



Solaner Puerto Rico One, LLC

**STRICTLY PRIVATE AND CONFIDENTIAL**

June 24, 2024

*Submitted via email*

**Puerto Rico Electric Power Authority**

**Attention:** Mr. Jorge L. Cotto Perez  
Operational Administrator

**RE:** Solaner Puerto Rico One, LLC – PPOA No. 2022-P00123

Dear Mr. Cotto Perez,

Please find attached the latest progress report for the San German project and Solaner Puerto Rico One, LLC ("Solaner") as Exhibit A, the signatory to the above referenced PPOA.

The project development team remain at your disposal to discuss any of the points below in detail or provide any points of clarification that are needed.

Please don't hesitate to reach out if you need anything further from us in that regard.

Kind regards,

A handwritten signature in blue ink, enclosed in a blue circular stamp. The signature appears to be "Francisco Caballero Herrera".

Francisco Caballero Herrera  
President

Cc.: Trinidad Blanco Molina (ALENER)  
Robert R. Hayward II (GCI)  
Matt Williams (GCI)



Solaner Puerto Rico One, LLC

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**Exhibit A – Monthly Progress Report**

Solaner Puerto Rico One, LLC

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**Monthly Progress Report**
**Resource Provider:** Solaner Puerto Rico One, LLC ("Solaner")

**Project:** PV San German 40MW

**Date:** June 2024

**Recipients:** Puerto Rico Electric Power Authority ("PREPA")

 Puerto Rico Energy Bureau ("PREB")

<b>Brief:</b>	June Progress Report as required on Section 3.2(e) of the Power Purchase and Operating Power Agreement (2022-P00123) between PREPA and Solaner, dated as of June 30, 2022.
<b>Development:</b>	<ul style="list-style-type: none"> <li>• The Solaner engineering team has commissioned a refresh of the project design to accommodate for 650W modules and thus, potentially, provide more output from the facility.</li> <li>• The current engineering design is at 30% and rapidly progressing to a 60% design to include HV and Substation design progression. The expected 60% progression achievement is set for no later than July, 24 2024.</li> <li>• Civil engineering design has been initiated under an LNTP with Lord Electric. IFC on this item is scheduled for no later than August 10, 2024 staying in line with our notice-to-proceed ("<u>NTP</u>") and construction timeline meeting our commissioning date.</li> </ul>
<b>Construction:</b>	<ul style="list-style-type: none"> <li>• The sponsor team has selected Lord Electric as the preferred Engineering, Procurement and Construction partner in order to bring the project to and through successful construction and commissioning.</li> <li>• We currently have weekly calls with the Lord Electric team</li> </ul>

Solaner Puerto Rico One, LLC

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	<p>in order to prepare for DOE/LPO financing commitment (post NEPA review) and thereafter begin civil construction works.</p> <ul style="list-style-type: none"> <li>• Diego Cabrera and the team at Lord Electric have worked diligently in support of the project and Solaner and Lord are coordinating the initiation of a Limited Notice-to-Proceed and thereafter a finalized EPC Agreement.</li> <li>• Civil engineering design has been initiated under an LNTP with Lord Electric. IFC on this item is scheduled for no later than August 10, 2024 staying in line with our notice to proceed and construction timeline meeting our commissioning date.</li> <li>• Local hiring and training initiatives are currently under coordination utilizing the Solar Energy International curriculum in establishing a partnership with Inter-American University. The program will establish a training and apprenticeship program bringing in critical skills in a new market (Solar + Battery) to the San German region.</li> </ul>
<b>Permitting:</b>	<ul style="list-style-type: none"> <li>• As with construction noted above, we are working with the Lord Electric team to facilitate and review the permitting actions necessary to bring the project to fruition and in compliance with all permitting requirements.</li> <li>• Lord Electric has initiated its LNTP and anticipate all items to be completed or updated on the permitting for the project no later than July 20, 2024. 70% of all permitting requirements have been completed and only need to be updated. The project currently holds an active Construction Permit from the government of Puerto Rico.</li> </ul>
<b>3rd Party Contracting:</b>	<ul style="list-style-type: none"> <li>• Picking up from the work that the Solaner team initiated over the years of project development, Solaner is engaged with Jose Marti, PE, DEE, of Technical Consulting Group to provide additional local oversight and technical consultation services. Technical Consulting will be working in partnership</li> </ul>

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	<p>with Lord Electric on general engineering, civil engineering, substation and permitting advisement.</p> <ul style="list-style-type: none"> <li>• All equipment Requests for Proposal are in full swing to cover the necessary PV, BESS, and high voltage equipment items in order for the project to remain on time and on target with commissioning.</li> <li>• The GCI team has been working closely with Solx Energy to potentially be a supplier of solar panels assembled in Puerto Rico at the company's newly proposed manufacturing site in Aguadilla.</li> <li>• Local Operations &amp; Maintenance providers have been shortlisted by the sponsor team to provide full O&amp;M services through the entire life of the facility.</li> <li>• We have engaged with EPIC/Vanbridge for insurance services and that team is working directly with LPO and Willis in order to provide adequate insurance coverage for the project that is in line with LPO standards.</li> <li>• Energy Management and Administrative Services will be managed by Invenergy. Invenergy will subcontract the actual scope to PR local businesses who have and are currently operating within the local market.</li> </ul>
<b>Financing:</b>	<ul style="list-style-type: none"> <li>• The sponsor team is pushing forward with weekly scheduled calls with the Department of Energy Loan Programs Office (DOE/LPO) and is nearing completion of the Part II stage of the application process.</li> <li>• Paul Smith is our key point of contact along with the additional team members from the LPO technical, environmental, legal and engineering side. In addition, we attend monthly calls hosted by Robert Marcum, deputy direct of LPO.</li> <li>• While we remain highly confident in our ability to secure</li> </ul>

Solaner Puerto Rico One, LLC

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	<p>LPO financing for the project, our sponsor team has also coordinated a private markets debt solution that could provide debt financing to the project in the event that LPO financing was not available. We feel this is a prudent action to take as a Plan B in order to ensure the project's success.</p> <ul style="list-style-type: none"><li>• In addition, we have identified a tax credit buyer and tax credit bridge lending partner in order to complete the full capital structure for the project and allow for full financing and project construction/completion.</li></ul>
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Solaner Team thanks you for your time and attention. Please let us know if PREPA has any question about this Monthly Progress Report.

Kind regards,



Francisco Caballero Herrera  
President



**Pattern Puerto Rico  
Renewables Development LLC**  
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San Francisco, CA 94111

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F +1 415 362 7900  
[www.patternenergy.com](http://www.patternenergy.com)

June 10, 2024

Puerto Rico Electric Power Authority  
1110 Ponce de León Avenue, Office #808  
San Juan, Puerto Rico 00907  
Attention: Deputy Director of Operations Office  
VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED NO. \_\_\_\_\_

With copy to:  
LUMA Energy, LLC  
Juan Ruiz Velez Building, Office 04-015  
1110 Ponce de León Avenue  
San Juan, Puerto Rico 00907  
Attention: Brian Walshe  
VIA EMAIL: [brian.walshel@lumapr.com](mailto:brian.walshel@lumapr.com)

**RE: Monthly Progress Report for the Month of June 2024  
Barceloneta Solar**

Pattern Barceloneta Solar LLC, in accordance with Section 3.2(e) of the Power Purchase and Operating Agreement dated June 30, 2022<sup>1</sup> ("PPOA"), hereby submits to the Puerto Rico Electric Power Authority this Monthly Progress Report for the month of April 2024, which includes development, construction, permitting, third-party contracting, and financing updates related to the solar energy generation facility, Barceloneta Solar.

Please contact the undersigned if you have any questions regarding this report.

Sincerely,

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Authorized Representative  
Pattern Barceloneta Solar LLC

**Please note that we consider this report to be confidential and proprietary.**

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<sup>1</sup> Power Purchase and Operating Agreement dated June 30, 2022 between Pattern Barceloneta Solar LLC and the Puerto Rico Electric Power Authority, as amended by Amendment No. 1 to the Power Purchase and Operating Agreement dated February 24, 2023, Amendment No. 2 to the Power Purchase and Operating Agreement dated April 26, 2023, Amendment No. 3 to the Power Purchase and Operating Agreement dated May 31, 2023, Amendment No. 4 to the Power Purchase and Operating Agreement dated June 30, 2023, and Amendment No. 5 to the Power Purchase and Operating Agreement dated July 10, 2023.



## **BARCELONETA SOLAR**

PR-2, K.M. 61.5,  
SABANA HOYOS WARD,  
ARECIBO, PR

## **MONTHLY PROGRESS REPORT**

JUNE 2024

## **GENERAL PROJECT DESCRIPTION**

*Barceloneta Solar* is a 70 MWac / ~100 MWdc renewable energy facility (“Facility”) proposed by Pattern Barceloneta Solar LLC (“Pattern”) for development in the Sabana Hoyos Ward of the Municipality of Arecibo. The Facility will cover an area of approximately 296 *cuerdas* located within two parcels of land known as (i) Jaime Walcott, with an area of 197.6410 *cuerdas* and (ii) Jaime Juan, with an area of 247.0037 *cuerdas*. See **Annex A**, Site Layout.

The Facility will be located at latitude 18.42° N and longitude 66.59° W. The interconnection point will be located at the Barceloneta TC Substation, approximately 1 mile from the Facility. Pattern will construct and own a 115 kV generator-tie (“Gen-Tie”) line from the site to the TC.

## **KEY ACTIVITIES SUMMARY**

- The 30% engineering design for the Facility was submitted to the Puerto Rico Electric Power Authority (“PREPA”) on November 30, 2023. Pattern received PREPA/LUMA comments on May 9<sup>th</sup> and is working through said comments.
- U.S. Department of Energy’s Loan Programs Office (“DOE LPO”) Title 17 Clean Energy Financing Program – Part II Application was formally filed. Pattern team is meeting on a bi-weekly basis with the DOE LPO to advance the Part II Application for Barceloneta Solar. The DOE LPO is conducting work and research related to the insurance markets available for infrastructure projects in Puerto Rico.
- New Environmental Recommendation or “Recomendación Ambiental” (“REA”) application submitted on November 22, 2023, pending response from the Permits Management Office (“OGPe” for its Spanish acronym). A new geotechnical review has been required by the Department of Natural and Environmental Resources (“DNER”) and Pattern Barceloneta Solar has hired a specialist to conduct field work and prepare the corresponding report for DNER
- Pattern team conducted a technical site visit with Wanzek Construction Inc. team to review the Gen-Tie route from the Facility’s step-up substation to the Point of Interconnection (“POI”) at the Barceloneta TC Substation.
- Pattern team met with LUMA Energy and several other Tranche 1 participants to review the status of interconnection workflow and approvals. Greater coordination amongst LUMA and each participant is positive as projects come to a ready-to-build state.

## **PERMITTING**

- Pattern has received the required technical recommendations from the Puerto Rico agencies.
- New REA application submitted to OGPe on November 22, 2023
  - Pattern was notified on April 8, 2024, that the DNER requires further geotechnical analysis to continue its evaluation. Pattern provided additional geotechnical analysis on April 23,

2024. On May 23, 2024 DNER requested further geotechnical analysis. Pattern design firm, Atkins Realis, is currently incorporating new data to the civil design for submission to DNER. As per the Financial Oversight and Management Board for Puerto Rico’s instructions to Tranche 1 proponents, Pattern is pursuing a loan guarantee from the DOE LPO under *Title 17 Clean Energy Financing Program* of the Energy Policy Act of 2005 (Title XVII, 42 USC Sec. 16511, et. seq) to support financing for the project. A Title XVII loan guarantee requires the DOE LPO to comply with the National Environmental Protection Act (“NEPA”), as well as other federal requirements under the Endangered Species Act, the National Historic Preservation Act, and the Clean Water Act. Pattern has hired HDR Engineering to prepare necessary studies and filings to comply with NEPA and other federal statutory and regulatory requirements.
- On March 14<sup>th</sup>, 2024, Pattern filed ROW construction drawings with the Department of Transportation and Public Works (“DTOP”) for the 1.5-mile underground gen-tie. On May 9, 2024 DTOP commented on the design drawing and requested additional details on the construction design.
  - On April 25<sup>th</sup>, 2023, Pattern filed a ROW draft lease agreement for an underground Gen-Tie with the Department of Transportation and Public Works (“DTOP”). As of today, we are still waiting for comments.
  - Please refer to the permit status table included in **Annex B**.

### **THIRD-PARTY CONTRACTING**

- Local development services company Stella Management Group, Inc. (“Stella Group”) continues to be engaged and is coordinating all permitting and other local efforts on the Island.
- Engineering firm Atkins Realis (SNC-Lavalin) was contracted to produce 30% project designs, which was delivered to PREPA on November 30, 2023, and to LUMA on December 1<sup>st</sup>, 2023. Comments to the 30% engineering were received on May 9, 2024. Atkins Realis is currently incorporating LUMA’s comments into the design drawings. Atkins Realis (SNC-Lavalin) was also contracted to produce a civil engineering design for the Facility’s 1.5-mile underground gen-tie and ROW from the project step-up substation to the POI at the Barceloneta TC Substation. Please see **Annex C** as a reference. Atkins Realis is currently incorporating DTOP additional comments into the design drawings.
- Pattern is currently in the process of negotiating an Engineering, Procurement, and Construction (“EPC”) contract with a potential primary contractor.
- Local surveying company Geomatic Solutions and Surveying P.S.C. was hired to carry out property and gen-tie route surveys.
- A local environmental permitting company was hired to support local permitting.
- Pattern placed an order for the Facility’s main high-voltage breaker to guarantee timely delivery of this long-lead equipment and keep the project on schedule.

## **FINANCING**

- Pattern Barceloneta Solar filed a Part II Application with the Department of Energy Loan Program Office, which is in the process of review by said institution.
- Pattern is waiting on final approval the Tax Decree document from the Department of Economic Development and Commerce (DDEC).

