

# Pure Cycle Corporation

A water and wastewater service company



REAP Presentation October 9, 2019  
Sky Ranch Update

## “SAFE HARBOR” STATEMENT UNDER THE UNITED STATES PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995

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; 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. All FLS are expressly qualified by these cautionary statements.

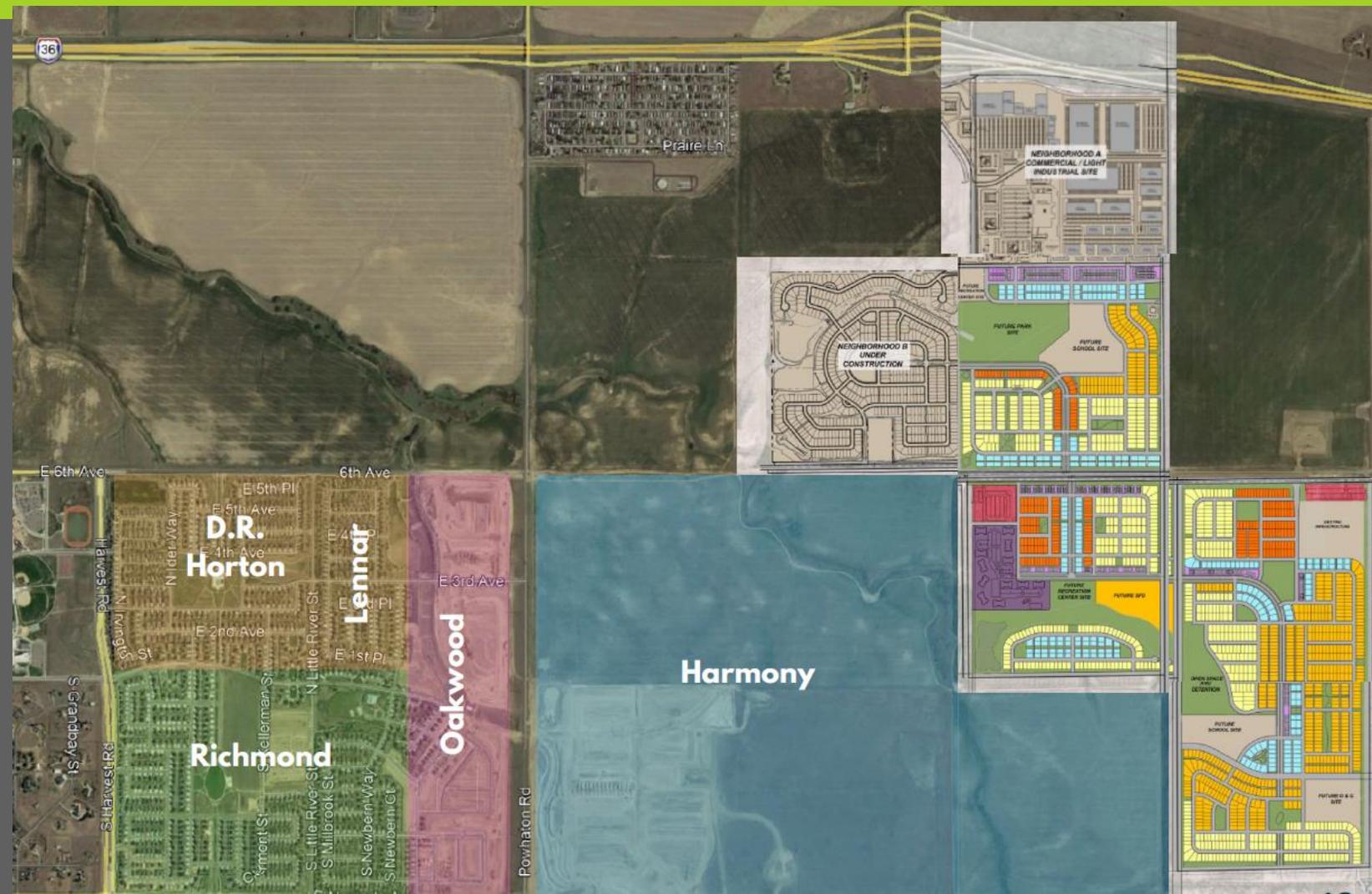


# I-70 CORRIDOR'S NEWEST MASTER PLAN COMMUNITY





# PURE CYCLE CORPORATION MASTER PLANNED COMMUNITY SKY RANCH



931 acres located along the I-70 corridor

