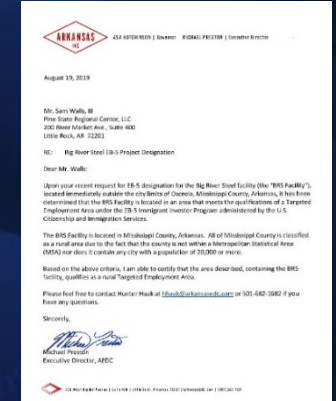
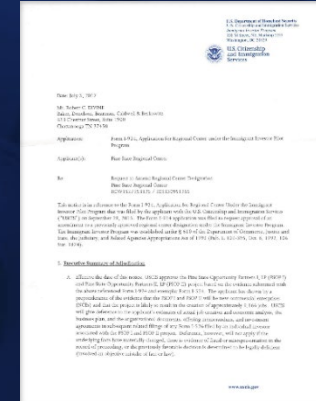
Return of Capital

獲取綠卡 Get Green Card



PHASE II

- 全球最先進的再生鋼鐵製造企業BRS擴建工程
Expansion of BRS, the world's most advanced steel recycling company
- 專案一期獲得I-924 模範預批，專案二期將得以延續，現正申請中
PHASE II of successful I-924 exemplar approved project. Phase II will also be seeking exemplar approval
- 享受鄉村目標就業區的政策優勢
Benefit of Rural TEA
- 獲政府大力支持，實現製造業回歸
美國中部並創造更多就業
Strong government support to bring back manufacturing industry jobs to U.S. heartland



Bill Clinton
第42任美國總統
第40、42任阿肯色前州長



Asa Hutchinson
阿肯色現任州長

Trump Video

Donald Trump in Granite City, IL on 26th July 2018



保持綠卡 Keep Green Card



PHASE II

- 8.7億美元投資款已全部就位
Fully financed \$870 million project
- 借助過橋融資降低投資者風險
Bridge equity structure reduces investor risk
- 擴建工程已開始，並已創造可觀就業
Expansion already commenced and many of USCIS-required jobs already created



收回投資款 Return of Capital



PHASE II

- 高盈利且行業領先的全天24小時運營使**二期**同樣受益
Expansion of very profitable, industry-leading 24/7 operation
- **二期**擴建後產能翻番
PHASE II Expansion will double production capacity
- 相較於一般EB-5項目，股權投資更為充裕，
EB-5資金比重更少
More equity and less EB-5 than typical
- 卓越的股權投資集團，與一期保持一致
Same prominent equity investor group:

股東及戰略投資人：



David Koch

科氏工業集團副總裁
2019福布斯全球億萬富豪榜第11位

Charles Koch

科氏工業集團董事局主席兼CEO
2019福布斯全球億萬富豪榜第11位

全球首家Flex Mill™人工智慧鋼鐵企業

The World's First Flex Mill™ and a Learning Mill
Empowered by Artificial Intelligence



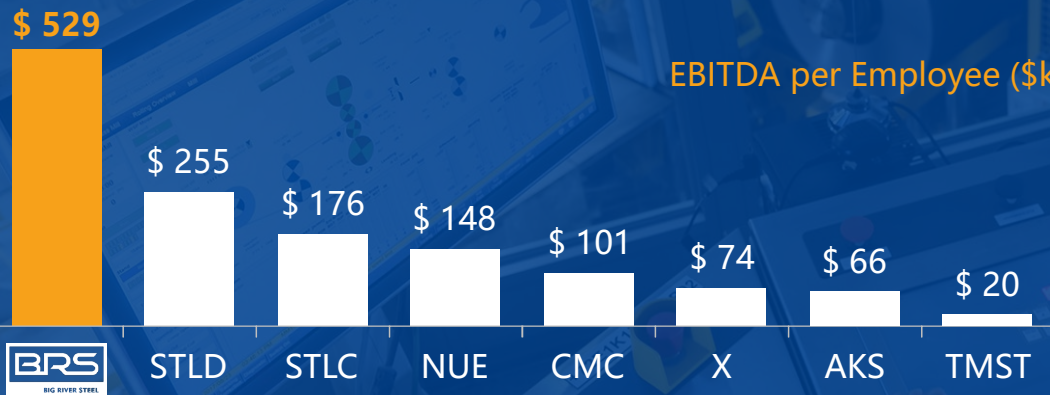


全球首家且唯一的LEED 環保認證鋼鐵企業

Officially the First and Only LEED-Certified
Steel Manufacturing Facility in the World