## **CHALLENGES, ISSUES, CONCERNS**

- The insurance market in Puerto Rico remains highly constrained. This is exacerbated by a significant tightening of insurance markets for renewable energy projects (in the mainland U.S. and around the world) over the last 24 months. This results in high costs, low coverage limits, and high deductibles. Additionally, projects in Puerto Rico, like renewable energy projects, facing multiple natural disasters (wind, earthquake, flood), have even scarcer options. While Peter (Pattern's risk management team) continues searching for effective insurance, its scarcity and cost remain a major concern for project financeability. (both as required by the DOE LPO and for the protection of sponsor equity).
- Lead times for high-voltage electrical equipment (transformers, etc.) have continued to increase globally in recent months, potentially requiring as long as 24-36 months to manufacture and deliver. Pattern is working with suppliers to develop a procurement strategy for its entire portfolio in Puerto Rico to meet commercial and quality technical criteria, as well as US Cargo Preference requirements associated with the Department of Energy's Loan Program Office requirements , but these timelines could impact the project's energization timing.
- Federal NEPA permitting is expected to take longer than local permitting, potentially delaying the project's overall schedule for Commercial Operation Date.
- Local permitting delays will impact the achievement of the PPOA's Milestones. Pattern is closely monitoring and coordinating with local consultants and authorities to provide all necessary information for permits approvals, but there are several delays in local agencies responses to OGPE which will have an impact on project schedule.
- Delays in technical reviews of project engineering will also impact achievement of the PPOA's Milestones. Pattern is closely monitoring and coordinating with engineering consultants, procurement teams and EPC providers to mitigate schedule delays as much as possible.

DEVELOPER: PATTERN PUERTO RICO RENEWABLES DEVELOPMENT, LLC.

PROJECT NAME: BARCELONETA SOLAR

PROJECT ADDRESS: PR-2, BO SABANA HOYOS, ARECIBO, PR

PREB PROJECT ID: W-3-P

PREPA CONTRACT NO: 2022-P00120

STATUS REPORT DATE: 6/10/2024



**PROJECT GENERAL INFORMATION**

CAPACITY: 70 MW  
 CRIM (CATASTRO): 054-000-003-31-000 / 054-000-008-43-901 / 054-000-003-14-000  
 LAND AREA: 462.11 CUERDAS  
 GEN-TIE INTERCONNECTION: UNDERGROUND BY STATE ROAD PR-2 ROW (SOUTH SIDE)  
 UTILITIES PERMANENT CONNECTIONS: ELECTRIC, TELECOMMUNICATION, POTABLE WATER & SANITARY SEWER  
 DEMOLITION(S): N/A

**PROJECT PERMITS INFORMATION**

#	Permit / Approval Type	Case Number(s)	Submission Date	Completion Date	Permit / Approval Effective Date	Notes
1	Environmental Compliance North Site (Previous ReSun Project)	2013-122200-DEA-18320	N/A	3/1/2023	3/1/2024	Effective Date to be extended by New 2023 Regulation pending approval (Reglamento Conjunto)
2	Environmental Compliance South Site (Previous Bluebeetle Project)	EA-12-0575	N/A	3/1/2023	3/1/2024	Effective Date to be extended by New 2023 Regulation pending approval (Reglamento Conjunto)
3	Siting Permit North Site (Previous ReSun Project)	2013-CUB-00027 / 2022-468171-PRR-011136	N/A	3/1/2023	3/1/2024	Effective Date to be extended by New 2023 Regulation pending approval (Reglamento Conjunto)
4	Siting Permit South Site (Previous Bluebeetle Project)	2013-06-0054-JGU-T / 2022-468178-PRR-011137	N/A	3/1/2023	3/1/2024	Effective Date to be extended by New 2023 Regulation pending approval (Reglamento Conjunto)
5	New REC'S (SRI / SRS / SRA / SRU)	AEE (LUMA): 2023-502063-SRI-300039 AAA: 2023-502063-SRI-073416 ACT: 2023-502063-SRI-073417 DTOP: 2023-502063-SRI-073418 NET: 2023-502063-SRI-073419 BOMBEROS: 2023-502063-SRS-073420 ICPR: 2023-502063-SRA-073421/073422 AGRICULTURA: 2023-502063-SRU-074703	9/11/2023	1/12/2024	BOMBEROS: 10/13/2024 ACT/DTOP: 10/16/2024 ICPR: 10/6/2024 LUMA: 12/27/2024 AAA: 1/12/2026	NET: Received on 10/3/2023 AGRICULTURA: Received on 10/12/2023 BOMBEROS: Received on 10/13/2023 ACT/DTOP: Received on 10/16/2023 ICPR: Received on 10/6/2023 LUMA: Received on 12/27/2023 AAA: Received on 1/12/2024
6	New Municipality Endorsement	EO-E06-08-18-2023	8/3/2023	10/13/2023	N/A	Municipality Endorsements - Received 10/13/2023 & 11/9/2023
7	Environmental Compliance Amendment (REA)	2023-502063-REA-014378	11/22/23	PENDING	PENDING	DRNA requested 4/8/24 additional geotech information in order to continue their project evaluation, information was submitted to DRNA by 4/23/24. DRNA requested additional information on 5/23/2024.
8	Environmental Compliance Amendment (DEA)	PENDING	PENDING	PENDING	PENDING	
9	Siting Permit Amendment (Consulta Ubicacion)	PENDING	PENDING	PENDING	PENDING	Amendment Intended to Consolidate both Siting Permits into a new single Siting Permit & Increase Production up to 70 MW / Filing Process Pending for new DEA Approval.
10	State Road PR-2 ROW Lease Agreement for Underground Gen-Tie (DTOP)	N/A	4/25/2023	PENDING	PENDING	McV: Draft Lease Agreement Deed - Under review by Pattern Geomatic:ROW Legal Survey - Completed Nestor Algarin: ROW Appraisal - Finalized ACT comment letter received on 5/14/24
11	Engineering Construction Documents Approvals	AEE (LUMA): AAA: ACT: 2024-552625-SRI-302586 NET: BOMBEROS:	ACT: 3/14/2024	PENDING	PENDING	
12	Construction Permit (PCOC)	PENDING	PENDING	PENDING	PENDING	
13	Construction Authorization (DTOP)	PENDING	PENDING	PENDING	PENDING	
14	Unique Incidental Operational Permit (PUI)	PENDING	PENDING	PENDING	PENDING	
15	SWPPP NOI (EPA)	PENDING	PENDING	PENDING	PENDING	
16	Unique Permit (PU)	PENDING	PENDING	PENDING	PENDING	

Completed



# Project Monthly Status Report

Project: CIRO Two Salinas LLC.

Date: May 2024

Recipients: Puerto Rico Electric Power Authority (PREPA)  
Puerto Rico Energy Bureau (PREB)  
Financial Oversight and Management Board (FOMB)

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Brief: Project Team Monthly Status Report – Section 3.2(e) of the Power Purchase and Operating Power Agreement (PPOA) between Puerto Rico Electric Power Authority (PREPA) and CIRO Two Salinas, LLC (Resource Provider).

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## **Reference: Report Content Overview**

1. Material Updates and Critical Issues – Summary of material updates and critical issues that could impact project development and/or construction.

### 2. Review the status of each significant element of the Project Schedule

- I. Permitting
- II. Engineering
- III. Procurement
- IV. Construction
- V. Project Milestones & Notice Requirements

### 3. Corporate Responsibility / Community Involvement

- I. Local Vendors / Services
- II. Domestic Content (Project Wide)

### 4. Next Steps: Action Items

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## **Status Report:**

### Tasks and Milestones Table Legend

 Complete	 In Progress	 Not Started
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**1. Material Updates and Critical Issues:** Summary of material updates and critical issues that could impact project development and/or construction.

**I. Material Updates:** First Ciro Two Salinas Project monthly status report.

- **General:**
  - Ciro Two Salinas (C2) Project Team has continued development initiatives related to the renewable energy resource project.
  - C2 is pursuing financing under section 1706 of the Loan Programs Office (LPO) of the United States Department of Energy (DoE) as required by the FOMB.
    - Phase 1 of the application was completed.
    - Phase 2 of the application was completed.
    - LPO initiated the formal due diligence process.
      - Refer to section II. **Critical Issues** for additional information.
    - LPO NEPA Team initiated the environmental compliance review.
    - The process is on-going.
  - Continued Development Initiatives:
    - Permitting initiatives are ongoing to ensure compliance with LPO requirements (including NEPA).
    - Interconnection Scope has been defined, engineering commenced, and certain component purchase orders have been placed (see Section II below).
      - Project Team paid LUMA related fees.
    - Engineering Modeling has been completed and was submitted to LUMA for review.
      - Requested expansion of the BESS capability to address the increased costs and maintain project feasibility. New Model will be created.
  - Pending LPO conditional commitment to place purchase orders on long lead-time equipment for construction.
  - The Project Team requested a capability contract for the projected excess BESS capacity in order to reduce the exposure related to inflation, delays and higher interconnection costs (among others) to avoid requesting an increase to the kilowatt-hour (KW/h) rate.
    - The Governing Board has approved the contract BESS capability and should be submitted to the PREB shortly.
    - **Critical Item – Still pending.**
  - Recent conversations with PREPA and LUMA regarding the Project initiatives have been positive, and the process has been progressing.
    - Note: Movement on LUMA deliverables has been slower in the past 90 days.
  - All fees related to C2 have been paid to LUMA (expansion, assessments, etc.). However there seems to be an interest by LUMA to perform additional studies study/evaluations that could increase project cost to owner.
    - Invoice from LUMA (outstanding for several months) was received, but several clarifications are still needed.

- Project Team has initiated planning of future resiliency community projects. Meetings with PREPA and LUMA regarding these initiatives are ongoing (although have slowed in the past reporting period).
  - see *Item #3. Corporate Responsibility / Community Involvement*
- **Section II: Engineering** (Refer to SECTION II for details)
  - Preliminarily Engineering has been completed.
    - Final engineering is pending and expected after LPO conditional commitment.
    - Equipment selection is well advanced. Final selection is driven by:
      - The LPO MARAD compliance requirement
      - Local building code
      - Technical requirements
      - Product availability vs project timelines
      - Other factors
  - Interconnection (IC) facilities engineering is in process (60% completed).
    - Project Team paid for the interconnection studies.
    - The Project Team will continue sharing RFIs regarding IC engineering activities.
      - Pending LUMA feedback.
  - Updated engineering modeling is being performed (MTRs, BESS, among other areas).
    - The Project Capacity Expansion modeling and request for BESS capability will facilitate decisions regarding engineering.
      - **Critical Item – Still pending.**
    - PSSE Model has been completed. However, LUMA has requested a new version of the model.
  - Meetings regarding project development and technical matters with PREPA and LUMA have been initiated.
    - Points of contact (POCs) have been established.
    - Recurrent meetings have been scheduled. **Next meeting - pending.**
- **Section III: Procurement** (Refer to SECTION III for details)
  - Received updated quotes regarding major equipment components. Contracts are under negotiation. Overall Budget has been completed.
  - Most interconnection-related equipment has been ordered.
  - Other orders (PV, BESS, and BOS) will be placed once engineering has been completed and conditional commitment from LPO has been received. Estimated timeline – 3 to 6 months (timeline does not consider NEPA timelines that are outside the Project Team’s control)
    - *Refer to decision drivers on the engineering update section above (Section II).*
- **Section IV: Construction:** (Refer to SECTION IV for details)
  - Primary focus: Development initiatives, Engineering and LPO financing. The Project Execution Team has been allocated to these initiatives.
    - **Status: Ongoing. LPO due diligence and NEPA review are in process.**
- **Section V: Project Milestones & Notices Requirements** (Refer to SECTION V)
  - Interconnection strategy, scope and agreement have been executed.

- Recurrent Interconnection Meetings are being held (greenfield interconnection works).
    - Continued with civil, structural & electrical redesign.
  - Item #3. Corporate Responsibility / Community Involvement
    - Project team has continued to engage local organizations and entities to define the Corporate Responsibility / Community Involvement plan initiatives.
    - The engagement of local vendors and employees was updated based on community experience.
    - The Project Team continued to identify local talent and established working relationships with universities and other stakeholders to train and place additional team members into the C2 projects.
    - Project Team has initiated planning of future resiliency community projects.
    - Working on formalizing the apprenticeship program with local contractors and higher education entities in Puerto Rico.
  - Item #4. Next Steps: Action Items: Section was updated based on pending initiatives and next steps.

**II. Critical Issues:** Issues that could cause delays in the project timeline.

- The critical issues and/or considerations that could have had an adverse impact on project timelines and overall schedule are as follows:
  - LPO financing process.
  - Permitting delays (including NEPA compliance review).
  - Materials and equipment delivery schedules (including MARAD compliance validation).
  - Approval of capacity expansion and BESS capability payment. **Critical Matter.**
  - Delays in RFI responses.
- Updates:
  - Project Team has been working with the LPO, PREPA, LUMA and the Central Government Agencies to advance every initiative to deliver the project on a timely basis.
  - Recurrent collaborative meetings will continue to discuss action items, RFIs and technical submittals, scheduling, and critical path (among other matters).

**2. Review the status of each significant element of the Project Schedule:**

**I. Permitting:** Overview:

The CIRO Two Salinas LLC project permitting process is underway. All required permits, studies and endorsements are being evaluated to ensure compliance with all new laws, applicable code changes, and regulations, as well as LPO requirements (including NEPA compliance). The process is guided by the development and engineering teams (*see section II. Engineering*).

- Table: Tasks and Milestones include (but are not limited to):

Permit/Approval	Permit Authority	Status	Comments
Location Approval	Planning Board	✓	
Environmental Approval	ARPE, OGPE, DNER	✓	Based on NEPA requirements.
Nationwide Permit (NWP) 14	USACOE	✓	
Endorsements	<ul style="list-style-type: none"> <li>• Municipality of Salinas,</li> <li>• Hwy and Transportation Authority,</li> <li>• OGPE,</li> <li>• ICP,</li> <li>• PREPA,</li> <li>• Puerto Rico Telecommunications Regulatory Board,</li> <li>• PRASA,</li> <li>• Dept of Agriculture</li> </ul>	✓	Endorsements will be revised after engineering review has been completed.
NPDES General Permit	US EPA	✓	Based on NEPA requirements.
Construction Related Permits	OGPE	•	<ul style="list-style-type: none"> <li>• Includes General Consolidated Permits,</li> <li>• Incidental Soil Movement Permits, and</li> <li>• Construction Permits</li> </ul>

## **II. Engineering:** Overview:

The preliminary engineering is being updated and reviewed based on capacity expansions and other development changes. The engineering package is being modified to ensure compliance with (among other):

- Changes in any laws and regulations.
- New local code guidelines.
- Updates in technology selection.
- New Minimum Technical Requirements (MTRs).
- LPO requirements.
- NEPA compliance requirements.

