



Earnings Presentation

Fiscal Year End 2024

Presented by Mark Harding



www.purecyclewater.com



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Forward-Looking Statements

Statements that are not historical facts contained or incorporated by reference in this presentation are “forward-looking statements” (“FLS”) within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933 and Section 21C of the Securities Exchange Act of 1934 as amended. FLS involve risks and uncertainties that could cause actual results to differ from projected results. The words “anticipate,” “believe,” “estimate,” “expect,” “plan,” “intend” and similar expressions, as they relate to us, are intended to identify FLS. Such statements reflect our current views with respect to future events and are subject to certain risks, uncertainties and assumptions. We are not able to predict all factors that may affect future results. We cannot assure you that any of our expectations will be realized. Our actual results could differ materially from those discussed in or implied by these forward-looking statements. Factors that may cause actual results to differ materially from those contemplated by such FLS include, without limitation: the risk factors discussed in our most recent Annual Report on Form 10-K; the timing of new home construction and other development in the areas where we may sell our water, which in turn may be impacted by credit availability; population growth; employment rates; general economic conditions; the market price of water; changes in customer consumption patterns; changes in applicable statutory and regulatory requirements; changes in governmental policies and procedures; uncertainties in the estimation of water available under decrees; uncertainties in the estimation of costs of delivery of water and treatment of wastewater; uncertainties in the estimation of the service life of our systems; uncertainties in the estimation of costs of construction projects; uncertainties in the amount and timing of reimbursable public improvement payments: uncertainty in the single family home rental market and our ability to rent homes in a timely manner or at the amount we project; the strength and financial resources of our competitors; our ability to find and retain skilled personnel; climatic and weather conditions, including flood, droughts and freezing conditions; labor relations; availability and cost of labor, material and equipment; delays in anticipated permit and construction dates; environmental risks and regulations; our ability to raise capital; our ability to negotiate contracts with new customers; and uncertainties in water court rulings; and other factors discussed from time to time in our press releases, public statements and documents filed or furnished with the SEC.

Forward-Looking Statements

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Leadership Team



MARK W. HARDING

President, CEO, and Director

Mark is an exceptional leader who has significantly shaped Pure Cycle's success. Under his 35 year tenure, the company has successfully acquired over \$130 million in water and land interests. His vision and strategic acumen have been instrumental in the company's growth and impact.



MARC SPEZIALY

VP, CFO, Principal Accounting Officer,
Principal Financial Officer

Marc brings over 20 years of financial expertise. He manages our financial operations and single-family rentals. Marc obtained his bachelor's degree in Accounting and Finance from the University of San Francisco and is a licensed Certified Public Accountant.



SCOTT LEHMAN

Vice President, Engineering

Scott brings four decades of experience as a Professional Engineer (PE) to the role. His expertise encompasses planning, design, construction, and operation of water and wastewater systems. With educational foundations from the University of Colorado and Stanford University, he plays a pivotal role in shaping our strategies and operations in this vital sector.



DIRK LASHNITS

Vice President, Land Development

Dirk is a seasoned leader with a Civil Engineering background and over two decades of local land development experience. He skillfully guides land development, entitlements, and construction, playing a vital role in advancing corporate objectives, risk management, and project success.



Board of Directors

Mark W. Harding

President and CEO

Jeffrey G. Sheets

Director

Fredrick A. Fendel III.

Director

Patrick J. Beirne

Chair of the Board

Susan Heitmann

Director and Chair of the Audit Committee

Wanda J. Abel

Director and Chair of the Nominating and
Governance Committee

Daniel R. Kozlowski

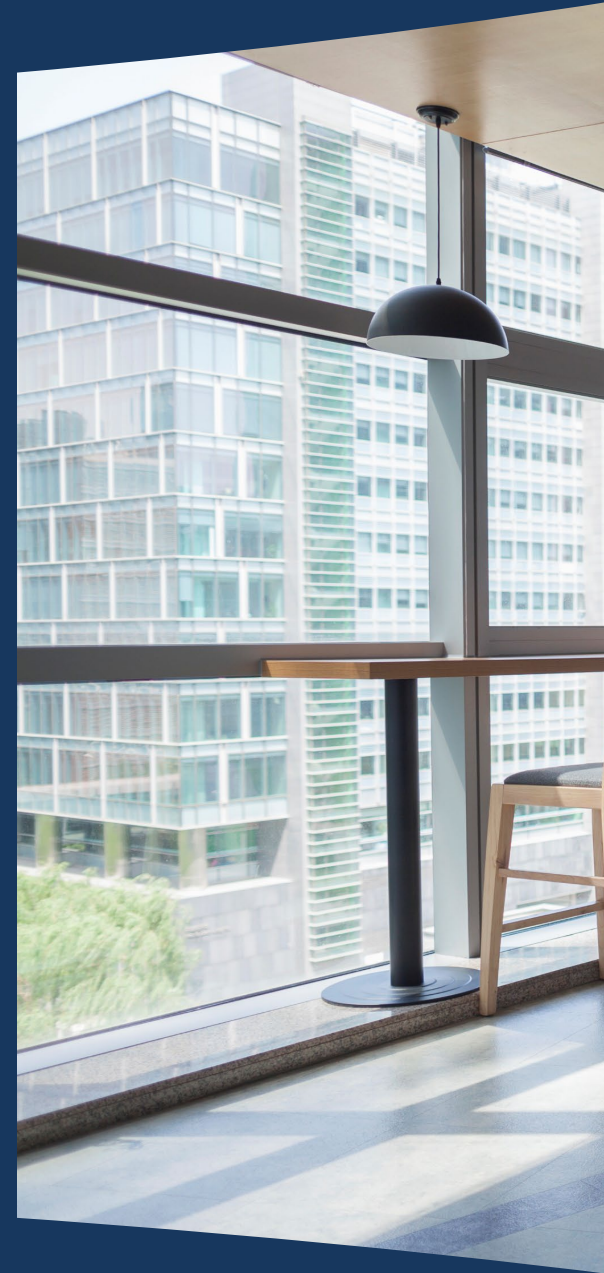
Director and Chair of the Compensation
Committee



PURE CYCLE CORPORATION

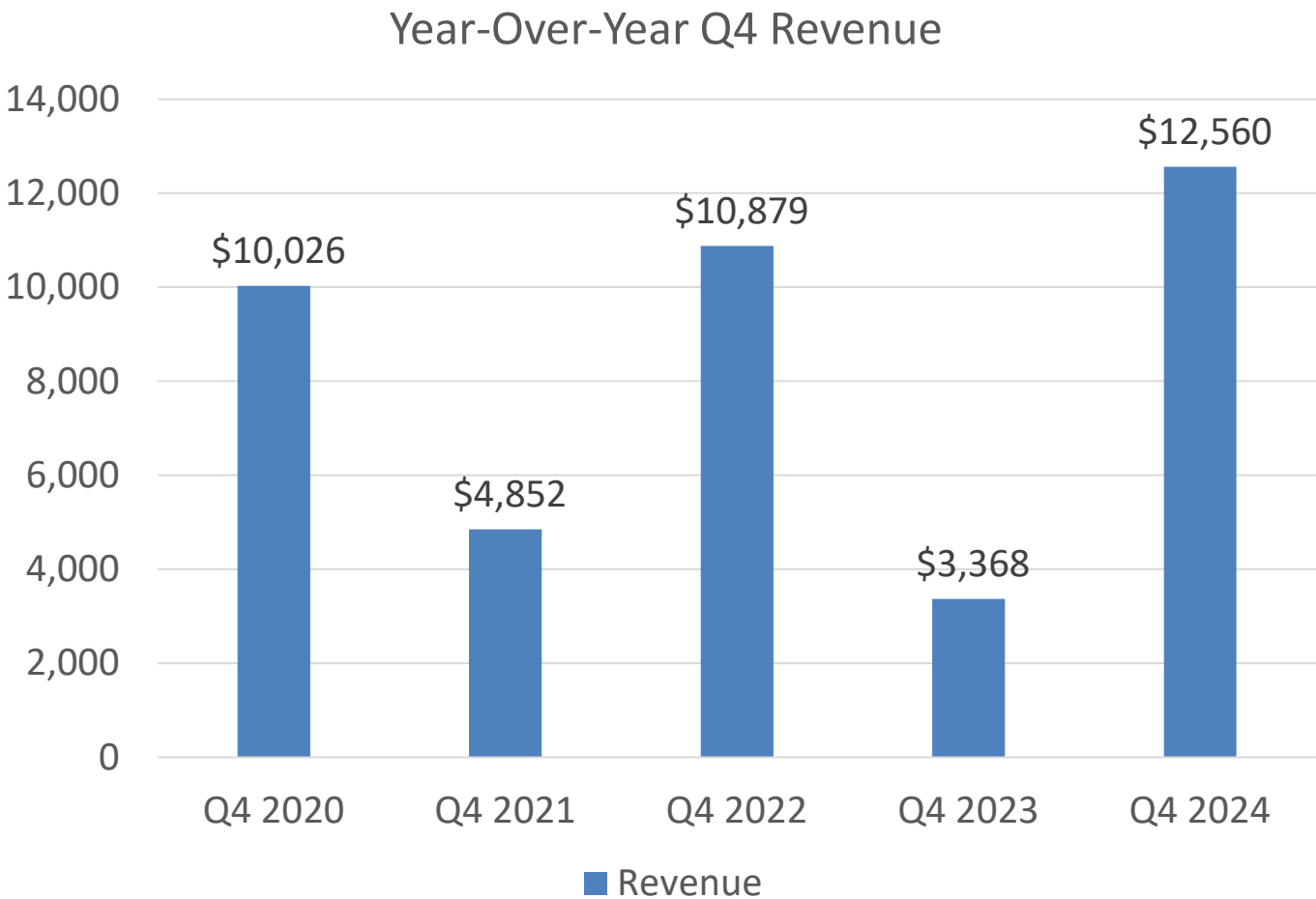


LS



Financial Performance Q4 Results

Record-setting quarter and year for Pure Cycle, showing significant growth in both revenue and gross profit. For Q4 of 2024, revenue reached \$12.6 million, while gross profit hit a new high of approximately \$9.8million. This strong financial performance highlights Pure Cycle’s success in scaling operations and increasing profitability, driven by strategic investments and development activities.



Financial Performance FYE Results

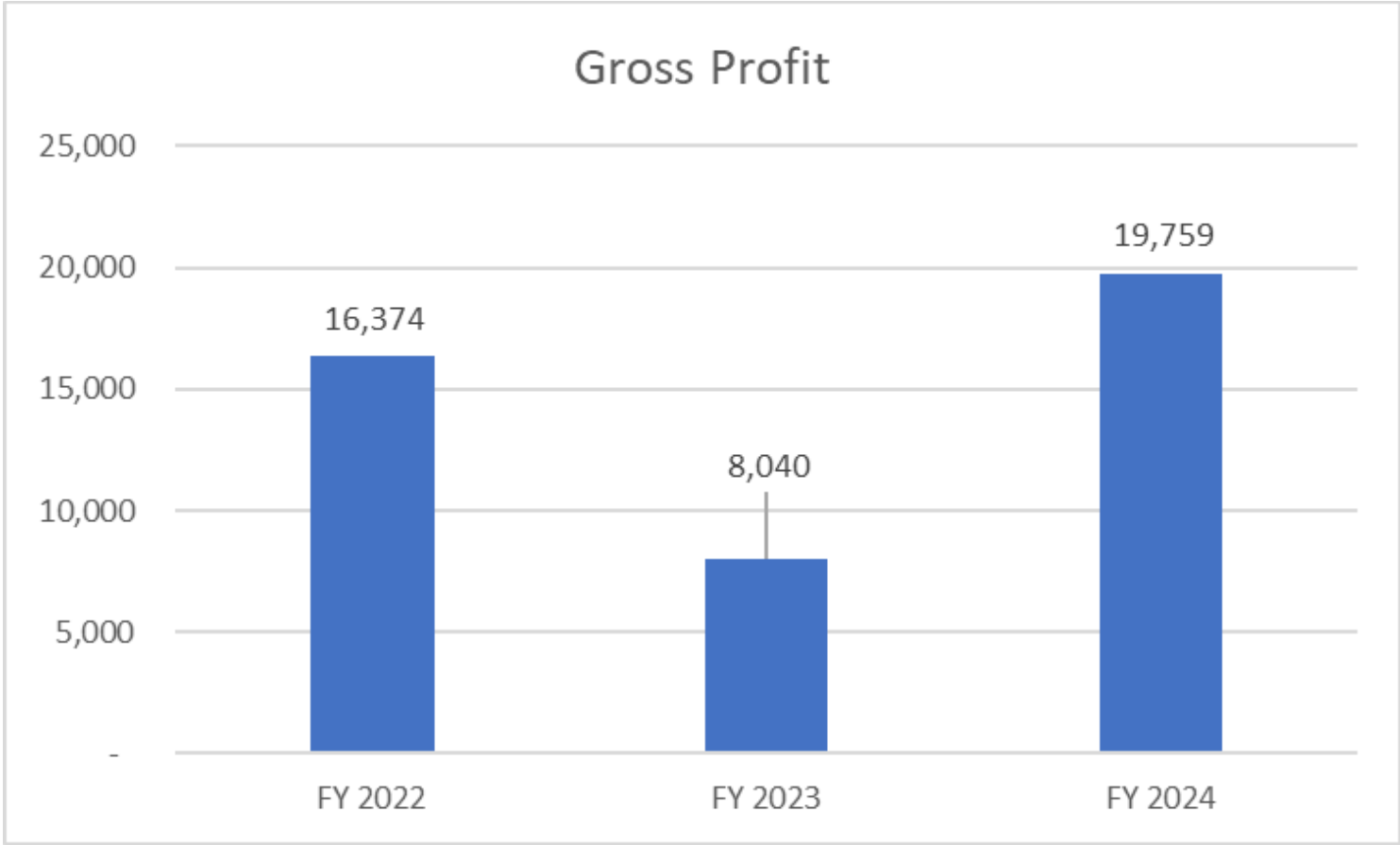
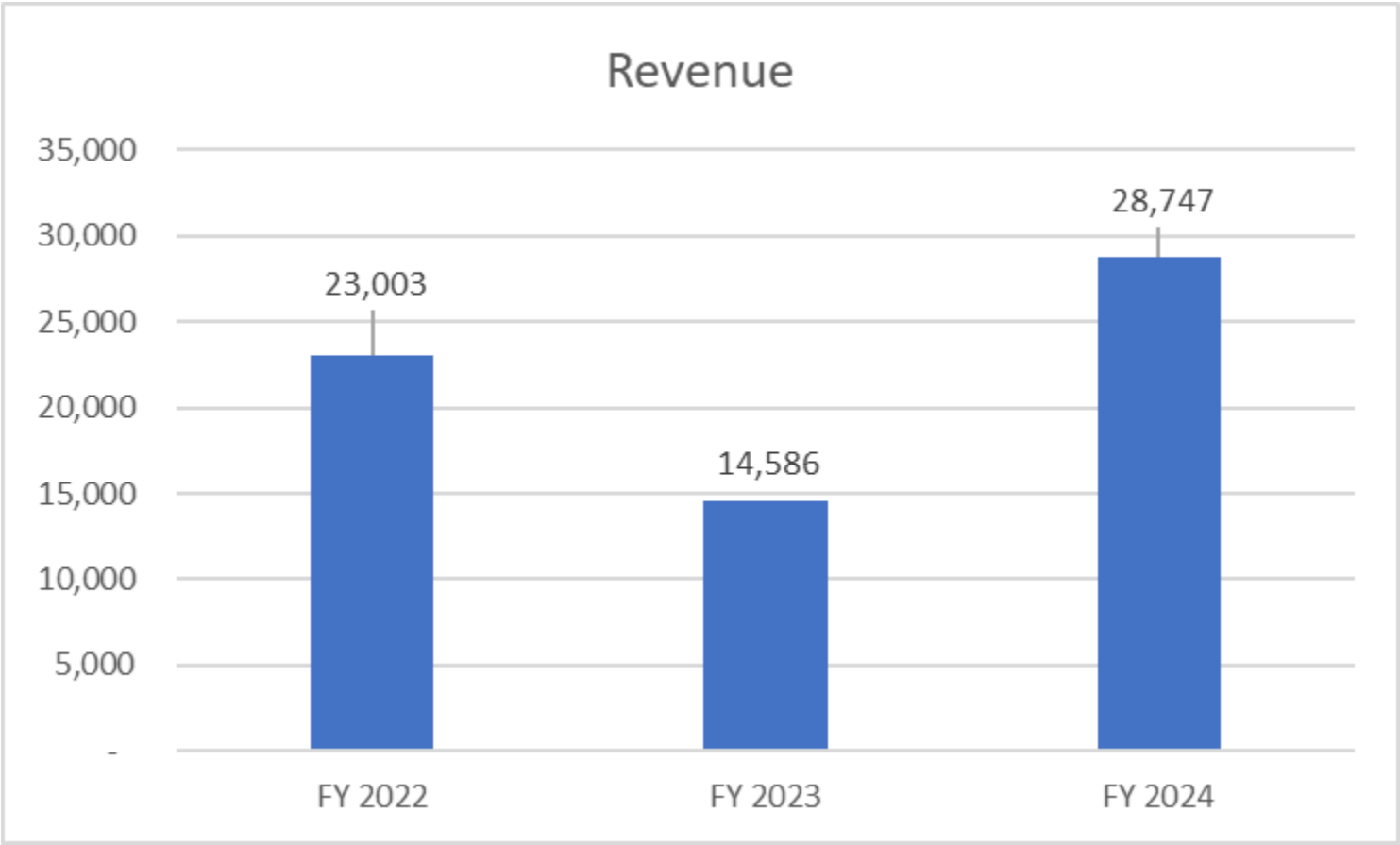
Record-setting quarter and year for Pure Cycle, showing significant growth in both revenue and gross profit. For FYE of 2024, revenue reached \$28.7 million, while gross profit hit a new high of approximately \$19.8 million. This strong financial performance highlights Pure Cycle’s success in scaling operations and increasing profitability, driven by strategic investments and development activities.

