

PHILIPPINES

52 & 230 HECTARES SOLAR PHOTOVOLTAIC PLANT
INVESTMENT MINDANAO



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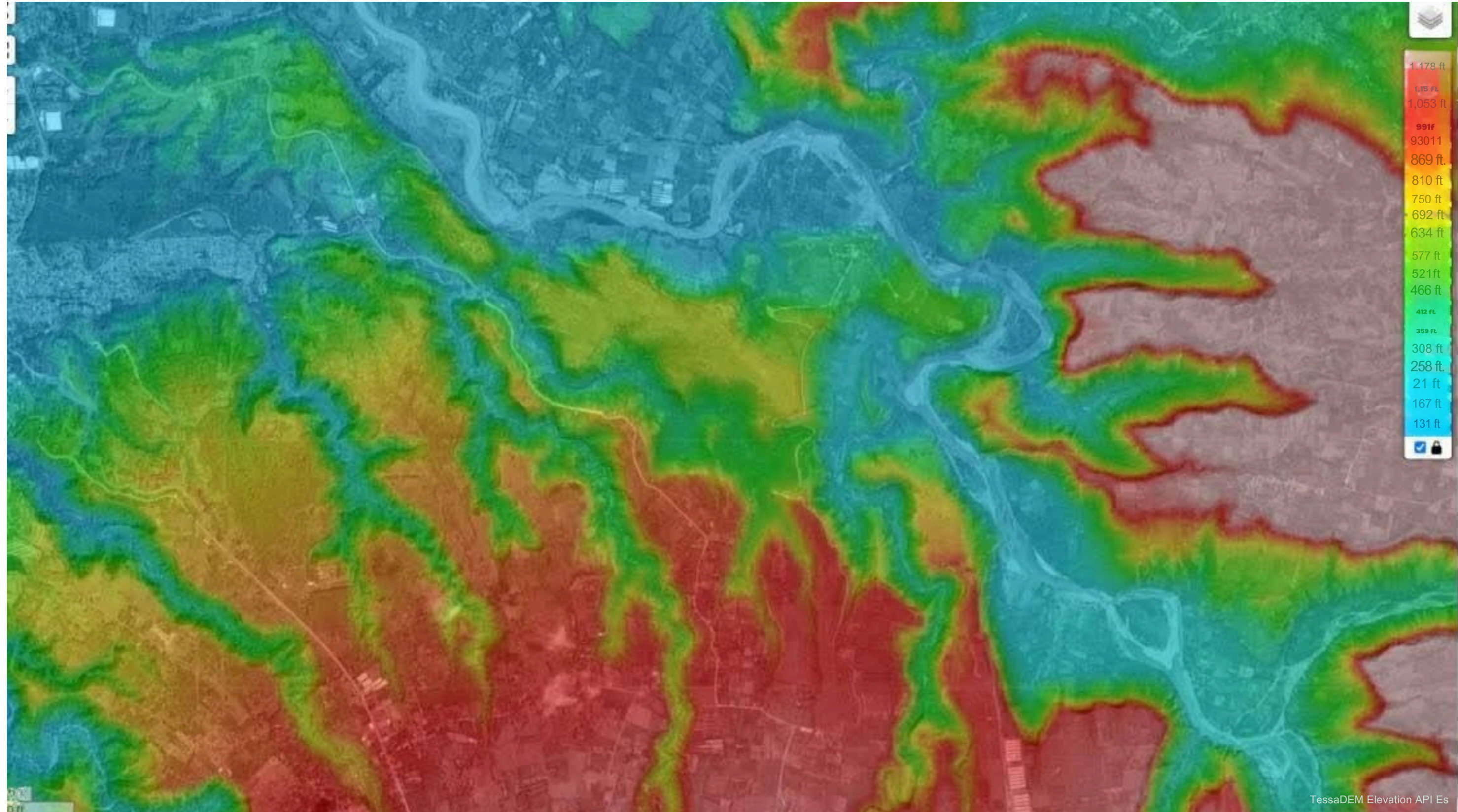
Land Description

- Total land area: 52.2 & 230 Hectares
- Existing structures of the land is flat terrain and overlooking
- Ideal for photovoltaic project
- Ideal also for agro-industrial plantation

Presented the following documents:

