



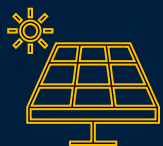
EMAS BUSINESS CONSULTING

PV PARK + BESS

Project location :

CORBU, OLT COUNTY

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



43 MWp

INSTALLED CAPACITY



179 MWh

STORAGE CAPACITY



47 ha

LAND AREA



~60.181 MWh

ANNUAL PRODUCTION (AC)



~24.071 t CO₂

ANNUAL EMISSION AVOIDED

**A SOLID OPPORTUNITY,
READY FOR THE FUTURE**

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

📍 Bucharest, District 1, Piata Presei Libere, No. 3-5 ☎ +40.759.046 529

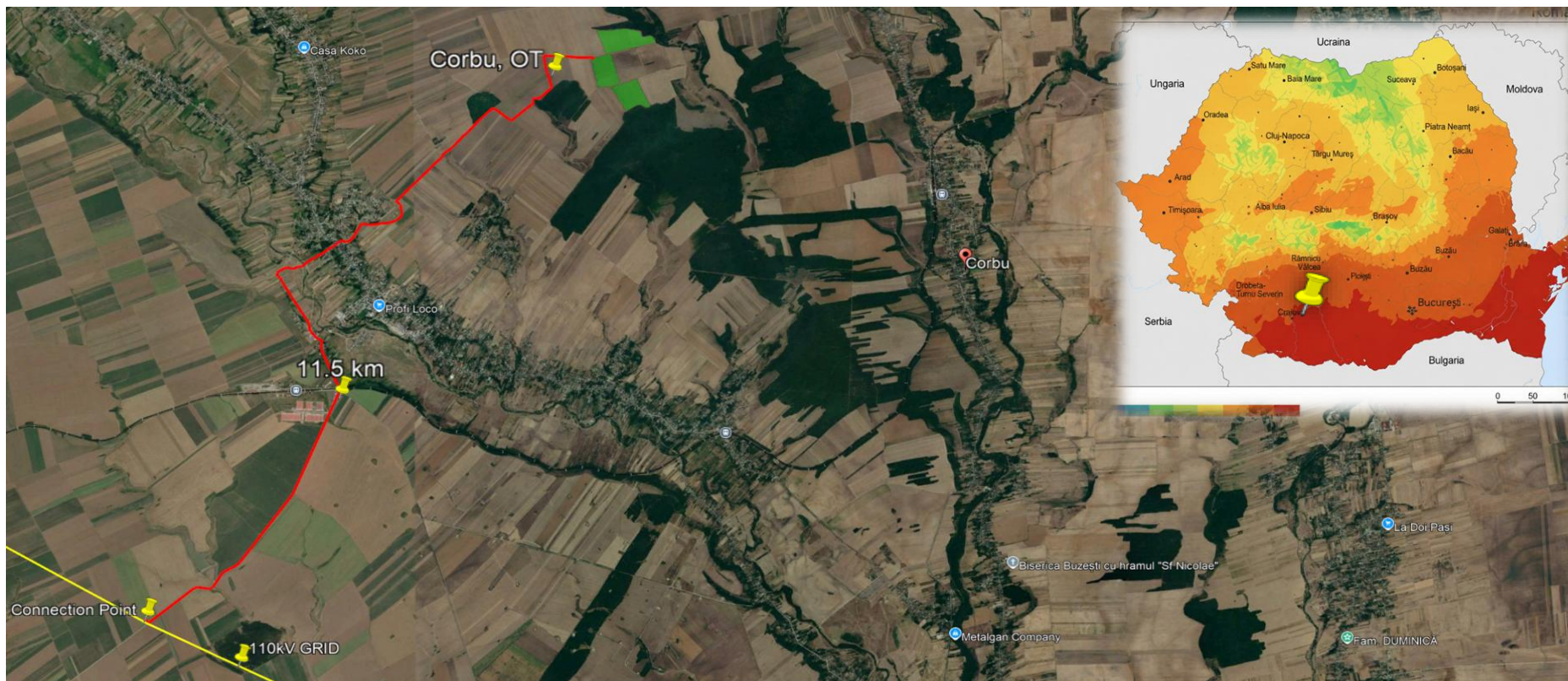
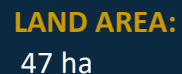
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🌐 www.emas-energy.com

YOUR STRATEGIC PARTNER
IN GREEN ENERGY PROJECTS



The land identified for the PV & BESS project is located in Corbu, OLT County, in an area with convenient access to energy and road infrastructure.



