

DIMITRA

DIMITRA RWA WHITEPAPER

MEXICO CARBON PROJECT



Dimitra.io

Executive Summary

Dimitra's Mexico Carbon Project is the first Real-World Asset (RWA) offering from Dimitra, focused on generating long-term environmental and financial value through a large-scale, tech-enabled carbon initiative in Nayarit, Mexico.

This 10+ year project spans over 23,000 hectares of protected forest and is expected to generate more than 1.1 million Carbon Units, creating both climate impact and revenue through the sale of carbon credits in global markets.

A carbon credit represents the compensation for one metric ton of carbon dioxide (CO₂) that has either been prevented from being emitted or actively removed from the atmosphere through sustainable practices. In the Mexico project, this is primarily achieved through forest preservation, reforestation, and regenerative agricultural methods. These actions reduce deforestation and enhance the land's natural ability to capture and store carbon, directly supporting global climate goals.

The credits generated from these activities can be sold to companies or institutions seeking to offset their carbon emissions—often as part of their environmental commitments or regulatory requirements. In this way, the project not only delivers measurable environmental impact but also creates a new stream of income for local stakeholders, reinforcing the value of land conservation and sustainable land use.

Through an investment, individuals and institutions can gain fractional access to the project's future net profits—not ownership of the land or carbon credits themselves. RWAs are recorded on-chain via the Mantra blockchain, a regulatory-compliant Layer 1 network designed for real-world asset tokenization. This partnership ensures high levels of transparency, traceability, and revenue automation through Dimitra's platform, while offering scalability and security for both institutional and retail participants. Mantra's focus on real-world assets and its robust infrastructure provide an ideal foundation for Dimitra's long-term carbon and sustainability initiatives.

Backed by AI, blockchain, and satellite-based Measurement, Reporting, and Verification - MRV technologies, the project integrates local farmers, supports sustainable land stewardship, and aligns with global carbon market demand. A bonus tier is available for qualified early participants, offering an increased profit share per RWA.

This Early Access Round launches in August 2025, with issuance of carbon credits expected by August 2026. The offering is open to participants using DMTR, USDC or USDT, and includes strict compliance, transferability options, and full reporting via Dimitra's investor portal.

Note: This is not a tokenization of carbon credits. Investors are participating in a profit-sharing model based on the project's economic performance. All returns are subject to risks outlined in this document.

Dimitra Mexico Carbon Project – Real-World Asset Offering

Dimitra proudly unveils the launch of our Real-World Asset (RWA) initiative in Mexico – a transformative carbon project developed in partnership with local farming communities.

Through early participation, investors gain access to a share of the project’s long-term revenue while supporting sustainable land management and climate impact. Powered by the Dimitra Connected Farmer and Dimitra Carbon platform, this initiative brings advanced technologies—AI, blockchain, and satellite monitoring—into the hands of rural producers, enhancing traceability, compliance, and value creation from the ground up.

Let’s explore how this project creates real-world benefits for people, the planet, and token holders alike.



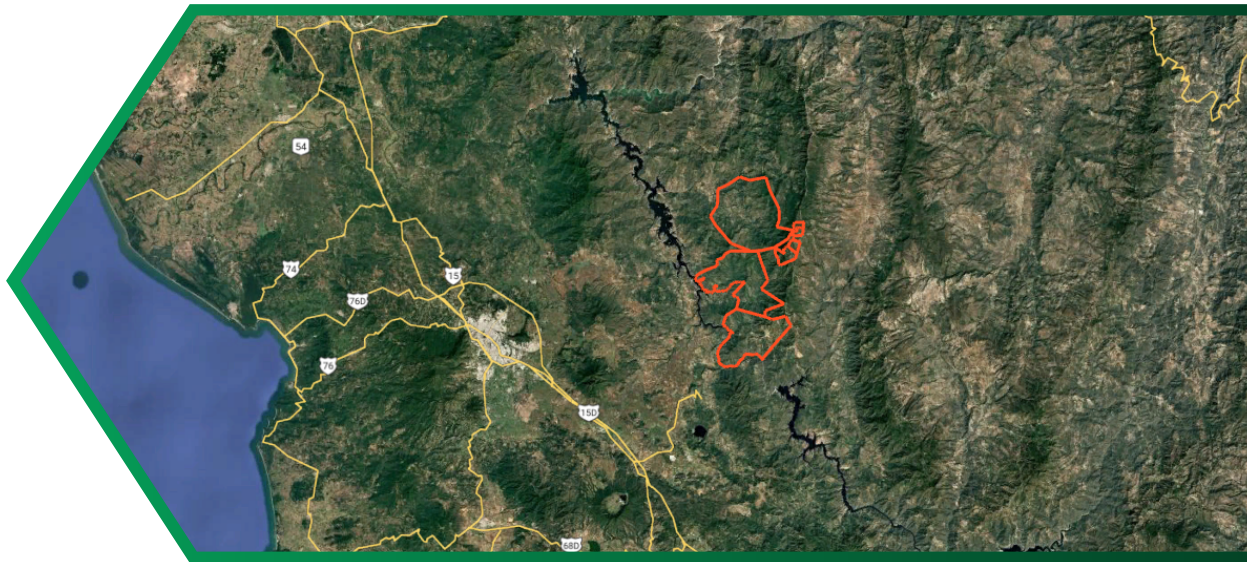
What is Our Mexican Carbon RWA Program?

