



**WIND POWER GENERATION  
COMPANY**

**Investment proposal on assets of the project  
Beregovaya wind farm**

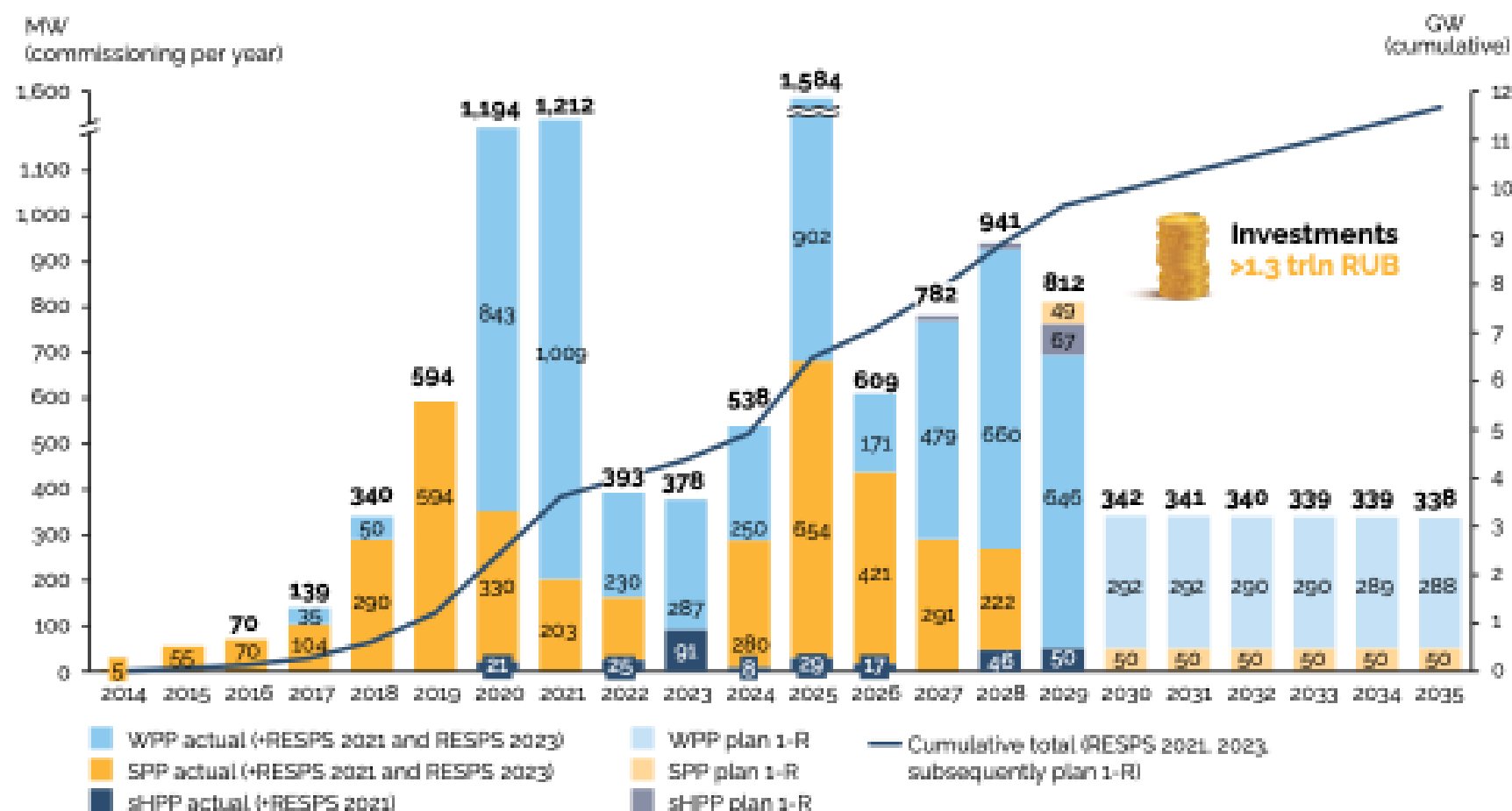
**Creating life energy**



In frame of the government program on support RES energy (named as DPM 1.0) at present time were realized 2,5 GW WPP projects (built and put into operation 26 WPP).

