



CADIZ CORPORATE OVERVIEW



SAFE HARBOR AGREEMENT

During the course of this presentation, we will make forward-looking statements. Any statement that is not a historical fact is a forward-looking statement. Forward-looking statements refer to expectations, projections or other characterizations of future events or circumstances about Cadiz Inc. (the “Company”), and such statements include, but are not limited to, statements relating to the progress and plans of the water development project, the expected pricing for water supply and water storage services, the expected pricing for agricultural land and products, and necessary permits to construct facilities. Actual results may differ materially from those expressed in these forward-looking statements due to a number of risks and uncertainties, including the factors detailed under the caption “Risk Factors” and elsewhere in the documents we file from time to time with the Securities and Exchange Commission (the “SEC”), including our annual and quarterly reports. We undertake no obligation to update these forward-looking statements, which speak only as of the date of this presentation.

CADIZ, INC.



CORPORATE HIGHLIGHTS

1

California land & water business built over three decades.

2

Ownership and control of the western U.S.'s premier groundwater asset: supply, storage and conveyance.

3

Cumulative investment to date of over \$200M has secured ownership of 45,000 acres of substantially-contiguous land in California with significant underlying water reserves, below-ground storage capacity, and associated developed water infrastructure assets, including wells and pipelines.

4

Vested rights to utilize groundwater for supply, storage and irrigation.

5

Assets concentrated in key Southern California location at intersection of water and utility infrastructure.

6

Water and land price in California continues steep escalation supporting robust asset valuation and growth.

7

Business plan is focused on enhancing value of Company's significant land and water assets via storage, delivery and exchange of water supply together with continued cultivation.

ABOUT CADIZ

Cadiz Inc. is a publicly-traded (NASDAQ: CDZI), California-based natural resources company with significant land and water assets dedicated to delivering sustainable water and agriculture projects.

- **Largest private landowner in California's Mojave Desert:** 45,000 acres. (70 sq. miles) of land with water rights & permitted farming.
- **Contiguous land-holding (35,000 acres)** with water rights in large, closed-basin watershed with no overlying land competition, & excellent water quality to support a variety of uses and massive aquifer capacity.
- **Current wellfield has production capacity of 25,000 acre-feet (AF) per year.** (1 AF = 326,000 gallons) – and 1Million AF of storage capacity.
- **Active and permitted farming for 9,600 acres.** 3,000 acres in production.
- **Ownership of 220-mile water conveyance pipeline** connects supply and storage most of California.
- **Vested right to provide 50K AF/ year (400,000 people annually)** derived from conservation without adverse environmental impacts.
- **Cadiz Water Project was recognized as Top Sustainability- Green Infrastructure Project of 2020.**



Los Angeles Times

[Los Angeles shifts water supplies as drought hammers State Water Project](#)

With the project's supplies now severely limited due to the drought, Southern California's water agencies have begun shifting these precious supplies to areas that need it most, while Los Angeles is taking less from the State Water Project and instead receiving Colorado River water to fill the gaps.

The New York Times

[Small Towns Grow Desperate for Water in California](#)

The drought is revealing for California that perhaps even more than rainfall it is money and infrastructure that dictate who has sufficient water during the state's increasingly frequent dry spells. The drought, and the effects of climate change more generally, have drawn a bold line under the weaknesses of smaller communities with fewer resources.

AP

[West megadrought worsens to driest in at least 1,200 years](#)

The American West's megadrought deepened so much last year that it is now the driest in at least 1,200 years and is a worst-case climate change scenario playing out live, a new study finds. A dramatic drying in 2021 — about as dry as 2002 and one of the driest years ever recorded for the region — pushed the 22-year drought past the previous record-holder for megadroughts in the late 1500s and shows no signs of easing in the near future.

CNN

[The Southwest's Most Important River is Drying Up](#)

Today, this river system supplies 40 million people in seven western states and Mexico, and irrigates more than 5 million acres of farmland on its way into Mexico and the Gulf of California. But a crisis is unfolding, and farmers, scientists, water managers and policy makers across the Southwest are increasingly alarmed. ...But over the last two decades, demand for the river's water has often outstripped its supply.