The Contractor, Engineers of Record, Independent Engineers, Owners Representative and other consultants and team members are working with the Project Team to define and approve new equipment requirements and bill of materials to advance procurement tasks (*see section III. Procurement*). The table below provides information on all engineering areas that are under development, review, or validation.

- Tasks and Milestones include (but are not limited to):

Design / Study	Entity in Charge	Status	Comment
Floodplain Map/Review	LES; Miguel Menar Figueroa, MSCE, PE	✓	
Hydrology and Drainage Study	Miguel Menar Figueroa, MSCE, PE	✓	Recently reviewed.
ALTA Survey	JAMS Land Surveying Services	✓	
Civil Design (PV Plant)	LES	⊙	
Topo / LiDAR	JAMS Land Surveying Services	✓	
Geotech / Pile Testing (PV Plant)	Suelos, Inc GMTS, PSC	⊙	
Corrosion Study	Suelos, Inc GMTS, PSC	•	
Cultural Study	AM Group	⊙	
Environmental Site Assessment	NAYE Group/Kyros LLC	⊙	
Structural Design (PV Plant – Racking)	Gamechange / LES	⊙	Based on COS design criteria.
Structural Design (PV Plant – Miscellaneous Foundations)	Buehler and Buehler Engineering	•	
Electrical Design (PV Plant)	LES	⊙	

Note: None at this time.

### **III. Procurement:**

- Overview:

The CIRO Two Salinas LLC is working on finalizing the project procurement plan, ensuring compliance with PREPA/LUMA requirements, as well as adapting newly available technology, while complying with MARAD delivery requirements from LPO. Project team will be placing purchase orders after the engineering review has been completed and LPO conditional commitment has been received (please refer to table below for timelines).

- Tasks and Milestones include (but are not limited to):

Description	Vendor	Order Status	Delivery Status	Notes
Posts	GameChange	0%	0%	GameChange E/W Fixed Tilt System
Racking	GameChange	0%	0%	GameChange E/W Fixed Tilt System
MVAC Cable	WESCO	0%	0%	Pending Validation
Combiner Boxes	Olson	0%	0%	
DC Cable	WESCO	0%	0%	Pending Validation
Modules	TBD	0%	0%	550W Bifacial Module – Vendor negotiation in process (4 providers)
BESS Equipment	Tesla	0%	0%	PO review process – TESLA
Power Conversion Stations	Ingeteam	0%	0%	Ingeteam Power Conversion Stations
GSU	WEG	0%	0%	Pending Validation
Interconnection Major Equipment (Various items)	ABB/Hitachi	95%	0%	Turnkey ABB/Hitachi Solution

**IV. Construction:**

-Overview:

Agreements related to general contractors, subcontractors, engineering, and consultants with various entities are in process. The construction team is primarily focused on development initiatives, engineering and/or financing activities. Progress is reported in the below table:

Construction Activity	% Complete
Clearing and Grubbing	0%
Site Grading	0%
Post Install	0%
Racking Install	0%
Module Install	0%
Combiner Boxes	0%
DC Cable	0%
AC Cable	0%
Power Conversion Stations	0%
BESS	0%
Substation	0%

- Key companies / Personnel include (but are not limited to):

Contractor	H/Q Location	Scope	Current Headcount	Peak Headcount	Local Hire Target	Veteran / Minority Target
<b>CIRO Two Salinas Development Team</b>	Puerto Rico	Development, Site Oversight, Management, Among Other	11	TBD	98%	30%
<b>Lord Construction Puerto Rico</b>	Puerto Rico	All Major Site Construction	14	TBD	100%	30%
<b>Other – Various</b>	Puerto Rico	Development, Finance, Engineering, Logistics, Adm., Owners Engineer and Reps, Legal,	20	TBD	50%	30%

\* Supervision is performed locally by the C2 Development Team. 98% of all labor will be hired locally.

**V. Project Milestones & Notice Requirements:**

Below find critical milestone dates and related Notice requirements:

Milestone	PPOA Required Date	COS Target Date	Progress	Comments
<b>Kick off meeting between PREPA, LUMA and Project Team.</b>	N/A	12/07/2023	✓	Recurring Meetings are Being Held Between the Parties (see note below).
<b>Interconnection Studies Meeting</b>	After Interconnection Studies Payment	12/07/2023	✓	Recurring Meetings are Being Held Between the Parties (see note below).
<b>Mobilization</b>	N/A	Q3 2024	●	Project Timeline is Being Revised to Set Mobilization Date (Status: on-target).
<b>FNTP</b>	8 months after closing.	Q3 2024	●	Projected timelines consider completion dates within PPOA requirements, subject to favorable external conditions.
<b>Mechanical Completion</b>	60-90 days before COD	TBD	●	
<b>Commercial Operation Date</b>	24 months after FNTP	TBD	●	
<b>Substantial Completion</b>		TBD	●	
<b>Final Completion</b>		TBD	●	

**Note #1:** Project Team is having weekly meetings with PREPA and LUMA personnel to advance the project timelines.

**Note#2:** All Timelines are currently under review.

**3. Corporate Responsibility / Community Involvement**

The Development Team is committed to creating a substantial difference in the communities surrounding each project site. A comprehensive community outreach and philanthropic plan is

part of the established corporate responsibility goals. The Team has continued meetings with local organizations and leaders in an effort to identify opportunities to provide sustainable solutions to community problems, with measurable direct benefits. The project team is willing to take recommendations from all stakeholders to ensure an inclusive and impactful initiative.

**I. Local Vendors / Services:**

The project team is engaging local vendors for various support roles. The names of these businesses will be reported in future a monthly report. Most service providers will be hired locally. Apprenticeship programs will be implemented. Training and professional development initiatives are being created, and alliances with educational institutions and professional associations are being established.


**II. Domestic Content (Project Wide)** – Final percentage is TBD (after engineering and procurement negotiations).

Component	% US	% ROW
Cable	TBD	
Posts		
Combiner Boxes		
Racking		
PCS		
Modules		
Balance of System		
Labor / Management		
BESS		
<b>Total</b>		

**4. Next Steps: Action Items**

- Continue recurrent meetings with LUMA/PREPA.
- Complete INTERCONNECTION design.
- Provide PREPA/LUMA with new RFI’s.
- Continue the weekly follow-up meeting with LUMA personnel (Technical).
- Continue the project development initiatives.
- Validate BESS Capability Payment.

**CIRO Two Salinas Project Team thanks you for your time and attention to the project initiatives. Please let us know if there is anything we can do to improve!**

Submitted by:   
Mario J. Tomasini  
Authorized Representative  
CIRO Two Salinas  
May 05, 2024.

PREPA Representative: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Date: \_\_\_\_\_

LUMA Representative: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Date: \_\_\_\_\_

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May 16, 2024

Puerto Rico Electric Power Authority (“PREPA”)  
P.O. Box 364267  
San Juan, Puerto Rico 00936-4267  
Attn: Jorge L. Cotto Perez

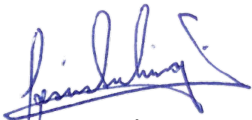
VIA E-MAIL: [JORGE.COTTO@prepa.pr.gov](mailto:JORGE.COTTO@prepa.pr.gov)

**Re: Clean Flexible Energy, LLC – ESSA Jobos BESS  
Resource Provider’s Development Obligations**

Dear Mr. Cotto Perez,

In accordance with Section 3.2(e) of the Jobos Energy Storage Services Agreement (2023-P00053), between the Puerto Rico Electric Power Authority (“PREPA”) and Clean Flexible Energy, LLC (“Resource Provider”), dated as of August 26, 2022, as amended, relating to the Jobos energy storage project, this letter is to provide the progress report of the development, construction, permitting, third-party contracting, and financing of the Facility for May 2024 through Appendix A.

Best regards,



Jesus Bolinaga  
President  
Clean Flexible Energy, LLC

**Appendix A – Jobos ESSA Progress Report May 2024**

Resource Provider shall submit progress reports to PREPA on the development, construction, permitting, third-party contracting, and financing of the Facility no later than the tenth (10th) Business Day of every Month, commencing on the first Month following the Closing Date and continuing until the Commercial Operation Date. Resource Provider acknowledges that PREPA may keep PREB and other Governmental Authorities apprised of its progress.

ITEM	PERMITS/AUTHORIZATIONS	AGENCY	REQUIRED	JOBOS ESSA
<b>PROJECT PLANNING AND PRE-CONSTRUCTION AUTHORIZATIONS, ENDORSEMENTS AND PERMITS</b>				
<b>0</b>	<b>Site Acquisition, control and development</b>			
<b>0.1</b>	<b>Land lease and easements</b>			
<b>0.1.1</b>	Lands		Land agreement	Signed
<b>0.1.2</b>	Lines & rights of ways		Land agreement	Signed
<b>0.2</b>	<b>Develop Project Concept &amp; Description</b>			
<b>0.2.1</b>	Schematic Design PV Area		Basic engineering	Final layout
<b>0.2.2</b>	Schematic Design Interconnection Line		Basic engineering	Final layout
<b>0.3</b>	<b>Studies</b>			
<b>0.3.1</b>	Land title record		Study report	Final report delivered
<b>0.3.2</b>	Habitat categorization		Study report	Final report delivered
<b>0.3.3</b>	Flora and Fauna Study		Study report	Final report delivered
<b>0.3.4</b>	Phase IA/IB Archaeological Study		Study report	Final report delivered
<b>0.3.5</b>	Topographic Survey and Boundary Survey (ALTA)		Study report	Final report delivered
<b>0.3.6</b>	Stormwater Management Study		Study report	Final report delivered
<b>0.3.7</b>	Neighbors Adjacent Study		Study report	Final report delivered
<b>0.3.8</b>	Geotechnical and Soil Study		Study report	Final report delivered
<b>0.3.9</b>	Pull-out test		Study report	Final report delivered
<b>0.3.10</b>	Tree Inventory and Mitigation Plan		Study report	Final report delivered
<b>0.3.11</b>	Wind Study		Study report	Final report delivered
<b>1</b>	<b>Determination of Environmental Compliance (Law 416, Art. 4(B)(3))</b>			
<b>1.1</b>	<b>Recommendation for Environmental Assessment (REA)</b>	<b>OGPe</b>	Environmental Assessment (EA) w/ supporting studies and impact analysis	Finished
			REA Submittal	Submitted
			OGPe REA Revision and Approval	Approved Under case N° 2023-486785-REA-012444
<b>1.2</b>	<b>Determination of Environmental Compliance (DEA)</b>	<b>OGPe</b>	REA Approval and Endorsements	Approved Under case N° 2023-486785-DEA-011958
<b>2</b>	<b>Endorsements/Authorizations</b>			
<b>2.1</b>	<b>Natural Habitat Categorization Certificate</b>	<b>DNER/OGPE</b>	Flora and Fauna Study	Approved
<b>2.2</b>	<b>Single Permit for Terrestrial Material Extraction (40 m3 to 5,000 m3)</b>	<b>OGPe</b>	Memorandum and Location Map, Field Studies Trail Plan	Approved
<b>2.3</b>	<b>PREPA Interconnection Point Endorsement/Approval</b>	<b>PREPA/LUMA</b>	Interconnection point design plan/drawings	Interconecction contract signed
<b>2.4</b>	<b>Infrastructure Recommendations (REA)</b>	<b>OGPe</b>	Consultation Letters with Explicative Memorandum and Location Maps	
<b>2.4.1</b>	PRASA Recommendation			Approved
<b>2.4.2</b>	PREPA Recommendation			Approved
<b>2.4.3</b>	PRHTA Recommendation			Approved
<b>2.5</b>	<b>General Municipal Recommendation/Endorsement</b>	<b>Municipality</b>	Explicative Memorandum	Approved
<b>2.6</b>	<b>PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable</b>	<b>PRHTA/DTOP/ Municipality</b>	Design drawings	Approved

2.7	General Municipal Recommendation/Endorsement and PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable for interconnections works	PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable	Design Drawings / PREPA Confirmation on interconnection requirement once Phase III of RFP Process Evaluation is concluded	Approved
2.8	EPA Consultation/Endorsement (Superfund Site)	EPA / Fibers	Initial consultation letter to EPA Consent Fibers Group EPA Consent Final Design Approval Request	Approved Approved Approved Approved
2.9	USACE - Cuerpo de ingenieros		Wetlands jurisdiccionales	NA
3	Siting Consultation			
3.1	Siting Consultation Approval Process	OGPe	Explicative Memorandum Construction Parameters Flooding Certification Municipal Recommendation Evidence of Environmental Compliance Certification and notification of adjacent property owners	Approved under case N° 2023-486785-CUB-008692 Approved under case N° 2023-486785-CUB-008692 Approved under case N° 2023-486785-CUB-008692 Approved under case N° 2023-486785-CUB-008692 Approved under case N° 2023-486785-CUB-008692 Approved under case N° 2023-486785-CUB-008692
<b>PROJECT FINANCING AND THIRD-PARTIES CONTRACTING</b>				
4	Financing			
4.1	Financing with DOE/LPO	DOE/LPO		Phase II LPO financing under review by DOE
5	Third-parties contracting			
5.1	BOS/Main Equipment			
5.1.1	BOS		Fully executed contract	Executed
5.1.2	Module		Fully executed contract	Executed
5.1.3	Inverters		Fully executed contract	Executed
5.1.4	Fix Structure / 5B		Fully executed contract	Executed
5.1.5	GSUs		Fully executed contract	Executed
5.1.6	MTRs Battery System		Fully executed contract	Executed
5.1.7	Battery Energy Storage System		Fully executed contract	Executed
<b>CONSTRUCTION PERMITS</b>				
6	Recommendations / Endorsements for construction permit			
6.1	Final Design PV Site, Substation and Interconnection (100%)		Schematic Design Design (100%)	In process
6.2	Infrastructure Recommendations (REC)		Consultation Letters with Explicative Memorandum and Location Maps	
6.2.1	PRASA Recommendation	OGPE		In process, Expected in June 2024
6.2.2	PREPA Recommendation			In process, Expected in June 2024
6.2.3	PRHTA Recommendation			In process, Expected in June 2024
6.3	Fire Department Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.4	Department of Health Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.5	Telecommunications Bureau (NET, formerly JRTPR) Recommendation	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
7	Construction Permits			
			Project Design PV and Substation (60%) Fire Department and Department of Health Recommendations (See 4.0)	Executed In process, Expected in June 2024