Figures in Thousands



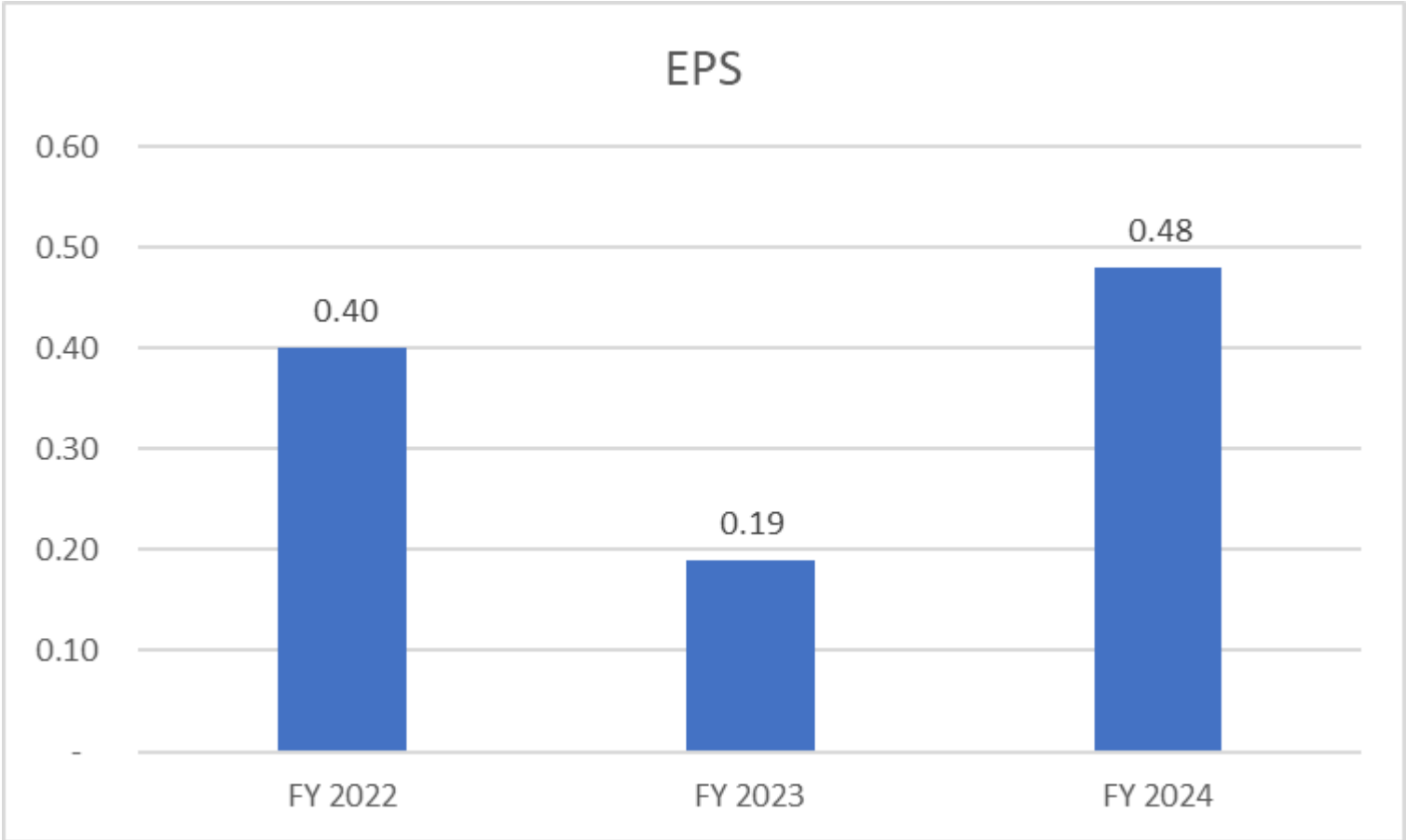
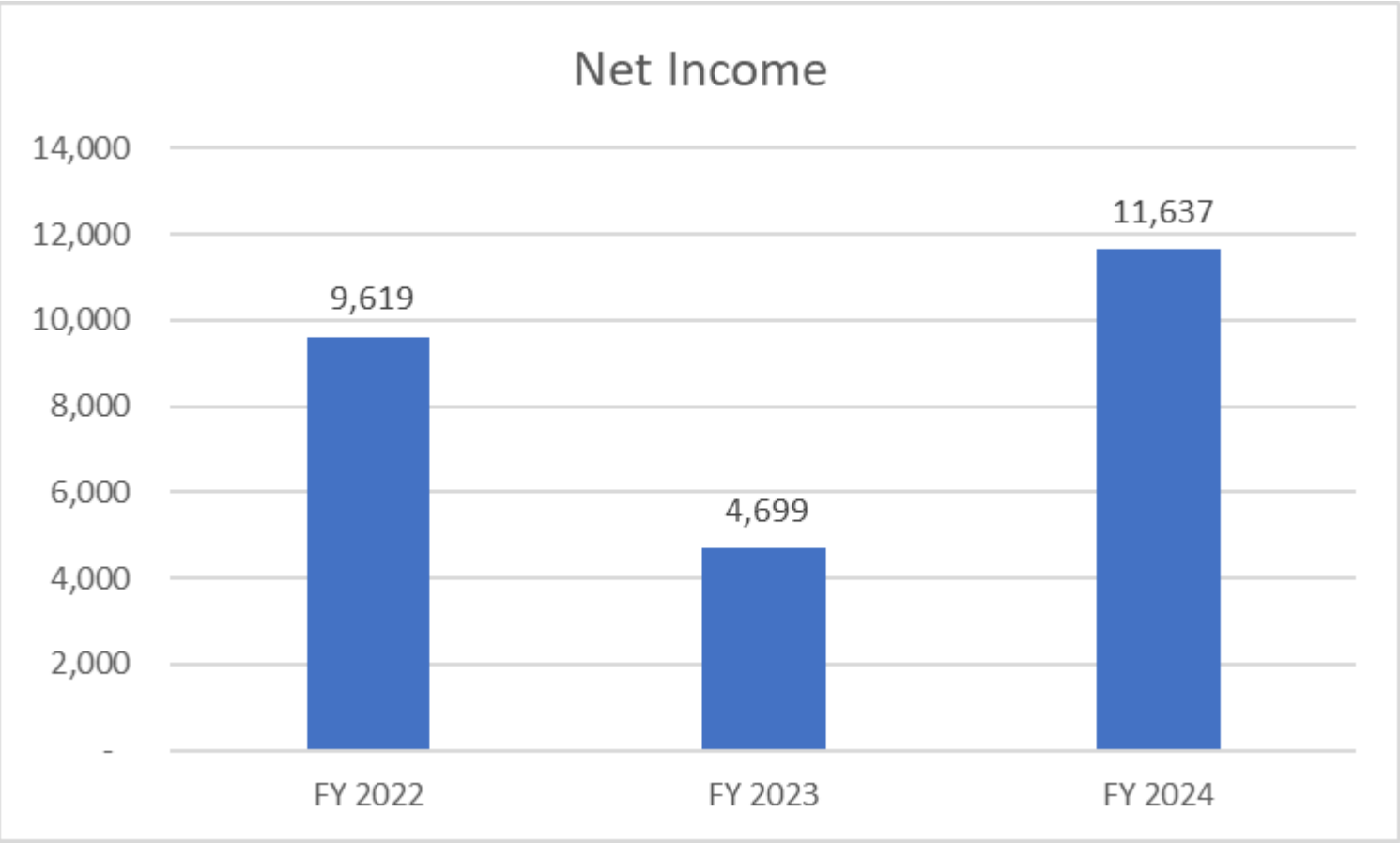
Financial Performance

Record-setting year for Pure Cycle, showing significant growth in both revenue and gross profit. For fiscal year 2024, revenue reached nearly \$29 million, while gross profit hit a new high of approximately \$19.8 million. This strong financial performance highlights Pure Cycle’s success in scaling operations and increasing profitability, driven by strategic investments and development activities.



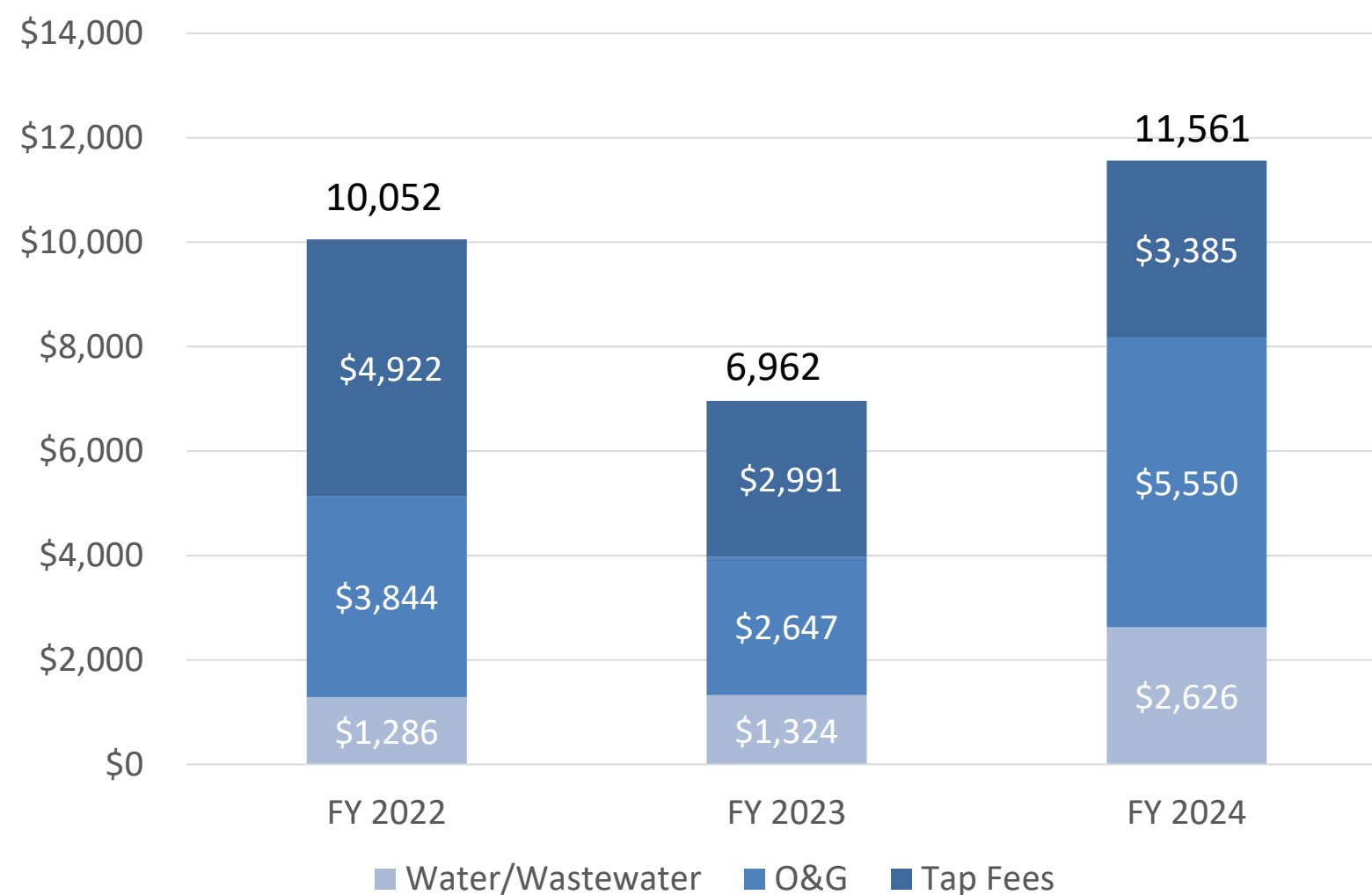
Financial Performance

FY 2024 marks a strong comeback in financial performance, with Net Income and EPS both achieving notable increases from the previous year. Although FY 2021 remains the peak year due to a different accounting treatment of reimbursables, FY 2024 would likely be record-setting under the updated accounting method. This reflects the company’s robust underlying growth and operational resilience.

