

**SUNFARM
PHOTOVOLTAIC PROJECT**

EXECUTIVE SUMMARY

To: Terra Blu Group LatinoAmerica S.R.L.

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Executive Summary

Project Overview

The Sunfarm Food & Energy project, located in Baní, Peravia Province, is designed as a 50 MW (59.69 MWp) photovoltaic plant under a definitive 25-year concession granted by the Dominican National Energy Commission (CNE) in March 2023. Initially conceived as an agrivoltaic project that combined solar power with agricultural production, independent technical evaluations suggest its true economic and operational potential will be achieved as a greenfield solar farm. Transitioning from the agrivoltaic model to a ground-mounted PV configuration would optimize land use, reduce environmental impact, and lower development costs while still supporting the national renewable energy goals.

Land & Legal Status

The concession covers 161 hectares within a 440-hectare property titled to William Meredith Driver and Jorge Morales Paulino. The land has been leased under contracts, now has an appraisal of the total lot, the land where the Photovoltaic concession is located for a Value of RD\$651.75, at exchange of RD\$62.00 per Dollar Value US\$10.51 today. Has a total sale price of US\$16,921,100 million for the concessioned area. Certain exclusions apply, such as residential structures and an existing mango plantation. Although the title is valid, the presence of small-scale agricultural occupants and illegal cultivators remains a challenge. Successful project execution will require negotiations or clearance agreements with these occupants to ensure full access and development rights.

Regulatory & Environmental Framework

The definitive concession, valid for 25 years, obliges the concessionaire to start construction within six months of signing and complete the works within 24 months. The environmental license No. 0379-20, modified in 2022, authorized the project under the



Agrim. Rafael Ant. Urbáez Peña.

SERVICIOS DE AGRIMENSURAS, TASACIONES INMOBILIARIAS, INDUSTRIALES Y AGRÍCOLAS
VALUACIÓN DE VEHÍCULOS, MAQUINARIAS Y PRESUPUESTOS DE OBRAS

RESUMEN EJECUTIVO DE LA VALUACIÓN DE LA DE LA PORCIÓN DE TERRENO DE 4,406,824.00 METROS CUADRADOS INMUEBLE IDENTIFICADO CON LA DESIGNACIÓN CATASTRAL PARCELA 59, DC 08.

LOCALIZADO

*Carretera Sánchez, (Baní- Azua); Lugar Cerro Gordo,
Sección Monte Andrés, Municipio Bani, Provincia Peravia,
Rep. Dom.*

PROPIETARIOS

William Meredith Driver

DERECHO

Certificado de Titulo Matricula 0500009639

TIPO DE INMUEBLE

Terreno Polivalente en zona rural

DESCRIPCIÓN DEL INMUEBLE

Porción de terreno de 4,406,824.00 Mts²

Tasación del Terreno	Área	Precio Unitario	Valor Tasado
Porción con frente a la carretera Sánchez e influencia Comercial	267,675.00	5,626.32	1,506,025,206.00
Porción con menor influencia a los servicios	2,019,629.00	651.75	1,316,293,200.75
Porción sin servicios introducidos y baja influencia	2,019,629.00	73.18	147,796,450.22
Total General	4,406,824.00	673.98	2,970,114,856.97

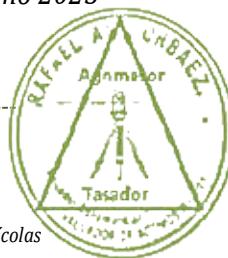
***VALOR DE MERCADO DEL INMUEBLE RD\$ 2,970,000,000.00
DOS MIL NOVECIENTOS SETENTA MILLONES DE PESOS DOMINICANOS***

Santo Domingo, República Dominicana, 26 de mayo del año 2025

Rafael Ant. Urbáez Peña

Rafael Antonio Urbáez Peña

Agrimensor, Tasador Asociado
Director Tasaciones y Agrimensuras T. Fy Asoc.
Perito Tasador, Especialista Maquinarias Industriales y Fincas Agrícolas



agrivoltaic model with 410W panels. However, to modernize the design with 760W high-efficiency modules and transition to a greenfield PV layout, the license will need modification. Key requirements remain outstanding, including:

- On-site solar irradiation measurements (instead of satellite data).
- Hydrological studies to address drainage, water channels, and potential flood risks.
- Geotechnical studies to assess soil and foundation stability.
- Planimetric/altimetric surveys for precise engineering design.

Additionally, as of May 2023, Battery Energy Storage Systems (BESS) are mandatory for all projects over 20 MW, requiring storage capacity equivalent to 50% of installed power for a minimum of 4 hours. This regulation ensures grid stability and reduces curtailment of variable renewable generation.