Dimitra's Real-World Asset (RWA) program in Mexico merges cutting-edge blockchain technology with climate-focused land stewardship. Instead of digital representations of commodities, our program offers shared ownership in a large-scale carbon project—spanning over 23,000 hectares of protected forest managed by local communities and farmers.

Participants invest in the development and operation of the project, which is expected to generate more than 1.1 million verified carbon credits over a 10+ year period. These credits are the result of measurable environmental action and are sold on global carbon markets, creating revenue for local partners and investors.

Through the Dimitra platform, the project integrates artificial intelligence, remote sensing, and blockchain for full transparency, monitoring, and reporting. The RWA model enables individuals and institutions to gain a real stake in impactful climate action, promoting sustainability while opening new opportunities for long-term financial returns.

Through an investment paid in DMTR, USDC, or USDT, investors will receive an RWA that represents a share of the project's profits, as detailed in this WhitePaper.



DISCLAIMER:

This offer does not involve the tokenization of carbon credits. Instead, it represents participation in a project expected to generate and sell carbon credits. Investors are acquiring exposure to the project's economic performance, not the underlying environmental assets themselves.

How Do You Participate?

Getting involved in Dimitra's Carbon RWA project in Mexico is straightforward. Investors looking to support climate-positive agriculture while accessing long-term financial returns can participate through the Dimitra Portal at portal.dimitra.io.

Each investment, paid in DMTR, USDC, or USDT, provides ownership of an RWA unit that represents a share of the project's future profits. Investors will also gain access to exclusive project documentation after agreeing with the terms.

Blockchain technology ensures security, traceability, and transparency throughout the investment process, while investors become part of a real-world initiative designed to generate measurable environmental impact and economic value over more than a decade.

By participating, you're not only backing a verified regenerative land-use project, you're also helping smallholder farmers thrive while aligning with global sustainability goals.

Project Summary

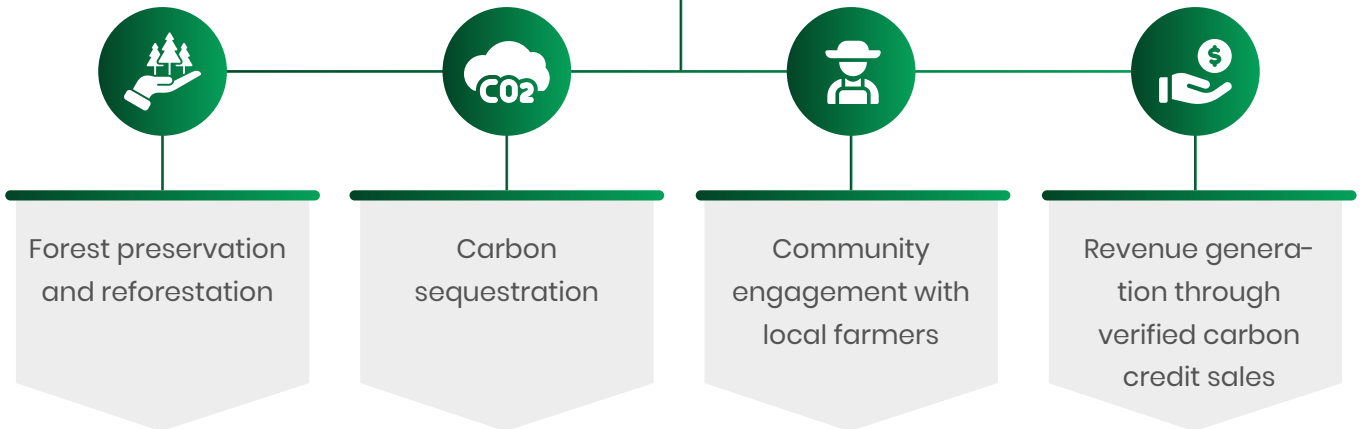
Dimitra Incorporated, a technology-driven AgTech and blockchain company, is launching its first Real-World Asset (RWA) investment opportunity focused on a large-scale carbon project in Mexico. This initiative spans over 23,000 hectares and is expected to generate **over 1 million carbon credits over the next 10+ years**, creating measurable environmental and economic impact.

