

## 2 (Two) phase PV project

### *Equity Offering, One Pager*

12/02/2021

M.A.C YIOFYRKA LTD with the registration number HE 412775 is a company registered in Cyprus holding all permits needed to construct and operate a two phase photovoltaic project of 2.756 MW at phase one and 4.166+ MW at phase two at Lythrodontas village Cyprus.

**M.A.C YIOFYRKA LTD with the registration number HE 412775 has SOLEY and FULLY mandated via a signed agreement dated 04/12/2020, SOLUTRONIC ENERGY (CY) Ltd with the registration number HE242115 to market, negotiate and sell the above project.**

SOLUTRONIC ENERGY (CY) Ltd with the registration number HE242115 is a licensed renewable energy producer in Cyprus and it is solely represented by its CEO, Mr. Argyris A. Georgiou id. Number 676837

#### **The project:**

The Solar Power Plant will be constructed at Lythrodontas village in Cyprus, on a plot of land with a total area of approx. 84.617 m<sup>2</sup>. The land is leased at market rate to the owners of the project, M.A.C YIOFYRKA LTD for 25+ years. The generated electricity will be sold to an electricity distributor through a long term PPA at an estimated projected average price of approximately €0.08 to € 0.09/KWh.

The project will be constructed in two phases.

- 1) 2.756 MWp phase one immediate construction
- 2) 4.166+ MWp phase two, once the Liberalization of the Energy Market (approx. 2 years)

The project is ready to begin phase one immediately, as all required permits have been granted and preliminary connection costs have already been obtained from The Electricity Authority of Cyprus (EAC)

#### **Phase One – 2.756 MWp - Scheme 2**

- Land Lease agreement - Obtained & Signed
- CERA permit (*Ref.No.E1737*)- Obtained
- Planning permit (*Ref.No. Nsia/02508/2011/A*)- Obtained
- Building permit (*Ref.No.41903*)- Obtained
- Preliminary technical and connection costs (EAC) (*Ref.No.400410801*)– Obtained

- Ministry of Energy Scheme 2 approved catalogue **A** (*Ref.No.75*)

**Phase Two – 4.166+ MWp – Open Market**

- CERA permit – in process
- Land Lease agreement - Obtained & Signed
- Planning permit (*Ref.No. Nsia/02508/2011/A*)- Obtained
- Building permit - submitted
- Preliminary connection costs (EAC) (*Ref.No.400436087*) – Obtained

