

MHR Acquisitions, Inc., as Issuer's agent for Blue Sky Asset Management, Inc.,

with project development by Stedman Group, Inc. - German Branch Office

Project: Stedman Properties Investments - S.E.C. one pager

JOBS ACT - Form Reg. D - Rule 506(c) - convertible matching stocks/bond

MATCHING STOCKS/BOND OFFERING ANNOUNCEMENT

INSURED WITH A GOLD SAFEKEEPING RECEIPT, SKR.

THIS CONVERTIBLE MATCHING STOCKS/BOND GOLD-INSURED ANNOUNCEMENT IS MADE PURSUANT TO JOBS Act STATUTES, RULES AND REGULATIONS, RULE 506(c). THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION (S.E.C.) DOES NOT PASS UPON THE MERITS OF OR GIVE APPROVAL TO ANY ANNOUNCEMENT OR THE TERMS OF THE ANNOUNCEMENT, OR PASS UPON THE ACCURACY OR COMPLETENESS OF THIS ANNOUNCEMENT, OR ANY OTHER PROMOTIONAL LITERATURE. THIS ANNOUNCEMENT IS PURSUANT TO AN EXEMPTION FROM REGISTRATION WITH THE S.E.C. THE S.E.C. HAS NOT MADE AN INDEPENDENT DETERMINATION THAT THE ANNOUNCEMENT HEREUNDER IS EXEMPT FROM REGISTRATION. THE S.E.C. DOES NOT ENDORSE ANNOUNCEMENTS. NOTHING IN THIS ANNOUNCEMENT MAY BE TAKEN AS IN ANY WAY, SHAPE, OR FORM, AS AN S.E.C. ENDORSEMENT OF THIS ANNOUNCEMENT.



Amount to be financed: \$75,000,000.00

Min./max: \$10,000,000.00/\$75,000,000.00

Date of this offering announcement: August 18, 2025

We are offering convertible Notes for the period August 18, 2025 to August 18, 2035.

There will be a full grace period from August 18, 2025 to August 18, 2027.

We are offering the Notes with a progressive interest rate as follows:

One or more Notes up to \$30 million: 3.131% interest

One or more Notes from \$30 million one cent to \$50 million: 4% interest

One or more Notes from \$50 million one cent to \$75 million: 5% interest

Per transaction.

Further details are inside this announcement.

We are offering convertible matching stocks of common/voting/diluted shares with immediate vesting with a progressive equity share as follows:

Matching shares purchase up to \$30 million: 3.131% equity

Matching shares purchaser from \$30 million one cent to \$50 million: 4% equity

Matching shares purchase from \$50 million one cent to \$75 million: 5% equity

Per transaction.

Further details are inside this announcement

INVESTING CARRIES RISK.

U.S. INVESTORS MUST BE ACCREDITED.

**U.S. INVESTORS WITH INSTITUTIONAL
INVESTMENT ACCOUNTS,
INCLUDING STOCKS PURCHASE
ACCOUNTS, BOND PURCHASE
ACCOUNTS, PENSION PLANS AND
RETIREMENT PLANS, LIKE 401K,
ARE ALREADY ACCREDITED.**

CASH ON HAND ACCREDITATION IS NOT ACCEPTED.

WE DO NOT GIVE INVESTMENT ADVICE.

INVEST RESPONSIBLY.