



**One Solar**

# Origination

**Contact**



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# Management of Project Development on behalf of the investor

One Solar provides not only management services of project development on behalf of the investor based on regulatory, normative, and technical-economic expertise but also optimises renewable energy projects which includes technical improvements such as hybridisation with other generation technologies and/or energy storage, as well as repowering and/or revamping of existing installations.

Our team is not limited to traditional consultancy; we are involved in project development, liaising with leading suppliers in the industry, and actively influencing the regulation bodies to promote the necessary changes for the successful implementation of the energy transition in Spain.

## Description

### 1. Technical pre-feasibility evaluation for asset optimization:



Study of the project site and identification of the location for optimization: One Solar will evaluate the suitability and technical conditions of one or more potential areas. The identified project site will be selected upon area requirements as well as topology and orography conditions of the site, among other criteria.



Basic technical design: A preliminary engineering and design layout of the plant project will be produced. The preliminary design will seek to maximise the installed capacity while not compromising excessively civil and earthwork and their associated costs.

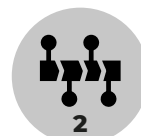
### 2. Detailed regulatory framework analysis:



Summarize relevant current regulation and legislation: In the case of Spain, the regulation has had to address certain modifications to allow the development and operation of hybridisation and BESS projects, and also to allow participation in different markets. This section includes an overview of the regulatory framework as well as the key licensing processes together with the main authorities involved, the key deadlines and administrative milestones, and the guarantees required.



Assess existing regulatory limiting factors and/or deficiencies: Spanish regulation needs to address certain modifications in order to enable, not only the development and operation of hybridisation and BESS projects, but also the possibility to participate in markets such as secondary regulation or adjustment services, which will increase the income from the project.



Identify and discuss expected regulatory modifications, and expected timeline for application: Although the hybrid scheme with storage facilities exists, there is still

### 3. Management of project development on behalf:



One Solar will manage, on behalf of the investor, the complete technical and administrative development of the hybrid assets until they reach the status of Ready-to-Build (RTB).

## Origination and M&A transactions

One of the hot topics for the investors with plans to build a PV portfolio in Spain, is to have direct access to feasible and trustable project opportunities. Market in Spain is very active and many companies which do not come from the sector are developing low quality assets or intermediating with an opportunistic approach.

Identification of professional opportunities, a proper analysis of the assets and engagement with professional partners is essential for the success of investor's strategy.

### Description



Presentation of the Project Opportunity.



Support on the structuring of the transaction and during negotiation process.



Technical and commercial support on the revision of contracts in coordination with legal firm (SPA, Development Agreement).

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### Description



Technical and regulatory feasibility revision of the asset.



General advice on Spanish, PV market and local regulation (as required to close the transaction).



Support on defining inputs and details for the preparation of own Financial Model.





## Technical Due Diligence and Project Appraisal

One Solar has been involved in the energy storage sector in our country since specific regulations and standards began to be incorporated and has been very active in advising important clients intending to purchase and sell projects throughout the territory. The evaluation of renewable energy projects prior to transactions typically involves conducting due diligence. Especially in times of constantly evolving laws and technical conditions, a thorough analysis of the project is crucial.

During the performance of the technical due diligence, the necessary information is carefully gathered, followed by an assessment of both opportunities and risks, connecting the different market players and integrating with the Investor and/or developer's team to ensure that technology and design are optimised, and that investment transactions are made according to the investor's requirements and needs in terms of technical, financial and legal Due Diligence.

### Description

One Solar reviews the documents available and performs a complete Technical Due Diligence Report:

- Analysis and verification of documentation available (VDR)
- Issuance of a TDD Report including a summary of findings & conclusions.



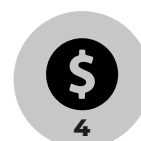
Introduction and Project Overview:  
a) Risk Categorisation  
b) Project Description and Status



Technical Review:  
a) Revision of layout/design  
b) Equipment Review  
c) Determination of improvement/optimization areas



Energy Production Assessment:  
a) Revision of solar resource  
b) Analysis of performance ratio and Energy yield



Forecasted PV Plant EPC Costs



Interconnection assessment:  
a) Grid connection revision  
b) Evacuation design and cost review



#### Permitting assessment

- a) Permitting Procedure | Administrative Authorisations
- b) Grid | Access and Connection Rights
- c) Land Classification and Use
- d) Urban Planning General Plan | Compatibility Report



#### Environmental assessment



#### Summary of Findings & Conclusions



# CASE STUDY



## Puerto Real 3 PV Plant 50MWp

Performed independent Technical Due Diligence and structured the asset transaction for the IPP MET Energy Holding. One Solar supplied full advisory services for contracting of EPC services of the PV Plant and Substation position analyzing proposals from reference EPC companies in Spain and Europe and recommending the most adequate one by balancing the technical and economical aspects and providing support during the contract negotiation.



### Technical Due Diligence

Technical Due Diligence and independent audits before project acquisitions or sale to establish true value.



### EPCM & Procurement

EPC RFP Documental Package & Tender Management. Technical and Economical benchmarking. EPC Contract negotiation and closing.



### M&A

Analysis, structuring and management of the transaction.



### Owner's Engineering

Construction Engineering review, Owner's site management, including QC and H&S coordination until Commissioning.



# CASE STUDY



## Tabiella (Asturias) – 10MW BESS

Developed and owned by ODS, this Greenfield project consists of an energy storage installation with lithium-ion batteries (9.64 MW / 38.56 MWh). ODS oversees every stage of development up to the "Ready to Build" phase, supporting the project until Commercial Operation Date, managing procurement and construction..

### Technical Development

Standalone Battery Storage – Development of a BESS with 9.64 MW nominal power and 4-hour capacity.

Expansion Strategy – Storage site development agreements across Spain.

EV Charging Infrastructure – Development and financial structuring of new charging sites.

### Project Overview

Project Status: Advanced Greenfield

Useful Surface Area: 1.95 Ha

Land: Secured (Option to Land Lease Contract)

Access & Connection Permits: Granted 08/2023

Administrative Authorization: AAP admitted for processing

### PCM & Procurement

✦ Development Contracts – Framework agreements signed with top industrial real estate firms.

✦ Battery Project Pipeline – Surpassing 1 GW in standalone battery projects.

✦ Financial Agreements – Over €12M in signed DSAs.