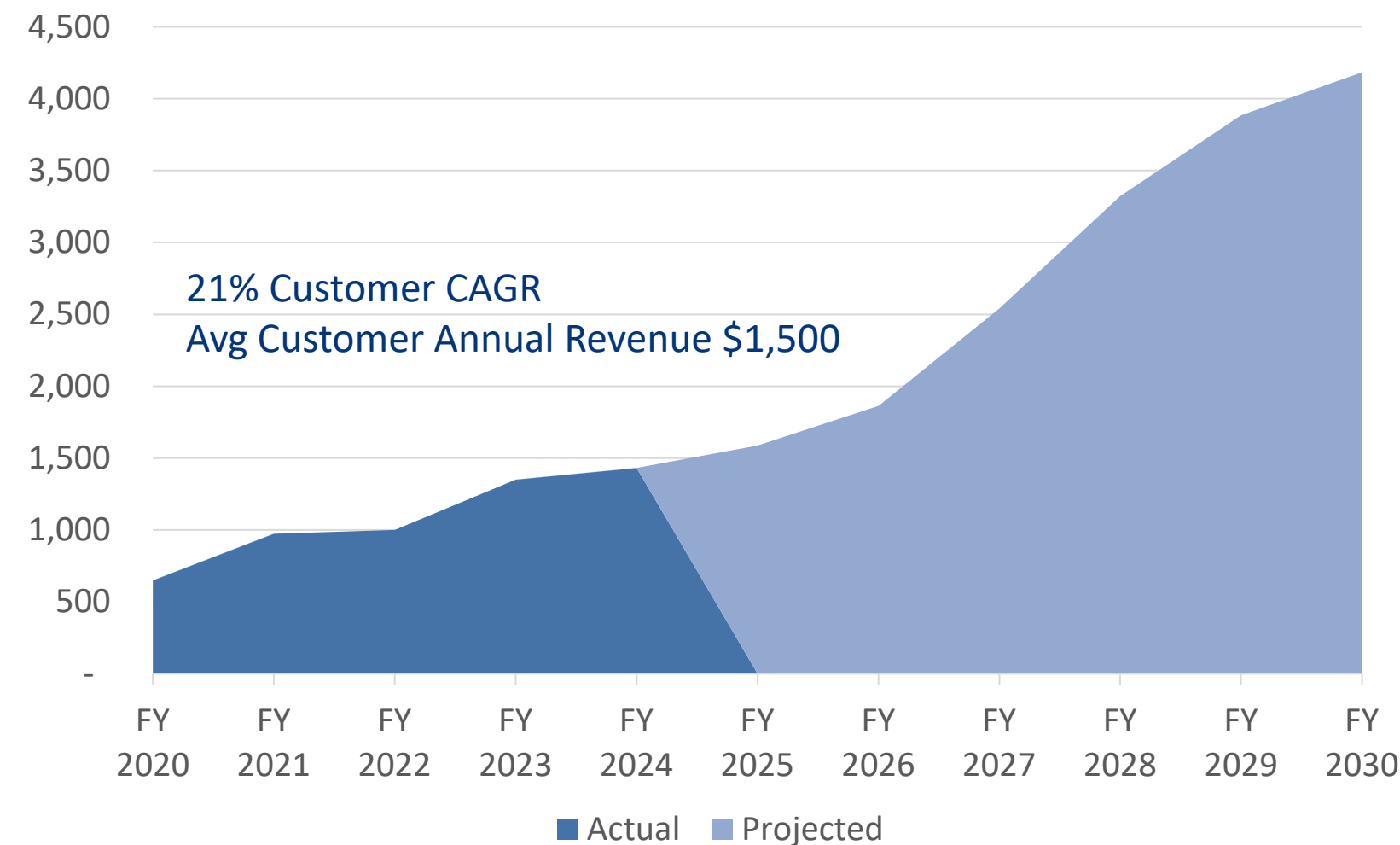


Financial Performance

Water Revenues by Type (000s)

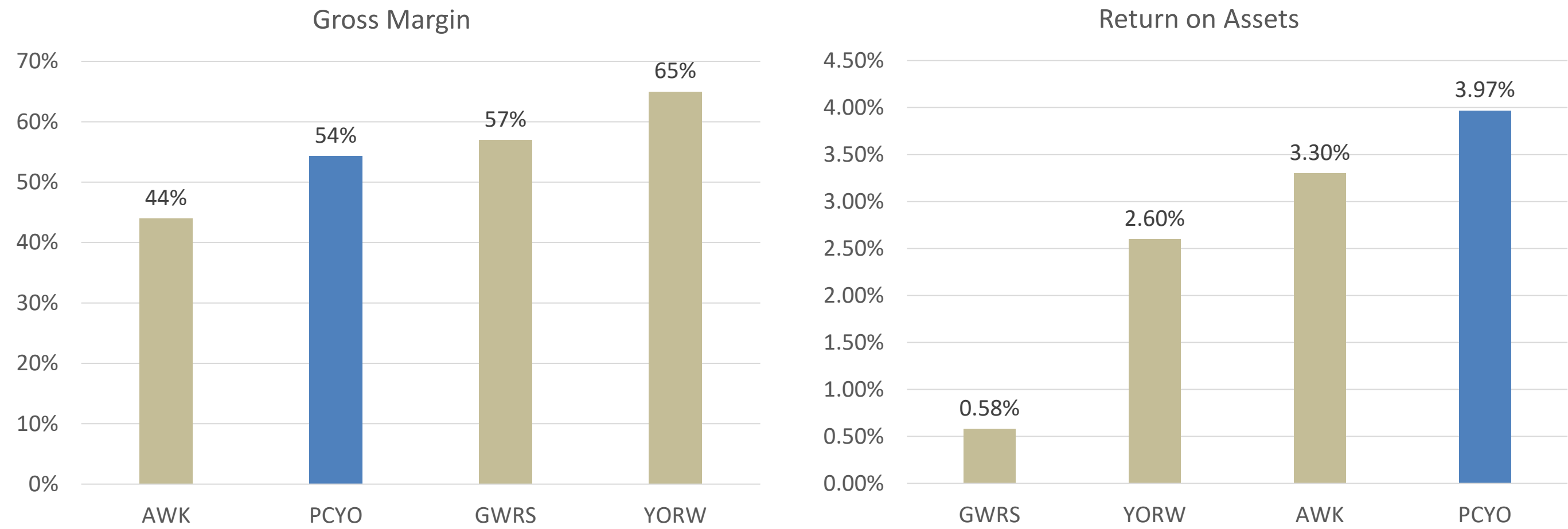


Water Utility Customer Growth



Sector Performance

Pure Cycle’s water utilities gross margin of 54% aligns well with industry averages, reflecting efficient management and revenue generation. While Return on Assets(ROA) is above peers. We are also able to grow up to 60,000 connections, of which only about **5% is currently utilized**. This setup allows Pure Cycle to expand at Sky Ranch without needing significant further water system investments, as the capacity for growth is already in place. This forward-planning supports long-term scalability with reduced incremental costs.



- PCYO Results YE 2024
- Comp Results as of last year reported

The metrics displayed in these graphics are derived from non-GAAP calculations and estimates
AWK – American Water Works
GWRS – Global Water Resource Inc
YORW – York Water Co

WE PROVIDE RAW WATER TO O&G OPERATORS FOR DRILLING

With existing systems, we provide water to O&G operators.

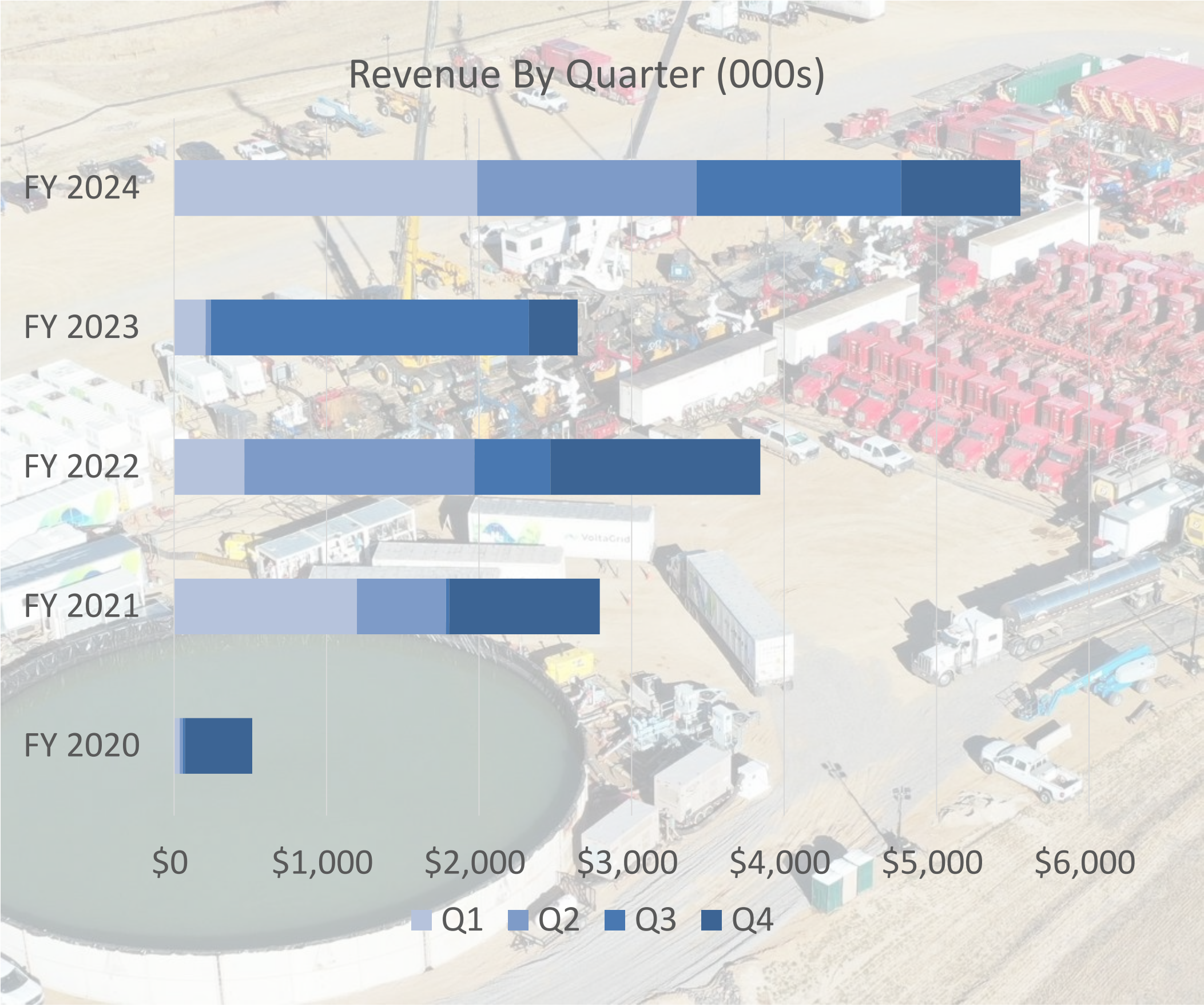
We have also made strategic investments in our system to further our ability to provide water when it is needed, where it is needed in the future.

**> 150 WELLS
DRILLED TO DATE**

**OIL RIG CAN DRILL 60
WELLS PER YEAR**

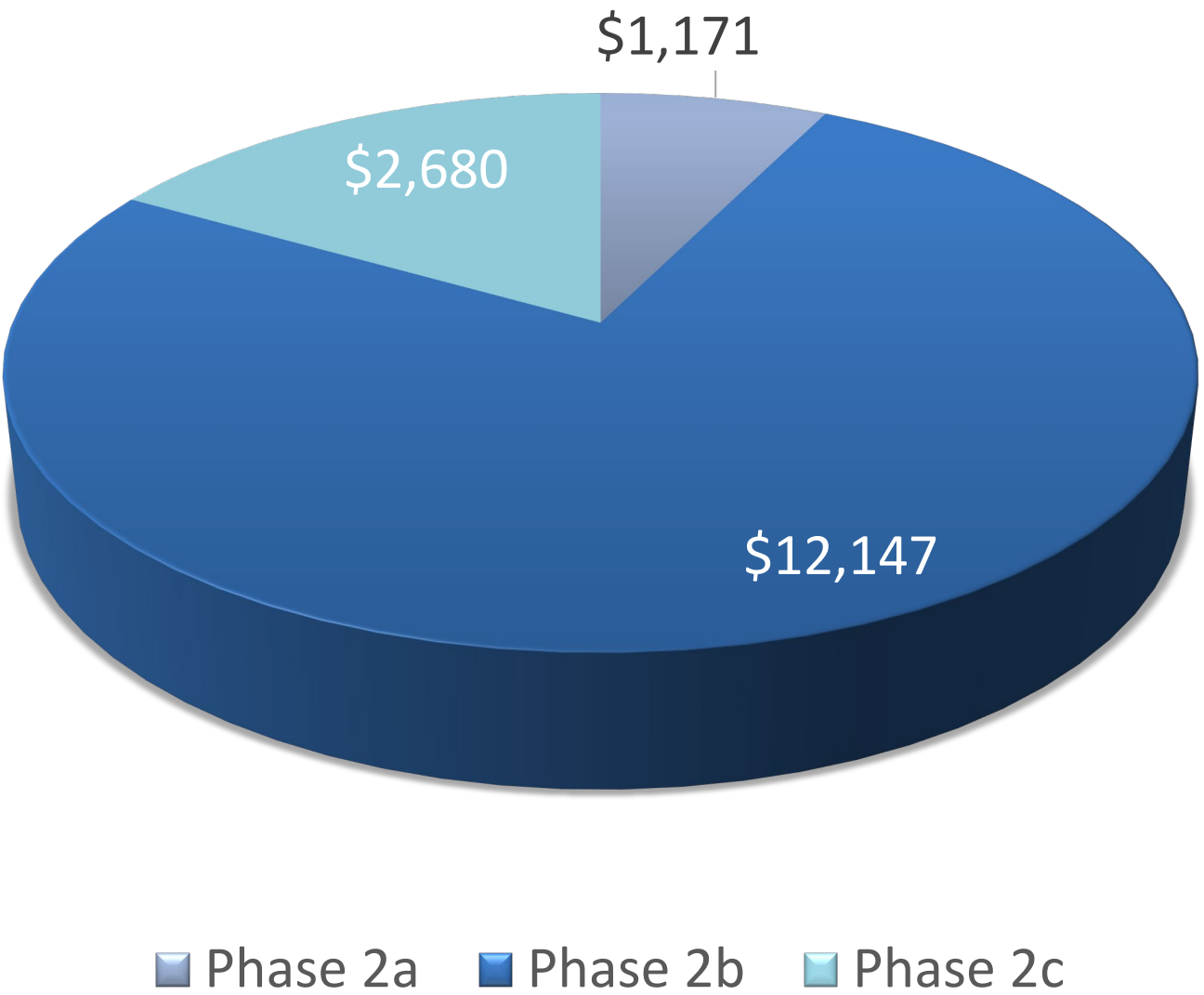
**AVERAGE \$250,000
OF WATER SALES PER
WELL**