7.1	Construction Permit (PCU) Application	OGPe	PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
7.2	Construction Permit (PCO) Application	OGPe	Final Project Design (100%)	In process, Expected in June 2024
			Fire Department and Department of Health Recommendations (See 4.0)	In process, Expected in June 2024
			PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
7.3	NPDES General Construction Permit	USEPA	Notice of intent	In process, Expected in June 2024
			Stormwater Pollution Prevention Plan (SWPPP)	In process, Expected in June 2024
			Notice of Termination	In process, Expected in June 2024
<b>8</b>	<b>Permiso Único Incidentual Operacional (PUI)</b>			
8.1	General Consolidated Permit (PGC)	OGPe	CES Plan and Drawings	In process, Expected in June 2024
			DS-3 Operating Plan	In process, Expected in June 2024
			Mitigation measures for fugitive dust	In process, Expected in June 2024
8.2	Earth Work Incidentual Permit (PI)	OGPe	Design drawings (survey)	In process, Expected in June 2024
8.3	Permit for Tree Removal, Planting and Reforestation	OGPe	Tree inventory and Tree Mitigation Plan (should be coordinated with the habitat categorization)	In process, Expected in June 2024
<b>OPERATIONAL PERMITS</b>				
9	Permit for Power Generator, if required based on project technical requirements	OGPe	Municipal Recommendation, Professional Certification, Air Emission Calculations, Cost Estimate	Expected in October 2025
10	Use Permit	OGPe	Fire Department and Department of Health Certifications, PV Project Certification and Operation and Maintenance Plan (see 4.0)	Expected in October 2025
11	PR Energy Bureau Compliance Certification	Energy Bureau	Certification of compliance signed by a licensed engineer, As-built signed by a licensed engineer, and certification of inspection by a licensed engineer	Expected in October 2025

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May 16, 2024

Puerto Rico Electric Power Authority (“PREPA”)  
P.O. Box 364267  
San Juan, Puerto Rico 00936-4267  
Attn: Jorge L. Cotto Perez

VIA E-MAIL: [JORGE.COTTO@prepa.pr.gov](mailto:JORGE.COTTO@prepa.pr.gov)

**Re: Clean Flexible Energy, LLC – PPOA Jobos Solar  
Resource Provider’s Development Obligations**

Dear Mr. Cotto Perez,

In accordance with Section 3.2(e) of the Jobos Power Purchase and Operating Power Agreement (2023-P00054), between the Puerto Rico Electric Power Authority (“PREPA”) and Clean Flexible Energy, LLC (“Resource Provider”), dated as of August 26, 2022, as amended, relating to the Jobos solar project, this letter is to provide the progress report of the development, construction, permitting, third-party contracting, and financing of the Facility for May 2024 through Appendix A.

Best regards,



Jesus Bolinaga  
President  
Clean Flexible Energy, LLC

**Appendix A – Jobs PPOA Progress Report May 2024**

Resource Provider shall submit progress reports to PREPA on the development, construction, permitting, third-party contracting, and financing of the Facility no later than the tenth (10th) Business Day of every Month, commencing on the first Month following the Closing Date and continuing until the Commercial Operation Date. Resource Provider acknowledges that PREPA may keep PREB and other Governmental Authorities apprised of its progress.

ITEM	PERMITS/AUTHORIZATIONS	AGENCY	REQUIRED	JOBOS PPOA
<b>PROJECT PLANNING AND PRE-CONSTRUCTION AUTHORIZATIONS, ENDORSEMENTS AND PERMITS</b>				
<b>0</b>	<b>Site Acquisition, control and development</b>			
<b>0.1</b>	<b>Land lease and easements</b>			
<b>0.1.1</b>	Lands		Land agreement	Signed
<b>0.1.2</b>	Lines & rights of ways		Land agreement	Signed
<b>0.2</b>	<b>Develop Project Concept &amp; Description</b>			
<b>0.2.1</b>	Schematic Design PV Area		Basic engineering	Final layout
<b>0.2.2</b>	Schematic Design Interconnection Line		Basic engineering	Final layout
<b>0.3</b>	<b>Studies</b>			
<b>0.3.1</b>	Land title record		Study report	Final report delivered
<b>0.3.2</b>	Habitat categorization		Study report	Final report delivered
<b>0.3.3</b>	Flora and Fauna Study		Study report	Final report delivered
<b>0.3.4</b>	Phase IA/IB Archaeological Study		Study report	Final report delivered
<b>0.3.5</b>	Topographic Survey and Boundary Survey (ALTA)		Study report	Final report delivered
<b>0.3.6</b>	Stormwater Management Study		Study report	Final report delivered
<b>0.3.7</b>	Neighbors Adjacent Study		Study report	Final report delivered
<b>0.3.8</b>	Geotechnical and Soil Study		Study report	Final report delivered
<b>0.3.9</b>	Pull-out test		Study report	Final report delivered
<b>0.3.10</b>	Tree Inventory and Mitigation Plan		Study report	Final report delivered
<b>0.3.11</b>	Wind Study		Study report	Final report delivered
<b>1</b>	<b>Determination of Environmental Compliance (Law 416, Art. 4(B)(3))</b>			
<b>1.1</b>	<b>Recommendation for Environmental Assessment (REA)</b>	<b>OGPe</b>	Environmental Assessment (EA) w/ supporting studies and impact analysis REA Submittal OGPe REA Revision and Approval	Finished Submitted Approved Under case N° 2023-486785-REA-012444
<b>1.2</b>	<b>Determination of Environmental Compliance (DEA)</b>	<b>OGPe</b>	REA Approval and Endorsements	Approved Under case N° 2023-486785-DEA-011958
<b>2</b>	<b>Endorsements/Authorizations</b>			
<b>2.1</b>	<b>Natural Habitat Categorization Certificate</b>	<b>DNER/OGPE</b>	Flora and Fauna Study	Approved
<b>2.2</b>	<b>Single Permit for Terrestrial Material Extraction (40 m3 to 5,000 m3)</b>	<b>OGPe</b>	Memorandum and Location Map, Field Studies Trail Plan	Approved
<b>2.3</b>	<b>PREPA Interconnection Point Endorsement/Approval</b>	<b>PREPA/LUMA</b>	Interconnection point design plan/drawings	Interconecction contract signed
<b>2.4</b>	<b>Infrastructure Recommendations (REA)</b>	<b>OGPe</b>	Consultation Letters with Explicative Memorandum and Location Maps	
<b>2.4.1</b>	PRASA Recommendation			Approved
<b>2.4.2</b>	PREPA Recommendation			Approved
<b>2.4.3</b>	PRHTA Recommendation			Approved
<b>2.5</b>	<b>General Municipal Recommendation/Endorsement</b>	<b>Municipality</b>	Explicative Memorandum	Approved
<b>2.6</b>	<b>PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable</b>	<b>PRHTA/DTOP/Municipality</b>	Design drawings	Approved
<b>2.7</b>	<b>General Municipal Recommendation/Endorsement and PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable for interconnections works</b>	<b>PRHTA/DTOP/Municipality</b>	Design Drawings / PREPA Confirmation on interconnection requirement once Phase III of RFP Process Evaluation is concluded	Approved
<b>2.8</b>	<b>EPA Consultation/Endorsement (Superfund Site)</b>	<b>EPA / Fibers</b>	Initial consultation letter to EPA Consent Fibers Group EPA Consent Final Design Approval Request	Approved Approved Approved Approved

2.9	USACE - Cuerpo de ingenieros		Wetlands jurisdiccionales	NA
3	Siting Consultation			
3.1	Siting Consultation Approval Process	OGPe	Explicative Memorandum	Approved under case N° 2023-486785-CUB-008692
			Construction Parameters	Approved under case N° 2023-486785-CUB-008692
			Flooding Certification	Approved under case N° 2023-486785-CUB-008692
			Municipal Recommendation	Approved under case N° 2023-486785-CUB-008692
			Evidence of Environmental Compliance	Approved under case N° 2023-486785-CUB-008692
			Certification and notification of adjacent property owners	Approved under case N° 2023-486785-CUB-008692
<b>PROJECT FINANCING AND THIRD-PARTIES CONTRACTING</b>				
4	Financing			
4.1	Financing with DOE/LPO	DOE/LPO		Phase II LPO financing under review by DOE
5	Third-parties contracting			
5.1	BOS/Main Equipment			
5.1.1	BOS		Fully executed contract	Executed
5.1.2	Module		Fully executed contract	Executed
5.1.3	Inverters		Fully executed contract	Executed
5.1.4	Fix Structure / 5B		Fully executed contract	Executed
5.1.5	GSUs		Fully executed contract	Executed
5.1.6	MTRs Battery System		Fully executed contract	Executed
5.1.7	Battery Energy Storage System		Fully executed contract	Executed
<b>CONSTRUCTION PERMITS</b>				
6	Recommendations / Endorsements for construction permit			
6.1	Final Design PV Site, Substation and Interconnection (100%)		Schematic Design Design (100%)	In process
6.2	Infrastructure Recommendations (REC)		Consultation Letters with Explicative Memorandum and Location Maps	
6.2.1	PRASA Recommendation	OGPE		In process, Expected in June 2024
6.2.2	PREPA Recommendation			In process, Expected in June 2024
6.2.3	PRHTA Recommendation			In process, Expected in June 2024
6.3	Fire Department Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.4	Department of Health Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.5	Telecommunications Bureau (NET, formerly JRTPR) Recommendation	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
7	Construction Permits			
7.1	Construction Permit (PCU) Application	OGPe	Project Design PV and Substation (60%)	Executed
			Fire Department and Department of Health Recommendations (See 4.0)	In process, Expected in June 2024
			PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
			Final Project Design (100%)	In process, Expected in June 2024
			Fire Department and Department of Health Recommendations (See 4.0)	In process, Expected in June 2024

7.2	Construction Permit (PCO) Application	OGPe	PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
7.3	NPDES General Construction Permit	USEPA	Notice of intent	In process, Expected in June 2024
			Stormwater Pollution Prevention Plan (SWPPP)	In process, Expected in June 2024
			Notice of Termination	In process, Expected in June 2024
<b>8 Permiso Único Incidental Operacional (PUI)</b>				
8.1	General Consolidated Permit (PGC)	OGPe	CES Plan and Drawings	In process, Expected in June 2024
			DS-3 Operating Plan	In process, Expected in June 2024
			Mitigation measures for fugitive dust	In process, Expected in June 2024
8.2	Earth Work Incidental Permit (PI)	OGPe	Design drawings (survey)	In process, Expected in June 2024
8.3	Permit for Tree Removal, Planting and Reforestation	OGPe	Tree inventory and Tree Mitigation Plan (should be coordinated with the habitat categorization)	In process, Expected in June 2024
<b>OPERATIONAL PERMITS</b>				
9	Permit for Power Generator, if required based on project technical requirements	OGPe	Municipal Recommendation, Professional Certification, Air Emission Calculations, Cost Estimate	Expected in October 2025
10	Use Permit	OGPe	Fire Department and Department of Health Certifications, PV Project Certification and Operation and Maintenance Plan (see 4.0)	Expected in October 2025
11	PR Energy Bureau Compliance Certification	Energy Bureau	Certification of compliance signed by a licensed engineer, As-built signed by a licensed engineer, and certification of inspection by a licensed engineer	Expected in October 2025

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May 16, 2024

Puerto Rico Electric Power Authority (“PREPA”)  
P.O. Box 364267  
San Juan, Puerto Rico 00936-4267  
Attn: Jorge L. Cotto Perez

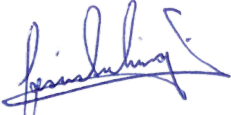
VIA E-MAIL: [JORGE.COTTO@prepa.pr.gov](mailto:JORGE.COTTO@prepa.pr.gov)

**Re: Clean Flexible Energy, LLC – ESSA Salinas  
Resource Provider’s Development Obligations**

Dear Mr. Cotto Perez,

In accordance with Section 3.2(e) of the Salinas Energy Storage Services Agreement (2023-P00053), between the Puerto Rico Electric Power Authority (“PREPA”) and Clean Flexible Energy, LLC (“Resource Provider”), dated as of August 26, 2022, as amended, relating to the Salinas energy storage project, this letter is to provide the progress report of the development, construction, permitting, third-party contracting, and financing of the Facility for May 2024 through Appendix A.

Best regards,



Jesus Bolinaga  
President  
Clean Flexible Energy, LLC

**Appendix A – Salinas ESSA Progress Report May 2024**

Resource Provider shall submit progress reports to PREPA on the development, construction, permitting, third-party contracting, and financing of the Facility no later than the tenth (10th) Business Day of every Month, commencing on the first Month following the Closing Date and continuing until the Commercial Operation Date. Resource Provider acknowledges that PREPA may keep PREB and other Governmental Authorities apprised of its progress.