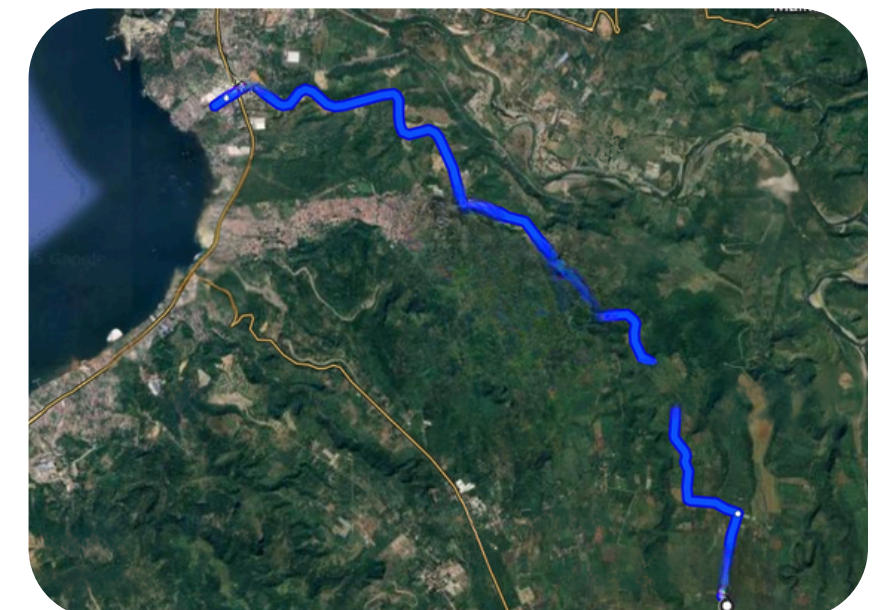
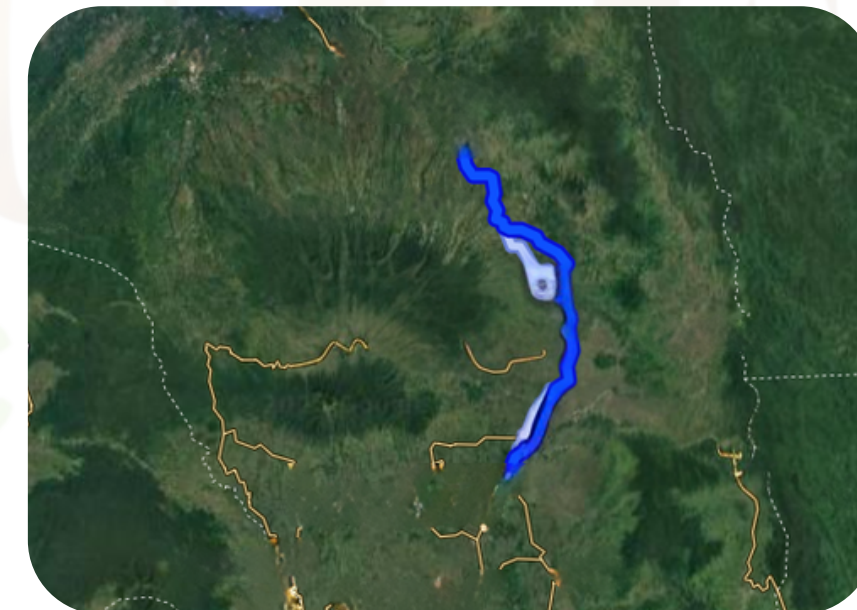
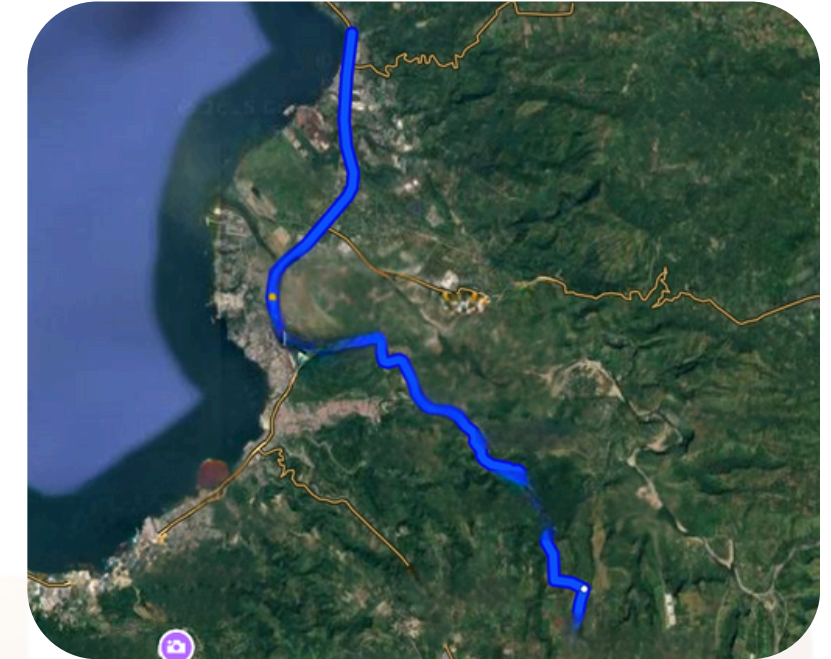
- Topographic map
- Zoning certificate
- Cadastral map
- Google map
- Pictures
- Site Suitability Data