CALIFORNIA WATER SUPPLY-DEMAND IMBALANCE

California suffers from systemic supply shortages resulting from long term **structural deficiencies**, failing infrastructure and **regulatory limitations**.

New **supply options are limited**, and recurring drought exacerbates challenges.

Disadvantaged communities are disproportionately impacted. More than **1 million people** in over 300 California communities **do not have reliable drinking water due to outdated infrastructure or lack of access to public systems**.



(California's Lake Oroville in 2011 and 2021)

WATER PRICING



Pressure on supply, increasing demand reflected in CA water prices:

WHOLESALE PRICING⁽¹⁾

Water prices paid by Southern California water agencies to acquire imported supplies have increased by 1,000%, or a 5.83% CAGR, since 1978.

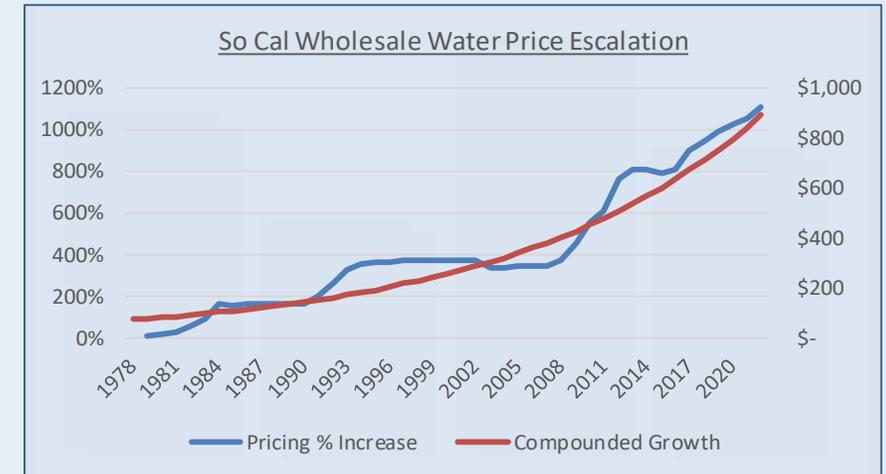
NEW SUPPLY PRICING⁽²⁾

The cost to acquire new supplies is generally higher than wholesale pricing in Southern California. When ranked among other options in a recent report by a regional water wholesaler, Cadiz supply and storage were among the most cost-effective projects.

SPOT MARKET⁽³⁾

California has an active water market, allowing parties to address supply imbalances outside of traditional wholesale/retail arrangements. Between 2010 and 2019, approx. 10 million acre-feet was transferred among participants. In 2022, following a record dry January, spot prices are at seasonal highs and continue to rise.

1. MWD of Southern Californiaater Rates & Charges, Financial Information, www.mwdh2o.com
2. 2018 Orange County Water Reliability Study, MWDOC/CDM Smith Inc.
3. WestWater Research Nasdaq Veles California Water Index (NQH2O).



New Supply	
Cadiz	\$1,276 – 1,652/AF (est.)
Poseidon Desal HB	\$2,200/AF
Carson Recycling	\$1,830/AF (assumes subsidies)
Charles E. Meyer Desal Plant	\$3,125/AF
New Storage	
Semitropic Bank	\$1,500/AF reserve capacity
Cadiz	\$1,500/AF reserve capacity (est.)
Strand Ranch	\$2,000/AF reserve capacity

CALIFORNIA NEEDS WATER STORAGE CAPACITY

To address fundamental change in the precipitation patterns (persistent, record dry-periods), California policy supports aquifer storage over dams / surface storage facilities.



60% Ocean Runoff / Evaporation: The majority of California's annual precipitation runs to the ocean / stream unregulated flows for the benefit of instream uses (fisheries) or is lost to evaporation.



