





eSand is the world's first regulatory-compliant *phygital* asset — merging high-value *physical* resources with the power of *digital* finance and blockchain technology. Each token, anchored to one metric ton of validated high-grade silica sand, provides secure, transparent, and programmable ownership of a vital resource, giving tokenholders direct participation in its immense, exponential, value-ascending potential. More than a token, eSand is the bridge between real-world commodities and the future of finance.

Token Economics

Token Type: The eSand Token is classified as an **Asset-Referenced Token (ART)** under MiCAR - Title III (Articles 16–47).

Purpose: The eSand token is a digitally transferable claim of value that reflects real-world production and inventory of physical **High-Grade Quartz Sand (HGQS)**, and associated mineral profiles verified under international auditing standards.

Objective: To enable **fractionalized, transparent,** and **fully compliant digital access,** and **global liquidity** to a real-world mineral supply chain and its exponential value creation ability, combining tokenization with a regulated commodity producer.

Issuer: Thesaur Quantum Minerals AG - a Liechtenstein-based company, authorized and supervised under the Token and Trusted Technology Service Provider Act (TVTG) and compliant with Markets in Crypto Assets Regulation (EU) 2023/1114 (MiCA).

Issuance Policy: The total supply is permanently capped at **fifty million (50,000,000) tokens**, creating inherent scarcity, ensuring that digital issuance can never exceed the real-world collateral.

Sales Policy: 10% of the total token supply (5 million) will be placed into circulation. To acquire eSand tokens, **onboarding, KYC, AML, and qualification protocols** must be completed, after which the tokens will be available at the following tiered prices:

Deal	Price	Token Supply	Vesting
Super	\$15	2,000,000	100% for 18 Months
Plus	\$25	1,000,000	70% for 18 Months
Premium	\$30	2,000,000	

Redemption Policy: Each investor has the right to request redemption of their tokens for an equivalent monetary value corresponding to the initial investment made, ensuring a reliable digital representation of tangible value, not a speculative one.

Value Stability: Minimum price stability derives from direct asset collateralization combined with the intrinsic market value of raw HGQS. Periodic reconciliation between the supply and remaining physical reserves certifies that they remain in sync, maintaining trust and fulfilling MiCA's requirements for investor protection, transparency, and asset-backing. A dashboard and a diagnostic tool provide continuous real-time ecosystem update.

Exchange Listings: Once the WP receives MiCA authorization, eSand will be listed on leading DEX and CEX exchanges, including Binance, ByBit, and Coinbase, ensuring global accessibility, ease of token transfer on secondary markets and liquidity.

Unique Asset-backed Cryptocurrency

A groundbreaking, MiCA Regulation compliant Asset-Referenced Token that redefines how we connect the digital world with natural resources.

For the first time ever, each eSand token is directly backed by one metric ton of physical high-grade silica sand — a vital raw material powering the global solar, semiconductor, and advanced materials industries.

Unlike speculative cryptocurrencies, eSand offers real, verifiable intrinsic value — grounded in a critical industrial commodity that is essential to the green energy transition. As the first token of its kind anywhere in the world, backed by high-grade silica sand reserves, eSand introduces a bold new asset class: phygital commodities — physical and digital in perfect harmony.

With its unique model, eSand enables transparent ownership of in-demand, revenue-generating resources, smart-contract-secured trade and collateralization, a gateway for institutional and retail investors to participate in the transformation of raw earth into high-tech materials, and global liquidity and accessibility for real-world industrial value.

This isn't just innovation — it's a new frontier in sustainable finance, where blockchain meets geology, and tokens are tied to the materials shaping tomorrow's clean energy future.

High Upside Potential

Raw, unprocessed silica sand currently sells for \$30 per ton. On its own, this commodity already provides the foundation for industries ranging from construction to glass manufacturing.