Key Objective

Tokenize investor participation in the economic performance of the project.

LOCATION: NAYARIT, MEXICO

Project Scope



Note: While the project aims to generate revenue through the sale of verified carbon credits, these credits themselves will not be tokenized. Their commercialization will occur through traditional market mechanisms, separate from any blockchain-based elements of the project.

Token Structure

- **Token Type:** Real-World Asset Participation Token
 - **Blockchain:** Mantra Chain
 - **Token Utility:** Investors purchasing the RWA tokens will hold economic rights tied to a percentage of the project's net profits, proportional to their token allocation.
The tokens represent economic participation in the project, not ownership of underlying physical land or carbon credits.
 - **Payment Methods:** Early Access round is available exclusively via DMTR, USDC and USDT, with bonus incentives for qualified accounts as described in this document.
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Use of Funds

Proceeds from this RWA sale will be used to:

- **Fund the operational and setup costs of the project**
 - **Support verification and certification processes**
 - **Implement monitoring, reporting, and verification (MRV) systems**
 - **Cover community engagement activities with farmers**
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Note: This offering is designed to provide early-stage capital for project execution and is **not classified as debt or repayable financing.**

Early Access Round – Phase 1

In this first phase, Dimitra is offering 1 440 RWA units, collectively representing 19 % of the project's future net profits. Units are available in three price tiers:

800 RWAs @ \$500 each (Jaguar Tier), granting rights to 0.019% of Project Profit Share

240 RWAs @ \$250 each (Macaw Tier), granting rights to 0.0095% of Project Profit Share

400 RWAs @ \$100 each (Deer Tier), granting rights to 0.0038% of Project Profit Share

The Early Access Round will remain open until all RWAs are sold or until Dimitra, at its sole discretion, deems it more appropriate for the project to close the round. If the closure is decided by Dimitra, the community will be informed at least 15 days in advance

Bonus Pool – Additional share of Profits

A separate bonus pool representing an additional 1% of the project's net profits will be distributed among eligible investors. Qualifying participants will receive upgraded RWAs, each offering a 5.26% higher share of profits compared to their standard counterparts—regardless of the RWA tier.

Eligibility for the Bonus Pool:

To qualify for bonus pool, investors must meet at least one of the following conditions:

- **Hold a DMTR balance exceeding \$500 for at least six months, with no withdrawals in the last month before the Pre-Sale launch, paying with \$DMTR, \$USDC or \$USDT**
- **Deposit a minimum of \$500 in DMTR in the Dimitra Portal at any time between the start and end of the Pre-Sale and complete the RWA purchase using DMTR.**

To qualify for the bonus RWAs, investors must hold or deposit at least \$500 in DMTR either before January 26th or at any time during the Pre-Sale period.

For every \$500 in qualifying DMTR, the investor becomes eligible to acquire bonus-qualified RWAs, regardless of the RWA tier selected.

For example, an investor with \$600 in qualifying DMTR:

- Can purchase five **Deer RWAs at \$100** each and will receive bonus status on all five.
- Can purchase two **Macaw RWAs at \$250** each would also qualify both for the bonus.
- If that investor wishes to purchase one **Macaw RWA at \$250** and one **Jaguar RWA**, he would need to deposit an additional \$150 in DMTR during the Pre-Sale to meet the \$750 threshold required to qualify both RWAs.

