

CASTRO SOLAR ONE EXECUTIVE SUMMARY

Castro Solar One, a 334 MW_{DC} solar farm to be located in Castro County, Texas, provides a rare investment opportunity by taking advantage of Section 48 of the Inflation Reduction Act of 2022. This provision allows for investment credits from the Department of Energy for up to 70% of solar project costs. Castro Solar One qualifies for a 50% investment credit.

Term	Details
The Project	Phase 1 of this project is Castro Solar One, a 334 MW _{DC} / 223 MW _{AC} solar farm to be located in Castro County, Texas. Phase 2 will add 100MW of storage. Phase 3 will add wind power.
Project Costs	Projected costs of \$342MM. Of this amount, \$332MM is eligible for investment credit through the Inflation Reduction Act.
Project Documentation	All necessary documentation for project to proceed to construction, besides the NEPA Environmental Assessment, has been acquired. This includes the following: permitting, interconnection agreements, environmental site assessment, and land leases.
Date of NTP	4 th Quarter of 2024
Date of COD	4 th Quarter of 2025
Projected Annual Revenues	\$27MM
Projected Yr. 1 Energy Output	656 GWh
Project Investment Tax Credit	\$166MM
Power Purchase Agreement	An agreement has been reached with ENGIE, a utility company based in France, with annual revenue of \$100B. They will pay \$38 per MWh for twelve years.
Debt Financing	90% of project costs will be covered by a low-interest, long-term loan through either the Loan Programs Office of the Department of Energy or the USDA. The loan will last for 30 years at a 4.5% rate.
Acquisition from Developer	Sale price and fees to acquire project: \$22,000,000. Deposit and progress payments have been negotiated.
Ownership Structure	Ownership will be divided as follows: 51% to the Haida Corporation and 49% split between remaining partners (Dhruv Solar LLC and Gryffin Partners). Equity investor gets preferred repayment of capital upon receipt of IRA Credits.
Inflation Reduction Act Investment Credit	Investment credits for solar projects are provided through Section 48 of the Inflation Reduction Act of 2022. This project will benefit from an investment credit of 50% of project costs,

	to be received within 90 days of the commercial operation date of the facility.
Haida Corporation	A U.S. federally chartered tribal corporation wholly owned by the Haida Nation, a U.S. federally recognized Native American tribe, based in Alaska. The Haida Nation is able to provide numerous advantages to this project, such as exemption from federal income tax and access to low-interest federal loans.
OPS Global	OPS Global is based out of the US, but has focused on renewable energy projects worldwide for 18 years. They will develop the project from NTP to COD.
Dhruv Solar LLC	Dhruv Solar LLC is based out of the US. They are investing up to \$30MM equity in this project.
Gryffin Partners	Gryffin Partners is a US-based pre-construction developer of solar projects.
PV Module Supplier	Options are currently being evaluated.
Inverter and BOS Supplier	Options are currently being evaluated.
Engineering, Procurement, and Construction Firm	Previous proposals from SOLV Energy, based out of California, with annual revenues of \$619MM. Other options are currently being evaluated.
Compliance	Baker Tilly US, LLP, a leading accounting firm based out of Chicago, with annual revenue of \$920MM.
Utility Interconnection Agreement	Restudy is required after system design is engineered. Security deposit is due.
Utility System Stability and Facility Studies	Both of these studies have been completed by the utility (Oncor).
New 1.5-mile Transmission Line	The route has been agreed to with Oncor. The project will build the line; connection at 345kV.
Site Control	1513 acres of land has been leased. The term can be automatically renewed for up to 35 years.
Environmental Site Assessment	Assessment has been completed.
Permits	Permitting has been completed.
Property Tax Abatements	Abatements have been approved by the Texas comptroller
Title Work	Title review has been completed.
ALTA Survey	Survey has been completed.