ITEM	PERMITS/AUTHORIZATIONS	AGENCY	REQUIRED	SALINAS ESSA
<b>PROJECT PLANNING AND PRE-CONSTRUCTION AUTHORIZATIONS, ENDORSEMENTS AND PERMITS</b>				
<b>0</b>	<b>Site Acquisition, control and development</b>			
<b>0.1</b>	<b>Land lease and easements</b>			
<b>0.1.1</b>	Lands		Land agreement	Signed
<b>0.1.2</b>	Lines & rights of ways		Land agreement	Signed
<b>0.2</b>	<b>Develop Project Concept &amp; Description</b>			
<b>0.2.1</b>	Schematic Design PV Area		Basic engineering	Final layout
<b>0.2.2</b>	Schematic Design Interconnection Line		Basic engineering	Final layout
<b>0.3</b>	<b>Studies</b>			
<b>0.3.1</b>	Land title record		Study report	Final report delivered
<b>0.3.2</b>	Habitat categorization		Study report	Final report delivered
<b>0.3.3</b>	Flora and Fauna Study		Study report	Final report delivered
<b>0.3.4</b>	Phase IA/IB Archaeological Study		Study report	Final report delivered
<b>0.3.5</b>	Topographic Survey and Boundary Survey (ALTA)		Study report	Final report delivered
<b>0.3.6</b>	Stormwater Management Study		Study report	Final report delivered
<b>0.3.7</b>	Neighbors Adjacent Study		Study report	Final report delivered
<b>0.3.8</b>	Geotechnical and Soil Study		Study report	Final report delivered
<b>0.3.9</b>	Pull-out test		Study report	Final report delivered
<b>0.3.10</b>	Tree Inventory and Mitigation Plan		Study report	Final report delivered
<b>0.3.11</b>	Wind Study		Study report	Final report delivered
<b>1</b>	<b>Determination of Environmental Compliance (Law 416, Art. 4(B)(3))</b>			
<b>1.1</b>	<b>Recommendation for Environmental Assessment (REA)</b>	<b>OGPe</b>	Environmental Assessment (EA) w/ supporting studies and impact analysis REA Submittal OGPe REA Revision and Approval	Finished Submitted Approved under case N° 2023-507196-REA-013524
<b>1.2</b>	<b>Determination of Environmental Compliance (DEA)</b>	<b>OGPe</b>	REA Approval and Endorsements	Approved under case N° 2023-507196-DEA-013159
<b>2</b>	<b>Endorsements/Authorizations</b>			
<b>2.1</b>	<b>Natural Habitat Categorization Certificate</b>	<b>DNER/OGPE</b>	Flora and Fauna Study	Approved
<b>2.2</b>	<b>Single Permit for Terrestrial Material Extraction (40 m3 to 5,000 m3)</b>	<b>OGPe</b>	Memorandum and Location Map, Field Studies Trail Plan	Approved
<b>2.3</b>	<b>PREPA Interconnection Point Endorsement/Approval</b>	<b>PREPA/LUMA</b>	Interconnection point design plan/drawings	Interconecction contract signed
<b>2.4</b>	<b>Infrastructure Recommendations (REA)</b>	<b>OGPe</b>	Consultation Letters with Explicative Memorandum and Location Maps	
<b>2.4.1</b>	PRASA Recommendation			Approved
<b>2.4.2</b>	PREPA Recommendation			Approved
<b>2.4.3</b>	PRHTA Recommendation			Approved
<b>2.5</b>	<b>General Municipal Recommendation/Endorsement</b>	<b>Municipality</b>	Explicative Memorandum	Approved
<b>2.6</b>	<b>PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable</b>	<b>PRHTA/DTOP/Municipality</b>	Design drawings	Approved
<b>2.7</b>	<b>General Municipal Recommendation/Endorsement and PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable for interconnections works</b>	<b>PRHTA/DTOP/Municipality</b>	Design Drawings / PREPA Confirmation on interconnection requirement once Phase III of RFP Process Evaluation is concluded	Approved
<b>2.8</b>	<b>EPA Consultation/Endorsement (Superfund Site)</b>	<b>EPA / Fibers</b>	Initial consultation letter to EPA Consent Fibers Group EPA Consent Final Design Approval Request	NA NA NA NA
<b>2.9</b>	<b>USACE - Cuerpo de ingenieros</b>		Wetlands jurisdiccionales	NA
<b>3</b>	<b>Siting Consultation</b>			

3.1	Siting Consultation Approval Process	OGPe	Explicative Memorandum	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
			Construction Parameters	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
			Flooding Certification	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
			Municipal Recommendation	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
			Evidence of Environmental Compliance	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
			Certification and notification of adjacent property owners	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
<b>PROJECT FINANCING AND THIRD-PARTIES CONTRACTING</b>				
4	Financing			
4.1	Financing with DOE/LPO	DOE/LPO		Phase II LPO financing under review by DOE
5	Third-parties contracting			
5.1	BOS/Main Equipment			
5.1.1	BOS		Fully executed contract	Executed
5.1.2	Module		Fully executed contract	Executed
5.1.3	Inverters		Fully executed contract	Executed
5.1.4	Fix Structure / 5B		Fully executed contract	Executed
5.1.5	GSUs		Fully executed contract	Executed
5.1.6	MTRs Battery System		Fully executed contract	Executed
5.1.7	Battery Energy Storage System		Fully executed contract	Executed
<b>CONSTRUCTION PERMITS</b>				
6	Recommendations / Endorsements for construction permit			
6.1	Final Design PV Site, Substation and Interconnection (100%)		Schematic Design Design (100%)	In process
6.2	Infrastructure Recommendations (REC)	OGPE	Consultation Letters with Explicative Memorandum and Location Maps	
6.2.1	PRASA Recommendation		In process, Expected in June 2024	
6.2.2	PREPA Recommendation		In process, Expected in June 2024	
6.2.3	PRHTA Recommendation		In process, Expected in June 2024	
6.3	Fire Department Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.4	Department of Health Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
6.5	Telecommunications Bureau (NET, formerly JRTPR) Recommendation	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024

7 Construction Permits				
7.1	Construction Permit (PCU) Application	OGPe	Project Design PV and Substation (60%)	Executed
			Fire Department and Department of Health Recommendations (See 4.0)	In process, Expected in June 2024
			PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
7.2	Construction Permit (PCO) Application	OGPe	Final Project Design (100%)	In process, Expected in June 2024
			Fire Department and Department of Health Recommendations (See 4.0)	In process, Expected in June 2024
			PREPA REC (See 2.4)	In process, Expected in June 2024
			PRHTA/DTOP/Municipal Endorsements (See 2.6)	In process, Expected in June 2024
			Contractor/Inspector information	In process, Expected in June 2024
			ADS Recycling Plan Approval	In process, Expected in June 2024
7.3	NPDES General Construction Permit	USEPA	Notice of intent	In process, Expected in June 2024
			Stormwater Pollution Prevention Plan (SWPPP)	In process, Expected in June 2024
			Notice of Termination	In process, Expected in June 2024
8 Permiso Único Incidentual Operacional (PUI)				
8.1	General Consolidated Permit (PGC)	OGPe	CES Plan and Drawings	In process, Expected in June 2024
			DS-3 Operating Plan	In process, Expected in June 2024
			Mitigation measures for fugitive dust	In process, Expected in June 2024
8.2	Earth Work Incidentual Permit (PI)	OGPe	Design drawings (survey)	In process, Expected in June 2024
8.3	Permit for Tree Removal, Planting and Reforestation	OGPe	Tree inventory and Tree Mitigation Plan (should be coordinated with the habitat categorization)	In process, Expected in June 2024
OPERATIONAL PERMITS				
9	Permit for Power Generator, if required based on project technical requirements	OGPe	Municipal Recommendation, Professional Certification, Air Emission Calculations, Cost Estimate	Expected in October 2025
10	Use Permit	OGPe	Fire Department and Department of Health Certifications, PV Project Certification and Operation and Maintenance Plan (see 4.0)	Expected in October 2025
11	PR Energy Bureau Compliance Certification	Energy Bureau	Certification of compliance signed by a licensed engineer, As-built signed by a licensed engineer, and certification of inspection by a licensed engineer	Expected in October 2025

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May 16, 2024

Puerto Rico Electric Power Authority (“PREPA”)  
P.O. Box 364267  
San Juan, Puerto Rico 00936-4267  
Attn: Jorge L. Cotto Perez

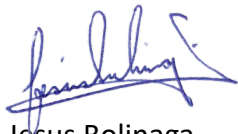
VIA E-MAIL: [JORGE.COTTO@prepa.pr.gov](mailto:JORGE.COTTO@prepa.pr.gov)

**Re: Clean Flexible Energy, LLC – PPOA Salinas Solar  
Resource Provider’s Development Obligations**

Dear Mr. Cotto Perez,

In accordance with Section 3.2(e) of the Salinas Power Purchase and Operating Power Agreement (2023-P00054), between the Puerto Rico Electric Power Authority (“PREPA”) and Clean Flexible Energy, LLC (“Resource Provider”), dated as of August 26, 2022, as amended, relating to the Salinas solar project, this letter is to provide the progress report of the development, construction, permitting, third-party contracting, and financing of the Facility for May 2024 through Appendix A.

Best regards,



Jesus Bolinaga  
President  
Clean Flexible Energy, LLC

**Appendix A – Salinas PPOA Progress Report May 2024**

Resource Provider shall submit progress reports to PREPA on the development, construction, permitting, third-party contracting, and financing of the Facility no later than the tenth (10th) Business Day of every Month, commencing on the first Month following the Closing Date and continuing until the Commercial Operation Date. Resource Provider acknowledges that PREPA may keep PREB and other Governmental Authorities apprised of its progress.

ITEM	PERMITS/AUTHORIZATIONS	AGENCY	REQUIRED	SALINAS PPOA
<b>PROJECT PLANNING AND PRE-CONSTRUCTION AUTHORIZATIONS, ENDORSEMENTS AND PERMITS</b>				
<b>0</b>	<b>Site Acquisition, control and development</b>			
<b>0.1</b>	<b>Land lease and easements</b>			
<b>0.1.1</b>	Lands		Land agreement	Signed
<b>0.1.2</b>	Lines & rights of ways		Land agreement	Signed
<b>0.2</b>	<b>Develop Project Concept &amp; Description</b>			
<b>0.2.1</b>	Schematic Design PV Area		Basic engineering	Final layout
<b>0.2.2</b>	Schematic Design Interconnection Line		Basic engineering	Final layout
<b>0.3</b>	<b>Studies</b>			
<b>0.3.1</b>	Land title record		Study report	Final report delivered
<b>0.3.2</b>	Habitat categorization		Study report	Final report delivered
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<b>1</b>	<b>Determination of Environmental Compliance (Law 416, Art. 4(B)(3))</b>			
<b>1.1</b>	<b>Recommendation for Environmental Assessment (REA)</b>	<b>OGPe</b>	Environmental Assessment (EA) w/ supporting studies and impact analysis REA Submittal  OGPe REA Revision and Approval	Finished Submitted  Approved under case N° 2023-507196-REA-013524
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<b>2</b>	<b>Endorsements/Authorizations</b>			
<b>2.1</b>	<b>Natural Habitat Categorization Certificate</b>	<b>DNER/OGPE</b>	Flora and Fauna Study	Approved
<b>2.2</b>	<b>Single Permit for Terrestrial Material Extraction (40 m3 to 5,000 m3)</b>	<b>OGPe</b>	Memorandum and Location Map, Field Studies Trail Plan	Approved
<b>2.3</b>	<b>PREPA Interconnection Point Endorsement/Approval</b>	<b>PREPA/LUMA</b>	Interconnection point design plan/drawings	Interconecction contract signed
<b>2.4</b>	<b>Infrastructure Recommendations (REA)</b>	<b>OGPe</b>	Consultation Letters with Explicative Memorandum and Location Maps	
<b>2.4.1</b>	PRASA Recommendation			Approved
<b>2.4.2</b>	PREPA Recommendation			Approved
<b>2.4.3</b>	PRHTA Recommendation			Approved
<b>2.5</b>	<b>General Municipal Recommendation/Endorsement</b>	<b>Municipality</b>	Explicative Memorandum	Approved
<b>2.6</b>	<b>PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable</b>	<b>PRHTA/DTOP/Municipality</b>	Design drawings	Approved
<b>2.7</b>	<b>General Municipal Recommendation/Endorsement and PRHTA/DTOP/Municipality Authorization - for Right of Way and/or boundaries conformity, as applicable for interconnections works</b>	<b>PRHTA/DTOP/Municipality</b>	Design Drawings / PREPA Confirmation on interconnection requirement once Phase III of RFP Process Evaluation is concluded	Approved
<b>2.8</b>	<b>EPA Consultation/Endorsement (Superfund Site)</b>	<b>EPA / Fibers</b>	Initial consultation letter to EPA Consent Fibers Group EPA Consent	NA NA NA

			Final Design Approval Request	NA
2.9	USACE - Cuerpo de ingenieros		Wetlands jurisdiccionales	NA
3	Siting Consultation			
3.1	Siting Consultation Approval Process	OGPe	Explicative Memorandum	Under revision by OGPe Request submitted on December 8, 2023 under case N° 2023-507196-CUB-009853 Public hearing held on April 19, waiting for resolution
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4.1	Financing with DOE/LPO	DOE/LPO		Phase II LPO financing under review by DOE
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<b>CONSTRUCTION PERMITS</b>				
6	Recommendations / Endorsements for construction permit			
6.1	Final Design PV Site, Substation and Interconnection (100%)		Schematic Design Design (100%)	In process

6.2	Infrastructure Recommendations (REC)		Consultation Letters with Explicative Memorandum and Location Maps	
6.2.1	PRASA Recommendation	OGPE		In process, Expected in June 2024
6.2.2	PREPA Recommendation			In process, Expected in June 2024
6.2.3	PRHTA Recommendation			In process, Expected in June 2024
6.3	Fire Department Endorsement	OGPe	Explicative Memorandum and Location Map	In process, Expected in June 2024
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<b>OPERATIONAL PERMITS</b>				
9	Permit for Power Generator, if required based on project technical requirements	OGPe	Municipal Recommendation, Professional Certification, Air Emission Calculations, Cost Estimate	Expected in October 2025
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11	PR Energy Bureau Compliance Certification	Energy Bureau	Certification of compliance signed by a licensed engineer, As-built signed by a licensed engineer, and certification of inspection by a licensed engineer	Expected in October 2025

June 10, 2024

TO: PREPA  
c/o Gustavo Velázquez Rodríguez  
Project Manager  
LUMA

REF: Convergent Caguas Energy Storage 1 LLC (“Resource Provider”) Monthly Operations and Maintenance Report (“Monthly Report”) pursuant to the Energy Storage Services Agreement Between Puerto Rico Electric Power Authority and Convergent Caguas Energy Storage 1 LLC (the “ESSA”) for Resource Provider’s Caguas 25MW/100MWh BESS-only project (the “Caguas Project”)

## 1. Overall Progress and Timeline

- a. Update on the current status of the project.
  - i. Caguas Project remains on track as of the date of this report. Delays in permit processing by the relevant governmental authorities may impact Resource Provider’s ability to meet contractual milestones.
  - ii. Geotechnical studies and engineering deliverables required by the ESSA requirements are in progress. Geotechnical reports expected by end of March.
  - iii. Procurement of long lead equipment is being advanced to mitigate schedule risk. Specifically, Purchase Orders have been issued for transformers and switchgear.
- b. Projected ground-break, construction and interconnection timelines.
  - i. Ground-break is currently anticipated for February 2025 driven, at present, by long-lead equipment supply timelines and subject to receipt of construction permits.
  - ii. LUMA to provide Convergent with interconnection install timelines.
- c. Detailed timeline of key activities accomplished in the last three months (including consultations, application submissions, and environmental assessments)
  - i. REA approval received February 28, 2024, 2023. DEA filed April 22, 2024.
- d. Have there been any significant changes to the project schedule since the last update?
  - i. No

## 2. Application Process and Compliance Requirements

- a. Progress in the Loan Programs Office (LPO) application process

- i. Invitation to due diligence and term sheet negotiations received and executed in March 2024.
- b. Any specific activities or requirements that need immediate attention.
  - i. LPO's comments being addressed as they arise.
- c. Compliance with various acts and policies like the National Environmental Policy Act (NEPA), Cargo Preference Act, Davis Bacon Act etc.
  - i. NEPA report is ongoing.