These bonus-qualified RWAs will be branded as "**Golden Jaguar**", "**Golden Macaw**", and "**Golden Deer**", symbolizing both their increased share in project profits and their contribution to high-impact environmental outcomes.

Future Rounds

Additional RWA investment rounds **may be launched in the future**, subject to market conditions and project progress.

However, we guarantee that the **terms and conditions offered in this Phase 1 Pre-Sale will be more favorable** than any future rounds.

Project Certification Status

Dimitra has successfully opened its account with Verra and has already submitted the Project Design Document (PDD), which is currently under review by the Verra team. While we are optimistic and expect the approval process to proceed smoothly in the coming days, we cannot guarantee the outcome of the certification process or the future issuance of carbon credits.

Investors should be aware that participation at this stage involves early-stage project risk. This is reflected in the preferential terms offered during the Early Access Round, and participants should carefully consider these uncertainties before proceeding.

Note: While the project aims to generate revenue through the sale of verified carbon credits, these credits themselves will not be tokenized. Their commercialization will occur through traditional market mechanisms, separate from any blockchain-based elements of the project.

Projected Revenues (Simulation)

Project Area: 23,664 HECTARES	Predicted Claimable Carbon Credits 1,156,350 tCO₂e	Risk Buffer Deduction: 10%
Estimated Carbon Price: \$15.00/ton	Net Carbon Credits Post-Buffer: 1,040,716 tCO₂e	Gross Expected Revenue: \$15,610,734
Estimated Total Costs (incl. taxes): \$4,391,073	Projected Net Profit: \$11,219,661	<small>¹Metric tons of carbon dioxide equivalent</small>

Simulated Financial Metrics for Jaguar RWA

Estimated NPV per RWA: \$486.06	Estimated IRR: 31.98%	Revenue Period: 10 years
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For Jaguar RWA Bonus-Eligible Participants:

Investors qualifying for the additional participation bonus will receive RWAs representing 0.02% of net profits each.

Estimated NPV (Bonus RWA): \$534.93	Estimated IRR (Bonus RWA): 33.65%
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Disclaimer: This simulation is based on available data and projections. Actual results may differ due to market fluctuations, certification timelines, unforeseen expenses, or climate-related risks. Investors are encouraged to perform their own due diligence and risk assessment before participating.

How To Transfer Or Sell Your RWA?

RWAs issued under the Dimitra Carbon Project in Mexico are designed to be transferable.

Here's what investors need to know:

1. Transferability:

Each RWA unit is recorded on-chain and can be transferred to another wallet at the discretion of the current holder, subject to compliance with applicable local laws and the Dimitra Terms of Use.

2. Resale & OTC Transactions:

Investors may sell or assign their RWA units through peer-to-peer (P2P) or over-the-counter (OTC) transactions. Dimitra does **not** currently provide a secondary marketplace. **The payment terms must be privately agreed upon** between buyer and seller. Dimitra assumes no responsibility for disputes related to these transactions.

3. Intermediation (Optional):

In case of disputes or if both parties desire support, Dimitra may offer optional **intermediation services**, subject to a fee structure to be determined and agreed upon by the parties in advance.

4. Account Requirement:

The new holder **must create an account on the Dimitra Portal** to be eligible for revenue distributions and access to project documentation. Without registration, the new holder may not receive income or updates related to the project.

5. Restrictions:

RWAs cannot be fractionally divided or transferred in part. Each unit must be transferred as a whole. No public secondary market (e.g., exchange listing) is currently authorized for these RWAs.

6. Due Diligence:

Dimitra reserves the right to request additional KYC/AML documentation prior to validating any ownership change, in line with regulatory and auditing requirements.

Revenue Distribution Mechanism:

Investors in the Mexico Carbon RWA project will receive income distributions based on the verified net profits generated from the sale of carbon credits, which are sold off-chain to international buyers.

Here's how it works:



Semiannual Reporting:

Twice a year, after each sales cycle of carbon credits, Dimitra will publish a detailed financial report on the Dimitra Portal. This report will include total revenue, verified expenses, and the resulting net profit to be distributed.

. **The first report is expected to be released 18 months after the projects have started. Once that initial report has been released, the reports will begin being issued on a semi-annual basis.