TOPOGRAPHIC MAP

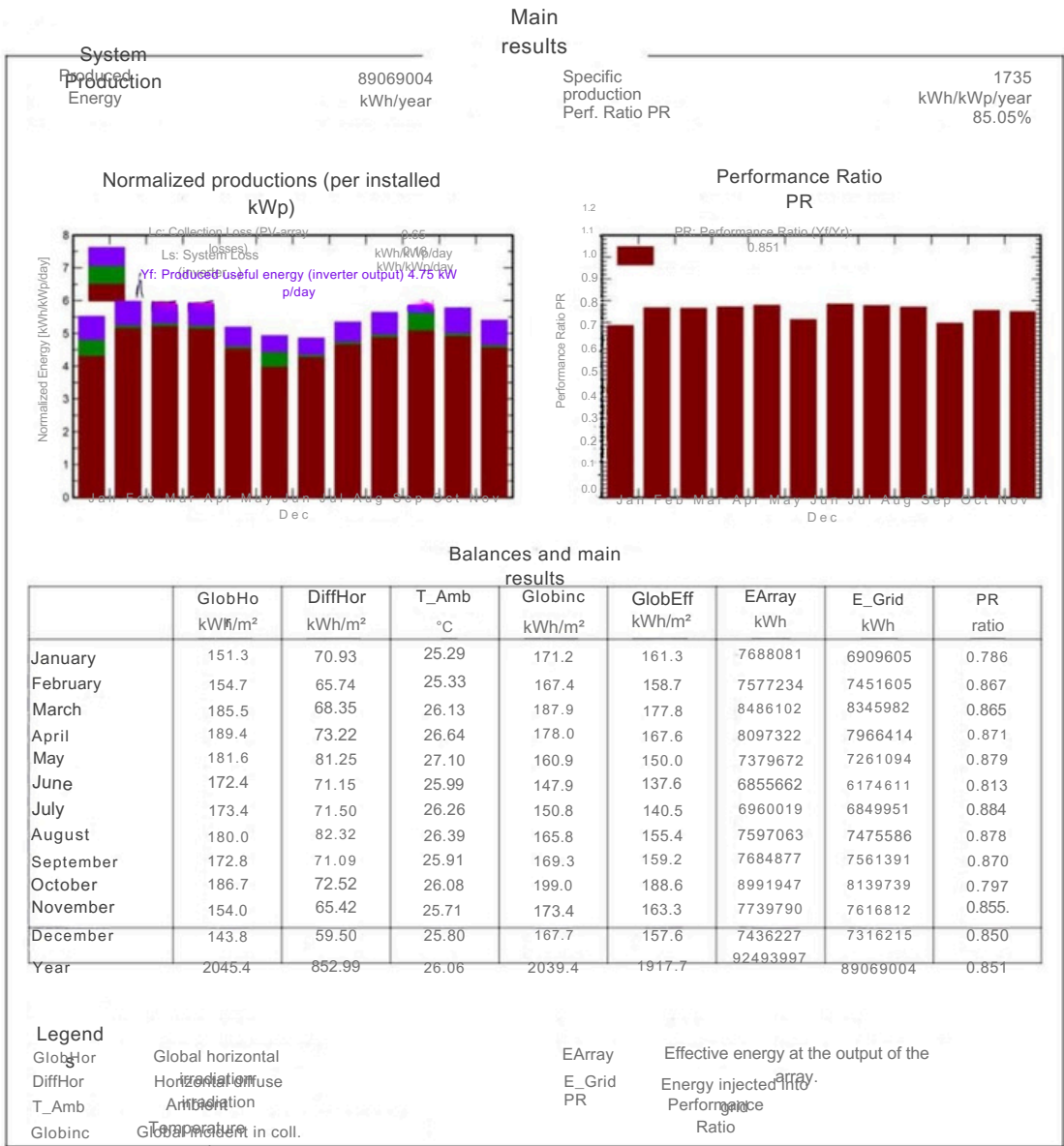


GOOGLE MAP

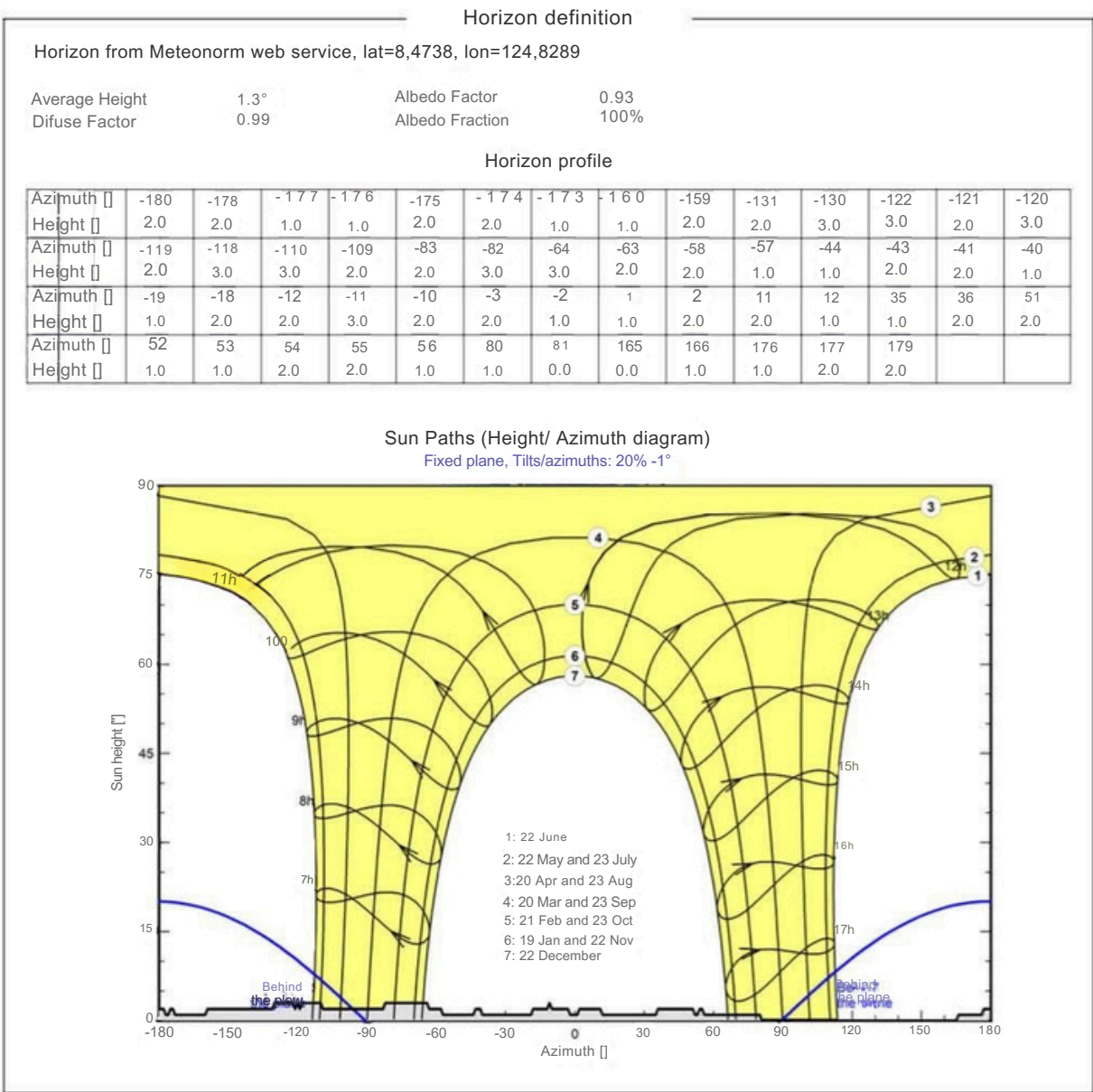
- 18.8km of land area to city proper
- 5km of land area to nearest highway
- 12.2km of land area to nearest port