Systemic Shortage: California State Water Project limited to 15% of capacity in 2022, while Colorado River basin is critically dry. Central Valley Project cut to 0% of capacity.



Need for Storage: Changes in long-term precipitation patterns require greater quantities of storage in wet years to normalize supplies over long dry periods. Surface storage is fiercely resisted by conservation organizations. Aquifer storage is viewed as a priority for sustainable management of groundwater.

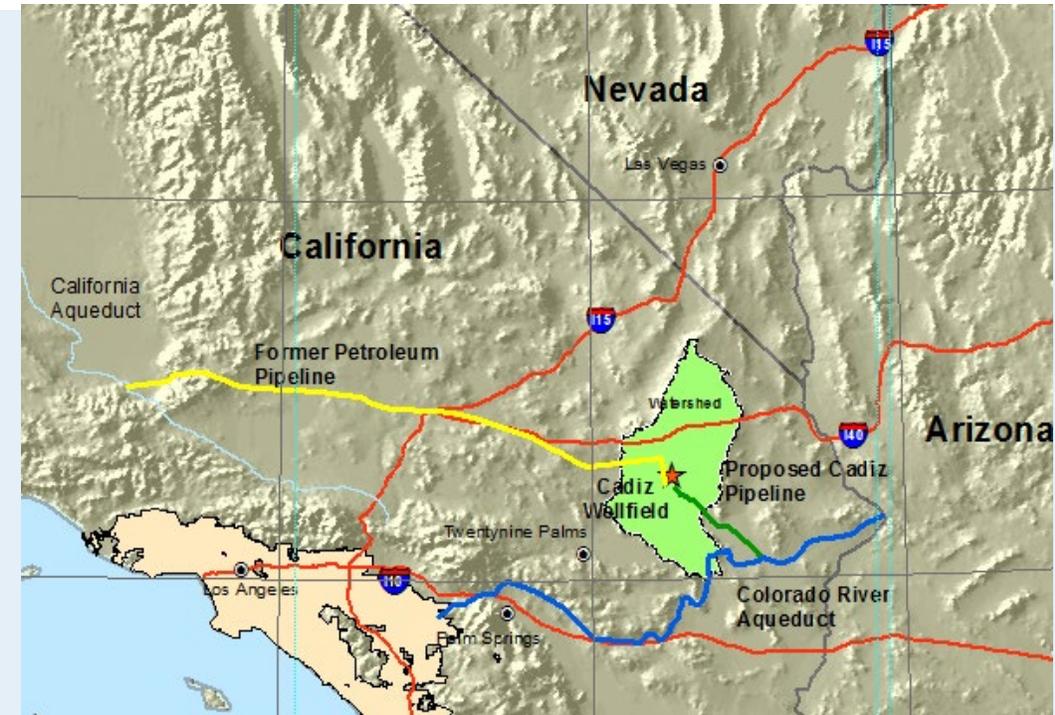


SOLUTIONS

Cadiz will address these challenges by offering long-term sustainable solutions to California communities not served by the status quo.

SIZEABLE PRIVATE WATER SOURCE : CADIZ VALLEY WATERSHED

- 35,000 acres at base of 1,300 square-mile, topographically-diverse watershed in Mojave Desert.
- Groundwater aquifer system with 20+ million AF in storage, federally protected headwaters.
- Snowpack and rainfall in upper elevations recharges system, estimated at 32,500 AF/year.
- Water quality at Cadiz meets drinking water standard, low TDS <330ppb.
- Watershed terminates at saline, dry lake playas where groundwater naturally evaporates at a rate of approximately 35,000 AF/year. (Approximately 9 Billion gallons annually)
- Ongoing sustainable agriculture needs met entirely from groundwater at Cadiz site.