- 16 miles East of Downtown Denver, and four miles North of the Lowry Range.
- 4 miles south of DIA.
- Zoned for 3,400 homes and 2.5 million sq. feet of commercial and retail property (total of 5,000 SFE's combined).

# PURE CYCLE CORPORATION MASTER PLANNED COMMUNITY SKY RANCH



**LEGEND**

- 45' X 110' SINGLE-FAMILY 330 LOTS
- 50' X 110' SINGLE-FAMILY 96 LOTS
- 60' X 110' SINGLE-FAMILY 80 LOTS

**TOTAL LOT COUNT = 506**

151 acre Phase 1

- Amending Development Plan to accommodate 506 units.
- Lot configuration

<u>Lots</u>	<u>Size</u>
• 330	45x110;
• 96	50x110;
• 80	60x110
• 506	



**SKY RANCH**  
ARAPAHOE COUNTY, COLORADO

pcs group inc. www.pcsgroupco.com  
#3 independence plaza, B-100  
1001 18th street, denver, co 80265  
1 303 531 4905

### LEGEND

#### Sky Ranch Neighborhood B

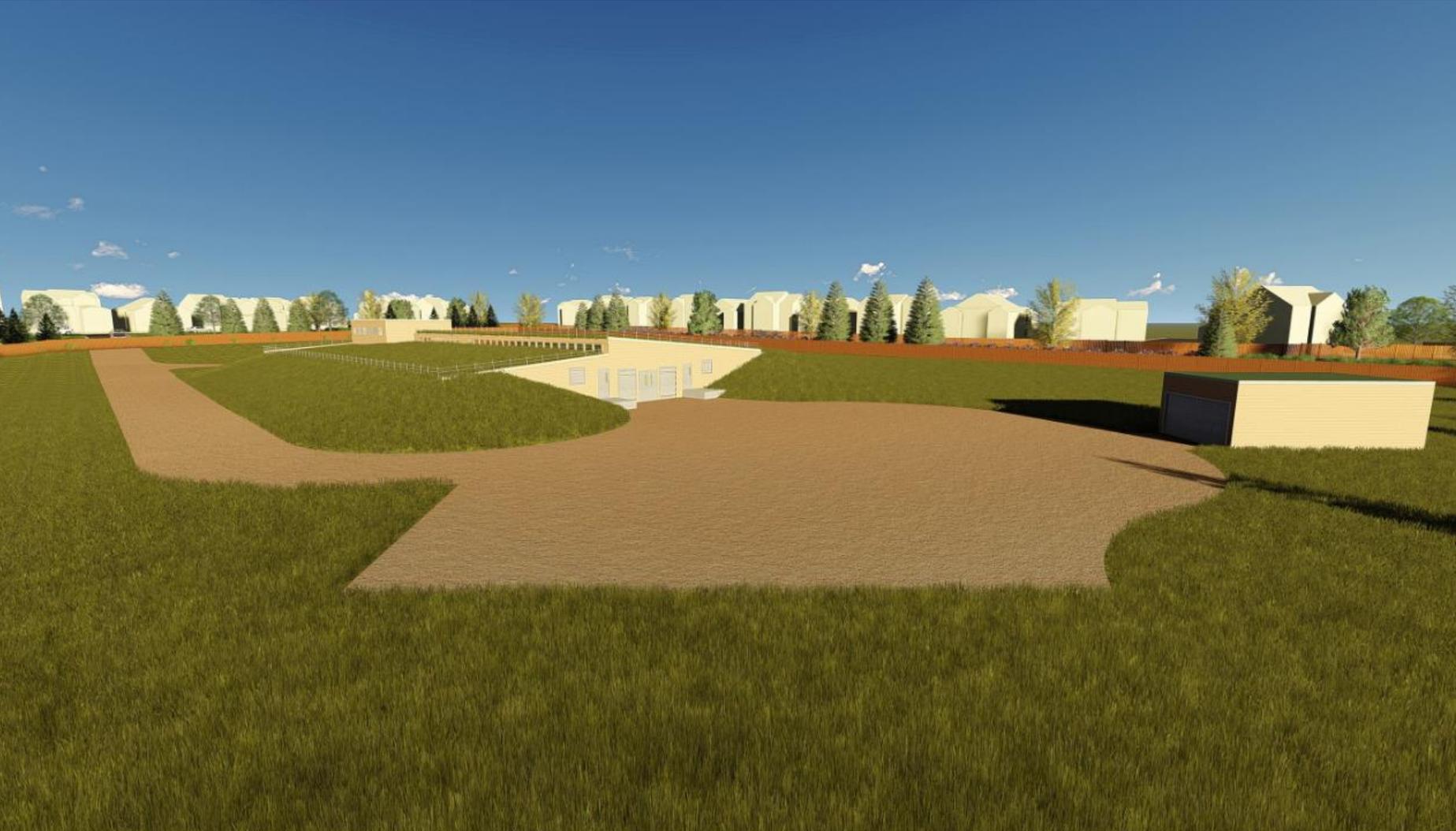
- Wet Utility Completed = 506 Lots, All of Filing 1
  - Richmond = Contracted for 196 Lots of 196
  - Taylor Morrison = Contracted for 98 Lots of 161
  - KB Homes = Contracted for 57 Lots of 149
  - Lots Sold = 372 lots
  - Richmond Taps Sold = 58
  - Taylor Morrison Taps Sold = 41
  - KB Homes Taps Sold = 37
- Taps Sold = 136

