



EMAS BUSINESS CONSULTING

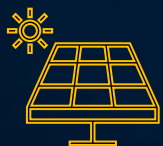
YOUR STRATEGIC PARTNER
IN GREEN ENERGY PROJECTS

PV PARK

Project location:

IP, SĂLAJ COUNTY

Energy for the future, available today.
Sustainable investment, solid returns.



1,1 MWp

INSTALLED CAPACITY



1,26 ha

LAND AREA



~1.306 MWh

ANNUAL PRODUCTION (AC)



~552 t CO₂

ANNUAL EMISSION AVOIDED

A SOLID OPPORTUNITY, READY FOR THE FUTURE

An Integrated project for the production of solar farm energy, designed to generate long-term value in a fully scalable approach.

PROJECT LOCATION

IP, SĂLAJ COUNTY, ROMÂNIA

Strategic site for an reference green energy project



PROJECT OVERVIEW :

The land identified for the PV project is located in IP, SĂLAJ County, in an area with convenient access to energy and road infrastructure.



LOCATION:

IP , Sălaj COUNTY



LAND AREA:

1,26 ha



DESTINATION :

Photovoltaic plant



GRID CONNECTION :

LEA 20 kV SIMLEU - NUSFALAU
– TUSA OHL in-and-out
connection (~1,62 km)



EXCLUSIVE ACCESS

A3 Highway



GRID PROXIMITY

20 kV OHL
SIMLEU - NUSFALAU – TUSA
MINA BAI ZAUAN



FAVORABLE TOPOGRAPHY

Flat, arable land, ideal for a
photovoltaic power plant



LAND STATUS

Extravilan land, available
for energy development



EXCELLENT SOLAR POTENTIAL

High annual solar irradiation

INVEST IN THE FUTURE OF ENERGY

SOLAR POWER PLANT

IP, SĂLAJ COUNTY, ROMÂNIA

A project for the generation of electricity from a solar photovoltaic source, designed to harness the potential of renewable energy and contribute to Romania's energy transition.



CLEAN ENERGY



ATTRACTIVE RETURNS

HIGHLIGHTS PROJECT



INSTALLED CAPACITY
1,1 MWp



LAND AREA
1,26 ha



ANNUAL PRODUCTION
~1.306 MWh



ANNUAL EMISSIONS AVOIDED
~552 t CO₂

ESTIMATED ANNUAL REVENUES



■ PV
~ € 105.493

FINANCIAL PERFORMANCE



IRR (Project)
~13%



Simple Payback
~6 years



Discounted Payback
~7 years

TOTAL CAPEX INVESTMENT



~ € 548.290

PV + grid connection
EPC + contingency

REVENUE STRUCTURE – MULTIPLE VALUE STREAMS



BALANCING MARKET
800 ÷ 1000 €/MWh
(Servicii de echilibrare)



DAM ARBITRAGE
~ 100 €/MWh
(Arbitraj ziua urmatoare)



IDM ARBITRAGE
~ 200 €/MWh
(Piata intrazilnica)



PPA/BILATERAL
€ 65 - € 85 /MWh
(intraday trading)

TRANSACTION PROCESS



NDA



DETAILED
INFORMATION



DUE
DILIGENCE



INDICATIVE
OFFERS



SPA &
CLOSING

A SOLID OPPORTUNITY, BUILT FOR THE FUTURE

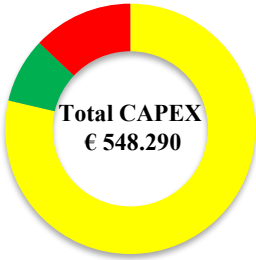
High-quality assets, attractive returns and strong growth potential in a market with long-term expansion.



1. PROJECT ASSUMPTION

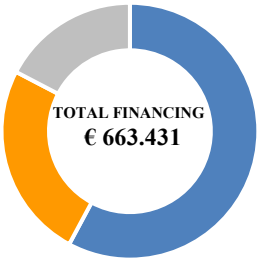
Project name	PV PARK IP, Sălaj
Installed power	1,1 MWp
Annual AC production	1.212 MWh/MWp/year
PV annual degradation	0,5% p.a.
Energy sales price (base)	70€/MWh
Balancing market price	350€/MWh
DAM market price	90€/MWh
IDM market price	120€/MWh
Inflație	3% p.a.

2. PROJECT COSTS (CAPEX)



PV Module	400.000 €/MWp
PV power plant (78,64%)	431.200 €
Customer connection works (8,39%)	46.025 €
Other costs (cable route, grid reinforcements) (12,96%)	71.065 €

3. CAPITAL STRUCTURE



Bank loan	383.803 € (70%)
Equity	164.487 € (30%)
VAT credit line (21% of CAPEX hard cost)	115.141 €

4. FINANCING ASSUMPTION

Equity	164.487 €	30%
Bank loan	383.803 €	70%
Împrumut (LTV)	70%	
VAT credit line (21% of CAPEX)	115.141 €	
Loan interest rate	2,68%	
Debt margin	4,00%	
Loan maturity	10 years	
Grace period	12 months	
Loan term	108 months	
Cost of equity	30%	
Interest rate	7,20%	
Profit rate	16%	
WACC	8,60%	

5. KEY FINANCIAL INDICATORS



VAN (NPV)
148.652 €



Payback period
6 years



IRR Project
13%



Discounted payback period
7 years



IRR Equity
21%



LCOE
0,031 €/kWh

6. FINANCIAL SUMMARY

Annual revenue (Year 1)	105.493 €
Cumulative revenue (20 years)	2,11 mil. €
Annual operational costs	14.500 €
Net present value (NPV)	148.652 €
IRR Project	13 %
IRR Equity	21 %
Payback period	6 years
Inverter replacement (Year 12)	55.879 €
Estimated CO ₂ emissions avoided	~552 t/year



STABLE
PROJECT



PREDICTABLE
REVENUES



REDUCED RISKS



ATTRACTIVE
PROFITABILITY



ADDITIONAL
INVESTMENT



+40 731.454.545

office@emas-energy.com

www.emas-energy.com

EMAS BUSINESS CONSULTING S.R.L.

3–5 Piața Presei Libere, 9th Floor, City Gate, South Tower, District 1, Bucharest, Romania

VAT No.: RO33422940; Trade Register No.: J2014008825408