GROUNDWATER STORAGE OPPORTUNITY in CADIZ

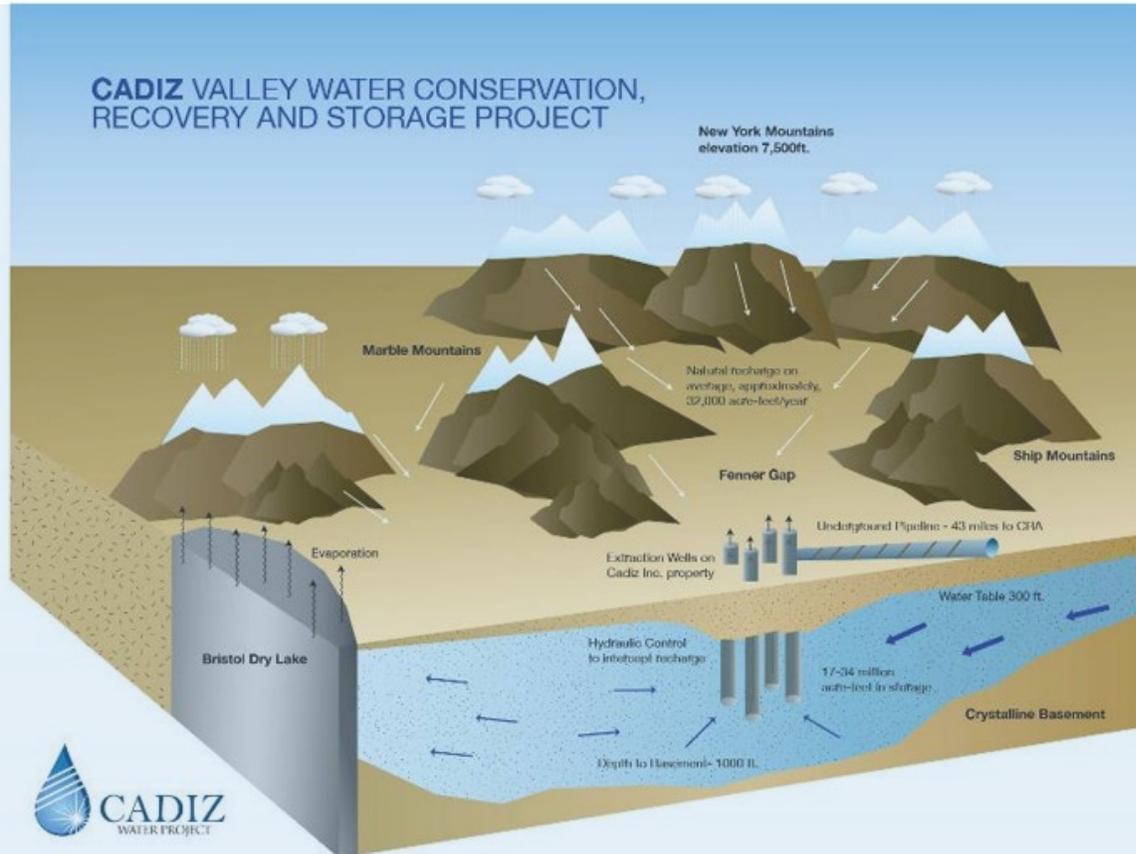
- Cadiz aquifer system includes 1 million acre-feet of storage capacity, similar to Kern Water Bank and Semitropic Water Bank in Central California.
- Cadiz location in proximity to the Colorado River and the State Water Project would allow for storage of multiple sources. Northern & Southern pipelines increase optionality for storage and return. Interconnects multiple State systems.
- Highly porous clays and silts support high infiltration rates, and ease of management and recovery;
- Very low TDS maintains high water quality
- In-lieu storage options also available
- Judicially validated groundwater management plan already in operation maintaining sustainability;
- No overlying land competition (Cadiz only farmer in the area) and protected headwaters.

Costs / Pricing

- Construction costs for groundwater storage are minimal, once conveyance system in place.
- Recharge/Infiltration requires conveyance to the site; Management underground and return of stored water requires wells and conveyance, as well as potential for pumping station and power.
- Existing groundwater banks charge a onetime capacity reservation fee, and annual maintenance fees. Once water is returned, there are delivery fees to recover power. Value of the bank increases with optionality to return water when needed.
- Comps for storage reservation at \$1500/AF.