### **3. Financial Aspects and Contractual Matters**

- a. List any financial concerns, including costs related to complying with specific acts and potential additional expenses.
  - i. High-interest and high inflationary environment continue to put pressure on financing options, including DOE provided financing.
  - ii. Insurance market for certain risks in Puerto Rico continues to be extremely tight; certain coverages may be uneconomic or unavailable in Puerto Rico.
- b. Have there been any significant financial developments or contractual changes affecting the project?
  - i. ESSA was fully executed on 2/13/24.
- c. Updates on the interconnection agreement or related financial aspects
  - i. Interconnection Agreement was fully executed on 2/6/24.

### **4. Challenges, Solutions, and Community Engagement**

- a. Challenges faced recently and the strategies to address them.
  - i. Increasingly long lead times for key equipment are a present concern.
- b. Anticipated obstacles in the upcoming month and planned strategies to overcome them.
  - i. Prompt receipt and approval of our DEA filing by OGPe and associated agencies. Enforcement by OPGe of Act 72, also known as the expedited permitting process.
- c. How has communication with key stakeholders been maintained, and are there any concerns or feedback to address?
  - i. Resource Provider maintains regular meetings (weekly or more frequent) with its contractors, consultants and independent engineers.
  - ii. Resource Provider and LUMA have a biweekly scheduled meeting as of the week of March 11<sup>th</sup>.
- d. In consultation with the DOE LPO and our partner NGOs, Convergent is working towards finalizing its community engagement plan.

### **5. Permitting, Environmental Studies, and Compliance**

- a. Have all necessary permits been secured or are there pending approvals?
  - i. REA approval received February 28, 2024. DEA filed May 3, 2024.
- b. Updates on the permitting process and compliance requirements.
  - i. See prior.
- c. Status of environmental studies and compliance with environmental requirements.
  - i. See prior.

**6. Projected Operational Date and Future Planning**

- a. Is the project still on track for the projected Commercial Operational Date?
  - i. Yes. Permitting delays and long lead equipment are currently the most relevant risks

CC:

Fausto Hernandez, FOMB [fausto.hernandez@promesa.gov](mailto:fausto.hernandez@promesa.gov)

Fernando Bruno, FOMB [fernando.bruno@promesa.gov](mailto:fernando.bruno@promesa.gov)

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June 10, 2024

TO: PREPA  
c/o Gustavo Velázquez Rodríguez  
Project Manager  
LUMA

REF: Convergent Coamo Energy Storage 1 LLC (“Resource Provider”) Monthly Operations and Maintenance Report (“Monthly Report”) pursuant to the First Amended and Restated Power Purchase and Operating Agreement Between Puerto Rico Electric Power Authority and Convergent Coamo Energy Storage 1 LLC Dated as of July 10<sup>th</sup>, 2023 (the “PPOA”) for Resource Provider’s 100MW solar and 55MW storage Coamo project (the “Coamo Project”)

## 1. Overall Progress and Timeline

- a. Update on the current status of the project
  - i. Coamo Project struggles to remain on track as of the date of this report. Delays to permit processing by the relevant governmental authorities impact Resource Provider’s ability to meet contractual milestones. An updated interconnection study from LUMA has been outstanding for over 6 months and this has prevented finalizing the interconnection facilities design per the PPOA.
  - ii. LUMA’s lack of feedback on Resource Provider’s submitted Testing and Commissioning plan and their inability to meet and answer question about testing requirements have delayed Resource Provider finalizing construction schedule and contract execution with EPC contractor.
  - iii. Engineering deliverables per PPOA requirements are in progress. Geotechnical visits and reports are completed.
  - iv. Procurement of long lead equipment is being advanced to mitigate schedule risk. Specifically, Purchase Orders have been issued for transformers and switchgear.
- b. Projected ETA on ground-break, construction and interconnection timeline.
  - i. Ground-break is currently anticipated for September, 2024 subject to receipt of civil construction permits.
  - ii. Convergent is awaiting confirmation from LUMA on their interconnection install timelines.
- c. Detailed timeline of key activities accomplished in the last three months (including consultations, application submissions, and environmental assessments)
  - i. REA feedback received on 2/1, including comments from DNER. As further described in Section 5 below. Unresponsiveness from DNER is preventing permitting progress. SRM comments received May 16<sup>th</sup>, 2024. Coamo River delineation is underway and DEA will be filed after that is complete.

- d. Have there been any significant changes to the project schedule since the last update?
  - i. No

## 2. Application Process and Compliance Requirements

- a. Progress in the Loan Programs Office (LPO) application process
  - i. Invitation to due diligence and term sheet negotiations received and executed in March 2024.
- b. Any specific activities or requirements that need immediate attention
  - i. LPO's comments being addressed as they arise.
- c. Compliance with various acts and policies like the National Environmental Policy Act (NEPA), Cargo Preference Act, Davis Bacon Act etc.
  - i. NEPA report is ongoing.

## 3. Financial Aspects and Contractual Matters

- a. List any financial concerns, including costs related to complying with specific acts and potential additional expenses.
  - i. High-interest and high inflationary environment continue to put pressure on financing options, including DOE provided financing.
  - ii. Insurance market for certain risks in Puerto Rico continues to be extremely tight; certain coverages may be uneconomical or unavailable in Puerto Rico.
- b. Have there been any significant financial developments or contractual changes affecting the project?
  - i. No
- c. Updates on the interconnection agreement or related financial aspects
  - i. Interconnection Agreement is fully executed and subject to implementation of agreed-to amendment with LUMA, to revise the T&D Operator Fee to be calculated on the basis of Resource Provider quotes for the construction of the sectionalizer.

## 4. Challenges, Solutions, and Community Engagement

- a. Challenges faced recently and the strategies to address them.
  - i. Increasingly long lead times for key equipment are a present concern.
- b. Anticipated obstacles in the upcoming month and planned strategies to overcome them.
  - i. Slow response from governmental agencies on permits continues to present a risk to schedule, as do the aforementioned long-lead timelines on certain key equipment.
- c. How has communication with key stakeholders been maintained, and are there any concerns or feedback to address?

- i. Resource Provider and key subcontractors attended Tranche 1 stakeholders meeting at LUMA offices on May 9<sup>th</sup>. Other Resource Providers in attendance communicated having similar challenges and obstacles in preconstruction.
- ii. Resource Provider maintains regular meetings (weekly or more frequent) with its contractors, consultants and independent engineers.
- iii. Resource Provider and LUMA have a biweekly scheduled meeting as of the week of March 11th.

**5. Permitting, Environmental Studies, and Compliance**

- a. Have all necessary permits been secured or are there pending approvals?
  - i. Project permitting process is ongoing. Convergent received the SRM approval May 16<sup>th</sup> from DNER. DEA is drafted and awaiting Coamo River delineation before final submission.
- b. Updates on the permitting process and compliance requirements.
  - i. DEA will be submitted this month.
  - ii. We have yet to receive comments from LUMA or NET on the Infrastructure recommendations and look forward to addressing them once received.
- c. Status of environmental studies and compliance with environmental requirements.
  - i. All environmental studies are completed and the DEA will be submitted this month.

**6. Projected Operational Date and Future Planning**

- a. Is the project still on track for the projected Commercial Operational Date?
  - i. Yes. Long lead equipment is currently the most relevant risk.

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June 10, 2024

TO: PREPA  
c/o Gustavo Velázquez Rodríguez  
Project Manager  
LUMA

REF: Convergent Penuelas Energy Storage 1 LLC (“Resource Provider”) Monthly Operations and Maintenance Report (“Monthly Report”) pursuant to the Energy Storage Services Agreement Between Puerto Rico Electric Power Authority and Convergent Penuelas Energy Storage 1 LLC (the “ESSA”) for Resource Provider’s Penuelas 100MW/400MWh BESS-only project (the “Penuelas Project”)

## 1. Overall Progress and Timeline

- a. Update on the current status of the project
  - i. Penuelas Project remains on track as of the date of this report. Delays in permit processing by the relevant governmental authorities may impact Resource Provider’s ability to meet contractual milestones.
  - ii. Geotechnical studies and engineering deliverables required by the ESSA requirements are in progress. Geotechnical reports expected by end of June.
  - iii. Procurement of long lead equipment is being advanced to mitigate schedule risk. Specifically, Purchase Orders have been issued for transformers and switchgear.
- b. Projected ground-break, construction and interconnection timelines.
  - i. Ground-break is currently anticipated for January 2025 driven, at present, by long-lead equipment supply timelines and subject to receipt of construction permits.
  - ii. LUMA to provide Convergent with interconnection install timelines.
- c. Detailed timeline of key activities accomplished in the last three months (including consultations, application submissions, and environmental assessments)
  - i. REA approval(2023-520775-REA-014412) received April 3, 2024. DEA filed May 3, 2024.
- d. Have there been any significant changes to the project schedule since the last update?
  - i. No

## 2. Application Process and Compliance Requirements

- a. Progress in the Loan Programs Office (LPO) application process

- i. Invitation to due diligence and term sheet negotiations received and executed in March 2024.
- b. Any specific activities or requirements that need immediate attention.
  - i. LPO's comments being addressed as they arise.
- c. Compliance with various acts and policies like the National Environmental Policy Act (NEPA), Cargo Preference Act, Davis Bacon Act etc.
  - i. NEPA report is ongoing.

### 3. Financial Aspects and Contractual Matters

- a. List any financial concerns, including costs related to complying with specific acts and potential additional expenses.
  - i. High-interest and high inflationary environment continue to put pressure on financing options, including DOE provided financing.
  - ii. Insurance market for certain risks in Puerto Rico continues to be extremely tight; certain coverages may be uneconomic or unavailable in Puerto Rico.
- b. Have there been any significant financial developments or contractual changes affecting the project?
  - i. ESSA was fully executed on 2/13/24.
- c. Updates on the interconnection agreement or related financial aspects
  - i. Interconnection Agreement was fully executed on 2/6/24.

### 4. Challenges, Solutions, and Community Engagement

- a. Challenges faced recently and the strategies to address them.
  - i. Increasingly long lead times for key equipment are a present concern.
- b. Anticipated obstacles in the upcoming month and planned strategies to overcome them.
  - i.
- c. How has communication with key stakeholders been maintained, and are there any concerns or feedback to address?
  - i. Resource Provider maintains regular meetings (weekly or more frequent) with its contractors, consultants and independent engineers.
  - ii. Resource Provider and LUMA have a biweekly scheduled meeting as of the week of March 11<sup>th</sup>.
- d. In consultation with the DOE LPO and our partner NGOs, Convergent is working towards finalizing its community engagement plan.

### 5. Permitting, Environmental Studies, and Compliance

- a. Have all necessary permits been secured or are there pending approvals?
  - i. DEA Approval received June 7, 2024. This concludes the environmental permitting portion of the project and we are moving to construction permits.
- b. Updates on the permitting process and compliance requirements.
  - i. See prior.
- c. Status of environmental studies and compliance with environmental requirements.

- i. Environmental studies and compliance with environmental requirements are complete.

**6. Projected Operational Date and Future Planning**

- a. Is the project still on track for the projected Commercial Operational Date?
  - i. Yes. Permitting delays and long lead equipment are currently the most relevant risks

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June 10, 2024

TO: PREPA  
c/o Gustavo Velázquez Rodríguez  
Project Manager  
LUMA

REF: Convergent Ponce Energy Storage 1 LLC (“Resource Provider”) Monthly Operations and Maintenance Report (“Monthly Report”) pursuant to the Energy Storage Services Agreement Between Puerto Rico Electric Power Authority and Convergent Ponce Energy Storage 1 LLC (the “ESSA”) for Resource Provider’s Ponce 25MW/100MWh BESS-only project (the “Ponce Project”)

## 1. Overall Progress and Timeline

- a. Update on the current status of the project
  - i. Ponce Project remains on track as of the date of this report. Delays in permit processing by the relevant governmental authorities may impact Resource Provider’s ability to meet contractual milestones.
  - ii. Engineering deliverables required by the ESSA requirements are in progress.
  - iii. Procurement of long lead equipment is being advanced to mitigate schedule risk. Specifically, purchase orders have been issued for transformers and switchgear.
- b. Projected ground-break, construction and interconnection timelines.
  - i. Ground-break is currently anticipated for February 2025 driven, at present, by long-lead equipment supply timelines and subject to receipt of construction permits.
  - ii. LUMA to provide Convergent with interconnection install timelines.
- c. Detailed timeline of key activities accomplished in the last three months (including consultations, application submissions, and environmental assessments)
  - i. REA approval received March 6, 2024. As a condition of approval, a Phase IA-B Archaeological study is required. The report is complete and has been submitted to OGPe for review.
- d. Have there been any significant changes to the project schedule since the last update?
  - i. No

## 2. Application Process and Compliance Requirements

- a. Progress in the Loan Programs Office (LPO) application process

- i. Invitation to due diligence and term sheet negotiations received and executed in March 2024.
- b. Any specific activities or requirements that need immediate attention.
  - i. LPO's comments being addressed as they arise.
- c. Compliance with various acts and policies like the National Environmental Policy Act (NEPA), Cargo Preference Act, Davis Bacon Act etc.
  - i. NEPA report is ongoing.

