Tennessee GRID Sleeve: Asset Memo

The charger inventory as collateral, and how it is intended to be represented

UnyKorn LLC | Prepared September 2026 | Not an offer of any security or token

1. The asset

Fifty DC fast chargers, owned outright by UnyKorn LLC, unencumbered so far as the company is aware, held in a Tennessee warehouse. Book value $1.5M at $30,000 per unit. No independent appraisal has been commissioned and no UCC lien search has been run, so neither the value nor the unencumbered status has been tested by a third party.

2. Intended structure

The intent is for this inventory to sit alongside rolling stock and the depot as one of three collateral sleeves behind a permissioned token, $UBK. That token is being structured with securities counsel and has not been issued. No rate, price, distribution schedule or subscription mechanism is offered in this document or anywhere on our website. Any offering will be made only to eligible investors through offering documents prepared by counsel.

3. Routes to value

Four routes are open, in rough order of speed:

- Equipment-backed loan or asset-based line, advancing against appraised liquidation value. Requires appraisal and a clean lien search. The advance will sit well below book value.
- Partial sale of 10 to 20 units to charge-point operators. Fastest cash, gives up units, and establishes a market price for the remainder.
- Sale-leaseback with an equipment financier, keeping the units in the network at an ongoing lease cost.
- Deployment at host sites, turning inventory into revenue-producing assets. Slowest, and gated on utility interconnect.

4. Prerequisites, unchanged

Bill of sale / invoices for all 50 units	**Not yet provided**
UCC lien search on UnyKorn LLC	**Not yet run**
Serial and model schedule with nameplate photos	**Not yet provided**
Warehouse receipt / bailee letter	**Not yet provided**
Inventory insurance certificate	**Not yet provided**
Manufacturer support letter (Exicom)	**Not yet requested**
Independent appraisal - FMV and OLV	**Not yet commissioned**

5. Proof

As each document above is completed, its SHA-256 fingerprint is published to a public record so that any recipient can confirm the copy they hold is the copy we recorded, and on what date. The documents themselves are never published. The verifier is open to anyone at black.unykorn.ai/verify and requires no wallet or account.

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