THE CADIZ WATER PROJECT

The Cadiz Valley Water Conservation, Recovery and Storage Project will manage the groundwater basin to stop the loss of water to evaporation, conserve a sustainable quantity of water for beneficial uses and offer optimal aquifer storage. The Project will make available a new reliable supply of water that can supplement urgent needs in California’s underserved communities and significant below-ground aquifer storage capacity for a variety of California communities.



SUPPLY

- Expand wellfield on Cadiz Ag property to conserve water in transition before it evaporates.
- **Entitled right to pump 2.5 million acre-feet of groundwater** over 50 years (up to 75,000 acre-feet in any year) - **an annual supply for approx. 400,000 people.**
- Deliver water via pipelines connecting to California’s water suppliers and delivery system.

STORAGE

- Total storage capacity of 1 Million AF to store excess imported water during wet years; In-lieu storage capacity of 150,000 AF.
- Utilize supply pipelines to bring water into storage.
- Recharge spreading basins on the surface used to allow water to slowly infiltrate through the soil into the Cadiz aquifer.
- Wellfield utilized to maintain and monitor water in storage.

COURT-VALIDATED ENVIRONMENTAL REVIEW & GW ENTITLEMENT

Cadiz successfully secured Court-validated environmental review and groundwater entitlements that authorize management of the groundwater basin for the conservation of 2.5 million AF of water supply over 50 years for delivery off-property and in-lieu aquifer storage. Imported storage subject to further permitting once storage partners identified.



Sustainable: Environmental review of groundwater management and off property uses completed and further validated by California’s Courts; fully-vested rights, no further legal challenges to environmental review or groundwater entitlements permissible.⁽¹⁾



Science: Extensive hydrological and geological analysis supports project operation. County enforced groundwater management plan includes 100 monitoring features and regular reporting.



Safe: Project will deliver high-quality water that meets all drinking water standards; Project features innovative treatment and monitoring technology.

1). 2012 California Environmental Quality Act (CEQA) Environmental Impact Report (EIR), 2014 Superior Court Rulings, and 2016 Court of Appeal Rulings.

FACILITIES | SOUTHERN PIPELINE

To convey conserved groundwater from the Cadiz wellfield for distribution throughout Southern California communities, Cadiz is approved to construct a conveyance pipeline - the Cadiz "Southern Pipeline."

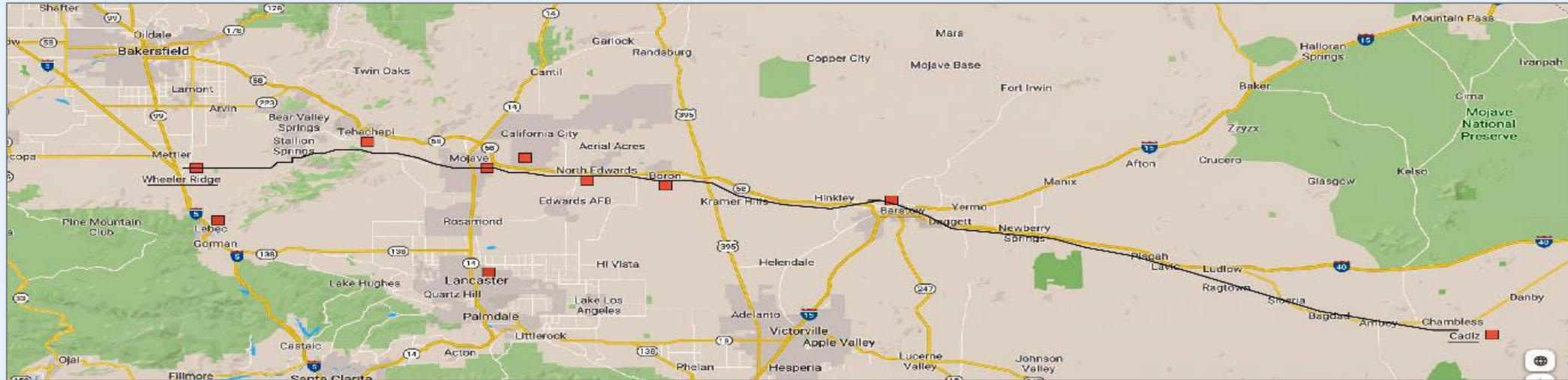
- Single barrel, pressurized steel pipeline with nominal design flow of up to 250 cfs.
- Size between 55" to 84" diameter.
- 43-miles from Cadiz to Rice, CA at Colorado River Aqueduct, owned by Metropolitan Water District of Southern California (MWD).
- Pipeline entirely within the active ARZC Railroad ROW under 99-year lease to Cadiz.
- Federal evaluations confirmed use within scope of ARZC right-of-way in February 2020.