### 3. Financial Aspects and Contractual Matters

- a. List any financial concerns, including costs related to complying with specific acts and potential additional expenses.
  - i. High-interest and high inflationary environment continue to put pressure on financing options, including DOE provided financing.
  - ii. Insurance market for certain risks in Puerto Rico continues to be extremely tight; certain coverages may be uneconomic or unavailable in Puerto Rico.
- b. Have there been any significant financial developments or contractual changes affecting the project?
  - i. ESSA was fully executed on 2/13/24.
- c. Updates on the interconnection agreement or related financial aspects
  - i. Interconnection Agreement was fully executed on 2/6/24.

### 4. Challenges, Solutions, and Community Engagement

- a. Challenges faced recently and the strategies to address them.
  - i. Increasingly long lead times for key equipment are a present concern.
- b. Anticipated obstacles in the upcoming month and planned strategies to overcome them.
  - i. As requested by OGPe, an SRA has been filed to address the Archeological study. We cannot file the DEA until we receive comments on the SRA, so prompt review and approval from OGPe is critical.
- c. How has communication with key stakeholders been maintained, and are there any concerns or feedback to address?
  - i. Resource Provider maintains regular meetings (weekly or more frequent) with its contractors, consultants and independent engineers.
  - ii. Resource Provider and LUMA have a biweekly scheduled meeting as of week of March 11<sup>th</sup>.
- d. In consultation with the DOE LPO and our partner NGOs, Convergent is working towards finalizing its community engagement plan.

### 5. Permitting, Environmental Studies, and Compliance

- a. Have all necessary permits been secured or are there pending approvals?
  - i. REA approval received March 6, 2024. Phase IA-B archaeological study is complete and SRA has been filed with OGPe. We are awaiting comments from OGPe on the SRA before filing the DEA.
- b. Updates on the permitting process and compliance requirements.
  - i. The archeological studies indicate there are no issues with the site, so we do not anticipate any issues with the SRA process.

- c. Status of environmental studies and compliance with environmental requirements.
  - i. The DEA is drafted and awaiting SRA approval before filing.

**6. Projected Operational Date and Future Planning**

- a. Is the project still on track for the projected Commercial Operational Date?
  - i. Yes. Permitting delays and long lead equipment are currently the most relevant risks

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# Project Monthly Status Report

**Project:** Guayama Solar Energy LLC.  
**Date:** May 2024  
**Recipients:** Puerto Rico Electric Power Authority (PREPA)  
Puerto Rico Energy Bureau (PREB)  
Financial Oversight and Management Board (FOMB)

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**Brief:** Project Team Monthly Status Report – Section 3.2(e) of the Power Purchase and Operating Power Agreement (PPOA) between Puerto Rico Electric Power Authority (PREPA) and Guayama Solar Energy LLC (Resource Provider).

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## **Reference: Report Content Overview**

**1. Material Updates and Critical Issues** – Summary of material updates and critical issues that could impact project development and/or construction.

### **2. Review the status of each significant element of the Project Schedule**

- I. Permitting
- II. Engineering
- III. Procurement
- IV. Construction
- V. Project Milestones & Notice Requirements

### **3. Corporate Responsibility / Community Involvement**

- I. Local Vendors / Services
- II. Domestic Content (Project Wide)

### **4. Next Steps: Action Items**

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## **Status Report:**

### Tasks and Milestones Table Legend

 Complete	 In Progress	 Not Started
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**1. Material Updates and Critical Issues:** Summary of material updates and critical issues that could impact project development and/or construction.

**I. Material Updates:** First Guayama Solar Energy Project monthly status report.

- General:
  - Guayama Solar Energy (GSE) Project Team has continued development initiatives related to the renewable energy resource project.
  - GSE is pursuing financing under section 1706 of the Loan Programs Office (LPO) of the United States Department of Energy (DoE) as required by the FOMB.
    - Phase 1 of the application was completed.
    - Phase 2 of the application was completed.
    - LPO initiated the formal due diligence process.
      - Refer to section II. **Critical Issues** for additional information.
    - LPO NEPA Team initiated the environmental compliance review.
    - The process is on-going.
  - Continued Development Initiatives:
    - Permitting review initiatives are ongoing to ensure compliance with LPO requirements (including NEPA).
    - Interconnection Scope has been defined – Brownfield Interconnection. LUMA will manage the construction of these facilities. The Project Team will not manage procurement of the IC infrastructure.
    - Engineering Modeling has been completed and was submitted to LUMA for review.
      - Requested expansion of the BESS capability to address the increased costs and maintain project feasibility. New Model will be created.
  - Pending LPO conditional commitment to place purchase orders on long lead-time equipment for construction.
  - The Project Team requested a capability contract for the projected excess BESS capacity in order to reduce the exposure related to inflation, delays and higher interconnection costs (among others) to avoid requesting an increase to the kilowatt-hour (KW/h) rate.
    - The Governing Board has approved the contract BESS capability and should be submitted to the PREB shortly.
    - **Critical Item: Still pending.**
  - Recent conversations with PREPA and LUMA regarding the Project initiatives have been positive, and the process has been progressing.
    - Note: Movement on LUMA deliverables has been slower in the past 90 days.
  - All fees related to GSE have been paid to LUMA (expansion, assessments, etc.). However there seems to be an interest by LUMA to perform additional studies study/evaluations that could increase project cost to owner.
    - Pending invoice from LUMA (outstanding for several months).

- Project Team has initiated planning of future resiliency community projects. Meetings with PREPA and LUMA regarding these initiatives are ongoing (although have slowed in the past reporting period).
  - see *Item #3. Corporate Responsibility / Community Involvement*
- **Section II: Engineering** (Refer to SECTION II for details)
  - Preliminarily Engineering has been completed.
    - Final engineering is pending and expected after LPO conditional commitment.
    - Equipment selection is well advanced. Final selection is driven by:
      - The LPO MARAD compliance requirement
      - Local building code
      - Technical requirements
      - Product availability vs project timelines
      - Other factors
  - LUMA will manage and oversee interconnection (IC) facilities engineering.
    - Project Team paid for the interconnection studies.
    - Pending IC EPC contract award by LUMA (to Third-party).
    - Need clarification on scope of work, budget uses, EPC contractor, among other business-related topics.
  - Updated engineering modeling is being performed (MTRs, BESS, among other areas).
    - The Project Capacity Expansion modeling and request for BESS capability will facilitate decisions regarding engineering.
      - **Critical Item – Still pending.**
    - PSSE Model has been completed. However, LUMA has requested a new version of the model.
  - Meetings regarding project development and technical matters with PREPA and LUMA have been initiated.
    - Points of contact (POCs) have been established.
    - Recurrent meetings have been scheduled. **Next meeting - pending.**
- **Section III: Procurement** (Refer to SECTION III for details)
  - Received updated quotes regarding major equipment components. Contracts are under negotiation. Overall Budget has been completed.
  - Interconnection-related equipment will fall under the LUMA scope of work.
  - Major equipment Orders (PV, BESS, and BOS) will be placed once engineering has been completed and conditional commitment from LPO has been received. Estimated timeline – 3 to 6 months.
    - *Refer to decision drivers on the engineering update section above (Section II).*
- **Section IV: Construction:** (Refer to SECTION IV for details)
  - Primary focus: Development initiatives, Engineering and LPO financing. The Project Execution Team has been allocated to these initiatives.
    - **Status: Ongoing. LPO due diligence and NEPA review are in process.**
- **Section V: Project Milestones & Notices Requirements** (Refer to SECTION V)
  - Interconnection strategy, scope and agreement have been executed.
    - Recurrent Interconnection Meetings are pending (brownfield interconnection works).

- Continued with civil, structural & electrical redesign.
- Item #3. Corporate Responsibility / Community Involvement
  - Project team has started engaging with local organizations and entities to define the Corporate Responsibility / Community Involvement plan initiatives.
  - The engagement of local vendors and employees was updated based on community experience.
  - The Project Team continued to identify local talent and established working relationships with universities and other stakeholders to train and place additional team members into the GSE projects.
  - Project Team has initiated planning of future resiliency community projects.
  - Working on formalizing the apprenticeship program with local contractors and higher education entities in Puerto Rico.
- Item #4. Next Steps: Action Items: Section was updated based on pending initiatives and next steps.

## **II. Critical Issues:** Issues that could cause delays in the project timeline.

- The critical issues and/or considerations that could have had an adverse impact on project timelines and overall schedule are as follows:
  - LPO financing process.
  - Permitting delays (including NEPA compliance review).
  - Materials and equipment delivery schedules (including MARAD compliance validation).
  - Approval of capacity expansion and BESS capability payment. **Critical Matter.**
  - Interconnection construction process.
  - Delays in RFI responses.
- Updates:
  - Project Team has been working with the LPO, PREPA, LUMA and the Central Government Agencies to advance every initiative to deliver the project on a timely basis.
  - Recurrent collaborative meetings will continue to discuss action items, RFIs and technical submittals, scheduling, and critical path (among other matters).  
**Next meeting – pending.**

## **2. Review the status of each significant element of the Project Schedule:**

### **I. Permitting:** Overview:

The GSE project permitting process is advanced. The project has a construction permit notification that was pulled, and all related taxes and duties have been paid. All required permits, studies and endorsements are being evaluated to ensure compliance with all new laws, applicable code changes, and regulations, as well as LPO requirements (including NEPA compliance). The process is guided by the development and engineering teams (*see section II. Engineering*) as well as new comment requests submitted to agencies having jurisdiction (AHJ).

- Table: Tasks and Milestones include (but are not limited to):

Permit/Approval	Permit Authority	Status	Comments
Location Approval	Planning Board	✓	
Environmental Approval	ARPE, OGPE, DNER	✓	Pending NEPA compliance review (GAP analysis).
Nationwide Permit (NWP) 14	USACOE	⊙	
Endorsements	<ul style="list-style-type: none"> <li>• Municipality of Salinas,</li> <li>• Hwy and Transportation Authority,</li> <li>• OGPE,</li> <li>• ICP,</li> <li>• PREPA,</li> <li>• Puerto Rico Telecommunications Regulatory Board,</li> <li>• PRASA,</li> <li>• Dept of Agriculture</li> </ul>	⊙	Endorsements are being reviewed to ensure compliance with LPO and considering new engineering.
NPDES General Permit	US EPA	⊙	Pending NEPA compliance review (GAP analysis).
Construction Related Permits	OGPE	⊙	<ul style="list-style-type: none"> <li>• General Consolidated Permits,</li> <li>• Incidental Soil Movement Permits,</li> <li>• Construction Permits ✓</li> </ul>

## II. Engineering:

- Overview:

The preliminary engineering is being updated and reviewed based on capacity expansions and other development changes. The engineering package is being modified to ensure compliance with (among other):

- Changes in any laws and regulations.
- New local code guidelines.
- Updates in technology selection.
- New Minimum Technical Requirements (MTRs).
- LPO requirements.
- NEPA compliance requirements.

The Contractor, Engineers of Record, Independent Engineers, Owners Representative and other consultants and team members are working with the Project Team to define and approve new equipment requirements and bill of materials to advance procurement tasks (*see section III. Procurement*). The table below provides information on all engineering areas that are under development, review, or validation.

- Tasks and Milestones include (but are not limited to):

Design / Study	Entity in Charge	Status	Comment
Floodplain Map/Review	LES; Miguel Menar Figueroa, MSCE, PE	✓	
Hydrology and Drainage Study	Miguel Menar Figueroa, MSCE, PE	✓	Recently reviewed.
ALTA Survey	JAMS Land Surveying	✓	
Civil Design (PV Plant)	LES	✓	
Topo / LiDAR	JAMS Land Surveying	✓	
Geotech / Pile Testing (PV Plant)	Suelos, Inc GMTS, PSC	⊙	
Corrosion Study	Suelos, Inc GMTS, PSC	•	
Cultural Study	AM Group	⊙	
Environmental Site Assessment	NAYE Group/Kyros LLC	✓	Pending NEPA compliance review (GAP analysis).
Structural Design (PV Plant – Racking)	Gamechange / LES	⊙	Based on COS design.
Structural Design (PV Plant – Miscellaneous Foundations)	Buehler and Buehler Engineering	•	
Electrical Design (PV Plant)	LES	✓	

Note: None at this time.

### **III. Procurement:**

- Overview:

The GSE is working on finalizing the project procurement plan, ensuring compliance with PREPA/LUMA requirements, as well as adapting newly available technology, while complying with MARAD delivery requirements from LPO. Project team will be placing purchase orders after the engineering review has been completed and LPO conditional commitment has been received (please refer to table below for timelines).