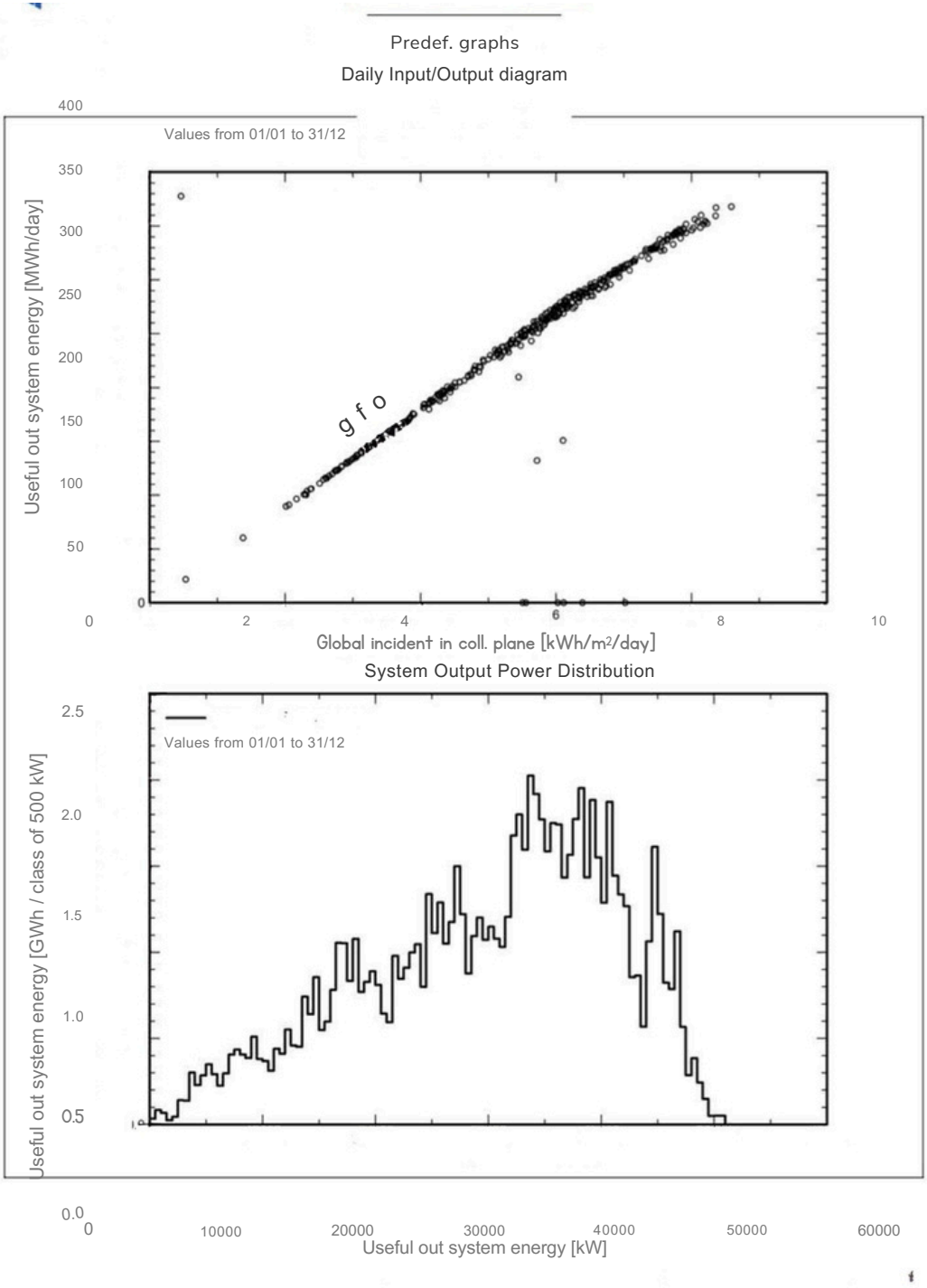
Main result



Near shadings parameter



Predef.graphs



Misamis Oriental, Mindanao

CAPEX est.