Through Thesaur's cutting-edge refining technology, the very same sand undergoes a remarkable transformation, it is upgraded into high-purity quartz sand (HPQS) and other high-tech derivatives — critical inputs for solar panels, semiconductors, batteries, and the green transition economy, an immense average added-value transformation for each ton:

 $$30 \rightarrow $1,000 \text{ (Phase 1)} \rightarrow $10,000 \text{ (Phase 2)}$

This means each eSand token, initially tied to a ton of raw sand, is not just asset-backed by its intrinsic value - it is value-ascending, with appreciation potential mirroring (or exceeding) the industrial upgrading curve.

Why This Matters for Token Holders: It
 ensures direct exposure to real-world industrial
 value creation; Upside from raw material →
 high-margin output transformation; Hedge
 against inflation and volatility, anchored in
 essential resources; A phygital bridge:
 combining the stability of physical reserves
 with the growth of digital finance.

★ The Early Adopter Advantage: Those who embrace eSand today aren't merely buying a token. They are securing a high-yielding stake in the evolution of one of the 21st century's most critical resources — silica for clean energy, digital infrastructure, and advanced-tech.

Passive Income & Rewards

Owning eSand is fundamentally different from traditional crypto or utility tokens. Holders are not just speculating on market sentiment — they are profit-earning stakeholders in a revenuegenerating, industrial-scale operation.

Dual Sources of Value for Holders:

- ✓ Token Price Appreciation: as raw sand is processed → industrial value increases → the intrinsic worth of each token rises.
- ✓ Passive Income Rewards: Token holders earn periodic, pro-rata rewards based on actual profits tied to real-world industrial performance, not just digital speculation.

This creates a hybrid investment experience: the growth potential of a digital asset combined with the cash-flow rewards of a shareholder.

Why It's Revolutionary:

- ✓ Transparent & Verifiable profit flows are tracked on-chain, ensuring fairness and auditability.
- ✓Asset-Backed Stability every token is anchored to physical resources.
- ✓ Exponential Upside industrial value-creation is captured by tokenholders.
- ✓ Democratized Access investors worldwide can gain exposure to a market traditionally reserved for large corporations.

eSand transforms token holders into true stakeholders — sharing both in the rising value of a critical resource and in the profit streams of the industrial operations that unlock its potential.



From the heart of Europe, we are unlocking a 50-million-ton *High-Grade Quartz Sand (HGQS)* deposit and transforming it into *High-Purity Quartz Sand (HPQS)* and *Heavy Minerals Concentrate*, the invisible yet indispensable ingredients powering solar energy, semiconductors, advanced glass, and the technologies that define tomorrow.

In a world racing toward renewables and digitalization, demand for these high-tech raw materials has exploded — yet supply remains scarce. This is where Thesaur changes the game. With \$84M in equity already contributed by the founder, secured offtake agreements with industry leaders, and a bold roadmap for vertical integration into high-value products, Thesaur is not just a simple quarrying project — it is a strategic industrial platform that guarantees vital raw materials & energy security, technological leadership, and massive economic value.

Our impact is threefold:

- ≠ Empowering the energy transition delivering the critical raw material behind solar power.
- ## Building industrial independence reducing reliance on imports and strengthening resilience.
- Unlocking multi billion-dollar markets from photovoltaics to semiconductors and beyond.

Economic Highlights

- ▼ Project Life-Cycle: 40+ years
- ⚠Total Deposit: ~ 50 million tons
- Extraction Rate: >1 million tons p.a.
- SRequired CapEx: ~ \$52 million
- ✓ Total Revenues: ~ \$22 Billion
- math and the first the fi
- ₱NPV @ 8.9% disc. rate: \$3.95 Billion
- **★**Internal Rate of Return: ~ 570%