Investor Dashboard:

Each investor will have access to a personalized dashboard showing their share of the profits based on the number of RWA units held. This ensures full transparency in calculating entitlements.



Automated Payouts via Smart Contract:

Once the financials are consolidated and reviewed, the smart contract governing the RWA project will automatically distribute investor proceeds in USDT to the wallet address provided at the time of investment on the Dimitra Portal.



Annual Consolidation for Auditing:

In addition to the biannual profit distributions, a full annual consolidation report will be issued. This provides an added layer of assurance regarding project performance and income accuracy.

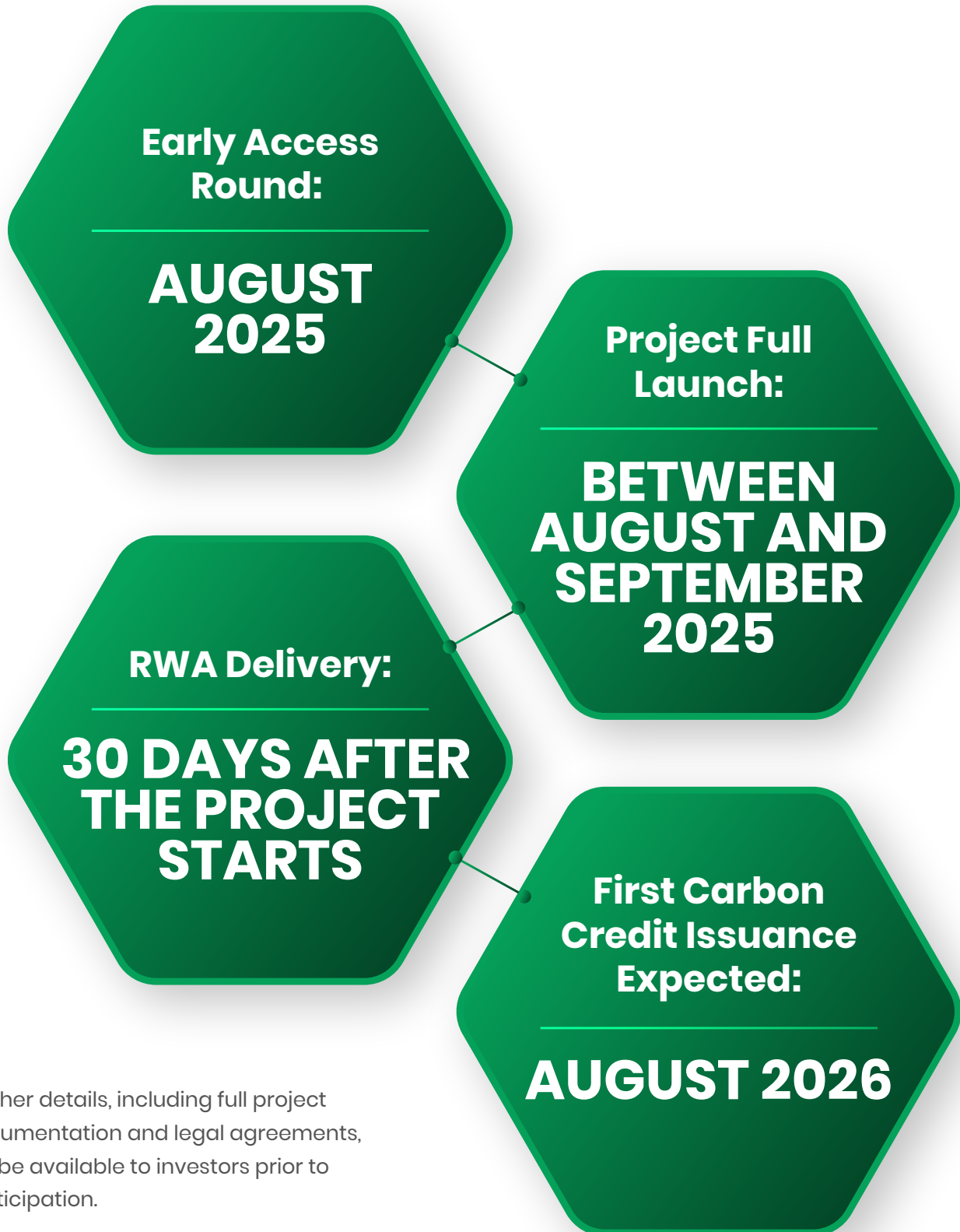


Tax and Regulatory Responsibility:

Investors are responsible for complying with any local tax obligations related to the income received. Dimitra will provide digital receipts and transaction records to support proper financial reporting.

