

INVESTMENT OVERVIEW

SUTYSKY ENERGY PARK

Integrated energy complex: solar generation, industrial battery storage, digital infrastructure.

VINNYTSIA REGION, UKRAINE · 2026

READY-BUILT INFRASTRUCTURE

11.5 ha

LAND PLOT

9 MWAVAILABLE CAPACITY
AT SUBSTATION**35 kV**GRID CONNECTION CLASS
(VOLTAGE CLASS 1)

Grid connection

The site is located near an operating substation with 9 MW of available capacity. Grid connection at 35 kV (voltage class 1). Technical conditions for connection are being obtained (timeline: 1–2 months).

Distribution tariff

By connecting at 35 kV, our project qualifies for voltage class 1 with a distribution tariff of just UAH 488/MWh. For comparison: most market participants connected at voltage class 2 pay UAH 2,747/MWh (NEURC Resolution No. 2011). A 5.6× difference — a direct advantage in operating costs.

Land

11.5566 ha designated under land code 14.01 — for construction and operation of energy generation facilities. The plot is divided into 6 parcels (4.0 + 5 × 1.5 ha), each registered to a separate LLC — simplifying investor entry: each investor acquires a ready-made entity with its own land lease.

Infrastructure logic

A single set of technical conditions covers the entire complex. Grid connection and shared infrastructure are built on one parcel and distributed to the others. Investors gain grid access without a separate connection procedure.

Location

Vinnitsia Region — central-western Ukraine. Far from the front line. Access to logistics, contractors, and equipment.

Key advantage

Available substation capacity is rare in Ukraine — this eliminates the main barrier: physical grid access.

SUBDIVISION PLAN

TOTAL AREA

11.5566 ha

LAND DESIGNATION

КВЦПЗ 14.01

For energy generation facilities

LEGEND

- 1 — 4.0000 ha
- 2 — 1.5000 ha
- 3 — 1.5000 ha
- 4 — 1.5000 ha
- 5 — 1.5000 ha
- 6 — 1.5566 ha

6 plots → 6 LLCs

Each registered to a separate entity to facilitate investment

Single grid connection permit

Infrastructure from one plot, distributed to the rest

For SES & BESS

Ideal for energy assets

Flat terrain

Optimal layout for construction

Road access

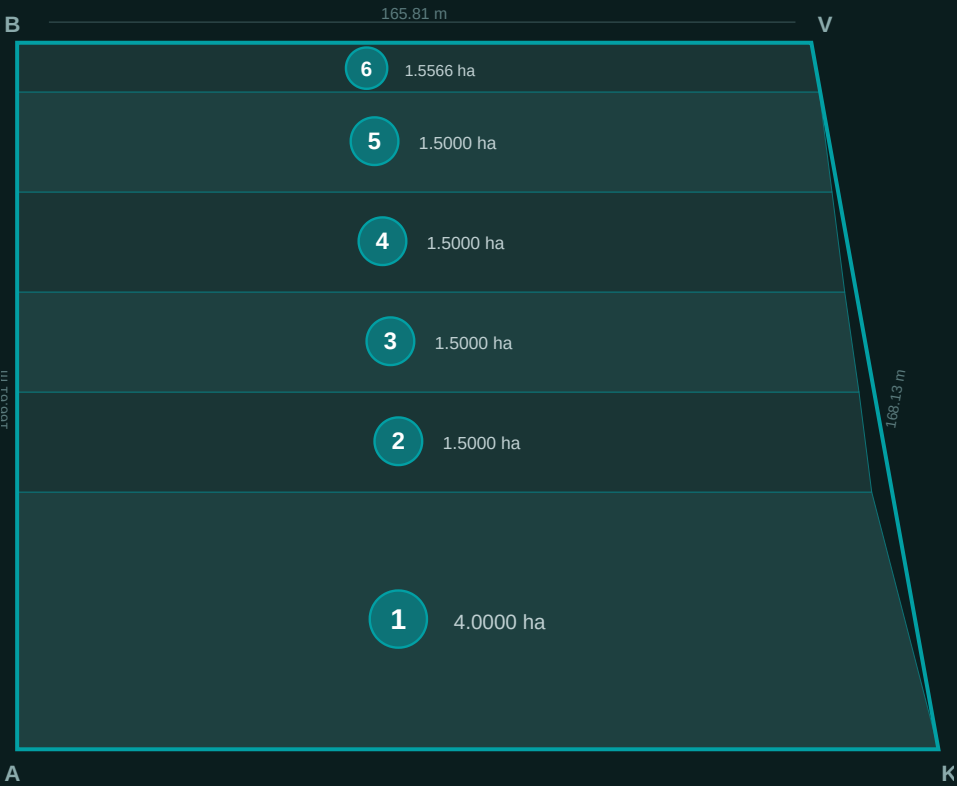
To every plot

Code 14.01

Energy generation

Within settlement

Vinnitsia Region



WHAT WE ARE BUILDING

Solar Power Plant (SES) — 5.94 MW

6 blocks of 990 kW each. Annual generation approximately 7,100 MWh. Ukraine has an auction-based support scheme for industrial solar, but it is not functional in practice — the plant sells electricity on the Day-Ahead Market (DAM) at market price. Primary function: low-cost electricity for BESS charging and powering a future data center.