**WE CAN PROVIDE WATER TO
MORE THAN 200 SQUARE
MILES IN ADAMS &
ARAPAHOE COUNTIES**



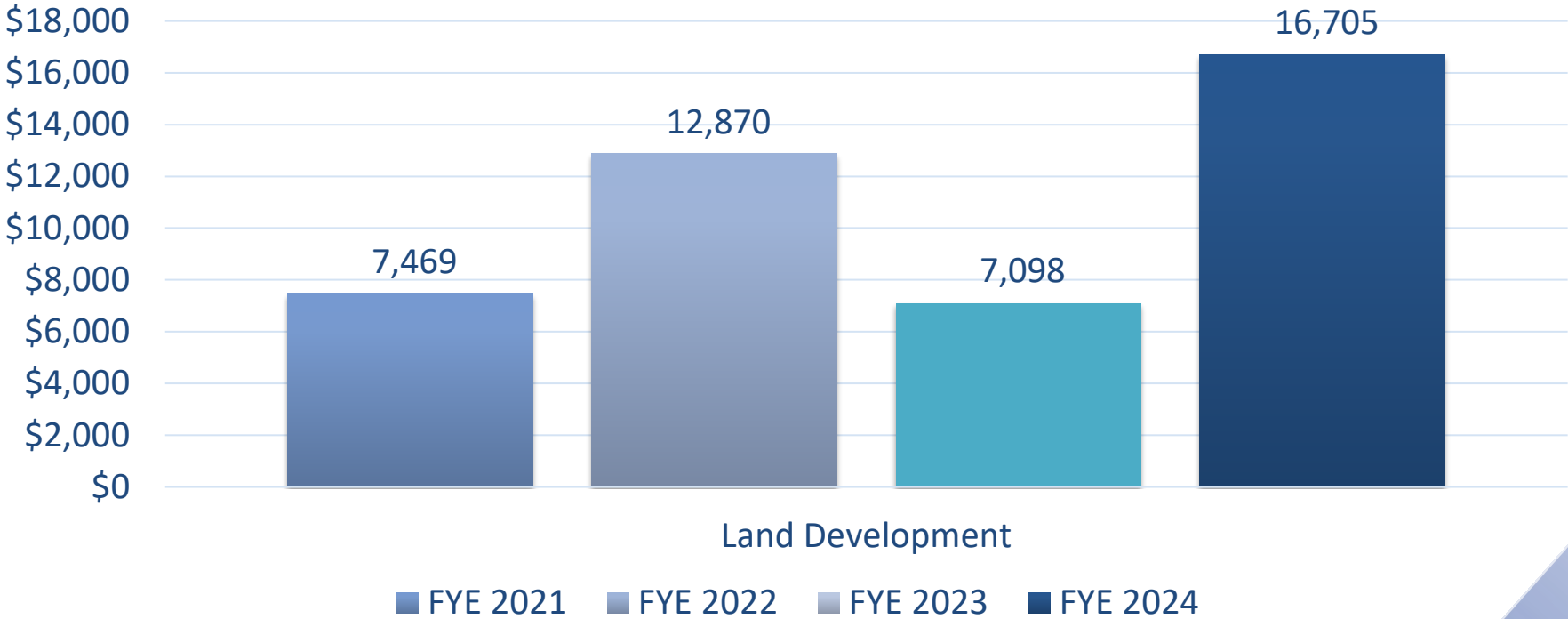
Financial Performance

Revenue Contribution by Phase 2024
(000s)



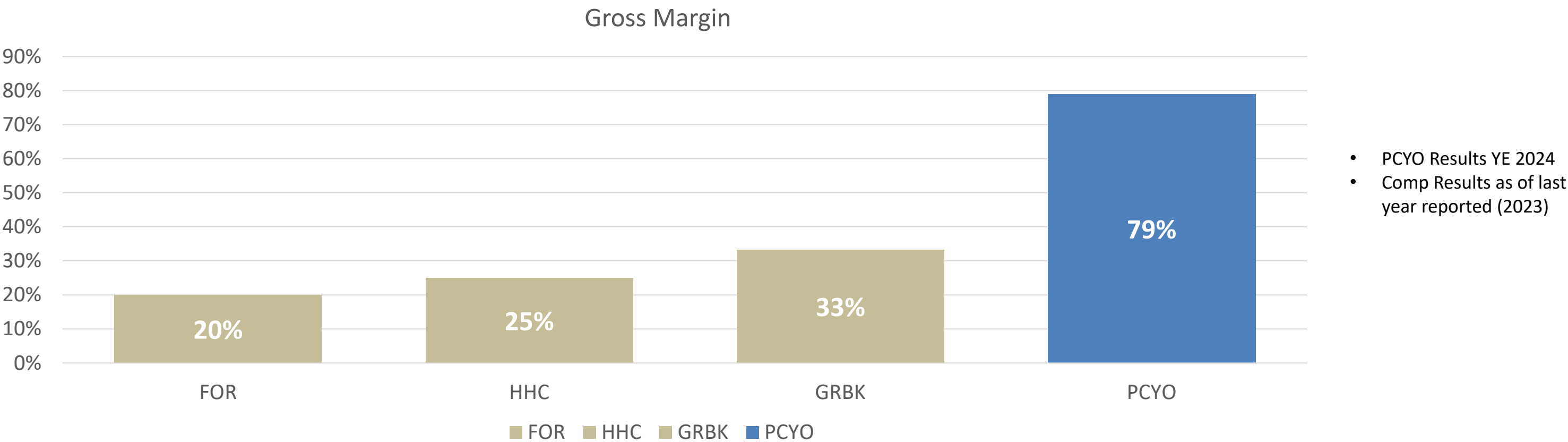
Phase	Lots	SFR Lots	Progress
Phase 1	505	4	100%
Phase 2a	219	10	99%
Phase 2b	194	17	92%
Phase 2c	188	40	27%
Phase 2d	180	26	18%
	1286	97	

Land Development Revenue YoY (000s)



Sector Performance

Thanks to our well-timed purchase of Sky Ranch, our capital investment in the land remains significantly lower than that of our peers. These figures reflect Pure Cycle's solid operational performance and its potential as a robust investment in the land development and water resources



The metrics displayed in these graphics are derived from non-GAAP calculations and estimates
GRBK – Green Brick
HHC – Howard Hughes Company
For - Forestar Group

Update ROA and add time periods

Financial Performance

ANNUAL RENT REVENUE

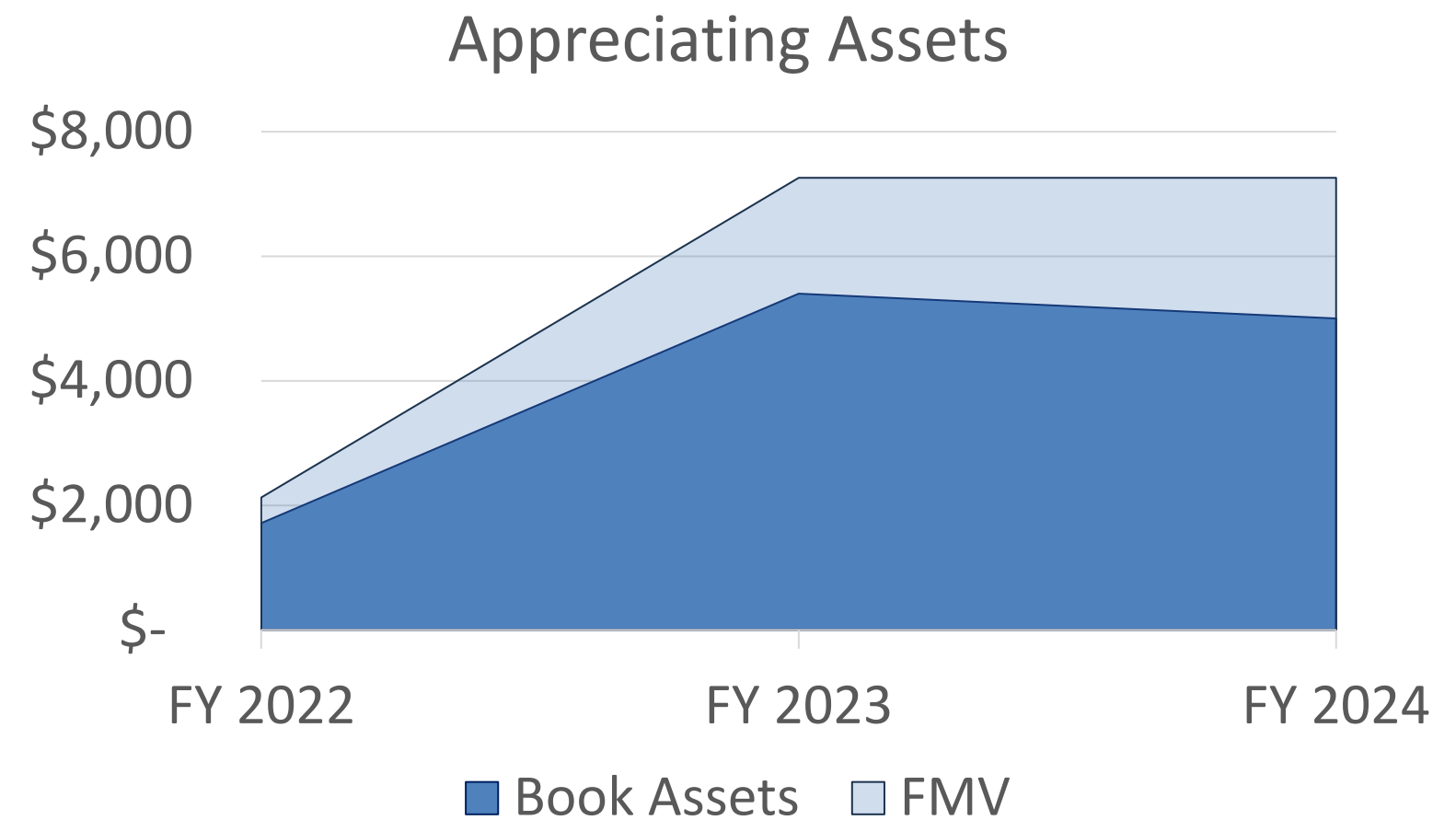
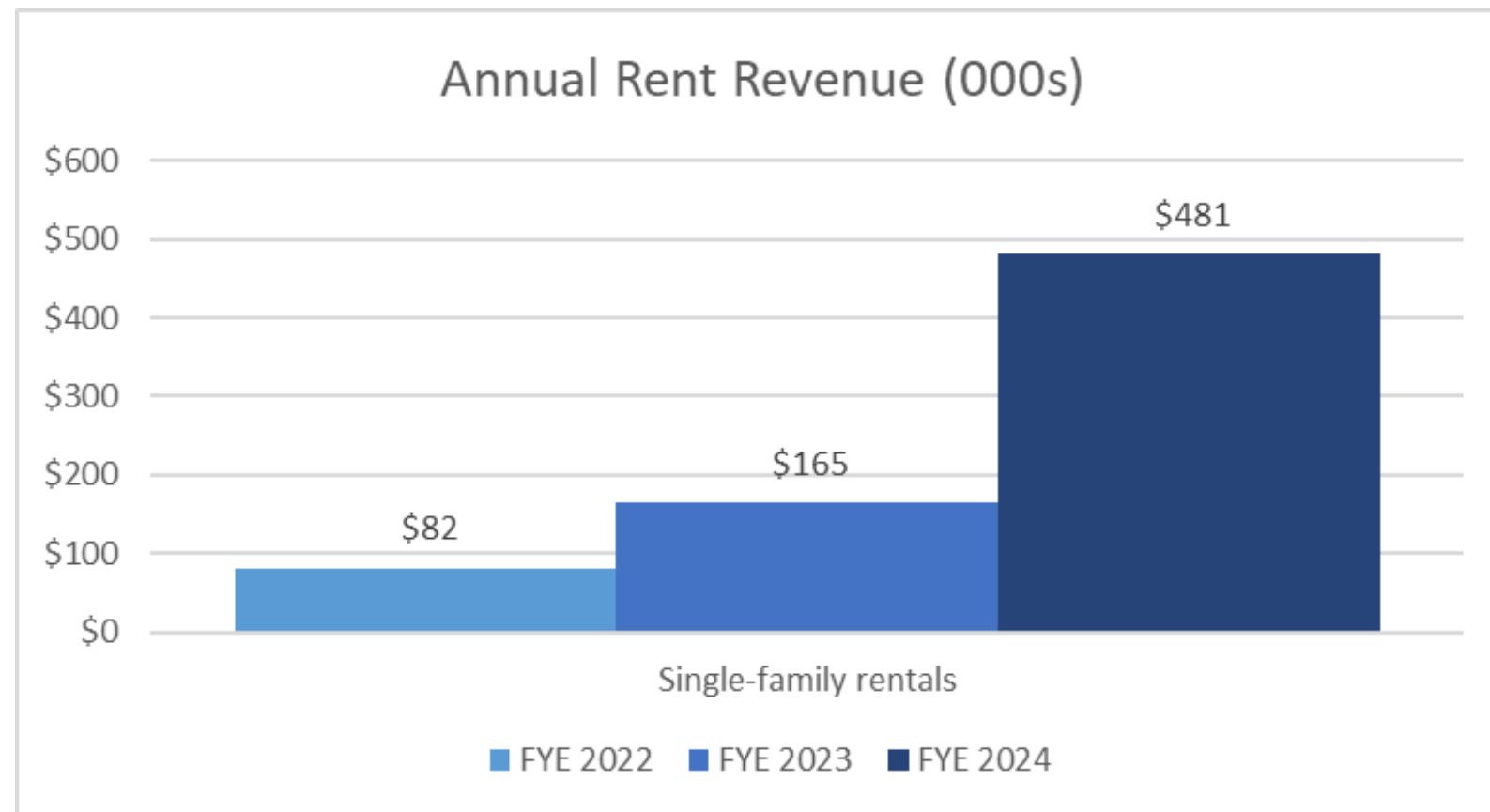
\$500k

COMPLETED HOMES

14

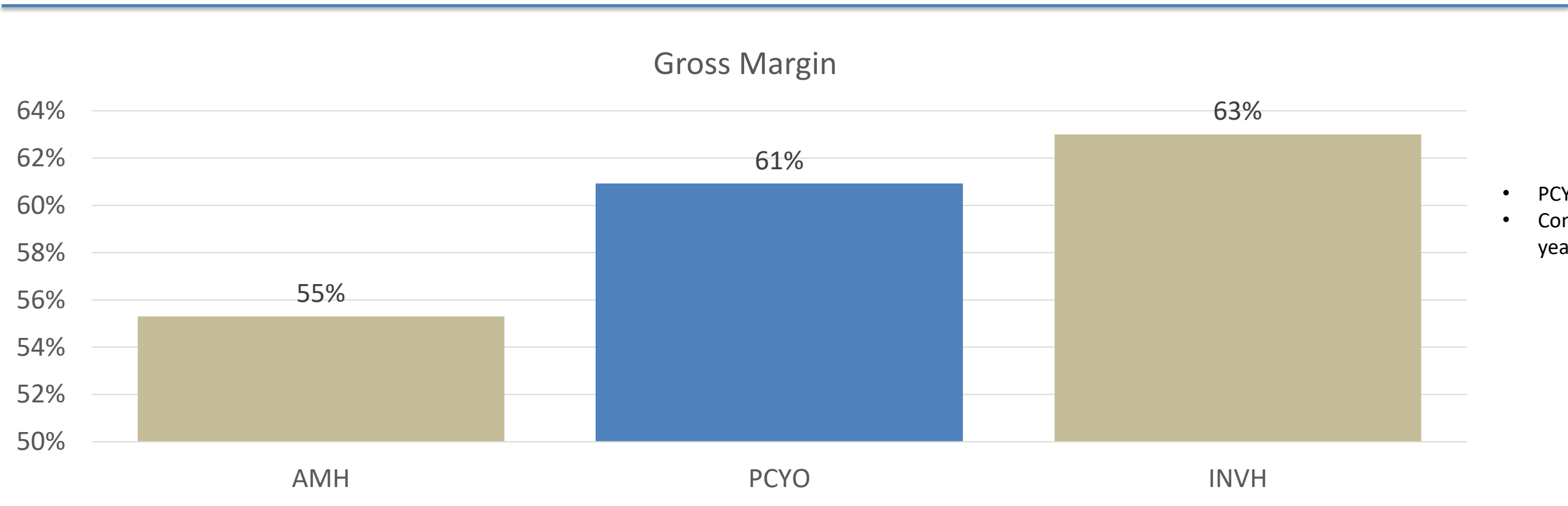
GROSS MARGIN

61%



Sector Performance

Since PCYO's real estate segment is newer and has less operational history in comparison, its margin performance is particularly impressive. It suggests efficient management of initial costs and potentially lucrative strategies in its real estate approach, even as it scales its operations to compete with these more established SFR companies. As PCYO grows, maintaining or even improving this margin could signal its potential to mature into a competitive force in the sector.