By leveraging blockchain automation and off-chain reporting integrity, we ensure income distribution is timely, transparent, and fair—reflecting the project's commitment to both innovation and accountability.

Next Steps and Timeline



Further details, including full project documentation and legal agreements, will be available to investors prior to participation.

Regulatory Disclaimers and Project Risk Warnings

General Disclaimer:

This Whitepaper is for informational purposes only and does not constitute an offer or solicitation to sell securities, nor is it a solicitation to purchase any investment instrument in any jurisdiction where such an offer or sale would be unlawful.

This Whitepaper has **not been reviewed, approved, or registered with the Dubai Virtual Assets Regulatory Authority (VARA).**

Risk Warning

Participation in this offering involves risks. Investors should only participate if they fully understand and accept these risks. Virtual assets are highly volatile and may result in the loss of all invested capital.

No Guarantee of Returns

All financial projections and revenue estimates presented are for informational purposes only. **Returns are not guaranteed.** Actual results may differ significantly.

Participation Risk:

Investors are participating in a revenue-sharing model tied to project performance. Returns are contingent on successful project execution and carbon credit sales. No debt or repayment obligation exists.

Not a Tokenization of Carbon Credits

This project **does not involve the tokenization or direct sale of carbon credits (Verified Carbon Units (VCU) or equivalent instruments).**

RWA tokens represent **economic participation in the project's net profits, not ownership or trading rights over carbon credits.**

No Debt Relationship

Investors are not lenders or creditors. There is **no repayment obligation.** Participation is based on **profit-sharing linked to project performance.**

Forward-Looking Statements

This document contains forward-looking statements based on current plans and assumptions.

Actual outcomes may differ materially due to regulatory changes, market conditions, or operational challenges.

Jurisdictional Restrictions:

This offering may be restricted in certain jurisdictions. Individuals in countries with securities restrictions, or where digital asset investments are prohibited, should not participate.

Legal Reliance:

This Whitepaper is **not intended to serve as legal, financial, tax, or investment advice**. Investors should consult with qualified advisors before making any investment decisions.

No Rights Over Project Governance:

Holding RWA tokens does not confer governance rights, voting rights, ownership in Dimitra, or direct ownership of the project land or credits.

Force Majeure:

Natural disasters, geopolitical events, or other unforeseen external factors could disrupt or delay project activities.

Unfavorable weather patterns, droughts, wildfires, flooding, or other natural disasters may impact land conservation activities, forest integrity, and the ability to generate and certify carbon credits.

Carbon Credit Market Risk

The voluntary carbon market is relatively young and volatile. Future prices for carbon credits are influenced by regulatory shifts, global demand, buyer preferences, and certification standards. There is no guarantee that carbon credits will be sold at expected prices or at all.

Certification Risk

Although the certification process has already begun, final approval is not guaranteed. Certification depends on compliance with standards, validation by independent auditors, and sustained land stewardship practices. If certification is delayed or denied, revenue could be reduced or postponed.

Revenue Risk

If all projected credits are not certified or sold, or if costs exceed expectations, actual income may be lower than forecasted. Additionally, carbon credit buyers may cancel or delay purchases due to changing priorities or policies.

Operational Risk

The project involves coordination between multiple stakeholders including farmers, cooperatives, auditors, and platform users. Miscommunication, logistical issues, or technology failures may affect implementation, data accuracy, or payment schedules.

Blockchain and Custody Risks

Although blockchain adds transparency, it also introduces risks related to smart contract bugs, wallet loss, transaction errors, or unauthorized transfers. Holders are responsible for securing their wallet credentials and ensuring wallet compatibility with the Dimitra platform.

Liquidity and Transfer Risk

RWAs are not listed on public exchanges, and there is no guarantee of a liquid secondary market. Transfers must be done manually, and Dimitra does not currently provide tools to guarantee payment between private parties.