In frame of the both programs DPM 1.0 and further DPM 2.0 since 2024 to 2035 years predicted COD even more 5 GW WPP projects. This is about 60-70 new WPP projects.

Fig. 10. Actual and planned indicators of CSA RES commissioning based on the results of past selections and further commissioning forecast according to Resolution No. 1-r until 2035<sup>17</sup>



Source: RREDA, TSA JSC, Resolution of the Government No. 1-r

### Main players on WPP market in Russia:

- Rosatom
- Fortum
- Lukoil

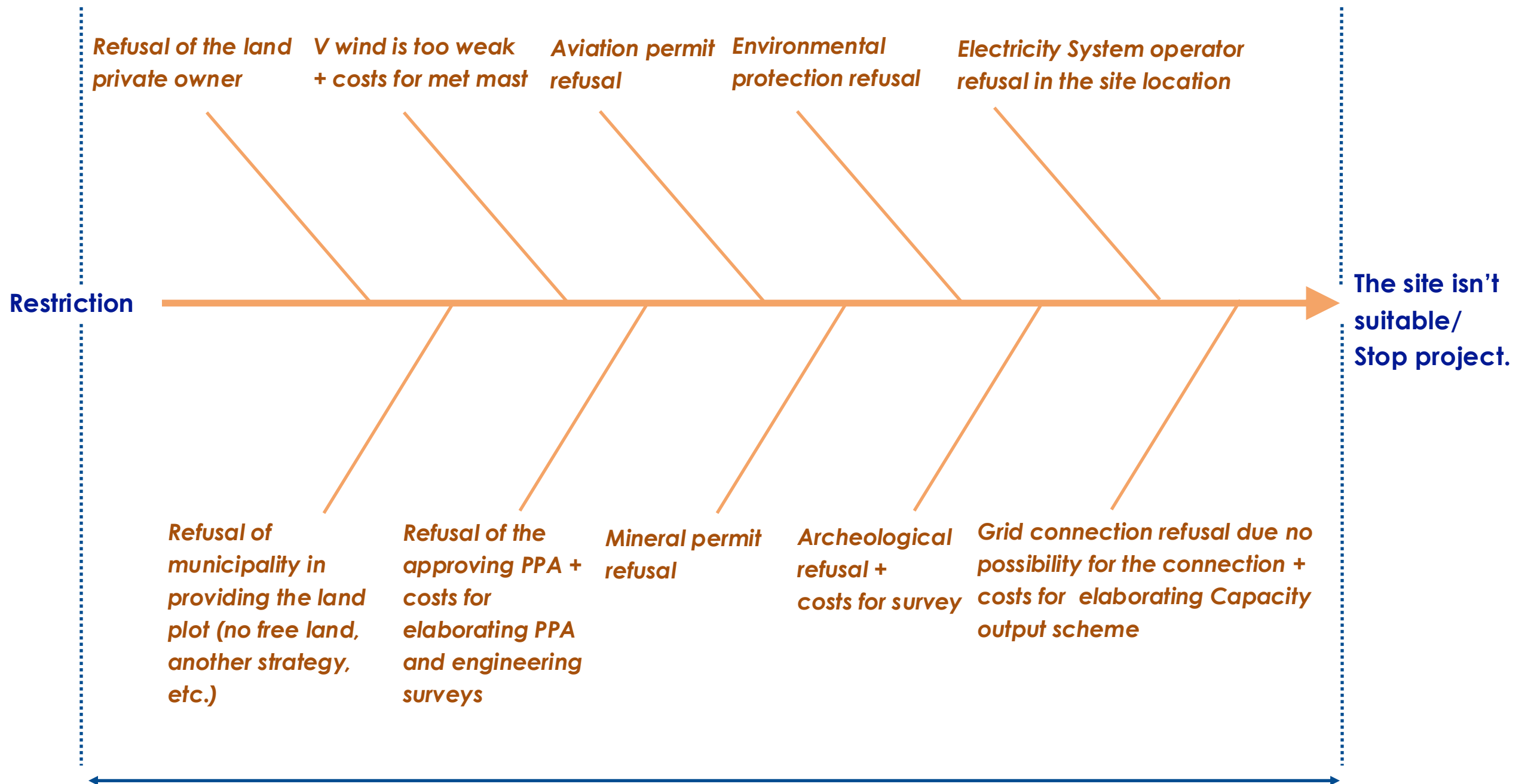
### Who declared the interest:

- Chinese energy sector
- En+
- E-on
- Gazprom

**EACH NEW PROJECT IS REQUIRED CAREFUL CHOSING OF THE SITE TACKING INTO ACCOUNT ALL THE NUMEROUS RESTRICTING FACTORS**

On the development stage there are many restricting factors for a project.

If at least one of them is present, the further implementation of a project is impossible.



Spent time from 24 to 36 months.

Spent money from 200 to 300 mln. RUB (2-3 mln. USD).



### Bought and successfully implemented developed projects:

- **Azovskaya WPP 90 MW. Developer: Sowitec, Investor: Enel Russia. COD 2021**
- **Kolskaya WPP 202 MW. Developer: Windlife, Investor: Enel Russia. COD 2023.**

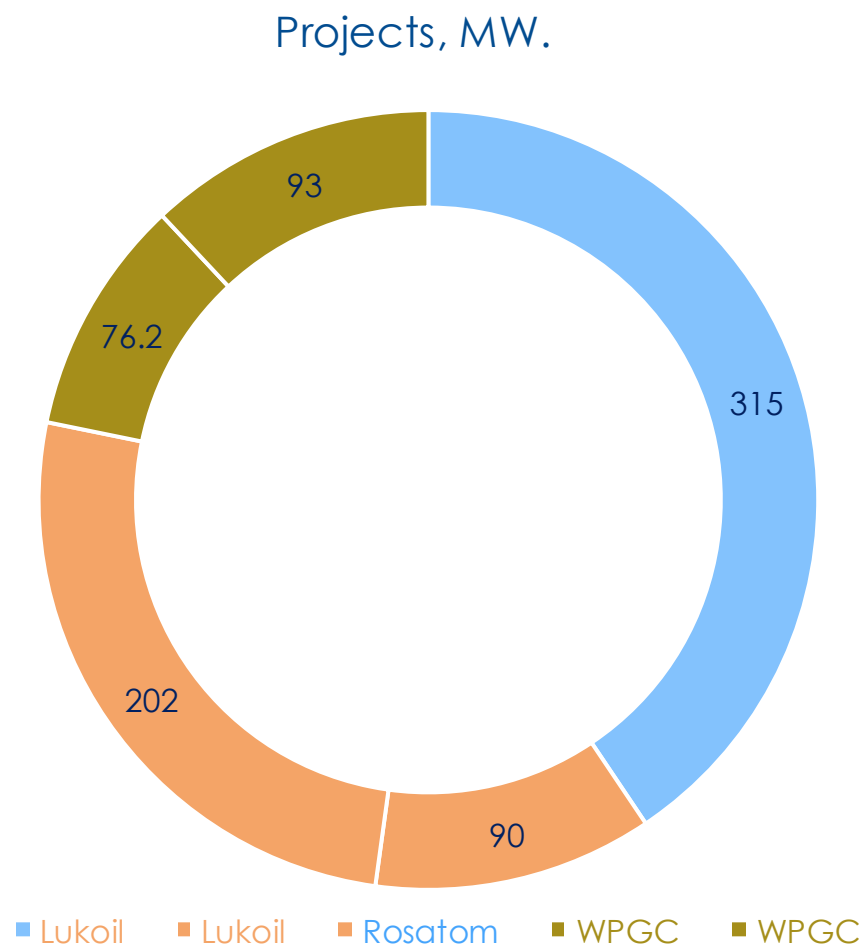
### Bought developed projects that now under implementation stage:

- **Novolakskaya WPP 315 MW. Developer: EcoEnergy, Investor: Rosatom. COD 2026.**

### The projects whose developing stage is completed or under developing:

- **Beregovaya WPP 76,2 MW. Developer: Wind PGC. COD 2026. The developing stage is successfully completed, the assets are in selling.**
- **Bobrovskaya WPP 93 MW. Developer: Wind PGC. COD 2028. Under developing.**

There are (were) some projects that have been prepared by independent competent developers on the market. Not many quantity of the projects appears a feature of the Russian market due to high risks and labor costs for developers. At present time there is Beregovaya project of Wind Power Generation Company (Wind PGC) for the selling.



Wind PGC is private company on development wind farm in Russia since 2011. The Beregovaya project implements with support of Spanish professional expert, who has got 1.8 GW WPPs in 16 countries. Beregovaya project has been initiated in 2018.

At present time the developing stage of the project is completed. All restricting factors were successfully decided. The project has necessary assets allowing for investor to build and put into operation wind power plant with minimal time.

### The main project assets for selling:

#### Results of wind measurements

The measurements from 2019 to 2021. IEC, Measnet.

#### Grid connection contract

The contract is signed. The payment is done.

#### Land lease agreement

The contract is signed. The period is 49 years.

#### Engineering surveys

Complex of surveys. The results are approved by authority.

#### Archeological surveys

In volume of PDD. The results are approved by authority.

#### Project planning area

The results are agreed and approved by authorities.

Buying the assets of Beregovaya project all risks "stop project" are already hedged for investor: time, cost, reputational.

### Project parameters

CAPEX, mln. USD	75
COD	2026
CF, %	37,4
Q-ty WTG	22
Capacity, MW	76,2
Grid voltage, kV	110
Land plot, Ha	37
Production, mln. kWh/year	250

### Wind farm layout

- In accordance with results of wind measurements
- Layout elaborated by Spanish experts
- Used Russian norms
- Russian contractor on PPA, engineering surveys
- Agreed by government authorities
- PPA is approved\*

### Location

- Russia, Krasnodar region, Temryuk district, village Beregovoy
- High wind potential
  - Land isn't suitable for agricultural
  - Lack of the generation objects
  - Developed infrastructure in district: seaports, airport, auto/railways

### Land plot

- Type of use – energy power
- 22 crane pads, roads, SS, installation place
- Connection to the road
- Registered in cadaster registry
- Land lease agreement with Krasnodar region for 49 years

### Wind measurements

- Height 102 m.
- Meteo equipment Thies First class, Ammonit
- Duration – 2 years
- Installation report IEC, MEASNET
- ROW DATA for all duration
- Lack of damages
- Average wind speed 7,7 m/s

### Grid connection

- Capacity output scheme is approved by grid company and system operator
- Technical requirements is issued
- Grid connection contract is concluded and paid
- To build by investor:  
WPP SS 110 kV, line 110 kV
- To build by grid company:  
reconstruction of SS 110 kV

\* Incl. results of the engineering surveys:

- Complex of engineering and ecological surveys in volume PPA
- Archeological surveys in volume PDD
- Ornithological surveys
- Agronomic surveys
- Agreed by Nature Ministry, architecture and other specialized authorities



Buying the assets of Beregovaya project all risks "stop project" are already hedged for investor: time, cost, reputational.