37,2
Mio
EUR

OPEX

3,1
Mio
EUR

ROI

> 25%

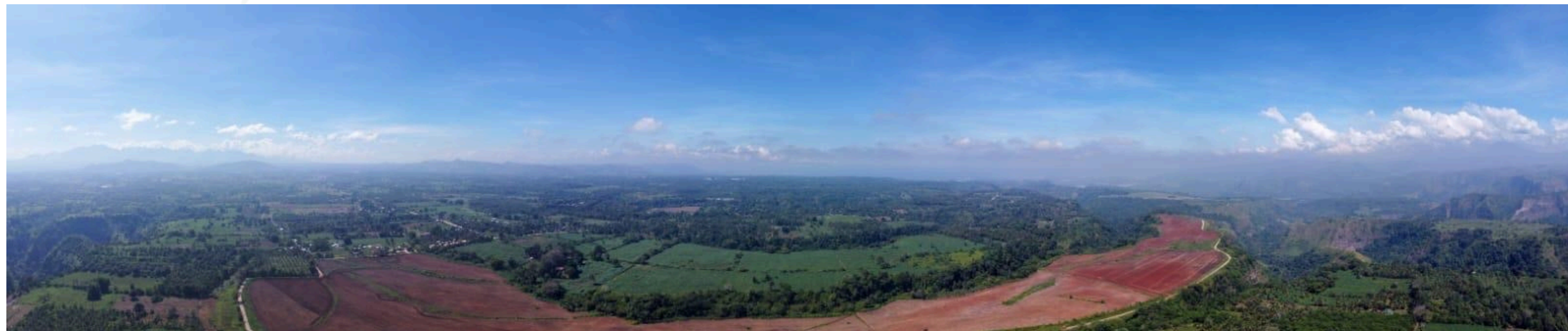
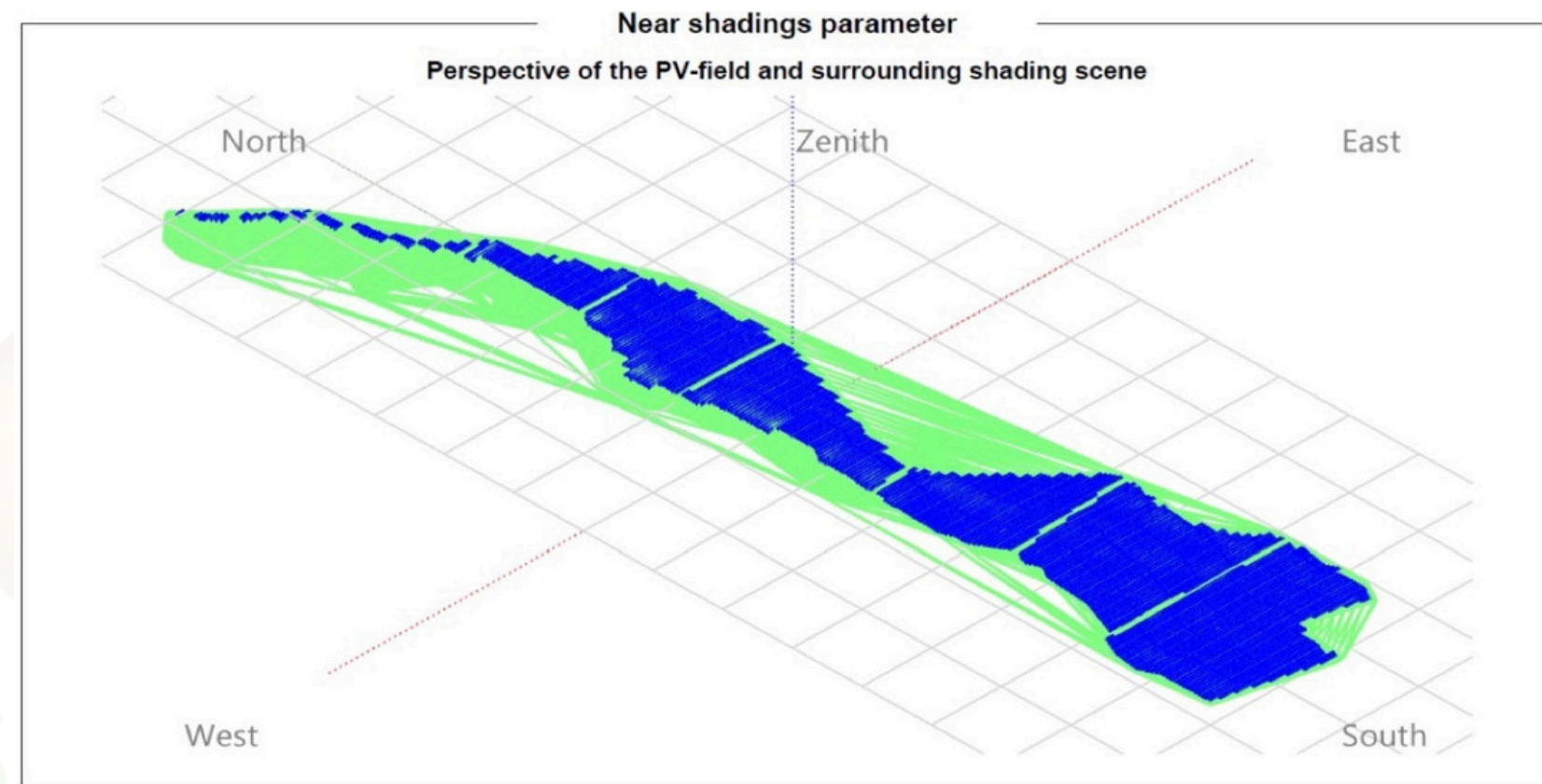
Land area:	52ha	
Project Size:	44.75MW	
Specific Production:	1,749 kWh/kWp/year	
Assumptions:		
Module:	GCL 615	GCL-NT12R/66GDF-615
Nominal Power:	44,75 MWp	
Number of Modules:	72772	
Inverter:	Huawei	SUN2000-215KTL-H0
Unit Nominal Power:	42.00MWac	
Number of Inverters:	210	
Annual energy production:	78.27GWh	[Probability P50]
Land Lease Cost:	67.200€/ha/p.a.	3,5 Mio €/p.a.
PPA:	0.15€/kWh	9.68 Philippine pesos per kilowatt hour
Discount rate:	5%	Published by C. Balita, Apr 9, 2024 As of January 31, 2024, the approved feed-in-tariff rate for solar power with an installation capacity target of 50 megawatts in the Philippines was 9.68 Philippine pesos per kilowatt hour , the highest among other renewable energy sources. Philippines: approved FIT rates by source 2024 Statista www.statista.com/statistics/1381667/philippines-approved-fit-rates-by-source/
System Degradation Rate:	0.4%	
System Lifetime:	30 years	