BRS人均產量高於任意一家北美鋼鐵企業

Highest Employee Productivity of any Steel Plant in North America





PHASE II

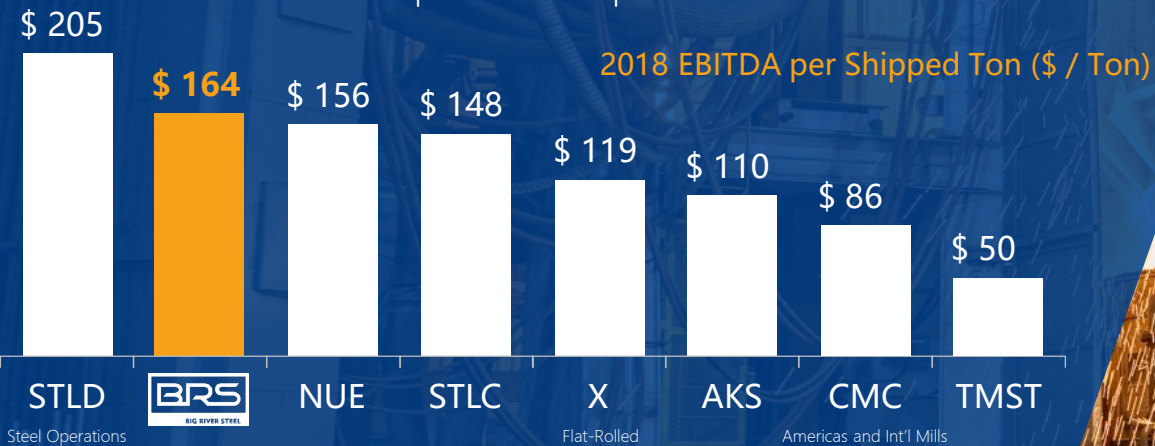
產品線齊全

包括高端冷軋鍍鋅產品

Steels of All Grades in Production Including
Cold-Rolled and Galvanized Capabilities

得益於更低的能源消耗和生產成本 創造出行業領先的運營利潤

Industry-leading operating margins, due to lowest energy consumption and production costs



Arkansas Business

Dec 17, 2018

《大河是份大禮 – 鋼廠產量飆升》

“Big River, Big Gift – Steel mill ‘keeps on giving’”



Forbes

Aug 6, 2019

《綠色鋼鐵：全美最環保且增速最高的鋼鐵企業緣何落戶阿肯色》

“Green Steel: How Arkansas Became Home To America’s Cleanest And Fastest-Growing Steelmaker”

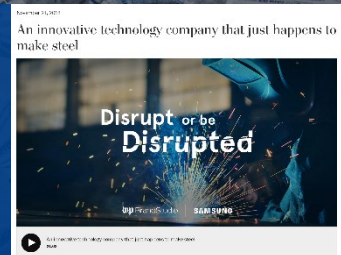


The Washington Post

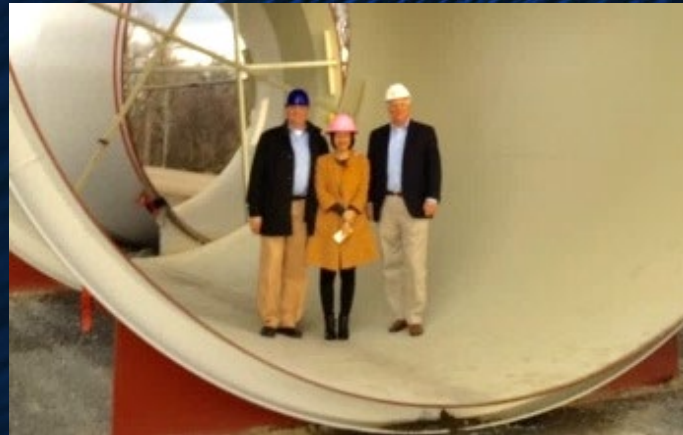
Nov 21, 2018

《顛覆還是被顛覆：一家恰巧生產鋼鐵的技術創新企業》

“Disrupt or be Disrupted – An innovative technology company that just happens to make steel”



項目參觀 Visit Big River Steel



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THE WORLD DOESN'T NEED
ANOTHER STEEL MILL.
THE WORLD NEEDS A MILL
WILLING TO PUSH THE
BOUNDARIES OF WHAT
STEEL CAN DO.

這個世界不再需要一家平庸的鋼廠，
人們渴望的是一家使鋼鐵變得無所不能的夢工廠！



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請關注我們的微信！

PINE STATE™
— REGIONAL CENTER —
AN AFFILIATE OF THE ARKANSAS CAPITAL CORPORATION GROUP



PHASE II

www.eb5pinestate.com

www.bigriversteel.com