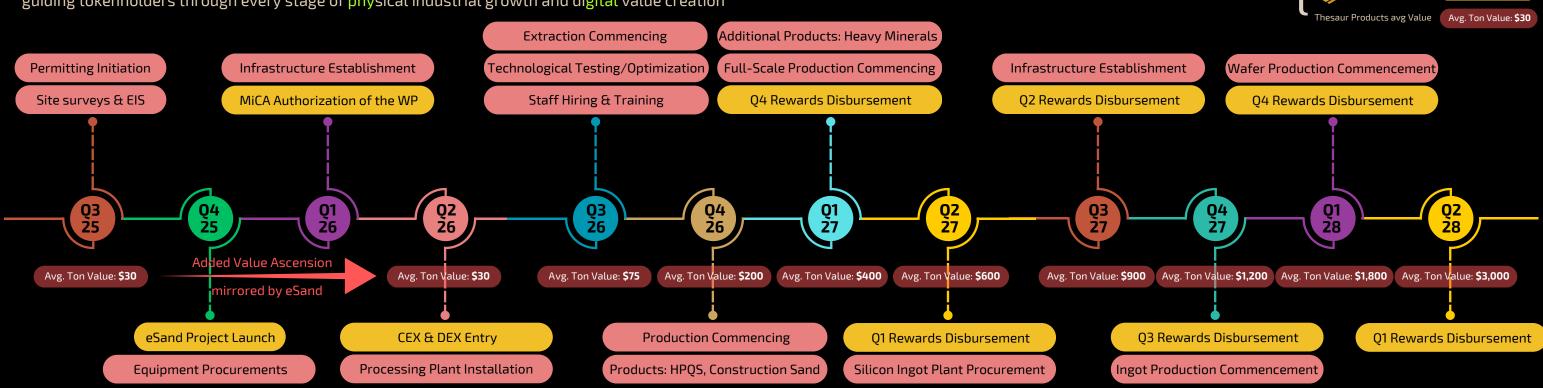


Thesaur Quartz Sand Project - the underlying value creator Real-World Asset



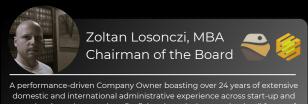
The Thesaur / eSand phygital ecosystem roadmap

guiding tokenholders through every stage of physical industrial growth and digital value creation



The Thesaur / eSand Governance Team that makes this phygital ecosystem possible

securing resources, building technology, managing production & sales, ensuring compliance, and delivering value to tokenholders



growth-oriented enterprises. Proficient in actively engaging in all facets of business development, his leadership has been instrumental in shaping organizations' strategic trajectory and cultivating enduring growt encompassing strategic planning, investments coord companies spanning different stages of develop

To All eSand Enthusiasts,

It is with great enthusiasm and a deep sense of responsibility that I introduce myself as Chairman of the Board for the Thesaur and eSand project initiatives. Our vision is bold yet grounded: to transform a unique natural resource base into a high-impact industrial and technological platform, creating long-term value not only for shareholders but also for the communities and industries we serve.

I am fully committed to leading this project with the highest standards of governance, transparency, and professionalism. My dedication to Thesaur and eSand extends beyond strategic oversight, I am personally invested in ensuring that our work reflects innovation, efficiency, and integrity at every level.

The combination of Thesaur's world-class silica resource and eSand's cutting-edge technological potential represents a rare and powerful synergy. Together, these initiatives position us to shape markets, respond to global demand, and drive sustainable industrial progress. I am determined to see this vision realized, working alongside a governance team whose expertise and commitment I highly value.

This is more than a project; it is a mission to build a lasting legacy.

With professionalism, dedication, and respect,

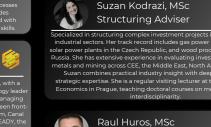






Cezar Sigmirean, MSc

Brand Architect





Head of Risk Mitigation

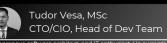
Emily Hunger, MSc

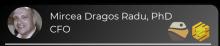
Technology Adviser

Mining Geology Adviser

Stefan Georg Hunger, MBA











Alpar Erdos, MBA Head of CEX Operations



To All Our Investors, Team, and eSand Enthusiasts,

eSand - the ART

As Chief Regulatory Officer and Head of Legal, I am proud to stand behind the Thesaur & eSand project, fully committed to ensuring that our vision is built on the strongest foundation of compliance, governance, and trust. My role is to safeguard the project's regulatory integrity, ensuring that every step we take aligns with international standards and legal best practices.