SITE SUITABILITY ASSESSMENT

INSPECTION OF LAND

Solar Resource Potential:

Infrastructure: overall accessibility and connection road to the harbour.
Grid connection available (transmission lines and substations).
Near shadings parameter are close to zero.
Site suitability overview does not show not manageable risks



PVSYST ANALYSIS

EFFICIANCY /m²

1. Produced Energy: 78271298 kWh/year PR
2. ratio shows maximum efficiency 0,858
3. Detailed Analysis see ANNEX 2

Balances and main results

	GlobHor kWh/m ²	DiffHor kWh/m ²	T_Amb °C	GlobInc kWh/m ²	GlobEff kWh/m ²	EArray kWh	E_Grid kWh	PR ratio
January	151.2	70.96	25.29	171.1	161.2	6734091	6624575	0.865
February	154.6	66.23	25.33	167.3	158.6	6629098	6519692	0.871
March	185.4	68.40	26.23	187.9	177.8	7427853	6115668	0.727
April	189.3	73.31	26.64	178.0	167.6	7099498	6985034	0.877
May	181.6	81.22	27.10	161.0	150.0	6488464	6384431	0.886
June	172.4	71.08	25.99	148.0	137.7	6033771	5938520	0.897
July	173.4	71.49	26.26	150.9	140.5	6121795	5662084	0.839
August	180.0	82.30	26.39	165.8	155.5	6675325	6568780	0.885
September	172.8	71.09	25.91	169.3	159.3	6741308	6633256	0.875
October	186.7	72.53	26.08	198.9	188.6	7886191	7761731	0.872
November	154.0	65.44	25.71	173.4	163.3	6772933	6665837	0.859
December	143.7	59.56	25.80	167.6	157.5	6516412	6411689	0.855
Year	2045.1	853.61	26.07	2039.0	1917.5	81126739	78271298	0.858

Site suitability Overview of Misamis Oriental

SITE SUITABILTY

No	Keywords Land	Results
.1	characteristics Land -	Size of land is big enough for the planned capacity. Land cover (type of vegetation) does not affect the statics and operation of the system. Surface profile is suitable for PV installation. The slopes are neither reducing significantly the irradiation values on the surface nor affecting the operation of the system.
1.1	Available surface Land -	
1.2	Land cover	
1.3	Land -Surface profile	
1.4	Shading -Horizon shading	The horizon shading is not decreasing the system performance significantly.
1.5	Shading -Near shading	The influence of the near shading obstacles is manageable.
1.6	Shading -Future shading	There is no possibility of future shading of the modules
1.7	Water -Flooding risk	Flooding risk is not threatening the system operation. The ground profile leads water away during rainy periods. No water accumulation is expected inside the terrain.
		The depth of ground water is neither affecting the integrity of cables nor the mounting structure statics.
1.8	Water -Ground water Fire -	Fire risk is not threatening the system operation.
1.9	Fire risk	The risk of landslides affecting the system is not present.
1.10	Potential Damage -Landslide	Erosion risks are manageable.
1.11	Potential Damage -Erosion	The distance from the coast does not affect the integrity of the system components.
1.12	Potential Damage -Salt mist	The risk of ammonia affecting the system is manageable.
1.13	Potential Damage -Ammonia	Air particles of hazardous substances and pollutions affecting the chemical stability of the components
1.14	Potential Damage -Haze	are not present.
1.15	Others -Glare	A glare from the system is manageable.
1.16	Others -Theft	The risk of theft is manageable.
1.17	Others -Gnawing animals	The risk of gnawing animals affecting the system is manageable.
2	Logistics and Infrastructures	Good access to site via roads in good condition. Access, roads for firefighters are appropriate. Distance to road/railway is relatively short. Areas around the site are available for storing machinery, spare parts, etc. Distance to fence/boarders of the establishments nearby is appropriate. Telecommunication is available.
2.1	Access -Road	
2.2	Access -Firefighting	
2.3	Distance to road	
2.4	Storage area	
2.5	Fence	
2.6	Telecom	

Pictures of the Area





Goegler Estate Incorporated (GEI) – Investor Information Brief Comprehensive Real Estate Services for Foreign Investors

GEI provides a wide range of real estate solutions tailored to international investors, including:

- *Land leasing for solar photovoltaic (PV) power generation projects*
- *Commercial real estate services for agro-industrial and mixed-use purposes*

Secured Development Rights – 282.2 Hectares

GEI has secured the rights to acquire, lease, and manage a total area of 282.2 hectares, designated for:

- *Solar photovoltaic (PV) installations*
- *Agro-industrial development projects*

This includes both purchase and long-term leasing agreements, offering flexibility for foreign investment structures.

Long-Term Leasing Opportunity

GEI offers 30-year lease contracts (negotiable) for:

- *52.2 hectares*
- *230 hectares*

These properties are zoned and include approved building permits exclusively for solar photovoltaic energy systems.

SPV-Friendly Leasing Model

GEI is authorized to grant lease agreements to foreign-owned Special Purpose Vehicles (SPVs), allowing for streamlined investment and operations under internationally recognized legal structures.



LOT PROPOSED PRICE

PRICE IS NEGOTIABLE.



Thank You.



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