- Tasks and Milestones include (but are not limited to):

Description	Vendor	Order Status	Delivery Status	Notes
Posts	GameChange	0%	0%	GameChange E/W Fixed Tilt System
Racking	GameChange	0%	0%	GameChange E/W Fixed Tilt System
MVAC Cable	WESCO	0%	0%	Pending Validation
Combiner Boxes	Olson	0%	0%	
DC Cable	WESCO	0%	0%	Pending Validation
Modules	TBD	0%	0%	550W Bifacial Module – Vendor negotiation in process (4 providers)
BESS Equipment	Tesla	0%	0%	PO review process.
Power Conversion Stations	Ingeteam	0%	0%	Ingeteam Power Conversion Stations
GSU	WEG	0%	0%	Pending Validation
Interconnection Major Equipment (Various items)	N/A	N/A	N/A	Brownfield – Managed by LUMA

**IV. Construction:**

-Overview:

Agreements related to general contractors, subcontractors, engineering, and consultants with various entities are in process. The construction team is primarily focused on development initiatives, engineering and/or financing activities. Progress is reported in the below table:

Construction Activity	% Complete
Clearing and Grubbing	0%
Site Grading	0%
Post Install	0%
Racking Install	0%
Module Install	0%
Combiner Boxes	0%
DC Cable	0%
AC Cable	0%
Power Conversion Stations	0%
BESS	0%
Substation	0%

- Key companies / Personnel include (but are not limited to):

Contractor	H/Q Location	Scope	Current Headcount	Peak Headcount	Local Hire Target	Veteran / Minority Target
<b>GUAYAMA SOLAR ENERGY Development Team</b>	Puerto Rico	Development, Site Oversight, Management, Among Other	11	TBD	98%	30%
<b>Lord Construction Puerto Rico</b>	Puerto Rico	All Major Site Construction	14	TBD	100%	30%
<b>Other – Various</b>	Puerto Rico	Development, Finance, Engineering, Logistics, Adm., Owners Engineer and Reps, Legal,	20	TBD	50%	30%

\* Supervision is performed locally by the GSE Development Team. 98% of all labor will be hired locally.

### V. Project Milestones & Notice Requirements:

Below find critical milestone dates and related Notice requirements:

Milestone	PPOA Required Date	COS Target Date	Progress	Comments
<b>Kick off meeting between PREPA, LUMA and Project Team.</b>	N/A	12/07/2023	✓	Recurring Meetings are Being Held Between the Parties (see note below).
<b>Interconnection Studies Meeting</b>	After Interconnection Studies Payment	12/07/2023	✓	Recurring Meetings are Being Held Between the Parties (see note below).
<b>Mobilization</b>	N/A	Q3 2024	●	Project Timeline is Being Revised to Set Mobilization Date (Status: on-target).
<b>FNTP</b>	8 months after closing.	Q3 2024	●	Projected timelines consider completion dates within PPOA requirements, subject to favorable external conditions.
<b>Mechanical Completion</b>	60-90 days before COD	TBD	●	
<b>Commercial Operation Date</b>	24 months after FNTP	TBD	●	
<b>Substantial Completion</b>		TBD	●	
<b>Final Completion</b>		TBD	●	

**Note #1:** Project Team is having weekly meetings with PREPA and LUMA personnel to advance the project timelines.

**Note#2:** All Timelines are currently under review.

### **3. Corporate Responsibility / Community Involvement**

The Development Team is committed to creating a substantial difference in the communities surrounding each project site. A comprehensive community outreach and philanthropic plan is

part of the established corporate responsibility goals. The Team has continued meetings with local organizations and leaders in an effort to identify opportunities to provide sustainable solutions to community problems, with measurable direct benefits. The project team is willing to take recommendations from all stakeholders to ensure an inclusive and impactful initiative.

**I. Local Vendors / Services:**

The project team is engaging local vendors for various support roles. The names of these businesses will be reported in future a monthly report.

Most service providers will be hired locally. Apprenticeship programs will be implemented. Training and professional development initiatives are being created, and alliances with educational institutions and professional associations are being established.


**II. Domestic Content (Project Wide)** – Final percentage is TBD (after engineering and procurement negotiations).

<b>Component</b>	<b>% US</b>	<b>% ROW</b>
Cable	TBD	
Posts		
Combiner Boxes		
Racking		
PCS		
Modules		
Balance of System		
Labor / Management		
BESS		
<b>Total</b>		

**4. Next Steps: Action Items**

- Continue recurrent meetings with LUMA/PREPA.
- Complete INTERCONNECTION design.
- Provide PREPA/LUMA with new RFI’s.
- Continue the weekly follow-up meeting with LUMA personnel (Technical).
- Continue the project development initiatives.
- Validate BESS Capability Payment.

**Guayama Solar Energy Project Team thanks you for your time and attention to the project initiatives. Please let us know if there is anything we can do to improve!**

Submitted by:   
Mario J. Tomasini  
Authorized Representative  
Guayama Solar Energy  
May 5, 2024.

PREPA Representative: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Date: \_\_\_\_\_

LUMA Representative: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Date: \_\_\_\_\_

## **Progress Report (June 2024) – CS-UR Juncos PV LLC (Resource Provider)**

### **1. Development**

- a. *Easement for the Transmission Line 115 kV* – We have two ways that we are managing this topic, one of the counter party is the Municipality of Juncos and the other one is the Puerto Rico Department of Transportation and Public Works (DTOP). The conversation with both parties are advanced and we are in the process of starting legal revision from both parties to close an easement agreement.
- b. *Land Purchase with Becton Dickinson (Juncos) for the expansion of the electrical substation improvements by LUMA Energy* – In this topic, we are responsible for acquiring the private land for the expansion of the electrical substation and then pass the ownership of this acquisition to the Puerto Rico Electrical Power Authority (PREPA). The conversation with the private landowner are very advanced and we are very close to signed a term sheet agreement and then start a purchase and sale agreement to complete the transaction.
- c. *Interconnection Agreement* – Completed and signed with LUMA Energy on 11/30/23.

### **2. Construction**

- a. *Pending to Start* –

### **3. Permitting**

- a. *Environmental Compliance Process* – All the fields' studies to comply with the environmental compliance are completed 100% (Flora and Fauna Studies, Wetland Jurisdictional Study, Archaeological Studies Phase IA/IB and Phase II, Determination of Environmental Compliance, etc.,)
- b. *Recommendations of Infrastructure by the Agencies* – All the recommendations of infrastructure are completed by 100%. (Puerto Rico Telecommunications Bureau, Puerto Rico Highway Transportation Department, Municipality of Juncos and Las Piedras, Puerto Rico Sewer Authority, etc,)
- c. *Land Zoning Consultation* – This process was approved and completed on 12/26/23.
- d. *Construction Permits* – Pending to obtain the construction permit

### **4. Third-Party Contracting**

- a. *Engineering, Procurement and Construction* – This process is currently in progress on the qualifications of EPC's companies and
- b. *Engineering and Permit Consultant* – The engineering and permit consultant is currently contracted to manage all the engineering, permits and all the requirement requested by Permitting offices of Puerto Rico (OGPe).

**5. Financing**

- a. LPO Phase II Process – At this stage, we are in the Phase II stage with the LPO working with the NEPA process and with all the requirements requested by LPO. Based on the timelines that LPO is managing on the NEPA process, it is expected to be completed in April 2025.





# TETRIS POWER, LLC

Progress Report #5

as of June 10th, 2024

Tetris Power Solar Farm

## **Distribution**

Mr. David Monasterio <[david.monasterio@lumapr.com](mailto:david.monasterio@lumapr.com)>  
Mrs. Esther Serra Méndez <[esther.serramendez@lumapr.com](mailto:esther.serramendez@lumapr.com)>  
Eng. Jorge Cotto Pérez [JORGE.COTTO@prepa.pr.gov](mailto:JORGE.COTTO@prepa.pr.gov)  
Mr. Ricardo García Orozco <[ricardo.garcia@prepa.pr.gov](mailto:ricardo.garcia@prepa.pr.gov)>

## **Contract Number**

2022-P00118-C

Submitted by:

Joe Capo

Tetris Power LLC

June 10, 2024

## **1) Development**

- Drawings for the Land Survey of the proposed 38 kV export line were completed and submitted to LUMA for approval of the route, at the final parcel to Cambalache TC interconnect. The drawings were also submitted to the ATPR for concession of the proposed easement. The ATPR requested an economic proposal for concession of the easement which must be approved by its executive committee.
- Once we receive comments from LUMA on the LS drawings submitted above, per LUMA's response to RFI #240110-01 for direction on final routing of the 38kv interconnect line entering the Cambalache TC parcel, we will request from LUMA Land Records Office an easement certification, as required by Section III, Article B, Regulation 7282. We intend to submit a request for crossing existing LUMA transmission lines easements in the approach to Cambalache TC.
- We are currently participating in bi-weekly progress review meetings with LUMA project representatives.

## **2) Construction**

- On-site construction activities are scheduled to commence in the 3<sup>rd</sup> Quarter of 2024.

## **3) Permitting & Specialty Studies**

- The permitting process began with the Environmental Evaluation and Recommendations Report ("REA" for Spanish acronym submitted on April 1st, 2024. OGPe issued final comments to the REA were issued June 10, 2024.
- Geotechnical Study is complete.
- Hydraulic and Hydrological (H-H) is complete.
- Archeological 1A Study fieldwork complete, final report expected in June.
- Site Consultation process to begin upon submission of the Environmental Document Draft expected in June.

#### **4) Third Party Contracting**

- Meetings were held with the EPC contractors. They are adjusting their bids to obtain a final price.

#### **5) Financing Status**

- The technical, legal, environmental, and insurance consultants are working on the project's red-flag reports to deliver them to the lender. It is expected that this process will be completed by mid-June.

### **NEXT PERIOD PROJECTIONS**

- Submit the Environmental Document draft.
- Initiate the SRI-REC Process to applicable Agencies & Arecibo Municipality

### **CHALLENGES, ISSUES, CONCERNS**

- Concession by ATPR of the easement for the 38kV export line traversing existing parcels.
- OGPe approval of pre-consultation to install solar-panel arrays at industry standard elevation vis-à-vis ABFE maps requirements for new building structures.
- Expedited site consultation process.
- A delay claim was submitted in the amount of 53 calendar days, due to OGPe portal issues. A response has not been received.

### **PENDING ITEMS BY PREPA/LUMA**

- Tetris Power request feedback on Technical Documents submitted in September 2023. (PSSE, Preliminary Design, Relay Protection, Energy Yield Report)



**YFN Yabucoa Solar, LLC**  
PO Box 363991  
San Juan, PR 00936-3991

**InfinigenRenewables.com**

July 9, 2024

**VIA EMAIL**

David Monasterio  
Corporate Strategy

Esther Serra Méndez  
Director Renewable System Projects

Luma Energy ServCo, LLC  
1110 Ponce De León Office 809  
San Juan, Puerto Rico

Dear Mr. Monasterio and Mrs. Serra Méndez,

Reference is made to that certain Power Purchase and Operating Agreement by and between the Puerto Rico Electric Power Authority (“**PREPA**”) and YFN Yabucoa Solar LLC (“**YFNY**” or “**Resource Provider**”) dated as of June 30, 2022, as the same has been amended pursuant to that certain Amendment No. 1 dated February 24, 2023, Amendment No. 2 dated April 26, 2023 and Amendment No. 3 dated May 31, 2023 (the “**Yabucoa PPOA**”). Any capitalized terms not otherwise defined herein shall have the meaning set forth for such term in the Yabucoa PPOA.

As per Section 3.2(e), Resource Provider shall submit progress reports to PREPA on the development, construction, permitting, third-party contracting and financing of the Facility no later than the tenth (10) Business Day of every Month, commencing on the first Month following the Closing Date and continuing until the Commercial Operation Date.

We are pleased to present the YFNY Monthly Report for **June 2024**, detailing the progress and milestones achieved in our journey towards creating a greener future through solar energy. This report provides a comprehensive overview of our efforts in the areas of development, construction, permitting, third-party contracting, and financing. As we navigate the complexities of this construction project, we remain committed to transparency, efficiency, and excellence.

In this report, you will find a detailed account of the advancements made in the past month, reflecting our dedication to quality construction, adherence to timelines, and sustainable practices. We value your partnership and trust, and it is our aim to keep you informed about every aspect of our progress.



**YFN Yabucoa Solar, LLC**  
PO Box 363991  
San Juan, PR 00936-3991

**InfinigenRenewables.com**

We extend our gratitude to everyone involved in this project for their dedication and hard work. Your continued support drives our commitment to excellence, and we are eager to face the challenges and opportunities that the upcoming month presents.

Best Regards,

A handwritten signature in blue ink that reads "Efran Paredes".

Efran Paredes  
VP of Development

787.644.1237

[efran.paredes@infinigenrenewables.com](mailto:efran.paredes@infinigenrenewables.com)



**YFN Yabucoa Solar, LLC**  
PO Box 363991  
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**InfinigenRenewables.com**

## **I. Development Progress:**

- 30% BESS Control System Design Completed.
- Components and Equipment Specification Sheets submitted and reviewed.
- OGPE Equipment Certification Process Started. Modules and Inverters Certified.
- Equipment Temporary Storage Contracted.
- Project Development Schedule reviewed and updated.
- Main Power Transformer Design released for construction.
- Participated in bi-weekly meeting with LUMA for the coordination of the design and construction of the interconnection facility at Juan Martin, clarify open and pending technical RFI's and Schedule coordination.

## **II. Construction Activities:**

- No construction activities are yet underway, pending approval to be issued under the National Environmental Policy Act ("NEPA"), which is a condition for financing with the Loan Programs Office ("LPO") of the United States Department of Energy.

## **III. Permitting Updates:**

- PCU permit was reopened (2015-074181-PRRR-013729).
- PUI permit was requested (2015-0747181-PUI-300533).
- Non-substantial amendment approved (2015-074181-PCD-300038).
- Environmental studies finished.
  - Tree mitigation plan finished.
- Road entrance permits with DTOP – working with DTOP comments.
- Working on additional submittals for USACE for road and creek crossings.

## **IV. Third-Party Contracting:**

- EPC negotiation in the final stage.
- Purchase orders for main transformer, racking, solar panels, BESS and control system have been executed.



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## **V. Financing:**

- We submitted a final version of the Independent Engineer Report to the LPO, completing our Part 2 application.
- The LPO is scheduled to present our project to their credit committee on July 17. Our invitation to the Due Diligence phase is expected shortly after then.
- Completion of NEPA process (required for LPO financing and to begin construction) is expected to be in late August.
  - We received our Certification of Consistency with the PR Coastal Management Program from the Puerto Rico Planning Board.
  - The LPO is targeting publishing our Environmental Assessment during the week of July 15.