To our investors, I pledge unwavering diligence in protecting interests and mitigating risks. To our team and community, I commit to fostering a culture of responsibility, transparency, and accountability. This project is not only about innovation and growth—it is also about building credibility and trust that will endure for generations.

Together, we are establishing a model of excellence where law, regulation, and innovation move hand in hand toward sustainable success.

Respectfully,

Related Timeline Event:



Chief Regulatory Officer & Head of Legal



Generation Regulation on Markets in Crypto-Assets), he fosters trust in the crypto industry. With experience at Euronext, work with EU regulators, and a businesses navigate the EU regulatory framework. He provides executive internationally recognized compliance solutions across blockchain and cryptocurrency matters. His mission: to educate stakeholders and b

General Investment Proposal - Thesaur/eSand's legacy

Now is the moment to participate - as an early investor, partner, or token holder - and to help build a platform that responds to global demand for sustainability, transparency, and technological progress. By uniting equity in Thesaur with the eSand token into this unique phygital ecosystem, we are offering early investors and enthusiasts a rare dual pathway: stability, backed by tangible natural resources extracted and processed into high-tech products, and growth potential through digital innovation.

Early Adopters and Institutional Investors participate in this one-of-a-kind opportunity through one of the Investment Package Deals:

Package Deal	🎉 Token Price	Entry Level / Upper Limit	Vesting Period	Equity Rights
first 1,000,000 eSand	at \$10 / eSand	\$100k / token pool depletion	24 months	0.1% equity / \$100k
next 1,000,000 eSand	at \$15 / eSand	\$150k / token pool depletion	24 months	0.1% equity / \$150k
next 1,000,000 eSand	at \$20/ eSand	\$200k / token pool depletion	24 months	0.1% equity / \$200k

The primary entry point for early investors is through the commitment for eSand tokens, in one of the Package Deal options from above. On top of this, early eSand investors have the option to extend their participation into Thesaur's industrial backbone either through direct equity or through a usufruct (use of fruits) applied to shares that mirrors equity's financial benefits.

An early investment* of at least \$1,000,000 at \$10/eSand token grants early investors at least 100,000 eSand tokens and 1% equity rights option in Thesaur - unlocking the following potential ROI (from Thesaur Net Profits) over the project's minimum 33-year life cycle:

1% Thesaur Equity	Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 33
Net Yearly Profit	(\$1,000,000)	\$1,004,511	\$1,807,395	\$2,421,455	\$2,676,341	\$2,802,576	\$3,328,411	\$4,509,638	\$6,690,057
Capital Accumulation	(\$1,000,000)	\$4,511	\$1,811,905	\$4,233,360	\$6,909,701	\$9,712,277	\$25,300,164	\$64,839,643	\$137,521,985

^{*} Installment Payment for further de-risking: The total investment of at least \$1,000,000 is structured in 3 installments: an upfront payment of 60% and 2 additional milestone-based installment payments of 20% each, tied to the Thesaur / eSand Project roadmap below.

An early investment* of at least \$5,000,000 at \$10/eSand token grants early investors at least 500,000 eSand tokens and 5% equity rights option in Thesaur - unlocking the following potential ROI (from Thesaur Net Profits) over the project's minimum 33-year life cycle:

5% Thesaur Equity	Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 33
Net Yearly Profit	(\$5,000,000)	\$5,022,555	\$9,036,975	\$12,107,275	\$13,381,705	\$14,012,880	\$16,642,055	\$22,548,190	\$33,450,285
Capital Accumulation	(\$5,000,000)	\$22,555	\$9,059,525	\$21,166,800	\$35,548,505	\$48,561,385	\$126,500,820	\$324,198,215	\$687,609,925

^{*} Installment Payment for further de-risking: The total investment of at least \$5,000,000 is structured in 4 installments: an upfront payment of 40% and 3 additional milestone-based installment payments of 20% each, tied to the Thesaur / eSand Project roadmap below.