- PCYO Results YE 2024
- Comp Results as of last year reported (2023)

The metrics displayed in these graphics are derived from non-GAAP calculations and estimates
AMH – American Homes 4 Rent
INVH – Invitation Homes

ER

OVERVIEW

LA

**WE OPERATE
MULTIPLE
COMPLIMENTARY
SEGMENTS**

WATER & WASTEWATER

- Own **over 30K acre-feet** of water rights (surface and ground water)
- Water rights we estimate can serve up to **60,000 SFEs**
- Denver metro land development **requires developers to have water service** as a condition of zoning, offering us a competitive edge
- Provide **industrial and oil and gas** customers with water
- **Own and reuse** our reclaimed water

LAND DEVELOPMENT

- Own **highly-appreciated property** in attractive and easily accessible I-70 Corridor of Denver, Colorado
- Developing nearly **930 acres** of a full Master Planned community known as Sky Ranch
- Sky Ranch can have around **3,200 residential units** and over **2 million square feet** of retail, commercial and industrial uses (Equivalent of 1,800 residential units)
- Developing residential and commercial land for which we are the **sole water and wastewater service provider**

SINGLE FAMILY RENTALS

- Build **single family homes** in the Denver metro area in neighborhoods we are developing
- Receive **rental income** in growing housing market
- Benefit from **immediate asset appreciation** and **positive cash flows**
- **Provide water and wastewater** service to rental properties



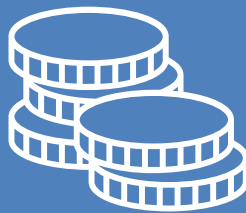
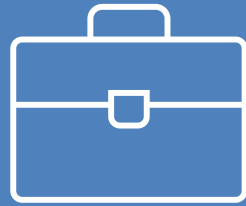
PURE CYCLE CORPORATION

NEW

WATER

LA

WATER SEGMENT



\$41.2 M WATER SYSTEMS

\$9.2 M WASTEWATER SYSTEMS

\$14.6 M WATER RIGHTS PORTFOLIO

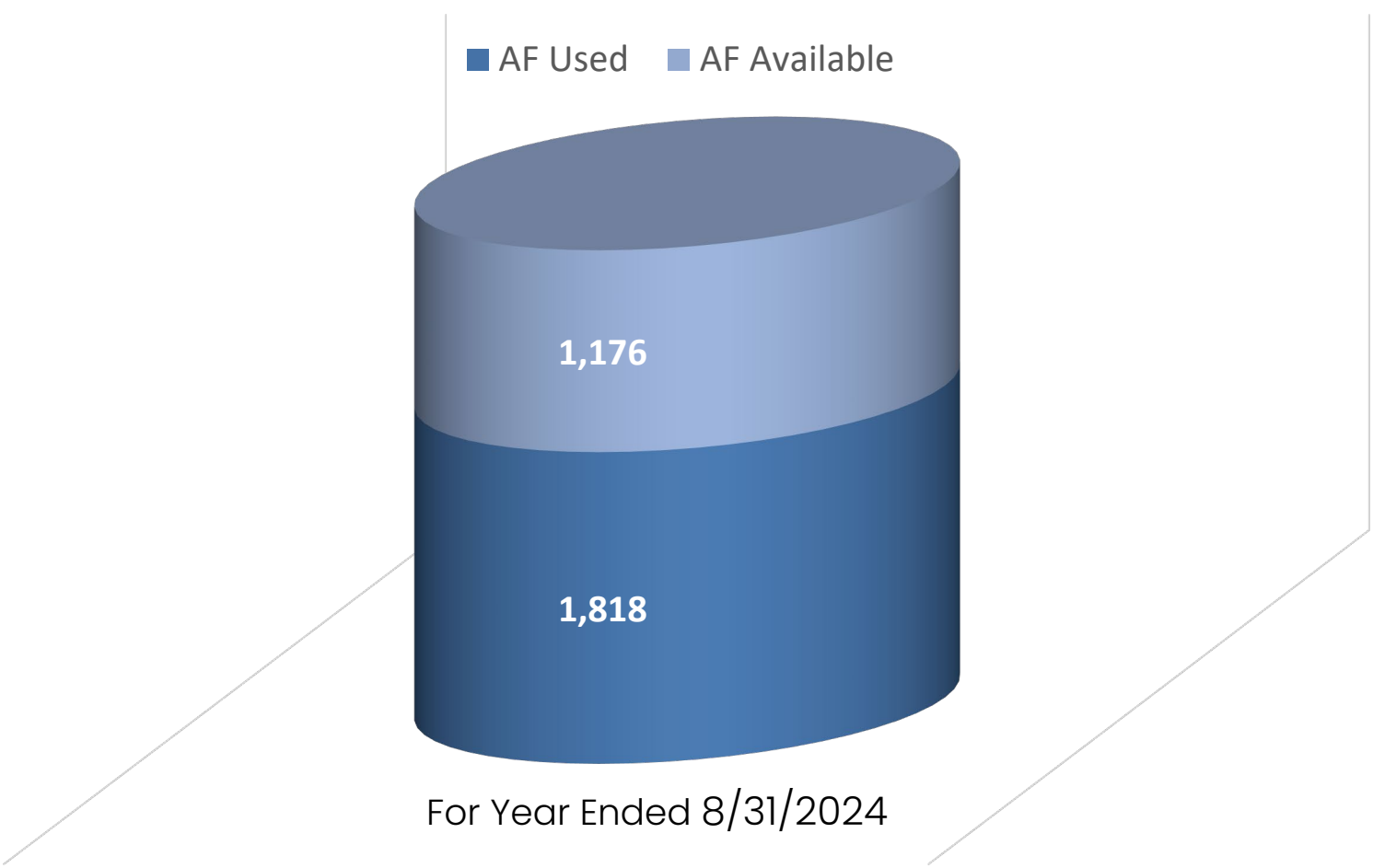
\$65 M

TOTAL WATER ASSETS

Our water rights portfolio can provide water to as many as 60,000 connections. This would allow ample room for growth within our current water system, which presently supports roughly 2,500 connections.

CURRENT SYSTEM CAPACITY

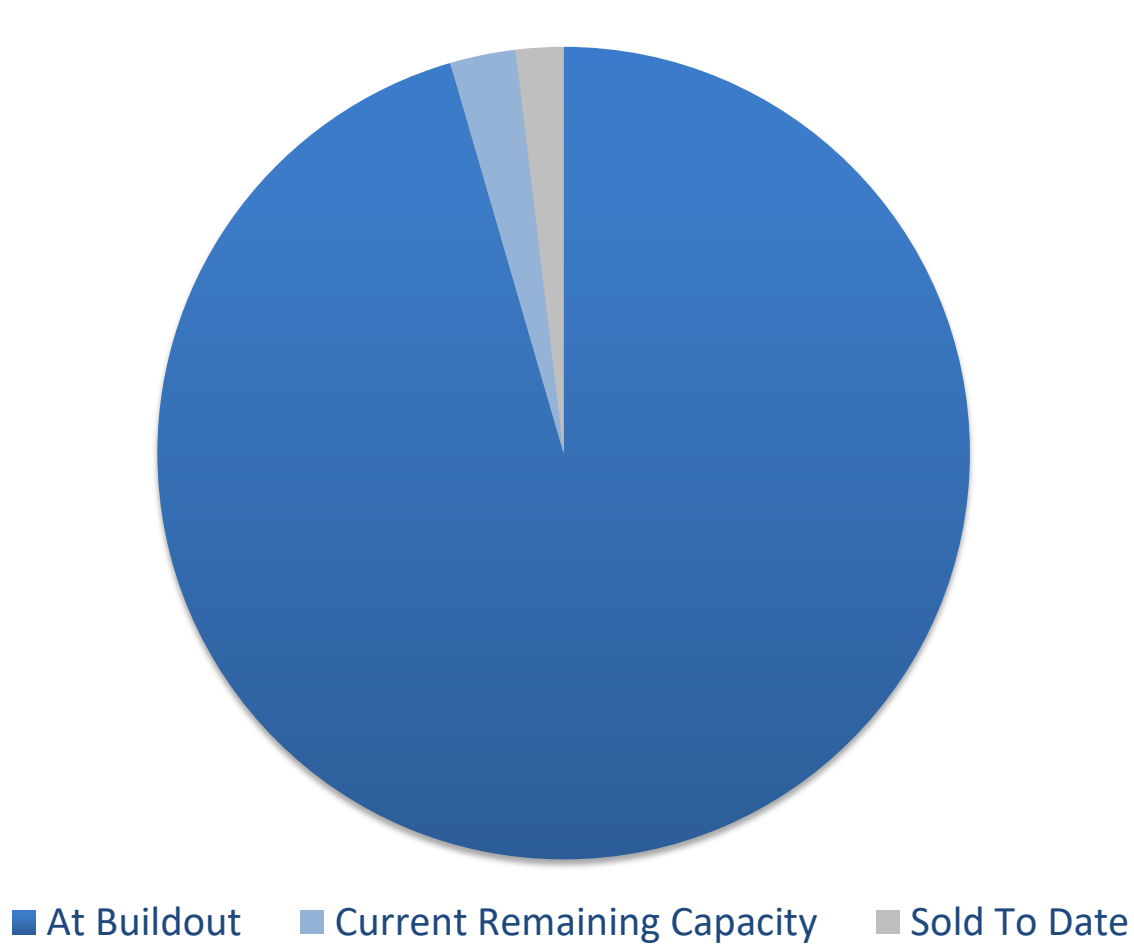
ACRE-FOOT PRODUCTION PER YEAR



We continue to invest in our systems with a current book value of \$40.0 million which can produce over 3.4 million gallons of water per day

TAP FEES - PORTFOLIO CAPACITY (60,000)

AMOUNT



We estimate our portfolio can serve approximately 60,000 connections, generating approximately \$2.3 billion in revenues based on current rates. To date, we have added around 1,136 connections, representing less than 2% of our overall capacity



PURE CYCLE CORPORATION

R

LAND DEV

RE

History & Strategy

Pure Cycle Corporation has a strategic history of entering the land development industry, driven by its vision to enhance shareholder value and create integrated communities. Initially focused on water utility services, the company recognized the opportunity to expand its operations in the late 2010s as urban growth and housing demands increased.

In 2010, Pure Cycle acquired the land that eventually became Sky Ranch and engaged in partnerships that allowed it to develop residential projects alongside its water utility offerings. This vertical integration enabled the company to provide essential services directly to the communities it was developing

Metrics of Completed Phases

TOTAL LOT SALES

\$77m

GROSS MARGIN

79%

PHASE 2A

229 Lots

Land development is substantially complete. Out of 229 homes, 228 are finished and occupied.



PHASE 2B

211 Lots

All paving is complete, and homebuilders have begun construction on homes. Land development is estimated to be completed by summer of 2025.



PHASE 2C

228 Lots

Grading is finished, and utility work has begun. Land development is scheduled to be completed by the end of fiscal year 2025.



PHASE 2D

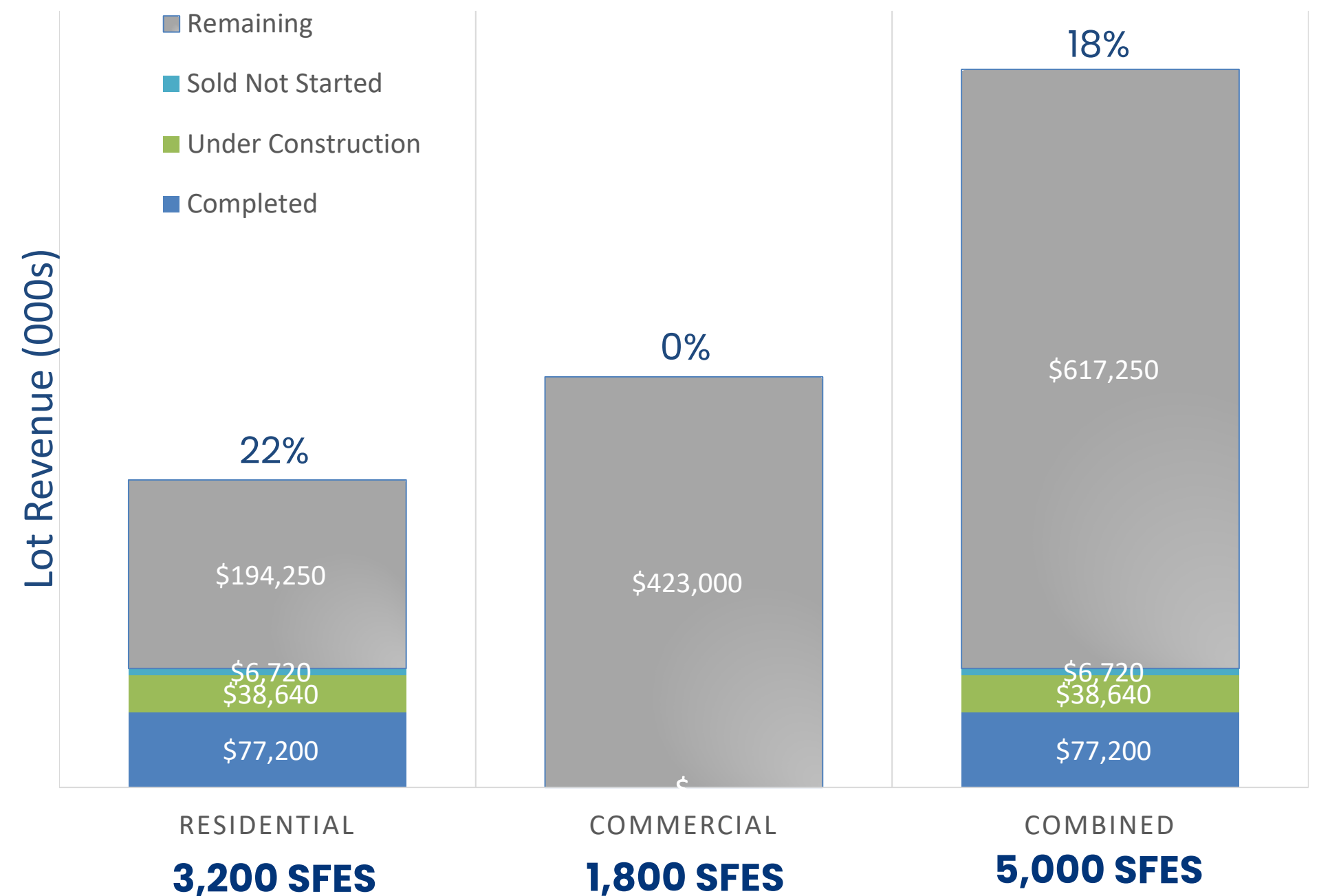
218 Lots

Grading has begun and lots are expected to be available fall of 2025.



SKY RANCH CAPACITY PROJECTIONS

Pure Cycle's remaining land to develop is recorded at a book value of \$3.7 million, but with over \$600 million in potential development revenue expected in the coming years, it highlights the substantial hidden value on the company's balance sheet





PURE CYCLE CORPORATION

EV

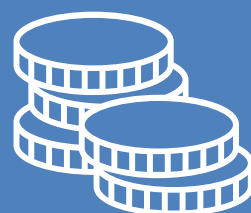


FIN

OVERVIEW OF OPERATIONS

Pure Cycle Corporation entered the single-family rental (SFR) market as a strategic move to diversify and expand its revenue streams. As a company originally focused on water rights and infrastructure development, Pure Cycle realized the potential in the rapidly growing demand for rental properties, particularly single-family homes.