# PURE CYCLE CORPORATION MASTER PLANNED COMMUNITY SKY RANCH

## First Phase for Development (151 Acres)

- Sold all 506 lots before breaking ground
- Delivered 372 Finished lots
- Issued 136 Building permits
- Sold 136 Water and Wastewater Taps
- Expect to complete all 506 Lots September 2020.
- Approximately 80 homes under construction

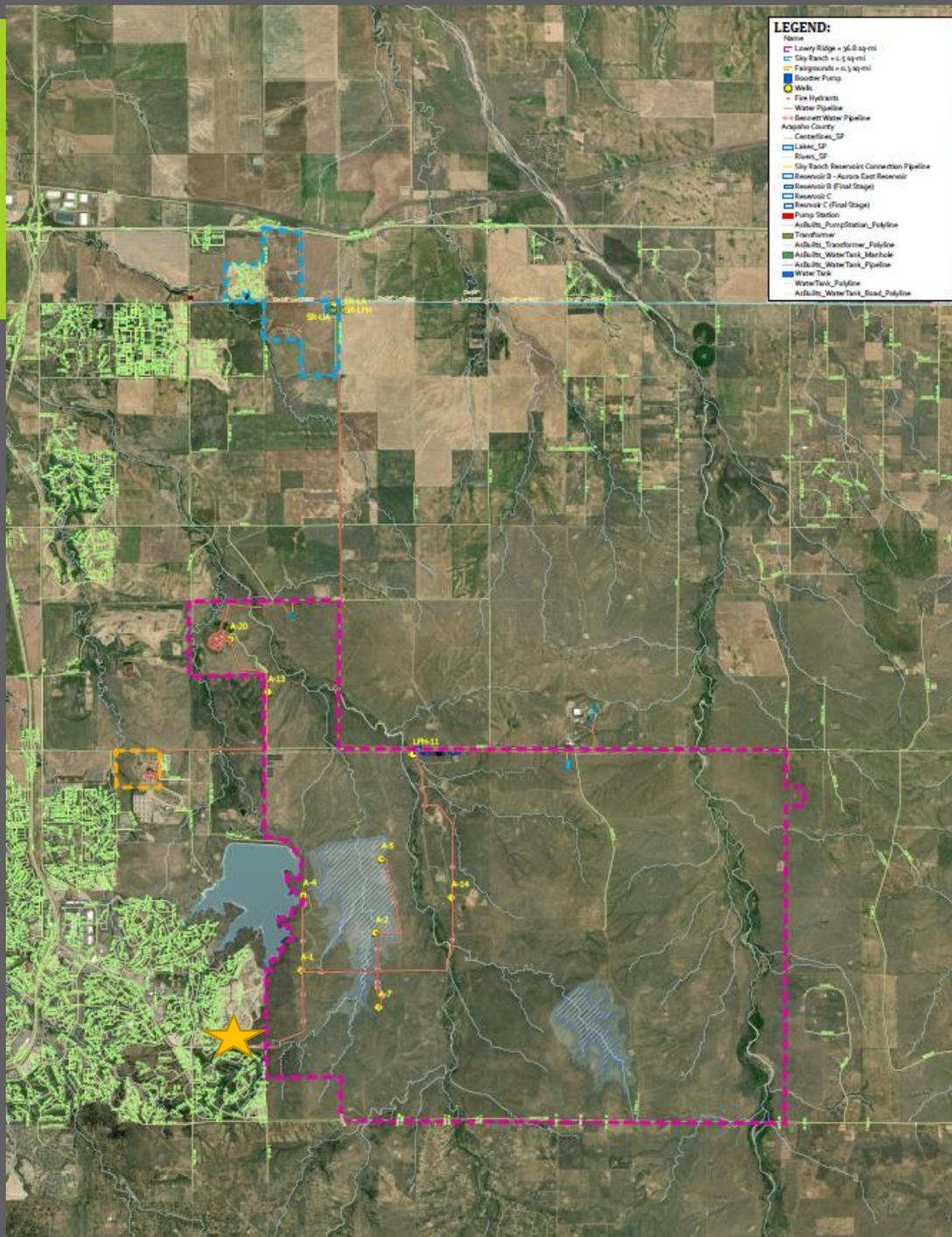
# PURE CYCLE CORPORATION WATER RECLAMATION FACILITY



State of the art Water  
Reclamation Facility

- Completion November 2019
- Capacity 2,000 connections
- 100% reuse (irrigation demands)

# PURE CYCLE CORPORATION TARGETED SERVICE AREA I-70 CORRIDOR ASSETS



Existing pipelines (more than 20 miles)

