FINANCIAL PROJECTION

Eternal Spring Paradigm EcoSociety

Sarawak, Malaysia · 5-Year Model · April 2026

Phase 1 Land Acquisition + Community Workshop + First 5 EcoHomes → Annual Revenue from 4 Core Verticals

All figures in Malaysian Ringgit (RM). Conservative assumptions. Prepared for impact investor review.

Key assumptions

• EcoHomes vertical launches immediately (Yr1). ECE and Wellness launch Yr2 after TTGD affiliation.

• Labour for EcoHome construction = community sweat equity (not costed). Only materials costed.

• TTGD royalty = 3% of gross revenue. Reinvestment reserve = 17% of gross revenue (per TTGD finance structure).

• Land: Priority 1 (Balai Ringin, 10.2 acres @ RM 408,000). Adjusted if alternative parcel selected.

• Revenue figures are conservative — based on modest community uptake. Upside exists if ECE and OMS kit sales scale faster.

1. Phase 1 Investment Required

One-time capital required to acquire land, set up the Community Workshop, and complete the first five EcoHomes.

Investment Item	RM Amount	Notes
Land acquisition (Priority 1: Balai Ringin 10.2 acres)	**RM 408,000**	*Core foundation. 10.2 acres held under ESP Trust.*
Community Workshop setup (tools, 3D printer, molds)	**RM 80,000**	*Desktop 3D printer + master molds + panel jigs + hand tools.*
First 5 EcoHome materials (OMS panels + fixings)	**RM 75,000**	*RM 15,000/unit material cost. Labour = community sweat equity.*
Site clearing + basic infrastructure (access, water)	**RM 40,000**	*Track clearing, basic water collection, temporary power.*
Legal, registration, Pertubuhan + Trust Deed	**RM 15,000**	*Pertubuhan registration, Trust Deed legal fees, Asana setup.*
Working capital reserve (6 months operations)	**RM 30,000**	*EXCO coordination, travel, communications, contingencies.*
TOTAL PHASE 1 INVESTMENT	**RM 648,000**	**Within target budget of RM 250,000–750,000**

Land accounts for 63% of total investment (RM 408,000 of RM 648,000). If the investor's contribution is land rather than cash, the remaining RM 240,000 covers Workshop, first homes, infrastructure, legal, and working capital.

2. Revenue Projections — 5-Year Model

Revenue grows across four verticals as the EcoSociety matures. EcoHomes launches immediately; ECE and Wellness launch in Year 2 following TTGD affiliation.

Revenue Vertical	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Notes
EcoHomes — Training fees (OMS building workshops)	RM 24,000	RM 36,000	RM 60,000	RM 84,000	RM 120,000	*RM 2,000/participant · 12 participants Yr1 → 60 Yr5. Community members + external trainees.*
EcoHomes — Materials sales (panels, molds, kits)	RM 18,000	RM 30,000	RM 54,000	RM 90,000	RM 150,000	*Panel kit sales to neighbouring communities once production scales. Yr3+ as Societal Factory emerges.*

Sustainable Agriculture — Produce sales	RM 12,000	RM 24,000	RM 48,000	RM 72,000	RM 96,000	*Integrated food garden → community market. Yr1 pilot; Yr3+ commercial output.*
Early Childhood Education — School fees	RM 0	RM 36,000	RM 72,000	RM 108,000	RM 144,000	*Arini Method ECE. Yr2 launch · 10 students @ RM 300/mo → 40 students Yr5.*
Mental Health & Wellness — Centre fees	RM 0	RM 18,000	RM 36,000	RM 54,000	RM 72,000	*3–4 practitioners Yr2. Community + Kuching referrals. Conservative utilisation.*
Community events & donations/grants	RM 12,000	RM 18,000	RM 24,000	RM 30,000	RM 36,000	*PICS-tracked volunteer impact, community events, impact grants.*
TOTAL GROSS REVENUE	**RM 66,000**	**RM 162,000**	**RM 294,000**	**RM 438,000**	**RM 618,000**	**Self-sustaining by Yr3**

3. Operating Costs & Net Position

Annual operating costs include TTGD royalty (3%) and reinvestment reserve (17%) as per the TTGD financial structure. Remaining 80% covers salaries, administration, and operations.

Cost Item	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
EXCO coordination & admin	RM 36,000	RM 42,000	RM 48,000	RM 54,000	RM 60,000	
Workshop operations & materials	RM 18,000	RM 24,000	RM 36,000	RM 48,000	RM 60,000	
Agriculture inputs & maintenance	RM 6,000	RM 10,000	RM 16,000	RM 22,000	RM 28,000	
ECE operations (Yr2+)	RM 0	RM 24,000	RM 42,000	RM 60,000	RM 78,000	
Wellness centre (Yr2+)	RM 0	RM 12,000	RM 22,000	RM 32,000	RM 42,000	
TTGD royalty (3% of revenue)	RM 1,980	RM 4,860	RM 8,820	RM 13,140	RM 18,540	
Reinvestment reserve (17%)	RM 11,220	RM 27,540	RM 49,980	RM 74,460	RM 105,060	
TOTAL OPERATING COSTS	**RM 73,200**	**RM 144,400**	**RM 222,800**	**RM 303,600**	**RM 391,600**	
NET ANNUAL	**RM -7,200**	**RM**	**RM**	**RM**	**RM**	

POSITION		**17,600**	**71,200**	**134,400**	**226,400**	
CUMULATIVE NET (from Yr1)	**RM -7,200**	**RM 10,400**	**RM 81,600**	**RM 216,000**	**RM 442,400**	

4. Key Milestones & Summary

Break-even point	Year 2 (cumulative positive from RM 10,400 in Yr2)
Yr 1 gross revenue	RM 66,000 — EcoHomes training + agriculture + donations
Yr 3 gross revenue	RM 294,000 — all 4 verticals generating; community self-sustaining
Yr 5 gross revenue	RM 618,000 — approaching land acquisition payback
5-year cumulative net	RM 442,400 — community investment recovering strongly
TTGD royalties (5 yr)	RM 46,340 total to TTGD HQ (3% annually)
Reinvestment (5 yr)	RM 268,260 total back into EcoSociety expansion
EcoHome build cost	RM 15,000/unit materials · Labour = community sweat equity
ECE fee model	RM 300/child/month · Affordable for rural community
Wellness fee model	RM 150/session · 3 practitioners · 4 days/week

The EcoHomes vertical is self-funding within Year 1. The land is the only significant upfront capital requirement. By Year 3, the community generates enough revenue to sustain all four verticals without further external funding.

Note on land option flexibility
If Priority 2 (26th Mile, 3.8ac @ RM 350,000) is selected instead of Priority 1, total Phase 1 investment reduces to RM 590,000, freeing RM 58,000 for accelerated Community Workshop build-out or an additional EcoHome unit.
If the investor contributes land rather than cash (TTGD Land Owner Partner model), cash requirement drops to RM 240,000 for Workshop + Homes + operations.

All projections prepared by ESP EcoSociety founding team, April 2026. Figures are estimates for investor discussion purposes and subject to revision following land due diligence and TTGD EXCO review.