Steps to operation:

- Finalize contracts & water exchange and access agreements with MWD.
- Obtain State Lands Commission finding per Water Code Section 1815.
- Construct the infrastructure elements:
 1. Water treatment facilities, regulating reservoir and railroad benefits.
 2. Build out of booster pumps, power infrastructure, and interconnecting lines.
 3. Steel Pipeline within ARZC Railroad Right of Way.
- Cost for infrastructure improvements depending on diameter of pipeline selected estimated at \$350 -450M (variability primarily based on diameter of final pipe).



CONVEYANCE – NORTHERN PIPELINE



- Cadiz owns 220 miles of existing 30” steel pipeline that extends from Wheeler Ridge in the Central Valley southwest to Cadiz.
- Crosses existing water infrastructure including the LA Aqueduct and the California State Water Project.
- Buried pipeline has high pressure rating (>900 psi); capable of transporting up to 30,000 acre-feet per year of water, including untreated, treated or recycled water supply.
- Pipeline can move water between communities independent of the Cadiz Water Project to increase California’s conveyance options and access to underserved, remote communities.
- Previously used as oil/gas pipeline, then cleaned, filled with nitrogen.
- Engineering studies and feasibility tests confirmed suitability of the pipeline’s ability to convey water.
- All water conveyed through the Northern Pipeline will be in accordance with federal, state laws and local authorities.
- Infrastructure improvements to put pipeline into service for water conveyance estimated at \$100 - \$125M.
- Received permits from US BLM to operate the pipeline to convey water over federal land, currently in litigation.



CADIZ |
 INTERCONNECTED WITH SOUTHERN CALIFORNIA WATER SYSTEM



SUSTAINABLE AGRICULTURE

Cadiz has farmed its desert property - the Cadiz Ranch - for 30 years, sustainably irrigating with underlying groundwater and successfully growing a variety of crops.

THE CADIZ RANCH

Cadiz Valley, site of the Water Project, is currently farmed and irrigated with sustainable, naturally replenishing underlying aquifer.