The project will allow to investor:

- ✓ To buy and start to build WPP without any delays, investigations, approvals etc.
- ✓ To have COD WPP in 2026
- ✓ To reduce the project implementation period by 3 years (against the project "since zero" - COD 2029-2030)
- ✓ To avoid the risks of disagreements and losses of project costs
- ✓ To avoid risk of wrong calculation of CAPEX project
- ✓ To take location of WPP, agreed by System operator (Order RF №561 dd. 03.05.24)
- ✓ To have to one's credit the wind energy generation, where it's really need (technical and social importance of the project – capacity loading WPP on 100% and reducing the energy deficit in the region)
- ✓ To take image bonus: the first WPP at Krasnodar region + visiting, picturesque location (company recognition, development of industrial tourism, etc.)

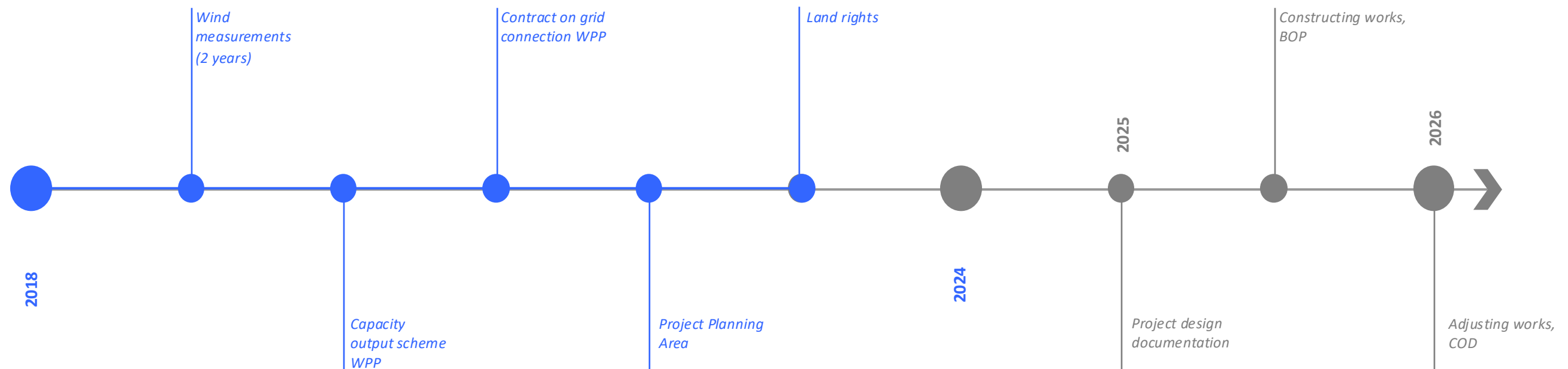
## Investment, bln. Russian RUB.\*

- WTGs – 6,0
- BOP – 1,0
- Grid connection – 0,5
- Total = 7,5 (about 75 mln. USD)

Investor itself calculates the efficiency indicator of generation facility for participation in the government RES selection (tender), RUB/MW·hours.

\* Break down of the costs and scope of works would be provided after concluding NDA

## Project schedule



The assets of the Beregovaya WPP project are offered for sale, which will allow the investor to proceed directly to the implementation of the project. The terms of the transaction are discussed during the negotiations.

The proposed procedure for the Parties:

- 1) Signing a non-disclosure agreement (NDA)
- 2) Conducting initial negotiations and discussions on the project
- 3) Review of the results of work (assets) on the project
- 4) Discussion of assets to close technical issues
- 5) Negotiations on the terms of the M&A transaction
- 6) Legal preparation and execution of the transaction.

The price of project assets is (to be agreed) mln. USD. (without VAT).

If applicable after deal:

Wind PGC can provide to investor any service on further project management.

We can be EPCM or EPC contractor, to provide the expert service etc.

Wind PGC has main permitted license “Customer-developer”.





**CONTACTS**

**Download this presentation with high altitude video review of the site Beregovaya WPP here:**

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