Technical & Financial Aspects

The Sunfarm project has an authorized installed capacity of 50 MW nominal. The assigned point of interconnection is the 138kV bar of Peravia Solar I & II, or alternatively Calabaza I, connected via a 4.5 km double-circuit transmission line. The total investment is estimated at RD\$3.09 billion (approximately US\$55 million), distributed among civil works, PV equipment, substations, grid connection, and operating costs. Civil works alone are expected to cost ~RD\$250 million. Originally, construction was scheduled to begin in October 2024 and conclude by January 2026. However, delays in permitting, missing studies, and the need for license modifications will likely require an updated construction chronogram. Financial viability is on aligning CAPEX, land costs, and BESS integration with achievable Power Purchase Agreement (PPA) tariffs. Risks & Challenges

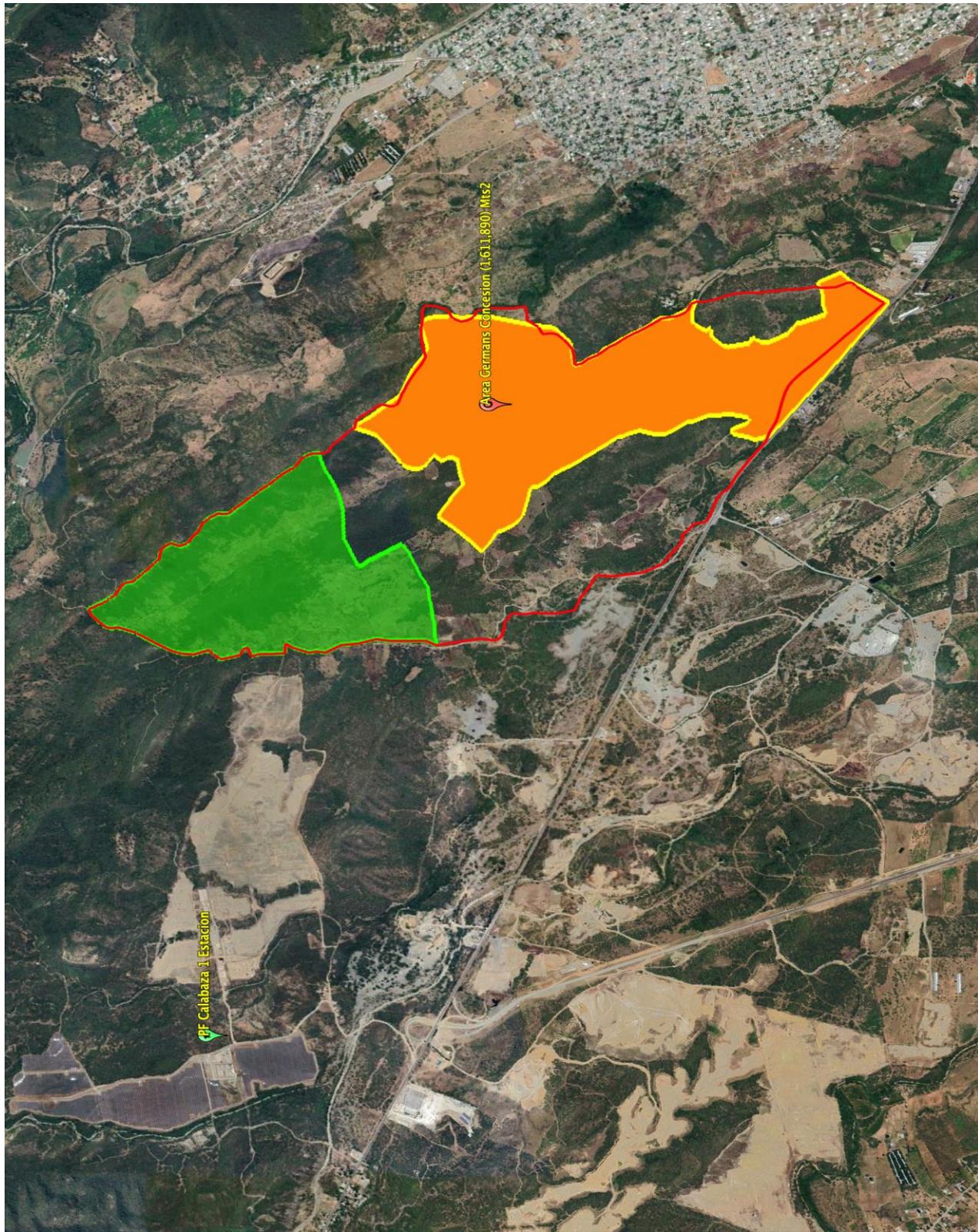
Key risks identified for the project include:

- 1-The need to modify both the environmental license and the definitive concession to reflect the shift from agrivoltaic to greenfield PV design.
- 2-. Transmission capacity and interconnection risks, dependent on ETED's expansion of 345kV lines in the southern corridor.
3. Regulatory compliance with new BESS requirements, which add to CAPEX but are essential for securing grid access.
3. Financial related to securing competitive PPA rates that balance investment recovery and project bankability.



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Strategic Considerations

Despite the risks, the Sunfarm project benefits from holding a definitive concession and environmental authorization—valuable assets in the Dominican renewable energy market. These legal instruments significantly increase the project's attractiveness for acquisition or restructuring by a new developer. By modernizing the design with higher-efficiency modules, integrating BESS, and addressing community engagement, the project could become a benchmark for utility-scale solar in the country. The property's total size (440 Ha) also provides potential for future expansion, creating economies of scale. Strategic engagement with regulators (CNE, ETED, MMARN) will be crucial to expedite modifications, ensure compliance, and align project milestones with national transmission development timelines.

Conclusion

The Sunfarm 50 MW project in Baní is at a crossroads: while its original agrivoltaic model is economically questionable, its definitive concession and strategic location near transmission infrastructure make it an attractive candidate for transformation into a greenfield PV plant. The project's success will depend on completing missing studies, renegotiating land issues, integrating BESS, and modifying permits. With these adjustments, Sunfarm could deliver clean, reliable power to the Dominican grid, support national renewable targets, and generate strong returns for investors and stakeholders.



Juan Castellanos Taveras
Director