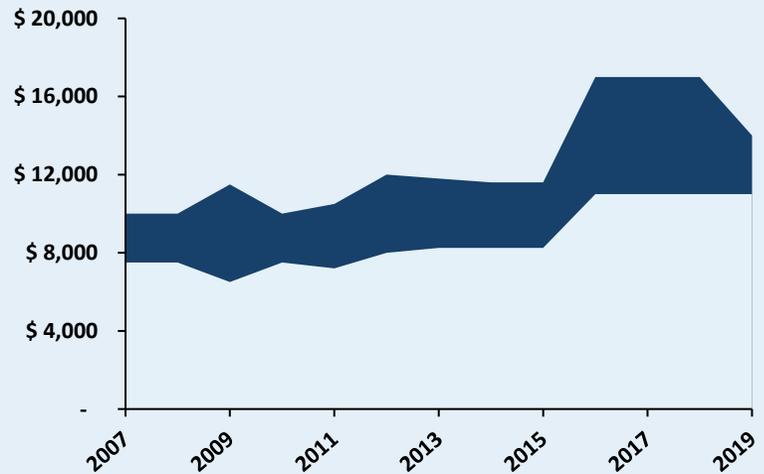
- Largest agricultural operation in SB County.
- Similar climate and crop mix as Imperial, Palo Verde and Coachella Valleys.
- In 1993, County permitted ag development on 9,600 acres, including water rights to irrigate entire acreage. Option to put additional acreage into agricultural use upon further County approval.
- 2,100 acres leased for a variety of crops. 900 acres farmed by Cadiz.
- Active groundwater use for 25+ years, water table at all-time high with NO adverse impacts.
- Current infrastructure includes 9 wells for ongoing operations, capacity to deliver 25,000+ AF/ year.
- Excellent transportation dynamics at intersection of BNSF & AZRC Railroads and crossed by Historic Route 66.
- Labor camp & commissary for 300 laborers, office, equipment facilities
- Airstrip on property.



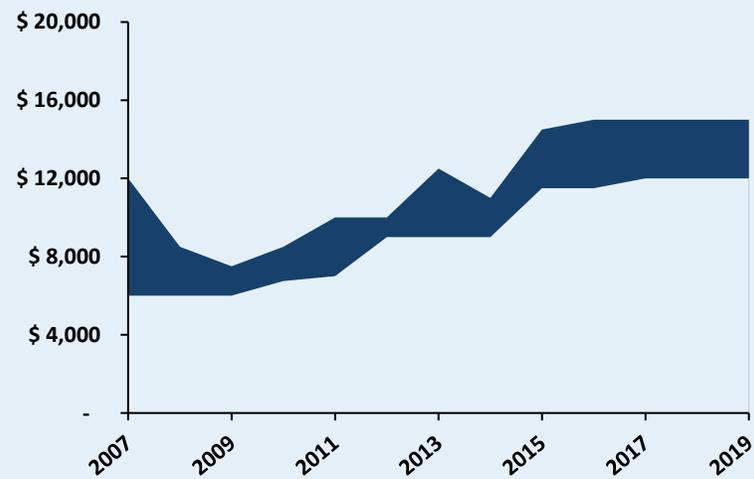
AGRICULTURAL LAND VALUE

- Value of agricultural land assets with water resources continues to appreciate over time.
- Comparable developed land with water rights in Palo Verde and Imperial Valleys sells for approximately \$14,000 per acre for developed farmland.
- Large contiguous parcels can trade at higher values due to desirability for farming without competition.

Palo Verde Valley Land Comps \$ / Acre⁽¹⁾



Imperial Valley Land Comps \$ / Acre⁽²⁾



Source: Ag land prices from the 2020 CalASFMRA Western Ag Professionals Trend Report

1). Field crops land

2). Good adaptability land



VALUABLE CASH FLOWS FROM SUSTAINABLE AGRICULTURE & WATER PROJECTS

Construction and operation of water pipelines are expected to support valuable cash flows from projects:



RECURRING CASHFLOW STREAM

\$50M+ of Projected Annual Cash Flow from Agriculture, Water Delivery, and Storage



SIGNIFICANT VALUE FROM WATER STORAGE

\$1.5B of Additional Cash Flows Projected from the Sale of Water Storage Rights



SUBSTANTIAL ANNUITY VALUE

Projected \$2.0B Net Present Value of Water Delivery, Storage and Agriculture Cash Flows