Permitting Initiation
Infrastructure Establishment
Technological Testing/Optimization
Full-Scale Production Commencing
Q4 Rewards Disbursement

Upfront Payment
Installment #1
Installment #2
Installment #3

O3
25
Avg. Ton Value: \$30
Avg. Ton Value: \$75
Avg. Ton Value: \$200
Avg. Ton Value: \$400
Avg. Ton

CEX & DEX Entry

Processing Plant Installation

eSand Project Launch

Equipment Procurements

Investor Participation Options - Investor has the following options of participating in Thesaur benefits:

- Equity Participation Option: The Investor will be granted direct equity in Thesaur, at the above mentioned participation ratio. Investor Benefits: Shareholder rights under European Union law, Governance and Minority Shareholders protection clauses in a balanced Shareholders' Agreement, Full dividend income from Thesaur's massive industrial profits (Phase 1 & 2), etc.
- Usufruct (Use-of-Fruits) Applied to Shares Participation Option: If Investor prefers not to commit to equity ownership, an alternative structure is offered: Usufruct rights fully recognized under the Romanian Civil Code, granting the same financial benefit participation as equity (profit sharing) without holding shares. Ideal for investors who seek high yield without the complexity of equity ownership.

Early Investor Benefit Streams – regardless of whether investors choose Equity or Use of Fruit alongside their token-holdings, they gain access to a triple-yield structure:

- Token Capital Gains: Exposure to eSand's exponential upside potential (25x–33x from \$30 to \$800-\$1,000 in the short term of 24 36 months; up to 323x modeled long-term)
- Token Ecosystem Rewards: Passive annual income rewards (7.5%–15% range depending on initial investment, token allocation and tier) from eSand token operations (token value stabilization through buy-back/put-back strategies, treasury mechanisms etc.)
- Industrial Profit Share: Through equity tied dividends or usufruct benefit distributions from Thesaur's industrial operations (cumulative ROI of 971% in 5 years, 2,530% in 10 years, 6,483% in 20 years, 13,752% in 33 years see attached ROI model below)

Risk Mitigation & Early Investor Protection - Our approach prioritizes transparency, compliance, and investor security at every step:

- Asset-Backed Security Equity investments benefit from Asset Guarantee, with assets pledged at invested amount, providing strong downside protection until full invested capital recovery.
- Offtake Agreements MoUs worth over €200 million annually are in place with Tier-1 industry players (HPQS & silicon wafers), including a large PV manufacturer.
- Guaranteed Offtake of Byproducts Integration of existing industrial sand operations, with longterm offtake by an established customer base, securing revenue from the project's secondary byproduct, the high-grade industrial & construction sand.
- Profitable Worst-Case Scenario Even without high-value processing, raw, unprocessed silica sand sales would generate ~\$27m annual profit (ROI < 2 years). A 10-year forecast confirms strong profitability and downside security even in the worst-case scenario in which early equity investors are contractually entitled to priority reimbursement of their full capital from net free cash flows until full invested capital recovery.
- Governance Rights Investors may appoint a NED (Non-Executive Director) with voting rights aligned to shareholding. Key decisions (e.g., strategic asset sales, debt incurrence, AoI & SHA amendments, share issuance, business scope changes) require unanimous consent. Anti-dilution protection is ensured, given that any acceptable capital contributions are structured exclusively as optional shareholder loans or external financing agreements, and not as equity contributions.
- Future Participation Rights Early Investors are granted preferential rights to participate in other ventures without upfront commitment, funded through Thesaur and/or eSand profits.