County Road
DJ703 31-1



Icoana Electrical Substation 110/20kV



Flat, arable land, ideal for a photovoltaic power plant



Extravilan land, available
for energy development



High annual solar irradiation

INVEST IN THE FUTURE OF ENERGY

SOLAR PARK + BATTERY ENERGY STORAGE SYSTEM (BESS)

CORBU, OLT COUNTY

An integrated renewable energy project that combines solar power generation with intelligent energy storage to maximize value and support Romania's energy transition.



CLEAN ENERGY



SMART STORAGE



ATTRACTIVE RETURNS



HIGHLIGHTS PROJECT

INSTALLED CAPACITY
43 MWp



STORAGE CAPACITY
179 MWh / 4h



LAND AREA
47 ha



AVERAGE ANNUAL CYCLES
2 cycles / day



CHARGING PRICE RANGE
0 ÷ 60 €/MWh



ANNUAL EMISSIONS AVOIDED
~24.071 t CO₂

ESTIMATED ANNUAL REVENUES



■ PV
~ € 2,53 mil.
■ BESS
~ € 10,12 mil.

(Combined scenario)

FINANCIAL PERFORMANCE



IRR (Project)
~15%



Simple Payback
~5 years



Discounted Payback
~6 years

TOTAL CAPEX INVESTMENT



~ € 48,14
million

PV + BESS + grid connection
EPC + contingency

BESS REVENUE STRUCTURE – MULTIPLE VALUE STREAMS



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



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



IDM ARBITRAGE
~ 200 €/MWh
(intraday trading)

TRANSACTION PROCESS



NDA



DETAILED
INFORMATION



DUE
DILIGENCE



INDICATIVE
OFFERS



SPA &
CLOSING

A SOLID OPPORTUNITY, BUILT FOR THE FUTURE

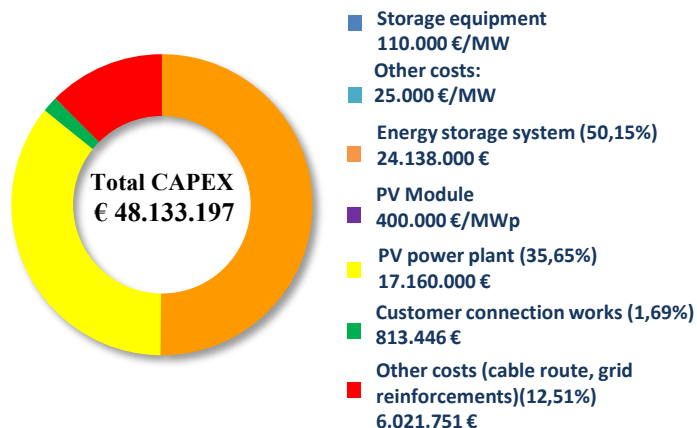
High-quality assets, attractive returns and strong growth potential in a market with long-term expansion.



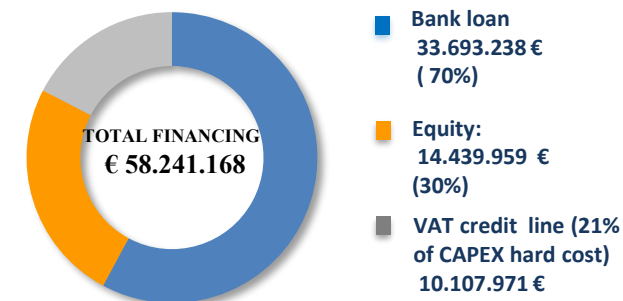
1. PROJECT ASSUMPTION

Project name	Hybrid PP, Corbu , OLT
Installed power	43 MWp
Annual AC production	1.403 MWh/MWp/year
PV annual degradation	0,5% p.a.
Installed storage capacity	179 MWh
Charge/discharge cycles/day:	4h
BESS degradation	3% p.a.
Energy sales price (base)	70€/MWh
Balancing market price	350€/MWh
DAM market price	90€/MWh
IDM market price	120€/MWh
Inflation	3% p.a.

2. PROJECT COSTS (CAPEX)



3. CAPITAL STRUCTURE



4. FINANCING ASSUMPTION

Equity	14.439.959 €	30%
Bank loan	33.693.238 €	70%
Loan (Leverage)	70%	
VAT credit line (21% of CAPEX)	10.107.971 €	
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



6. FINANCIAL SUMMARY

Annual revenue (Year 1)	12,65 mil €
Cumulative revenue (20 years)	253 mil €
Annual operational costs	638.000 €
Net present value (NPV)	11.472.617 €
IRR Project	15 %
IRR Equity	33 %
Payback period	6 years
Inverter/PCS replacement (Year 12)	2,88 mil €
Estimated CO ₂ emissions avoided	~24.071 t/year



**STABLE
PROJECT**



**PREDICTABLE
REVENUES**



REDUCED RISKS



**ATTRACTIVE
PROFITABILITY**



**ADDITIONAL
INVESTMENT**



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