Battery Energy Storage System (BESS) — 9 MW / 36 MWh

Lithium iron phosphate (LFP) batteries. The principle is straightforward: buy electricity from the grid at night for UAH 2,200/MWh, sell at the evening peak for UAH 11,500/MWh. After round-trip efficiency losses (RTE 88%), the net spread is UAH 7,600–9,000 per MWh. 518 such cycles per year.

How the SES + BESS combination works

Solar generation charges batteries during the day; BESS discharges at the evening peak. A dual advantage: the SES reduces charging cost, while the BESS converts solar generation into higher-value evening electricity.

Future development

Once SES and BESS are operational, the site supports data center development powered by on-site generation. Electricity is a data center's largest cost — on-site generation provides a pricing advantage.

Data center and vertical farming represent site optionality and are not included in the Phase 1 financial model.

What our model includes (and competitors typically omit)

- ✓ Grid connection fees
- ✓ NEURC storage license
- ✓ Registration on DAM, IDM, ASKUE
- ✓ Commercial meters and inverters
- ✓ Equipment insurance
- ✓ Balancing group services and imbalance charges
- ✓ Distribution and Ukrenergo transmission tariffs
- ✓ Gradual price spread compression (down to 60% of initial)

Balancing group: the project will operate within a strategic partner's balancing group. Imbalances among group participants offset each other — deviation penalties are significantly lower than for a standalone market participant.

PROJECT ECONOMICS — PER 1 MW BESS

~20%

IRR (UAH)
ANNUALIZED

~15%

IRR (USD)
ADJUSTED FOR DEVALUATION

~2,5×

MOIC
OVER 10 YEARS

up to 5 yrs

PAYBACK
PERIOD

Conservative assumptions

Projections are based on worst-case market conditions: maximum spread compression, full regulatory cost stack, and a war-risk premium in the discount rate. Actual returns may be higher.

PARAMETER	BASE CASE	DAM ACTUALS
Charge price, UAH/MWh	2 200	2 609
Discharge price, UAH/MWh	11 500	10 567
Net spread (after losses), UAH/MWh	9 000	7 602
Charge-discharge cycles per year	518	577
Round-trip efficiency (RTE)	88%	88%
Annual capacity degradation	2,0%	2,0%
Discount rate	18%	18%
Spread compression from year 7	0,60	0,60

Spread compression over time

The model incorporates gradual spread compression: 100% → 90% → 78% → 70% → 65% → 62% → 60% (years 7 through 10). As new BESS capacity enters the market, margins decline. This is the primary risk, and it is fully reflected in cash flow projections.

5 pricing scenarios

The model has been stress-tested across five scenarios — from conservative to optimistic, including one based on actual hourly DAM prices. A sensitivity table for returns vs. spread and cycle count is available.

THREE PROPOSITIONS

1. Build & Operate Teta: builds the project, manages trading and O&M. Investor: provides capital, receives cash flow. Quarterly reporting. Teta fee: 17% of trading revenue. Entry: individual, from \$500K. SES available separately at lower cost: infrastructure is already built, and on-site generation reduces charging cost. FULL TETA INVOLVEMENT	2. Turnkey Teta: delivers the project from grid connection permit to commissioning. Hands over upon completion. Investor: receives a fully operational asset. Manages independently or hires an operator. Teta fee: construction cost + developer margin. Result: investor owns the asset and 100% of revenue. HANDOVER AFTER CONSTRUCTION	3. Site preparation Teta: secures grid connection permit, develops the project, builds the grid tie-in. Investor: receives a ready-to-build site with grid access. Independently procures equipment, installs, and commissions. Teta fee: site preparation and connection costs. Result: investor acquires a "plug-and-play site". MINIMAL TETA INVOLVEMENT
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KEY PEOPLE

Vasyl Rushchak — Partner

Advocate, practicing law since 2014. Specialization: land law and construction, real estate, energy. Legal advisor to UAAO, expert at EIPU.

Bohdan Kruhlyk — Partner

Advisor to FC Activitis (non-banking financial services). Managing teams of 100+ people. Agribusiness consulting. Operations, corporate structuring, fundraising.

PROJECT DEVELOPER

Teta Energy Group LLC

Project developer. Development of energy and industrial parks. Investment structuring, construction management, DAM trading, technical operations.

teta.in.ua

STATUS

ASSET	STATUS
Land plot 11.5 ha	Leased
Substation	9 MW available
Grid connection permit	In progress
Voltage class	35 kV (class 1)
Financial model	5 scenarios
Legal structure	Complete
Equipment	Quotes received

CONTACT



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This document is an informational overview and does not constitute a public offer. Financial indicators are based on projected assumptions and may differ from actual results.