



# Project Solar investment opportunity

A 73.4 MWp portfolio of UK operational solar assets

## Introduction

The portfolio comprises seven operational solar farms with a combined capacity of 73.4 MWp. The projects benefit from stable tariff regimes, with c.90% of the portfolio’s capacity under the Renewable Obligation (RO) scheme, with the remaining c.10% developed as ground mounted Feed-in-Tariff (FiT) projects.

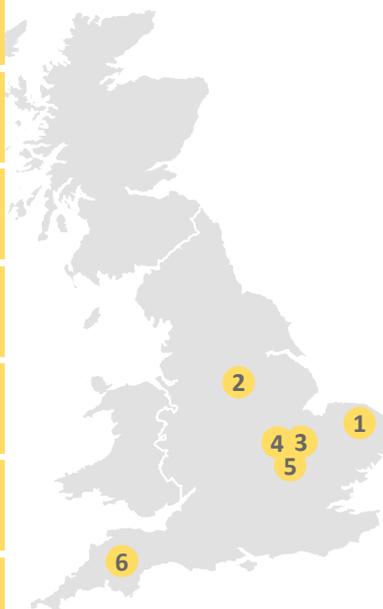
Solar Power Developments Limited (SPDL) and SPD2 Limited (SPD2L) are two holding vehicles and lead investors across all projects. Standard provisions in the shareholding arrangements mean that 100% of the portfolio is for sale.

The combined portfolio presents an opportunity of significant scale, providing a sizeable bolt-on for an existing investor or a rare opportunity for an investor entering the market.

## Asset locations

Seven projects across six sites

- 1** **Coltishall Phase I**  
Capacity: 33.7 MWp  
ROC: 1.4
- 1** **Coltishall Phase II**  
Capacity: 18.3 MWp  
ROC: 1.3
- 2** **Thirty Acres**  
Capacity: 3.7 MWp  
ROC: 1.3
- 3** **Chatteris**  
Capacity: 4.3 MWp  
ROC: 1.3
- 4** **Ramsey Heights**  
Capacity: 5.0 MWp  
FIT: £44.00/MWh
- 5** **Ramsey Airfield**  
Capacity: 5.0 MWp  
ROC: 1.3
- 6** **Margate**  
Capacity: 3.4 MWp  
FIT: £61.60/MWh



## Portfolio highlights

### Sizeable portfolio of young projects with operational track record

- A substantial portfolio which includes the Coltishall Phase I and II sites, together one of the largest solar PV farms in the UK
- All projects successfully commissioned with 6-18 months of track record
- The majority of sites are underpinned by 30 year leases and planning permissions, providing long-term cash yield

### Favourable site locations and strong performance

- The projects are positioned in high irradiation areas within the UK
- Performance to date has been strong with average net energy yield exceeding forecast by c.2%
- 90% of the portfolio is located within a 40 mile radius creating material operational efficiencies

### Long term cash flow visibility and inflation correlated returns

- A high proportion of the revenues are fixed for 20 years under the UK ROC and FiT incentive regimes
- ROC and FiT revenues are indexed by RPI
- The projects benefit from low operational leverage, with an average EBITDA margin of c.80% to 2035

### High quality technology and build

- Leading module and inverter suppliers have been used across all assets
- Construction undertaken by Enerparc across all sites, who have built 1.6GW globally
- Two year post-construction O&M contracts currently provided by Enerparc

### Opportunity to introduce additional value enhancements

- Existing construction debt financing can be repaid at completion, creating a timely opportunity to introduce debt financing in the current low interest rate environment
- Existing short-term PPAs provide flexibility in relation to the future offtake strategy
- Attractive long-term portfolio O&M arrangements are available

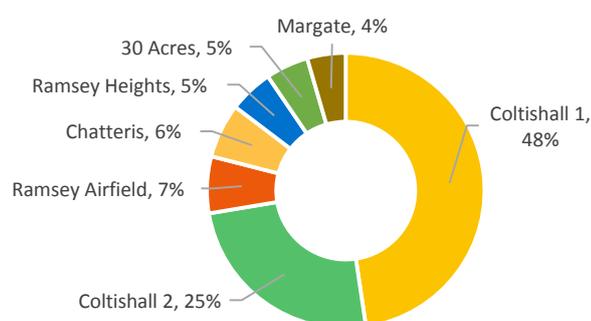
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## Portfolio summary

Name	Regime	Capacity (MWp)	Net energy yield (MWh/MWp)	First generation date	Panel	Inverter
Coltishall Phase I	1.4 ROC	33.7	1,003	Mar 2015	Suntech / Jinko	Advanced Energy
Coltishall Phase II	1.3 ROC	18.3	964	Mar 2016	Gintech 255 and 260	Sungrow
Thirty Acres	1.3 ROC	3.7	949	Mar 2016	C-Sun 260	Sungrow
Chatteris	1.3 ROC	4.3	958	Mar 2016	Risen 255	Sungrow
Ramsey Heights	FiT (£44.00/MWh <sup>(1)</sup> )	5.0	911	Mar 2016	Risen 255	Sungrow
Ramsey Airfield	1.3 ROC	5.0	926	Mar 2016	Risen 255	Sungrow
Margate	FiT (£61.60/MWh <sup>(1)</sup> )	3.4	1,072	Sep 2015	Gintech 255	Sungrow
<b>Total</b>		<b>73.4</b>				

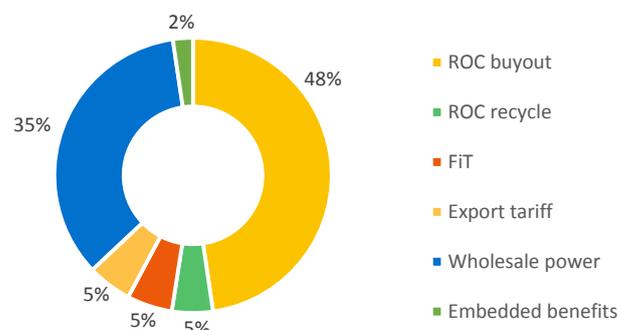
<sup>(1)</sup> Indexed annually from a base date of 1 April 2016

Illustrative portfolio value composition (Dec 2017)



Charts source: Project Solar financial models

Portfolio revenue composition (Jan - Dec 2017)



## Process and contact persons

### Transaction process

PwC are the exclusive financial adviser to SPDL, SPD2L and David Fyffe (co-owner of Coltishall I and II) and will act as the sole contact for all prospective purchasers throughout the disposal process. To register an interest in the sales process please sign and return the non-disclosure agreement to Catriona Coulthurst and Charlie Websper (contact details are provided below).

An information memorandum providing further details of the portfolio, a portfolio model including project-by-project cash flows and a process letter detailing requirements for indicative bids will be provided to interested parties.

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