Potential eSand Token Price Increase mirroring Thesaur Performance:



For a deeper understanding of this exceptional investment opportunity, we invite you to explore our comprehensive Thesaur Definitive Feasibility Study & Business Plan and eSand Whitepaper. They encapsulate detailed analyses and strategic insights, providing a scholarly foundation to grasp its intricacies and potentials.

01 Rewards Disbursement

Silicon Ingot Plant Procurement

Production Commencing

Products: HPOS, Construction Sand

Tailored Investment Proposal - Thesaur/eSand's **legacy**

Now is the moment to participate - as an early investor, partner, and token holder - in this one-of-a-kind opportunity through one of the following Investment Packages: and to help build a platform that responds to global demand for sustainability, transparency, and technological progress, offering a rare dual pathway: benefit stability backed by tangible natural resources processed into high-tech products, and growth potential through digital innovation.



 10% Thesaur Equity
 Investment
 Year 1
 Year 2
 Year 3
 Year 4
 Year 5
 Year 10
 Year 20
 Year 33

 Net Yearly Profit
 (\$10,000,000)
 \$10,045,106
 \$18,073,945
 \$24,214,552
 \$26,763,410
 \$28,025,761
 \$33,284,115
 \$45,096,379
 \$66,900,570

 Capital Accumulation
 (\$10,000,000)
 \$45,106
 \$18,119,051
 \$42,333,603
 \$69,097,013
 \$97,122,774
 \$253,001,636
 \$648,396,433
 \$1,375,219,853

01

Investment Amount 😂 Equity Rights 🎉 Token Portfolio at Vesting Period Payment Method *

\$25,000,000 20% Thesaur Eq

20% Thesaur Equity + 2,000,000 eSand

24 months 5 Installments w. Option

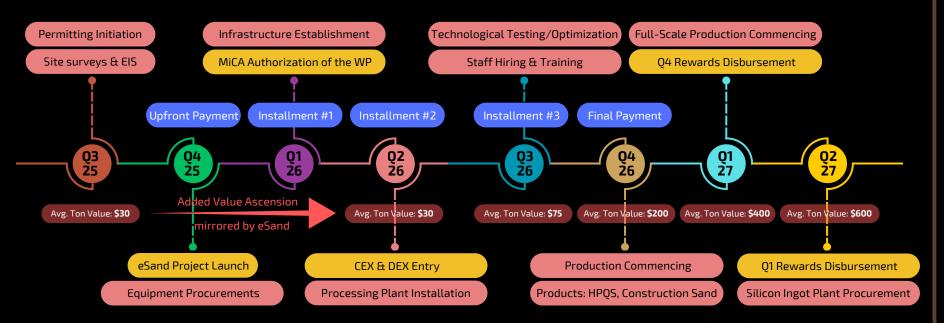
* Installment Payment with Option: The total investment of \$25,000,000 is structured in 5 installments: an upfront payment of \$5,000,000; 3 milestone-based payments of \$2,500,000 each, tied to the Thesaur Silica Project roadmap below; the final \$12,500,000 due at production commencement, once project confidence is established. Investor may defer this last payment at their sole discretion, effectively creating an option mechanism, with the purchase terms for the remaining half of the package fixed from the outset.

