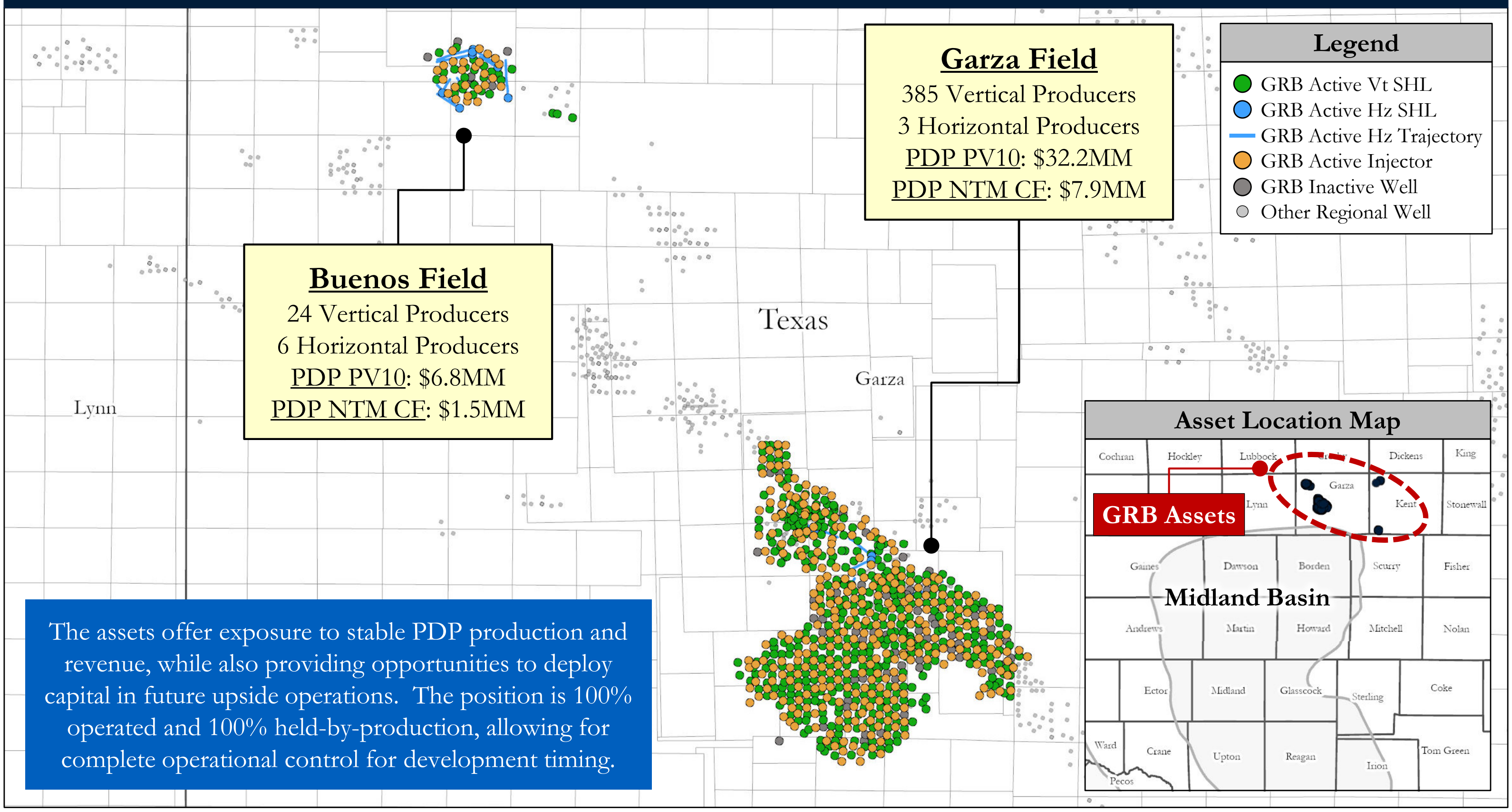
Operated Garza County Opportunity

The George R. Brown Partnership, L.P.

Detring Energy Advisors has been engaged by **The George R. Brown Partnership, L.P. and select partners, collectively ("GRB"),** to market for sale its **100% operated oil & gas assets** currently undergoing **waterflood operations**, located in **Garza & Kent Counties, Texas**, just north of the Midland Basin. The assets offer an attractive opportunity to acquire (i) **~400 producing wells and ~370 injectors (avg. 94% WI)** with net production flowing at **~900 Bopd (100% oil)**; (ii) **$10MM NTM net operating cash flow** on a **low 7% decline**, generating **$38MM PV10 (PDP only)**; and (iii) additional upside prospects via **multiple development strategies** that provide **opportunities to deploy capital** into **low-cost, high-returning development projects** producing a total asset **PV10 of $92MM**.

Location Map | Garza County, Texas[1]



$10MM NTM PDP Cash Flow

~900 Bopd Net Prod. | 100% Oil

- **Single-stream oil production generated from ~390 vertical and ~10 horizontal producers (~370 injectors)**
  - NTM Decline Rate: 7%
  - NTM PDP Cash Flow: $10MM
  - PDP Net Reserves: 3.2 MMBbl
  - PDP PV10: $38MM
- **Stable decline production provides easily predictable cash flow**
- **High cash margins with low lifting costs (~$40/Bbl)**

100% Operated Position

Optionality via Fully HBP'd Footprint

- **Large, consolidated, operated footprint 100% held-by-production**
  - Elevated lease NRI (avg. 82%) generates and amplifies high-margin cash flow
  - 100% HBP leases allow for operational optionality and amenable development timing
- **Properties include waterflood operations and associated facilities in Garza and Kent Counties**

Low-Risk Upside Projects

Behind Pipe, Refracs, Deepenings

- **Low-risk, high-reward upside opportunities exist via three different development strategies:**
  - Behind Pipe: 52 projects
  - Refracs: 370 projects
  - Deepenings: 23 projects
- **Attractive F&D cost of $8.30/Bbl across all upside projects**
- **Total asset proved reserves and PV10 of 6.9 MMBbl and $92MM, respectively**

Note: All metrics based on reserves as of 7/1/2026 and 7/14/2026 NYMEX strip

1. Seven producers in Kent County excluded from map ($1.6MM PV10 & $0.3MM NTM CF).

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DETRING ENERGY ADVISORS

Process Timeline

July 2026						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

- VDR Opens
- Evaluation Period
- Bids Due
- Holidays

GRB anticipates PSA execution by the end of September and closing by the end of October 2026.

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Please contact Melinda Faust to request a confidentiality agreement or to learn more about this opportunity.
Please route all communications through Detring and do not contact GRB directly.