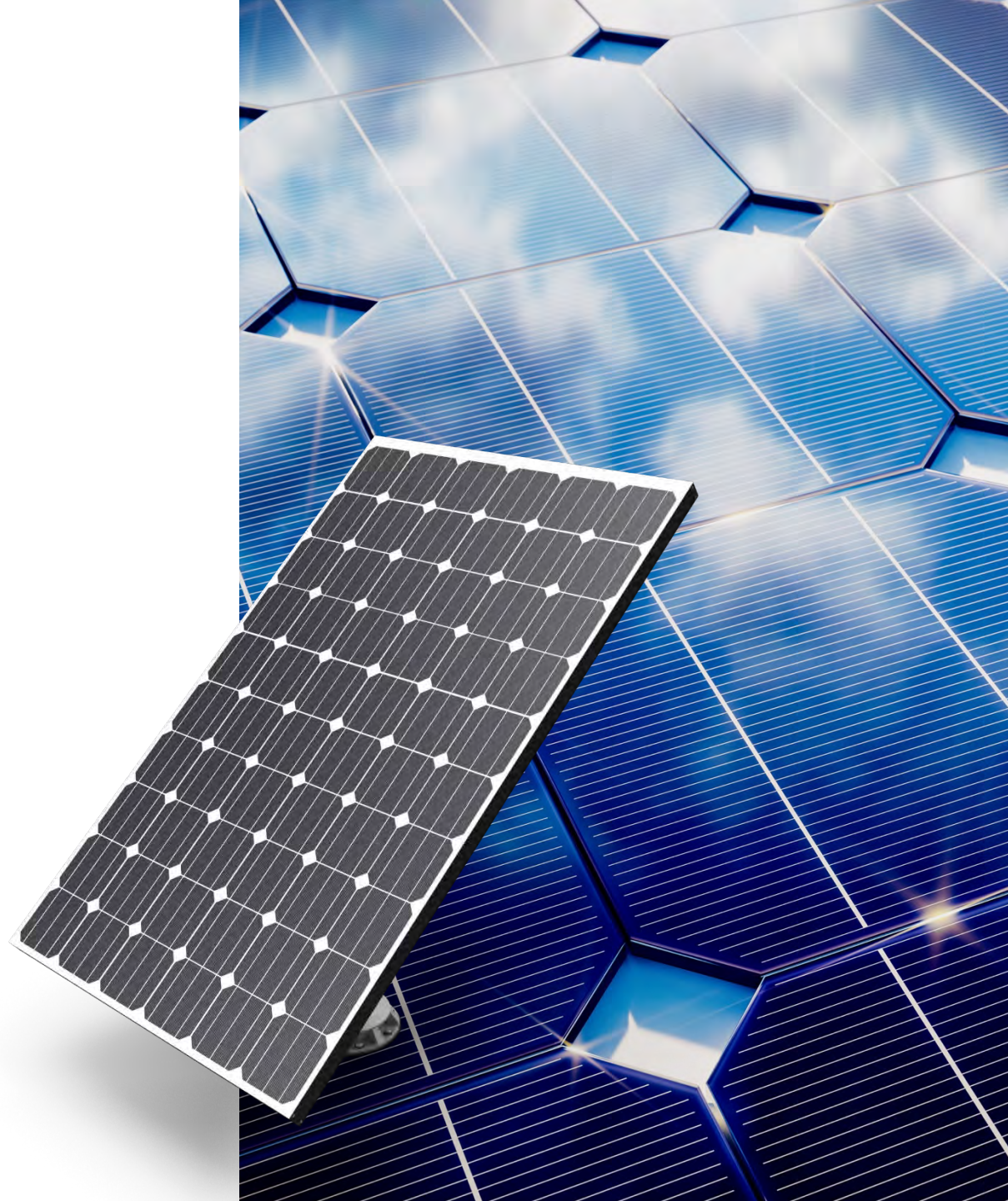


**PV Easy**

# In the Age of **Renewable** Energy

We use your **existing infrastructure** to support you in enhancing your organization's **sustainability**.





# Efficient Solutions with Renewable Energy

Advantages of providing (roof) space for renewable energy production in combination with PV Easy



New, unused roofs/sealed areas generate additional income without additional financial expenditure



Subsidy for planned roof renovation possible in the form of advance lease payments



Electricity cost savings and long-term protection against rising electricity prices



No risk, no investment costs, no personal contributions



Photovoltaic system serves as weather protection and increases the longevity of the roof covering



Planned financial resources for renovations are reduced



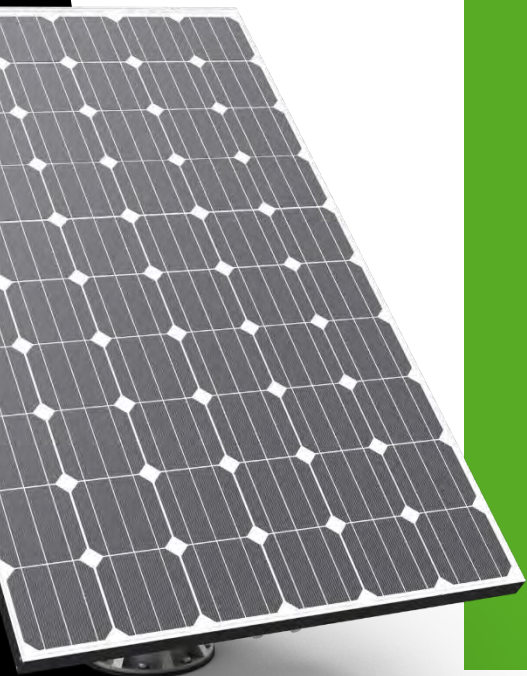
Improved environmental balance through CO<sub>2</sub> savings – sustainable business orientation