- 1 Maximizing Land Development Opportunities:** By developing single-family homes for rent on these properties, the company can enhance the value of its landholdings and generate consistent income.
- 2 Recurring Revenue:** SFR properties provide a steady, recurring revenue stream. This aligns with Pure Cycle's strategy to balance its revenue mix
- 3 Leverage Market Demand:** The SFR market has been booming, driven by increased demand for rental housing from families who prefer single-family homes over apartments but may not be ready or able to purchase a home. This demand is especially strong in suburban and near-urban areas, where Pure Cycle has land.
- 4 Higher Return on Investment:** Developing rental properties on their land potentially offers higher returns than simply selling lots or developing for sale. This allows Pure Cycle to capitalize on both land appreciation and rental income.



SINGLE FAMILY RENTALS

\$5 M

COMPLETED HOMES

\$272 K

HOMES UNDER
CONSTRUCTION

\$7.4 M

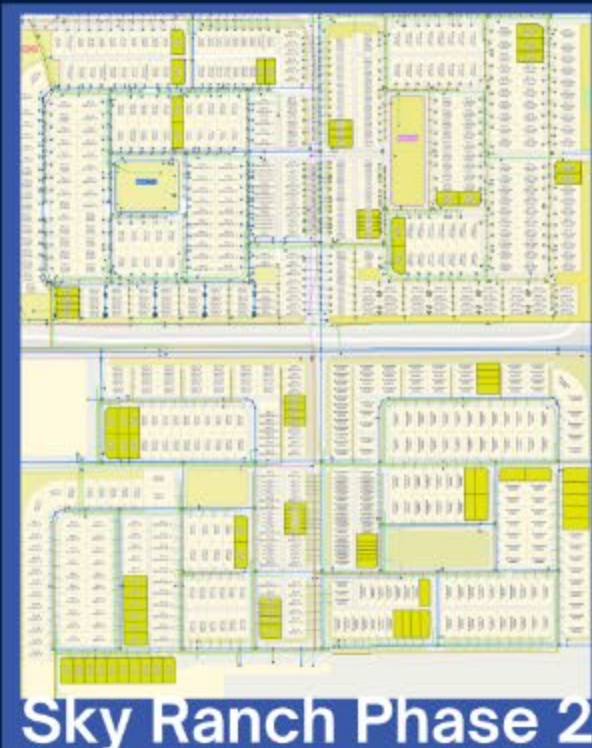
IN FAIR MARKET VALUE

Pure Cycle contracts to build single family homes in its Sky Ranch Master Planned Community to hold for rentals. Lot development costs fully recovered (horizontal costs and tap fees) Each unit covers financing costs and provides positive cash flows Segment provides excellent asset appreciation positive cash flows.

SFR - Cumulative Pro Forma P&L by Phase (000s)

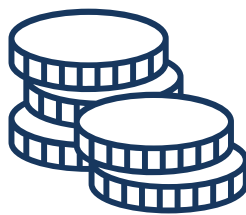
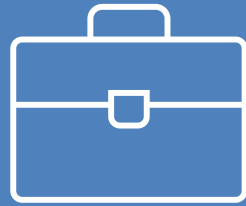
Based on actual results 14 completed homes

SFR Projections	Phase 1 (+4 Homes)	Phase 2a (+10 homes)	Phase 2b (+17 Homes)	Phase 2c (+40 Homes)	Phase 2d (+26 Homes)
Cumulative Homes	4	14	31	71	97
Rental income	131	459	1,017	2,263	3,116
Direct operating costs	48	168	372	828	1,140
Interest and depreciation expense	50	174	384	856	1,178
Net operating income	\$33.60	\$117.60	\$260	\$580	\$798
Add back non-cash items	37	129	285	635	874
Cash flows before G&A & tax	\$70.40	\$246.40	\$546	\$1,214	\$1,672



PROJECTED

LIQUIDITY



\$23.4 M

CASH AND ST
INVESTMENT

\$3.2 M

RESTRICTED CASH

\$31 M

RECEIVABLE FROM
CAB

\$57.6 M

IN TOTAL LIQUIDITY

Pure Cycle has a strong balance sheet with liquidity to support our business segments. Pure Cycle maintains a significant cash position as well as a receivable from the Sky Ranch CAB for approved reimbursements for public improvement that were paid for by Pure Cycle. The receivable bears interest at a rate of 6% per annum.



PURE CYCLE CORPORATION

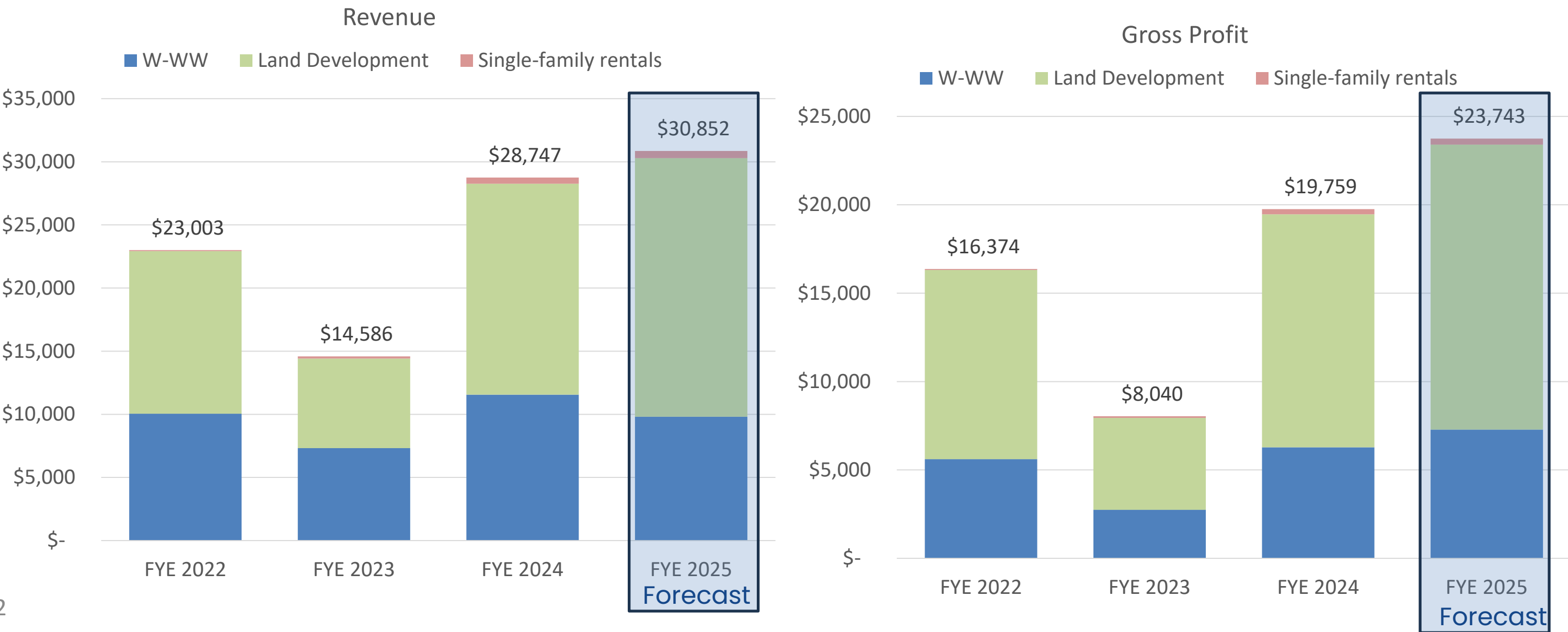
NEW

OUTLOOK

LA

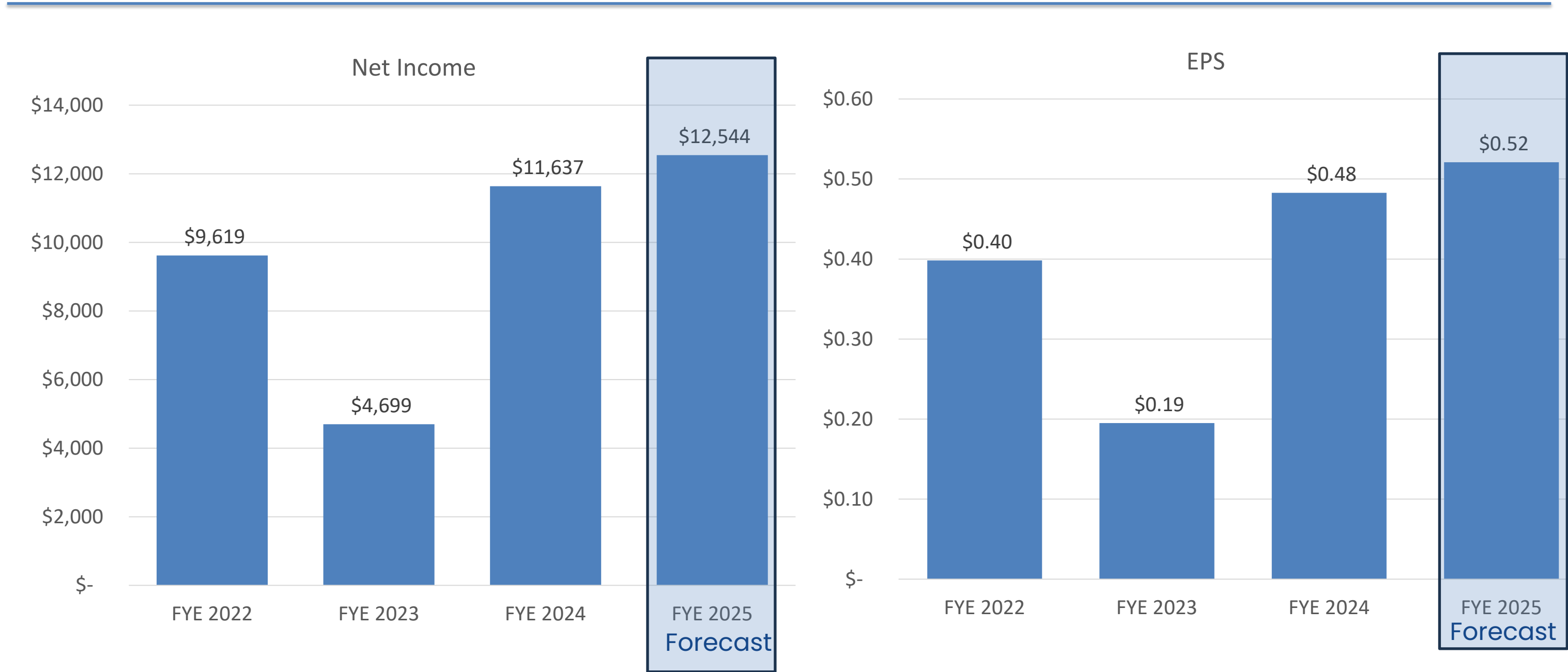
Financial Performance Forecast

2024 marked a record-setting year for Pure Cycle, which we expect to continue into fiscal year 2025, with forecasted revenues of nearly \$31 million, while gross profits at a new high of approximately \$23.8 million. This strong financial performance highlights Pure Cycle’s success in scaling operations and increasing profitability, driven by strategic investments and development activities.



Financial Performance Forecast

FY 2024 demonstrated the power of our investment into Sky Ranch and our water systems. FY 2025 looks to continue those results through the acceleration of lot development at Sky Ranch, and strong water revenues through accelerated tap connection.



COMPANY OUTLOOK



WATER UTILITIES



SHORT TERM OUTLOOK (3–5 YEARS)

- Customer growth to 2,500 accounts consistent tap sales over the remaining phases adding to the recurring customer base
- Annual tap fee increases at 3%

LONG TERM OUTLOOK (SR Buildout)

- Buildout of Sky Ranch 5,000 total residential and commercial connections at Sky Ranch
- Achieving greater operational efficiencies as the segment grows
- Building long-term, recurring revenue streams to enhance shareholder value
- System expansion will serve additional areas (Lowry Ranch, Arapahoe County parcels)

COMPANY OUTLOOK



**LAND
DEV**



SHORT TERM OUTLOOK (3-5 YEARS)

- Steady lot sales over the next 5 years through the completion of Sky Ranch with opportunities expand portfolio
- Increasing lot margins as lot costs are expected to remain consistent through the remainder of Sky Ranch Development
- Most valuable commercial land yet to begin monetizing which will accelerate margins

LONG TERM OUTLOOK (SR Buildout)

- Buildout/ Completion the final phases of the Sky Ranch project
- Expanding development into the Lowry Ranch and surrounding areas approach Pure Cycle's service region
- Bringing online valuable commercial land at Interstate Interchange

COMPANY OUTLOOK



SINGLE FAMILY RENTALS



SHORT TERM OUTLOOK (3–5 YEARS)

- Expansion of segment to over 100 homes in the next 5 years
- Increased efficiencies as segment continues to scale
- Sustained population growth, particularly in suburban areas, will drive continued demand for single-family rentals

LONG TERM OUTLOOK (SR Buildout)

- Expansion of segment to over 200 homes growing a diversified investment portfolio to generate long-term recurring revenue
- Increasing operational efficiencies as the rental segment scales
- Leveraging Colorado's strong economic growth and stable job market to support sustained rental demand and affordability

Phase 1 Recap

Summary

509 Finished lots delivered in 4 years
(000's)

➤ Lot Revenue	\$73
➤ Reimbursables	\$55
➤ Interest	\$10
➤ Non-reimbursables	<u>< \$28 ></u>
➤ Land Total	\$110
➤ Tap Fees	<u>\$30</u>
➤ Total per lot	\$140