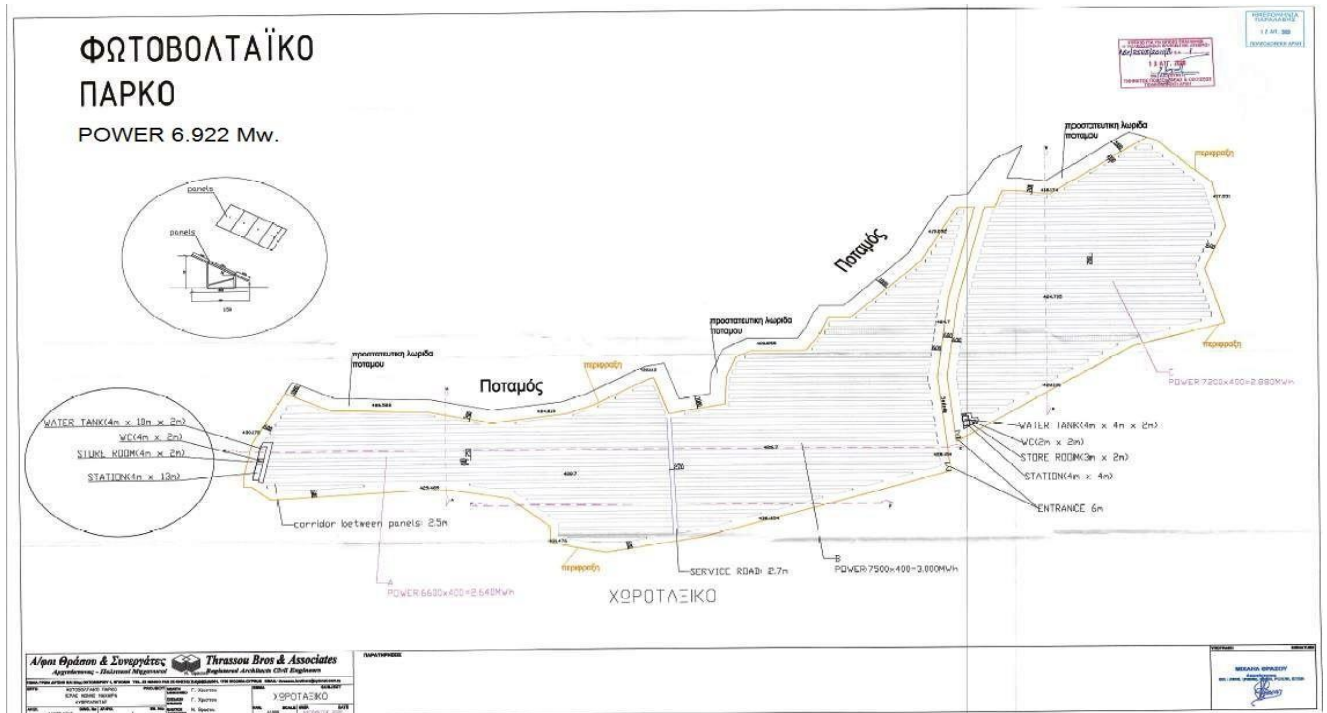
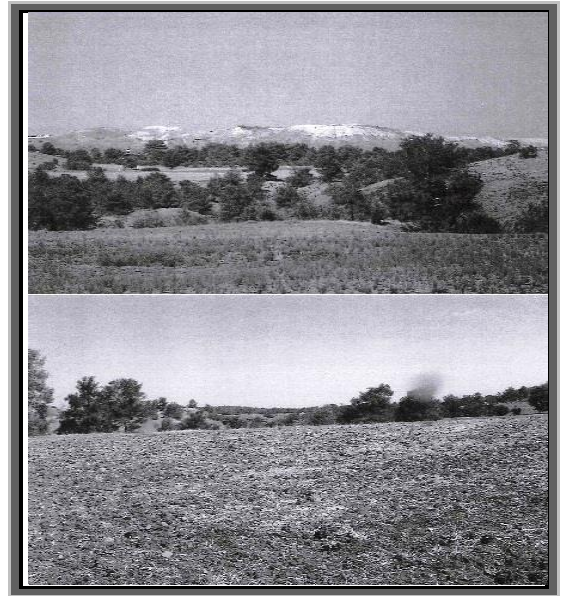
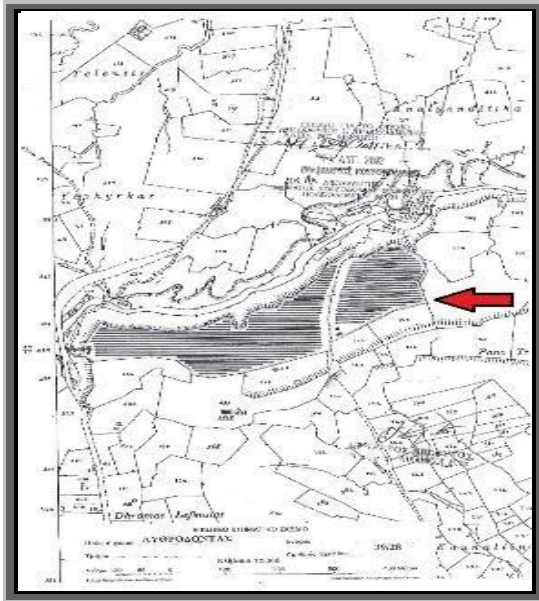
*Note: Phase two will be negotiated prior to the LOI*

**Location**

Lythrodontas Village Cyprus

Plot No: 129

Coordinates 34.971, 33.295



## Phase One\*

<b>SUMMARY OF PROJECT FINANCIAL DATA</b>		
Capacity (in Watts) <i>(Phase One)</i>		2.756.000
Net Annual Irradiation Rate (KWh/KW) <i>(PVGIS Data)</i>		1.900
Production (KWh)		5.236.400
Degradation Rate <i>(Trina Solar Vertex 550w)</i>		0,50%
Off take price per KWh (€)		0,08
Land Size Approx. (m <sup>2</sup> )		84.617
Land Lease p.a. (€) <i>it is imperative that 6 years rent (€180.000) will be paid up front.</i>		30.000
<b>EQUITY ACQUISITION</b>		
Acquisition 100% of equity-phase one <i>similar terms for fase two (2)</i>		830.000
<b>REVENUE</b>		
Per Annum (€) <i>25 Year Average after degradation.</i>		386.000
<b>AMOUNT REQUIRED TO BE INVESTED</b>		
CAPEX		1.500.000
Connection to the Grid <i>(Phase One)</i>		336.000
<b>TOTAL</b>		<b>1.836.000</b>
<b>OPEX</b>		
		<b>19.700</b>
<b>LAND LEASE € p.a.</b> <i>Yearly Land rent to be paid after year six (€30.000.p.a)</i>		<b>30.000</b>

*Note: The above offer is valid for 21 (twenty one working days). Complete due diligence package available.*

 **SOLUTRONIC ENERGY (CY) Ltd**

 **CHRISTOS AND MILITSA TRADING LTD**





THANK YOU