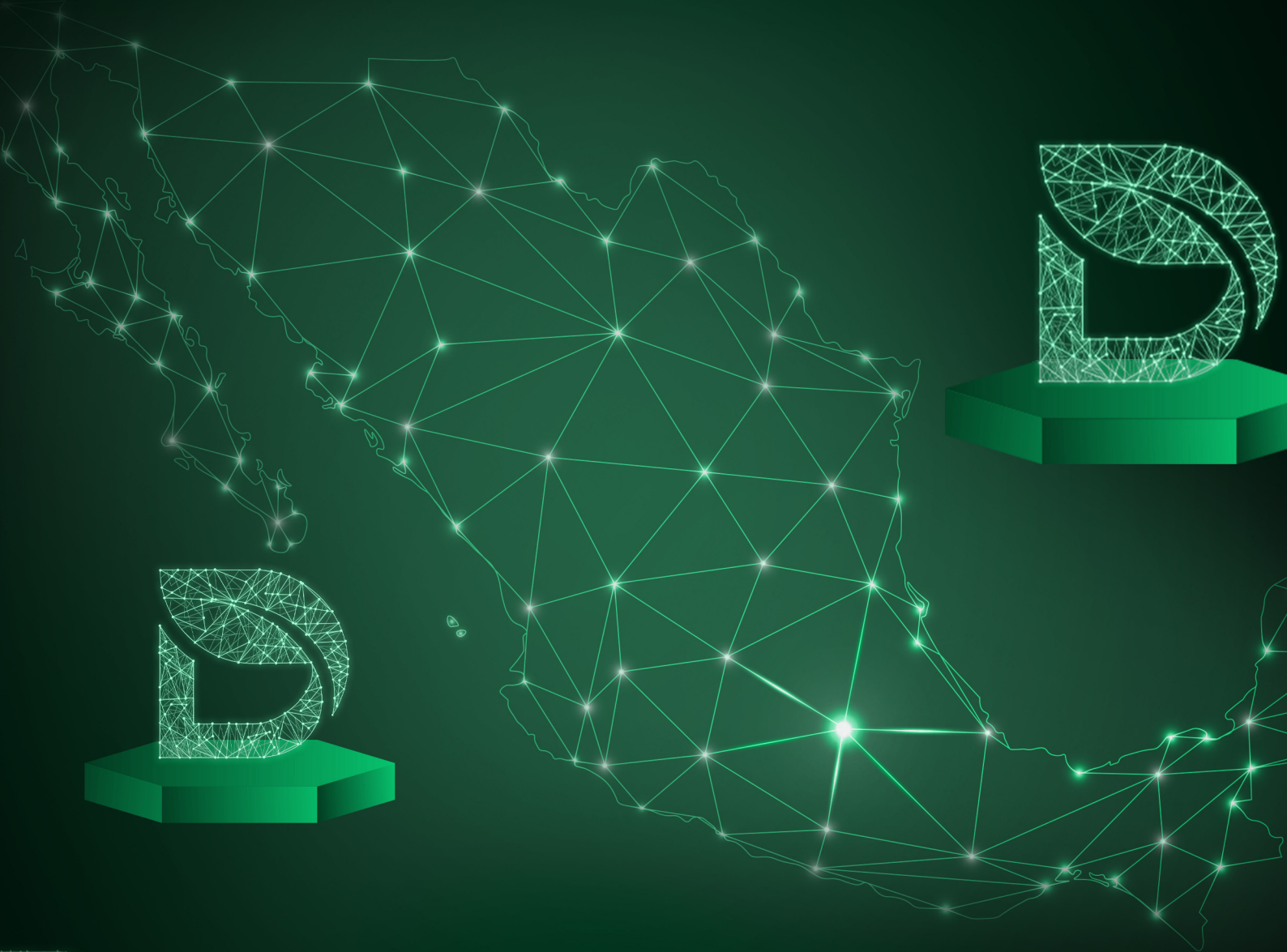
Counterparty Risk

Revenue distributions depend on successful execution by various service providers and project participants. Any failure or dispute among these actors may disrupt the project's financial flow or operational continuity.

Regulatory Risk Disclaimer

The generation and sale of carbon credits are subject to national and international environmental regulations. Any changes in applicable laws, regulations, or certification requirements—whether in Mexico or in relevant carbon markets—may affect the project's ability to generate or sell carbon credits as initially projected. Investors should be aware that regulatory shifts could delay or restrict revenue generation or alter the economic viability of the project.

Thank you



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