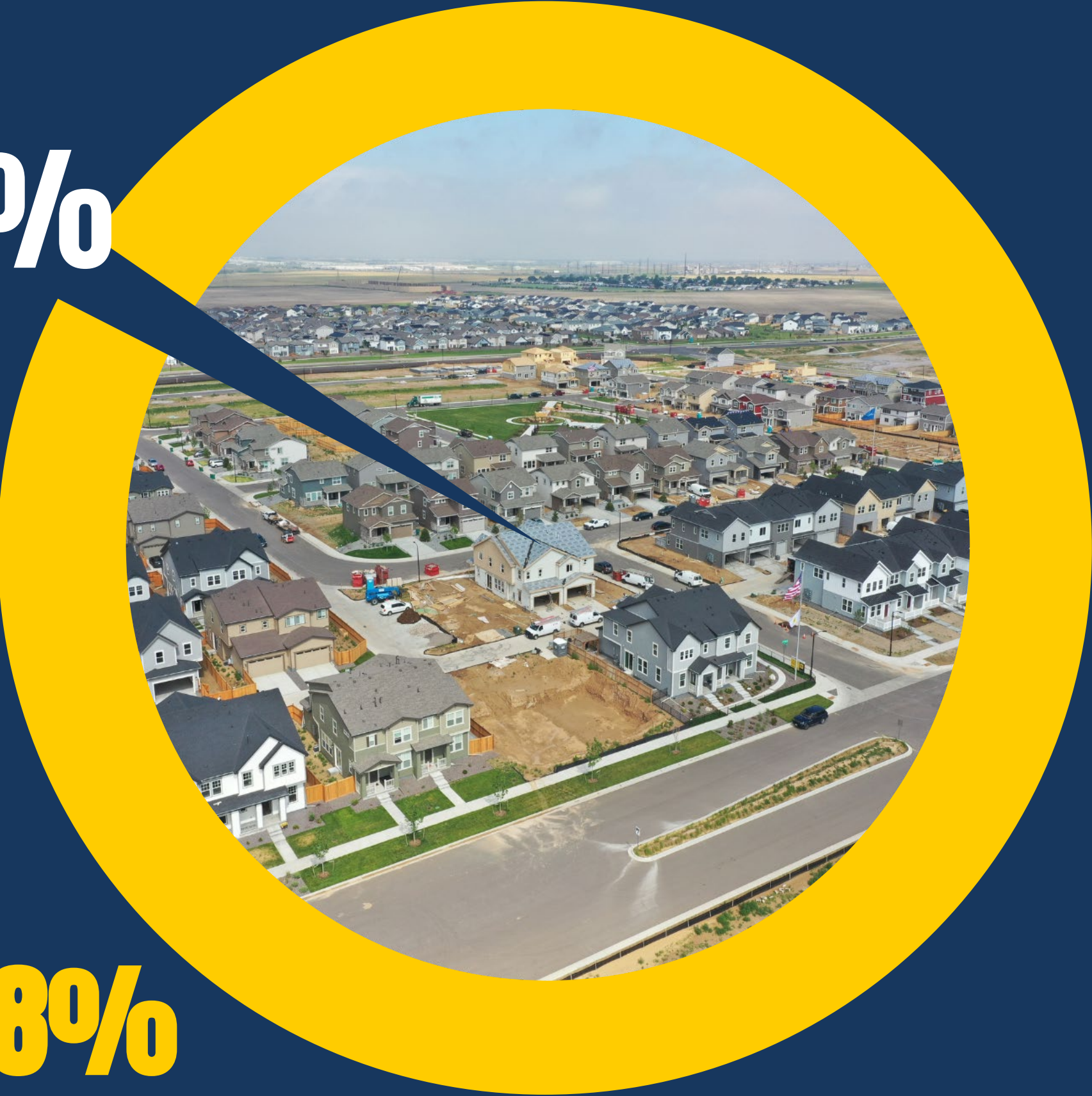


100%

UTILITY

2%

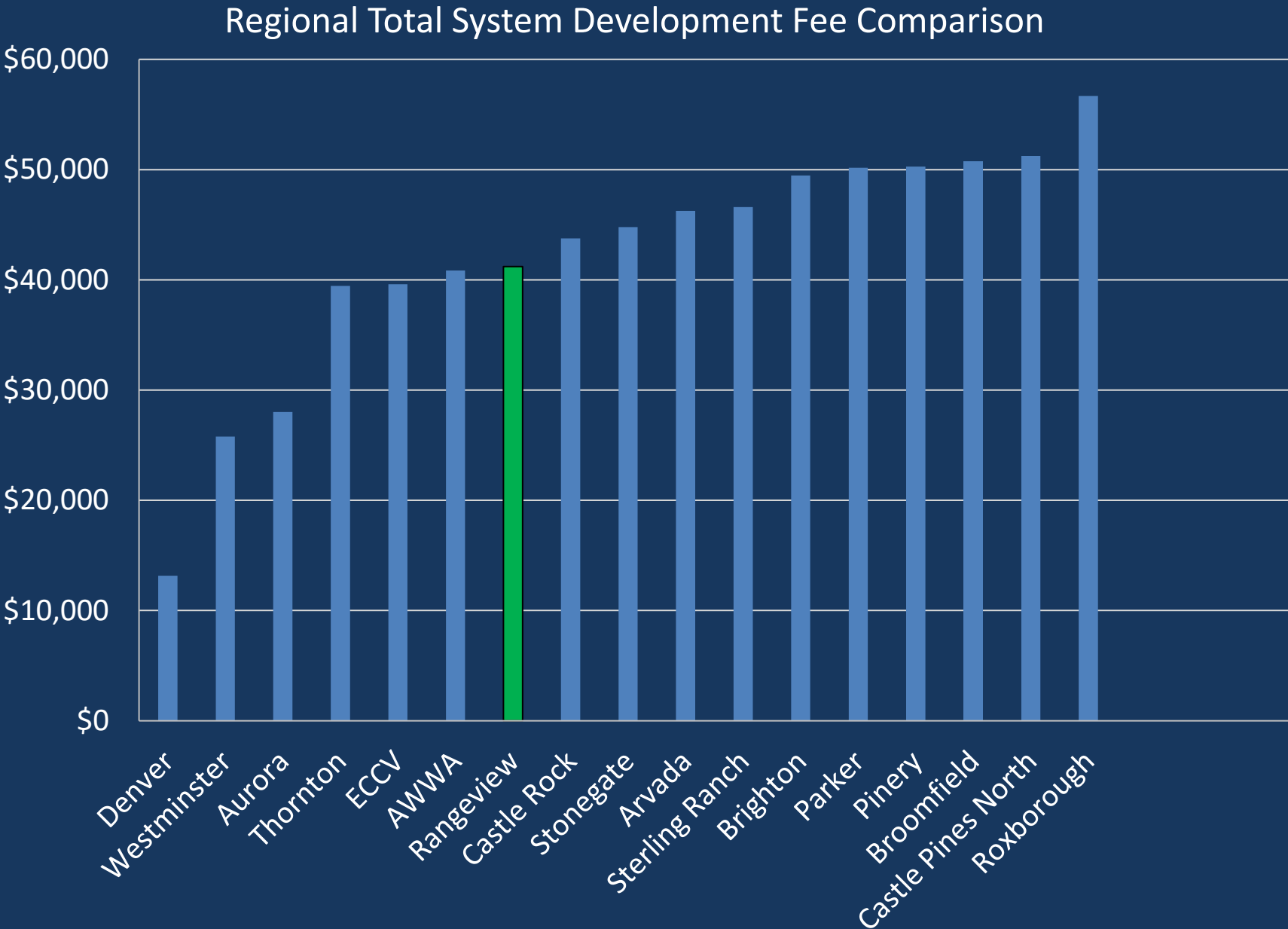
98%



UTILITY CONNECTIONS

1,431 Connections
60,000 available capacity

~\$40K W/WW Tap/ea
~\$1,500/yr



LOTS

Sky Ranch Land Development

18%

82%

918 Lots Completed
4082 Lots Available

Original Lot Price

\$73K

Phase 2(d) Lot Price

\$125K



Phase 2D

Phase 2D Overview



(000's)

➤ Lot Revenue	\$125
➤ Reimbursables	\$ 75
➤ Non-reimbursables	<u>< \$ 25 ></u>
➤ Land Total	\$175
➤ Tap Fees	<u>\$ 40</u>
➤ Total per lot	\$215

RENTALS

Single Family Rentals

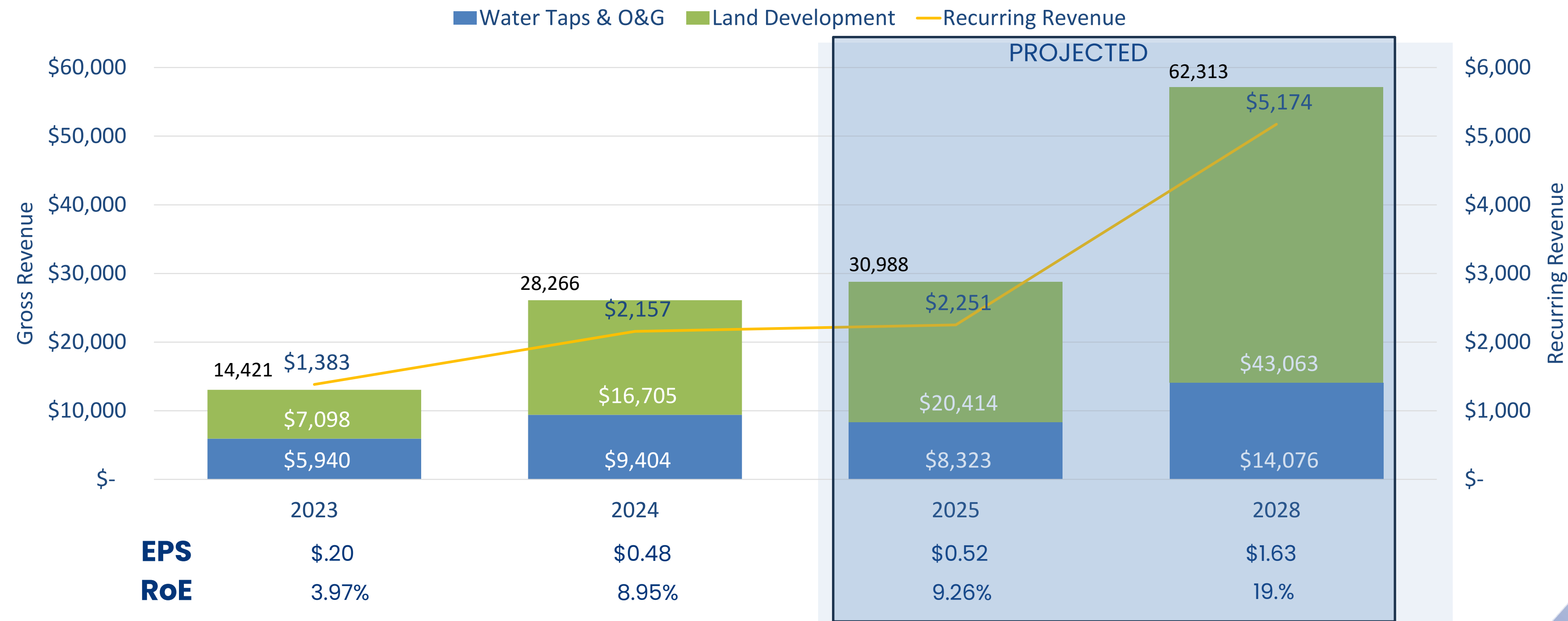
7%

93%

14 Completed
186 Planned

~\$150K Equity/home
\$33,600/Annual Rent

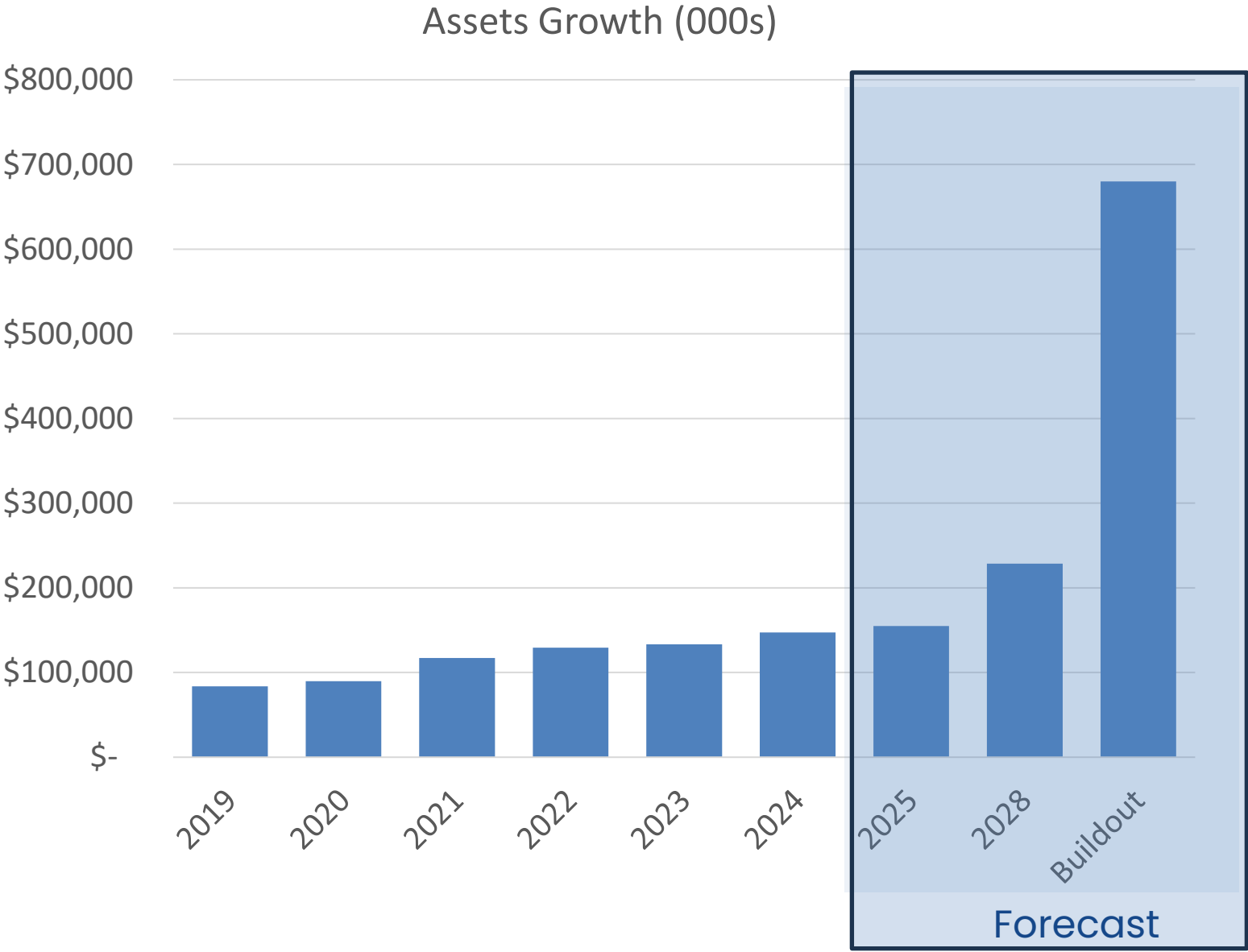
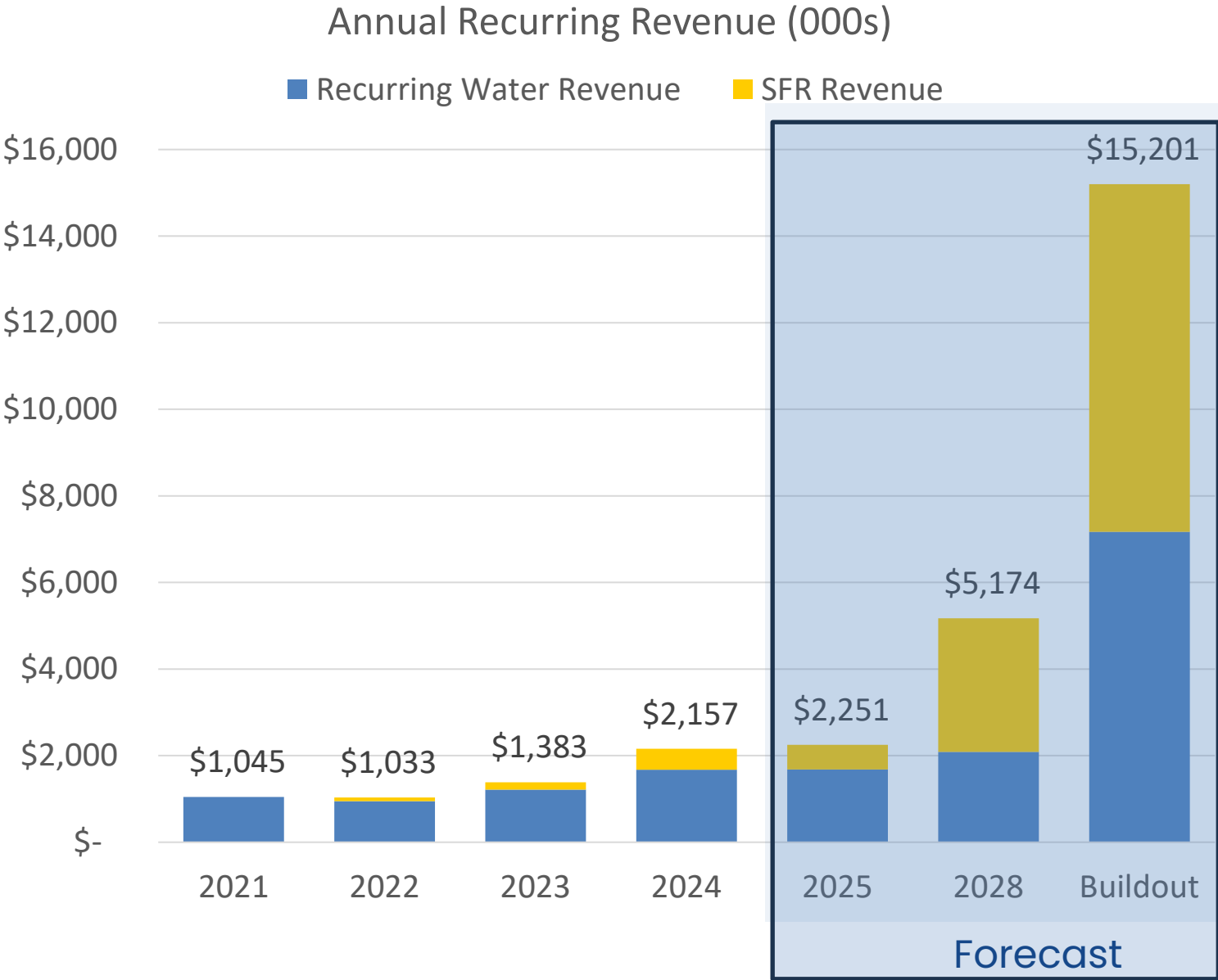
Profitability Trends



The metrics displayed in these graphics are derived from non-GAAP calculations and estimates

Shareholder Value

Pure Cycle has shown consistent growth in both recurring revenue (with contributions from water services and an increasing SFR component) and total assets over recent years, suggesting a strong financial position for continued expansion and growing returns on investments





PURE CYCLE CORPORATION

EV

SUBSEQUENT EVENTS

FIN

Bond Event

PCYO Proceeds - \$10.1m
S&P Investment Grade Rating

NEW ISSUE
BOOK-ENTRY ONLY

2024A SENIOR BONDS INSURED RATING (S&P Global Ratings): "AA"

2024A SENIOR BOND INSURER: Assured Guaranty Inc.