Lowry Range

Sky Ranch

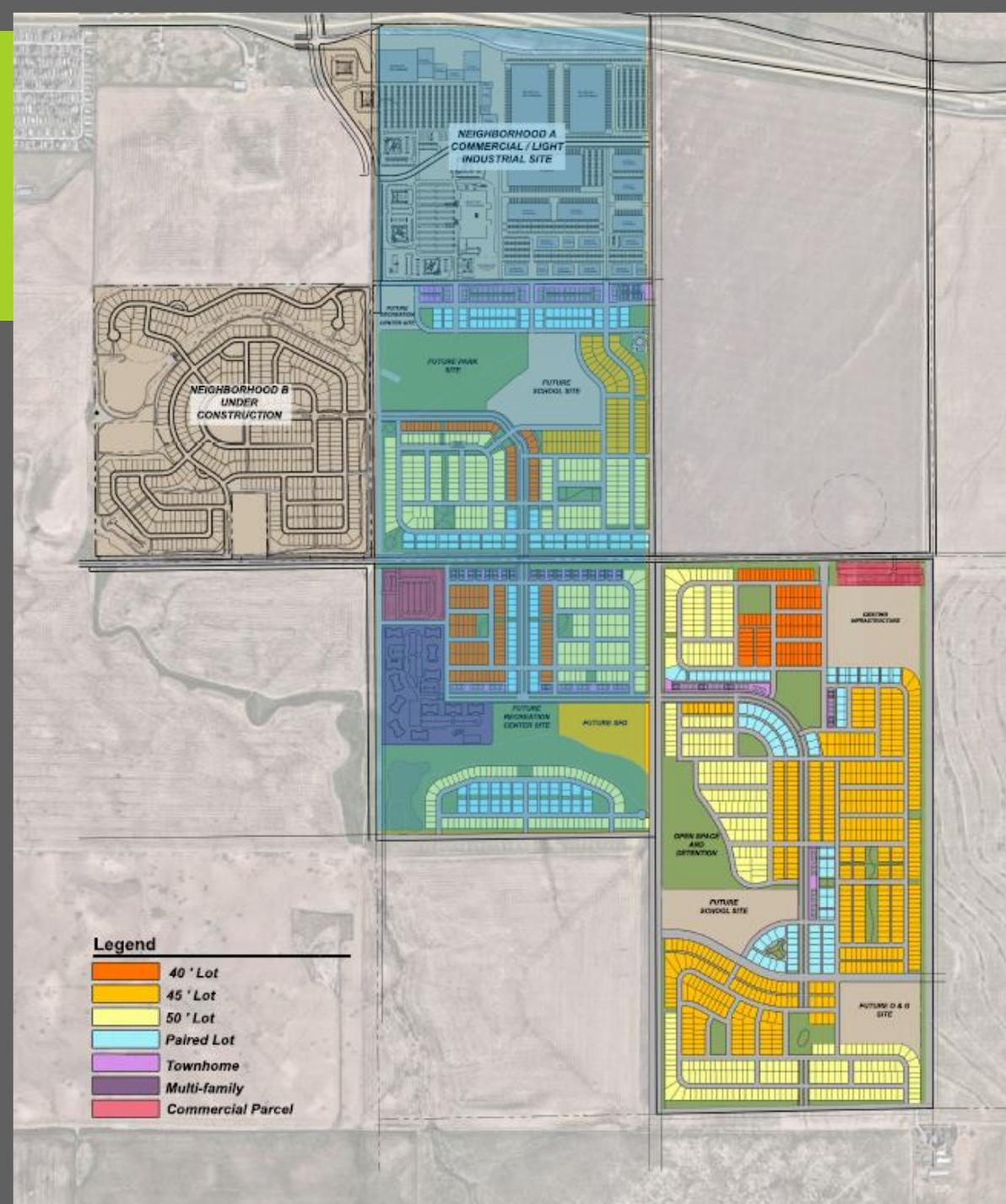
WISE Interconnect

Currently providing more than 1,000 acre feet of domestic and raw water to the Corridor

# PURE CYCLE CORPORATION MASTER PLANNED COMMUNITY SKY RANCH

## Phase 2

- Additional 1,500 residential units
  - Single Family Detached
  - Single Family attached
  - Multi-Family
- 2.5 million square feet of commercial, retail, light industrial
- School Site (K-12)
- Recreational Center, Regional Parks, Open Spaces





# PURE CYCLE CORPORATION - GENERAL INFORMATION

- Phone : (303) 292-3456
- Fax : (303) 292-3475
- Email: [info@purecyclewate.com](mailto:info@purecyclewate.com)
- Website: [www.purecyclewate.com](http://www.purecyclewate.com)
- Address: 34501 E Quincy Ave., Bldg. 34, Box 10,  
Watkins, CO 80137
- Ticker: “PCYO” traded on the NASDAQ Capital Market
- Shares outstanding: 23.7 million

This presentation should be read in conjunction with the Company’s latest SEC filings, which are included on the Company’s website or the SEC’s website at [www.sec.gov](http://www.sec.gov).