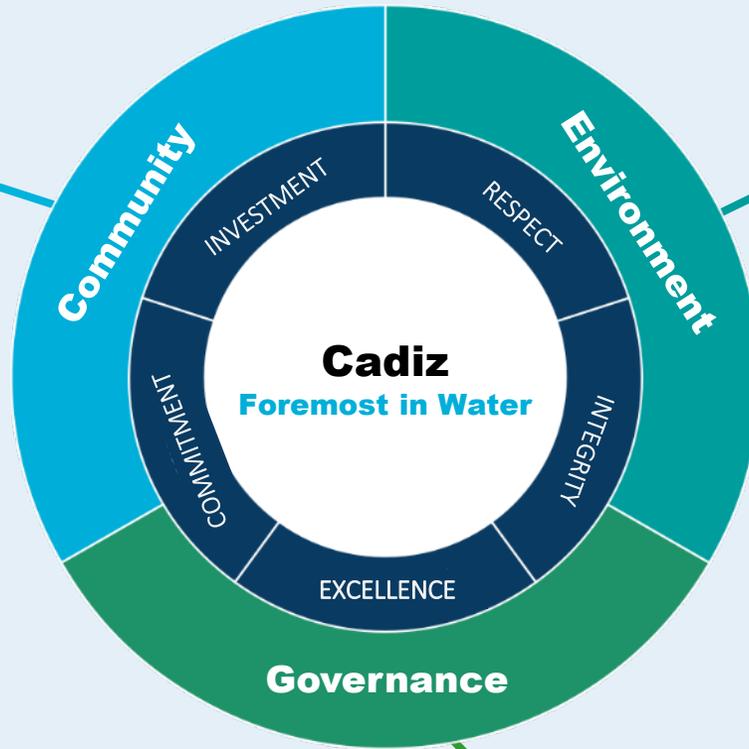


STEWARDSHIP

Cadiz is dedicated to sustainably providing reliable water access and agricultural opportunities for our community and contributing to a sustainable environment well beyond our borders.



- \$1 billion in local economic investment
- 5,900 new jobs during CWP construction
- \$6 million annual revenues to local government
- Water pledged to disadvantaged communities
- Partnerships with Local Community College programs



- Management of clean, reliable water
- Green infrastructure
- Safe water storage & conservation
- Sustainable Ag practices - Drip irrigation, No pesticides, Certified organic, green soil enhancements
- Green waste recycling & composting program in place

- Business Integrity & Ethics
- Independent & Engaged
- Board Oversight
- Transparency & Accountability
- Positive Staff Relations



SUSTAINABILITY MISSION

CORPORATE GOVERNANCE

Cadiz's leadership fosters proper business behavior through strong and sustainable corporate governance and business ethics.

- Active oversight from Board of Directors through the independent directors in the audit, compensation, corporate governance, and nominating committees.
- Cadiz recognized by the California Legislature for its leadership in Board Governance Diversity & Inclusion practices.
- Cadiz's Code of Conduct and Ethics communicates their expectations and guiding principles. In 2020, 100 % of Cadiz's employees signed this code.
- Long-term **stability of leadership** and longevity of staff satisfaction.
- Dedicated to highest level of ethical and legal conduct in all business activities, embodied **culture of do the right thing**.

38% WOMEN ON BOARD

78% INDEPENDENT DIRECTORS

11 YEARS AVERAGE TENURE ON BOARD





CAPITAL STRUCTURE

	AMOUNT	COUPON	MATURITY
Cash (1)	11.0		
Restricted Cash (2)	8.9		
Total Cash	19.9		
Senior Secured Term Loan	50.0	7.00%	July 2024
Total Debt	\$ 50.1		
Long Term Lease Buy Back (3)	\$ 20.0		
Series A Perpetual Preferred Stock	\$ 57.5	8.875%	
Series 1 Convertible Preferred Stock (4)	\$ 0.9		
Common Shares Outstanding (in millions)(5)	43.7		

(1) - Amount as of December 31, 2021 (unaudited)
(2) - Consists of cash to pre-fund quarterly dividend payments on the Series A Preferred Stock through July 2023.
(3) - Estimated optional lease termination buyback of \$12 million plus 10% contractual annual return (accretion from Feb 2016) plus infrastructure improvements.
(4) - 329 shares outstanding convertible into 133,261 shares of common stock with liquidation preference of \$2,734.09 per share.
(5) - Shares outstanding as of December 31, 2021.



CADIZ, INC.

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