2024A SENIOR BOND UNDERLYING RATING (S&P Global Ratings): "BBB"

2024B SUBORDINATE BONDS: NON-RATED

See "RATINGS"

In the opinion of Greenberg Traurig, LLP, Bond Counsel, assuming the accuracy of certain certifications and continuing compliance with certain covenants, under existing statutes, regulations, rulings and court decisions, interest on the Bonds is excludable from gross income of the owners thereof for federal income tax purposes, and, further, interest on the Bonds is not a tax preference item for purposes of the alternative minimum tax imposed on individuals. In the case of alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 590) of the Code, interest on the Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that under existing statutes, regulations, rulings and court decisions, for any period during which interest on the Bonds is excludable from gross income for federal income tax purposes, interest on the Bonds is excludable from taxable income for purposes of the State of Colorado income tax and State of Colorado alternative minimum tax. See "TAX MATTERS" herein.

SKY RANCH COMMUNITY AUTHORITY BOARD
(ARAPAHOE COUNTY, COLORADO)

\$18,585,000
LIMITED TAX SUPPORTED DISTRICT NO. 1
REFUNDING AND IMPROVEMENT SENIOR BONDS
(TAX-EXEMPT FIXED RATE)
SERIES 2024A

\$3,307,000
LIMITED TAX SUPPORTED DISTRICT NO. 1
SUBORDINATE BONDS
(TAX-EXEMPT FIXED RATE)
SERIES 2024B

Dated: Date of Delivery


Due: As Shown on the Inside Cover

The 2024A Senior Bonds (all capitalized terms are defined herein) are issued as fully registered bonds in denominations of \$5,000 and any integral multiple of \$1,000 in excess thereof, pursuant to the 2024A Senior Indenture. The 2024B Subordinate Bonds are issued as fully registered bonds in denominations of \$500,000 and any integral multiple of \$1,000 in excess thereof, pursuant to the 2024B Subordinate Indenture. Purchases of the Bonds are to be made in book-entry form only through The Depository Trust Company, New York, New York. See Appendix C - Book-Entry Only System. The 2024A Senior Bonds bear interest at the rates set forth on the inside cover hereof, payable semiannually on June 1 and December 1 of each year from available Senior Pledged Revenue, if any, commencing December 1, 2024. The 2024B Subordinate Bonds bear interest at the rate set forth on the inside cover hereof, payable annually on December 15 of each year from available Subordinate Pledged Revenue, if any, commencing December 15, 2024. See "THE 2024A SENIOR BONDS" and "THE 2024B SUBORDINATE BONDS."

The 2024A Senior Bonds constitute special, limited tax supported obligations of the Issuer payable solely from and to the extent of the Senior Pledged Revenue, defined in the 2024A Senior Indenture to mean the following: (a) District No. 1 Senior Required Mill Levy Revenue; (b) Senior Specific Ownership Taxes; and (c) any other legally available amounts that the Issuer may designate, by resolution of the Issuer Board to be paid to the Trustee for deposit in the Senior Bonds Revenue Fund, or otherwise held under the 2024A Senior Indenture and required to be deposited to the Senior Bonds Revenue Fund in accordance with the provisions thereof.

The 2024A Senior Bonds are additionally secured by the Senior Bonds Reserve Fund in the amount of the Series 2024A Reserve Requirement (\$1,220,800), which will be satisfied by the issuance of the 2024A Reserve Policy.

The scheduled payment of principal of and interest on the 2024A Senior Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the 2024A Senior Bonds by ASSURED GUARANTY INC.



The 2024B Subordinate Bonds constitute special, limited tax supported obligations of the Issuer payable solely from and to the extent of the Subordinate Pledged Revenue, defined in the 2024B Subordinate Indenture to mean the following, net of any County costs of collection: (a) District No. 1 Subordinate Required Mill Levy Revenues; (b) Subordinate Specific Ownership Taxes; and (c) all other legally available moneys which the Issuer may designate, by resolution of the Issuer Board to be paid to the Trustee for deposit in the Subordinate Bond Fund or otherwise held under the 2024B Subordinate Indenture.

The 2024B Subordinate Bonds are structured as "cash flow" bonds, meaning that the 2024B Subordinate Indenture contains no scheduled payments of principal on the 2024B Subordinate Bonds other than at maturity. Instead, principal is payable on each December 15 from the available Subordinate Pledged Revenue, if any, pursuant to a special mandatory redemption. Payment of principal of and interest on the 2024B Subordinate Bonds is subordinate to the annual payment of debt service on the 2024A Senior Bonds and any Additional Senior Bonds. According to the Financial Forecast attached hereto as Appendix B, the first payment of principal on the 2024B Subordinate Bonds is forecasted to be made on December 15, 2025. See "RISK FACTORS - Risks Related to the Financial Forecast."

In the event any amounts due and owing on the 2024B Subordinate Bonds remain outstanding after application of all Subordinate Pledged Revenue available therefore on December 15, 2064, the 2024B Subordinate Bonds and the lien of the 2024B Subordinate Indenture shall be deemed discharged.


REPAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS IS SUBJECT TO INVESTMENT RISK. AS SUBORDINATE OBLIGATIONS THAT ARE NOT SECURED BY THE 2024A SENIOR BOND INSURANCE POLICY, REPAYMENT OF THE 2024B SUBORDINATE BONDS IS SUBJECT TO A HIGHER DEGREE OF INVESTMENT RISK. THE BONDS ARE NOT APPROPRIATE FOR ALL INVESTORS. THE 2024B SUBORDINATE BONDS ARE BEING OFFERED AND SOLD ONLY TO "FINANCIAL INSTITUTIONS OR INSTITUTIONAL INVESTORS" AS DEFINED IN SECTION 32-1-103(6.5), COLORADO REVISED STATUTES. EACH INITIAL PURCHASER OF THE 2024B SUBORDINATE BONDS WILL BE REQUIRED TO EXECUTE AN INVESTOR LETTER, A FORM OF WHICH IS ATTACHED HERETO AS APPENDIX I. REPAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE 2024B SUBORDINATE BONDS IN ACCORDANCE WITH THE FINANCIAL FORECAST IS DEPENDENT UPON FUTURE INCREASES IN ASSESSED VALUATION OF THE PROPERTY IN DISTRICT NO. 1, WHICH MAY NOT OCCUR.

Each series of Bonds is subject to redemption prior to maturity at the option of the Issuer as set forth in the Indentures. The 2024A Senior Bonds are also subject to sinking fund redemption and special mandatory redemption under certain circumstances set forth in the 2024A Senior Indenture, and the 2024B Subordinate Bonds are also subject to special mandatory redemption under certain circumstances set forth in the 2024B Subordinate Indenture. See "THE 2024A SENIOR BONDS - Redemption" and "THE 2024B SUBORDINATE BONDS - Redemption."

The 2024A Senior Bonds are being issued for the purpose of: (i) financing the cost of certain Public Improvements and the Refunding Project; (ii) paying the cost of the 2024A Reserve Policy in order to satisfy the Series 2024A Reserve Requirement; and (iii) paying the costs of the 2024A Senior Bond Insurance Policy and the issuance of the 2024A Senior Bonds. The 2024B Subordinate Bonds are being issued for the purpose of: (i) financing the cost of certain Public Improvements; and (ii) paying the costs of issuance of the 2024B Subordinate Bonds. See "USES OF PROCEEDS."

This cover page contains certain information for quick reference only. It is not a summary of the issue. Potential investors should read this entire Limited Offering Memorandum to obtain information essential to making an informed investment decision, and should give particular attention to the section entitled "RISK FACTORS."

The Bonds are offered when, as, and if issued by the Issuer and accepted by the Underwriter subject to the approval of legality of the Bonds by Greenberg Traurig, LLP, Denver, Colorado, Bond Counsel, and the satisfaction of certain other conditions. Sherman & Howard L.L.C., Denver, Colorado, has acted as disclosure counsel to the Issuer in connection with the Limited Offering Memorandum, and Ballard Spahr LLP, Denver, Colorado, has acted as counsel to the Underwriter. MuniCap, Inc., Columbia, Maryland, has served as Financial Advisor to the Issuer in connection with the issuance of the Bonds. Certain legal matters will be passed upon for the Issuer and District No. 1 by their general counsel, McGeady Becher Cortese Williams P.C., Denver, Colorado. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about October 30, 2024.



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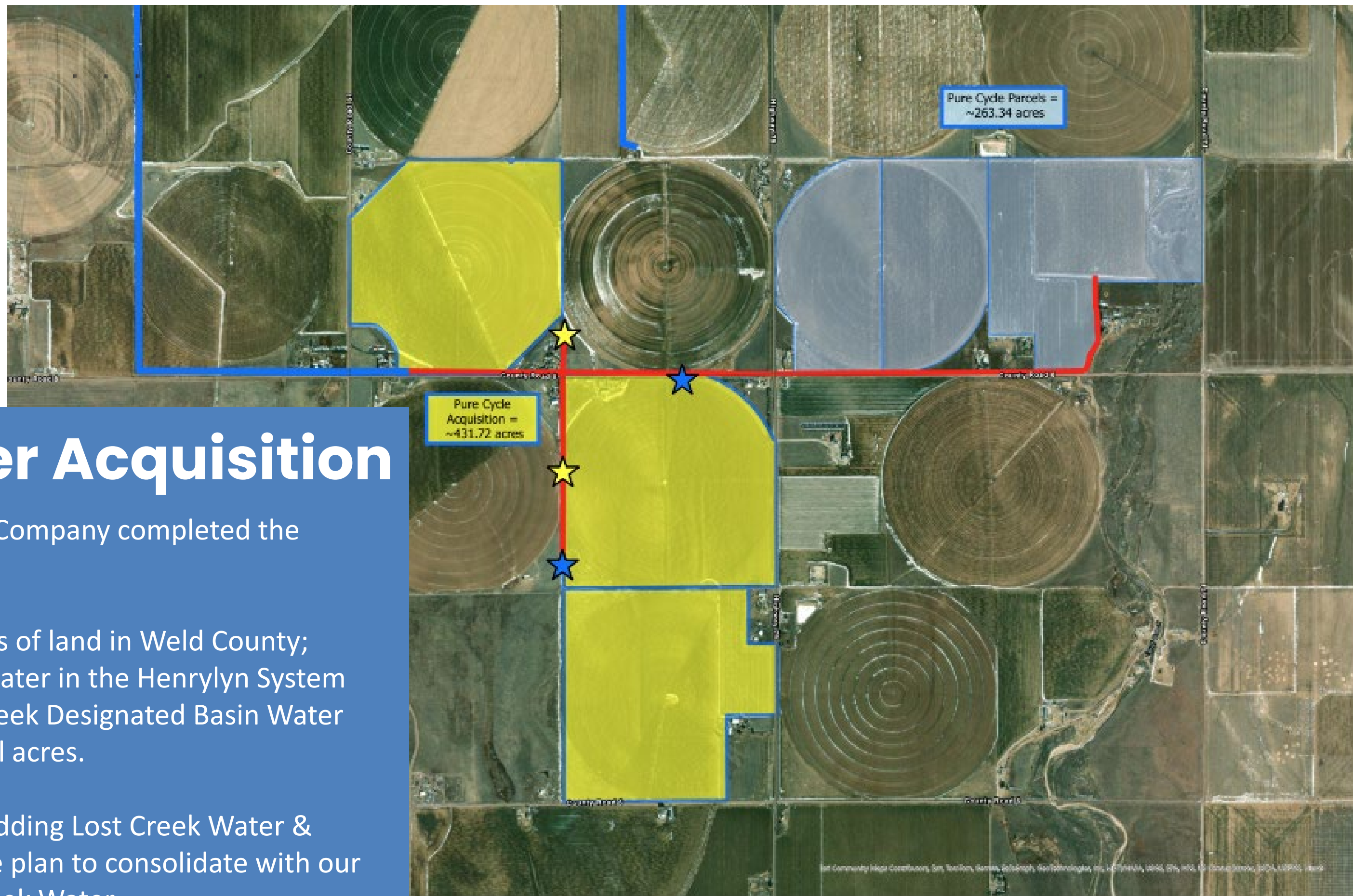
This Limited Offering Memorandum is dated October 22, 2024.

Farm/ Water Acquisition

On October 21, 2024, the Company completed the purchase:

- approximately 432 acres of land in Weld County;
- 378 acre-feet of ditch water in the Henrylyn System
- 300 acre-feet of Lost Creek Designated Basin Water
- Approx. 250 net mineral acres.

Purchase price of \$5.4M adding Lost Creek Water & Henrylyn Supply, which we plan to consolidate with our Lowry Ranch Box Elder Creek Water.



Stock Repurchase Program Update

The Company continues to invest in itself, through its approved stock repurchase program. The program is open-ended and authorizes repurchases of up to an aggregate of 200,000 shares of common stock in the open market. The following table presents the number and average price of shares purchased in each quarter as of November 11, 2024.

Fiscal Period	Total Number of Shares Purchased	Average Price Paid per Share	Maximum Number of Shares that May Yet Be Purchased Under the Plans or Programs
Q1 2024	20,000	\$9.92	180,000
Q2 2024	10,000	\$9.94	170,000
Q3 2024	15,000	\$9.48	155,000
Q4 2024	14,926	\$9.43	140,074
Q1 2025 (to date)	10,000	\$10.73	130,074
Total	69,926	\$9.88	130,074



Earnings Presentation

Q&A



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