This early investment of \$25 million unlocks a projected ROI (from Thesaur Net Profits) over the min. 33-year life cycle:

 20% Thesaur Equity
 Investment
 Year 1
 Year 2
 Year 3
 Year 4
 Year 5
 Year 10
 Year 20
 Year 33

 Net Yearly Profit
 (\$25,000,000)
 \$20,090,212
 \$36,147,891
 \$48,429,103
 \$53,526,820
 \$56,051,521
 \$66,568,229
 \$90,192,759
 \$133,801,140

Capital Accumulation (\$25,000,000) (\$4,909,788) \$31,238,103 \$79,667,206 \$133,194,026 \$189,245,547 \$501,003,273 \$1,291,792,866 \$2,745,439,709



Investor Participation Options - Investor has the following options of participating in Thesaur benefits:

- Equity Participation Option: The Investor will be granted direct equity in Thesaur, at the above mentioned participation ratio. Investor Benefits: Shareholder rights under European Union law, Governance and Minority Shareholders protection clauses in a balanced Shareholders' Agreement, Full dividend income from Thesaur's massive industrial profits (Phase 1 & 2), etc.
- **Usufruct (Use-of-Fruits) Applied to Shares Participation Option:** If Investor prefers not to commit to equity ownership, an alternative structure is offered: Usufruct rights fully recognized under the Romanian Civil Code, granting the same financial benefit participation as equity (profit sharing) without holding shares. Ideal for investors who seek high yield without the complexity of equity ownership.

Investor Benefit Streams – regardless of whether investors choose Equity or Use of Fruit alongside their token-holdings, they gain access to a triple-yield structure:

- Token Capital Gains: Exposure to eSand's exponential upside potential (25x–33x from \$30 to \$800-\$1,000 in the short term of 24 36 months; up to 323x modeled long-term)
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Risk Mitigation & Investor Protection - Our approach prioritizes transparency, compliance, and investor security at every step:

- Asset-Backed Security Equity investments benefit from Asset Guarantee, with assets pledged at invested amount, providing strong downside protection until full invested capital recovery.
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- Future Participation Rights Early Investors are granted preferential rights to participate, according to their shares held, in other ventures without upfront commitment, funded entirely through Thesaur profits, the first such kind of project being the Thesaur City development:



Exclusive Investment Proposal - Thesaur/eSand's **legacy**

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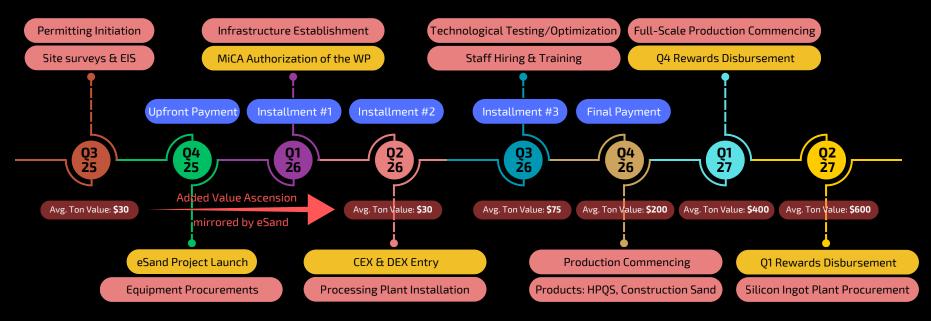
Investment Amount Thesaur Equity Rights Token Portfolio at Vesting Period Payment Method *

\$40,000,000 30% Thesaur Equity + 3,000,000 eSand 24 months 5 Installments w. Option

* Installment Payment with Option: The total investment of \$40,000,000 is structured in 5 installments: an upfront payment of \$8,000,000; 3 milestone-based payments of \$4,000,000 each, tied to the Thesaur Silica Project roadmap below; the final \$20,000,000 due at production commencement, once project confidence is established. Investor may defer this last payment at their sole discretion, effectively creating an option mechanism, with the purchase terms for the remaining half of the package fixed from the outset.

This early investment of \$40 million unlocks a projected ROI (from Thesaur Net Profits) over the min. 33-year life cycle:

Capital Accumulation (\$40,000,000) (\$4,842,129) \$58,416,680 \$143,167,611 \$236,839,546 \$334,929,708 \$880,505,728 \$2,264,387,516 \$4,808,269,484



Potential eSand Token Price Increase mirroring Thesaur Performance:



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