Contribution to climate protection by producing electricity through renewable energies  
Use of already developed areas, preserving open & green spaces

# Perfect Implementation

A concept especially for landowners who want to use the electricity produced from their own photovoltaic system



## PV Easy

Option

01

- PV system operated by CIC, minimum expenditure for maintenance
- No investment necessary
- No loan burden for balance sheet thanks to leasing
- 100% of electricity generated belongs to consumer
- Manufacturer warranties for up to 25 years
- Everything turnkey from one source with selected qualified companies
- Transfer of ownership already possible after 16 years
- Average remaining system life 26 years
- Free electricity production after transfer of ownership

## Leasing Model Conventional

Option

02

- Leasing of roof area for 20 years plus 2 x 5-year option
- Lease amount between 5% and 7% of feed-in income per year
- Full electricity cost risk – lessee sells electricity into operator's grid
- Lessee is responsible for entire PV system operation and maintenance
- After lease ends, system is transferred or dismantled

# Costs and Consumption **before Conversion**

We use clear approaches and transparency when assisting you with the implementation of your photovoltaic system.

**Initial situation:** 3,176,600 kWh of annual electricity demand costs approx. €794,000.

## Without PV Easy



794,000 €

Annual electricity costs



€0.2508/kWh

Electricity price  
(conventional)



3,176,600 kWh

Annual electricity demand  
(external)



# Costs & Consumption after Conversion

We can calculate in advance how much electricity a system can produce and how high the respective remuneration will be.

**Options:** Usable roof area approx. 15,000 m<sup>2</sup> → PV system size approx. 2,800 kWp

- This produces approx. 3,030,000 kWh.
- With 50% solar use, the external electricity demand is reduced to approx. 1,660,000 kWh, and the total Electricity costs go down to approx. €641,000.
- Surplus solar power can be sold.

With PV Easy



641,000 €

Annual electricity costs



Approx. €0.17/kWh

Electricity price  
(conventional + solar mix)



1,660,000 kWh

Annual electricity demand  
(external)

+ Plus additional revenue



By selling surplus solar power!

# Investing in the Future Now



## Electricity price

Conventional electricity price in Q2/2022 (including all charges, levies and other electricity costs): €0.25088 per kWh according to BDEW [German Association of Energy and Water Industries] with a rising tendency!



## Electricity demand

Annual energy demand → 3,176,600 kWh = conventionally approx. €794,000 at present, with costs expected to go up in future



## Usable roof area

Usable roof area approx. 15,000 m<sup>2</sup>  
Possible PV system size approx. 2,800 kWp



## Yield

Specific yield of the PV system → approx. 1,100 kWh/kWp  
Possible output generated by the PV system approx. 3,030,000 kWh and thus considerable potential for reducing electricity costs



# Safe and **Reliable** Energy

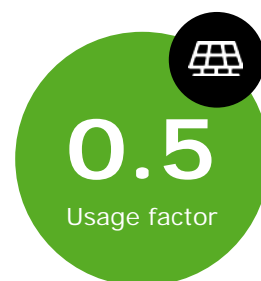
## Cash reduction

**Cash-effective reduction** of expenses for electricity amounting to approx. €153,000 per year with a **solar usage factor of 0.5** (€794,000 vs €641,000).

This means that only half of the electricity generated by the PV system is also used in the company, and the other half is sold on the market, thereby generating further revenue.

## Optimisation

Continuously **optimising** the solar usage factor\* will allow additional **cash-effective reductions to be achieved**. This principle is true: the higher the self-consumption of the solar-generated electricity, the higher the savings in electricity costs.



**Solar usage factor**

PV Easy



**Cash-effective reduction**

\* Optimising electricity demand in the company

# Transfer of Ownership of the Photovoltaic System

Transfer of ownership of the PV system after 16 years of leasing and thus full utilisation and cost benefits for the roof owner

already  
after  
**16**  
years  
Transfer of ownership

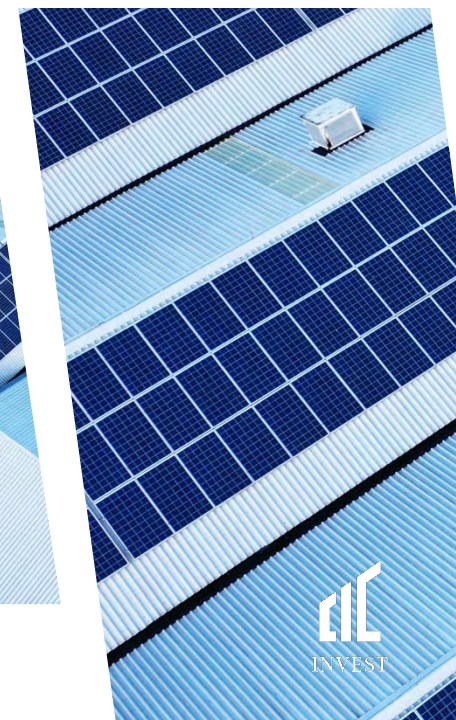
- From year 16 onwards, there is a **cash-effective reduction** in electricity consumption costs of at least €230,000 when PV Easy's leasing/financing instalments for the PV system come to an end.
- With regular system maintenance and assuming constant conventional energy costs, this cost advantage will remain for at least two decades!





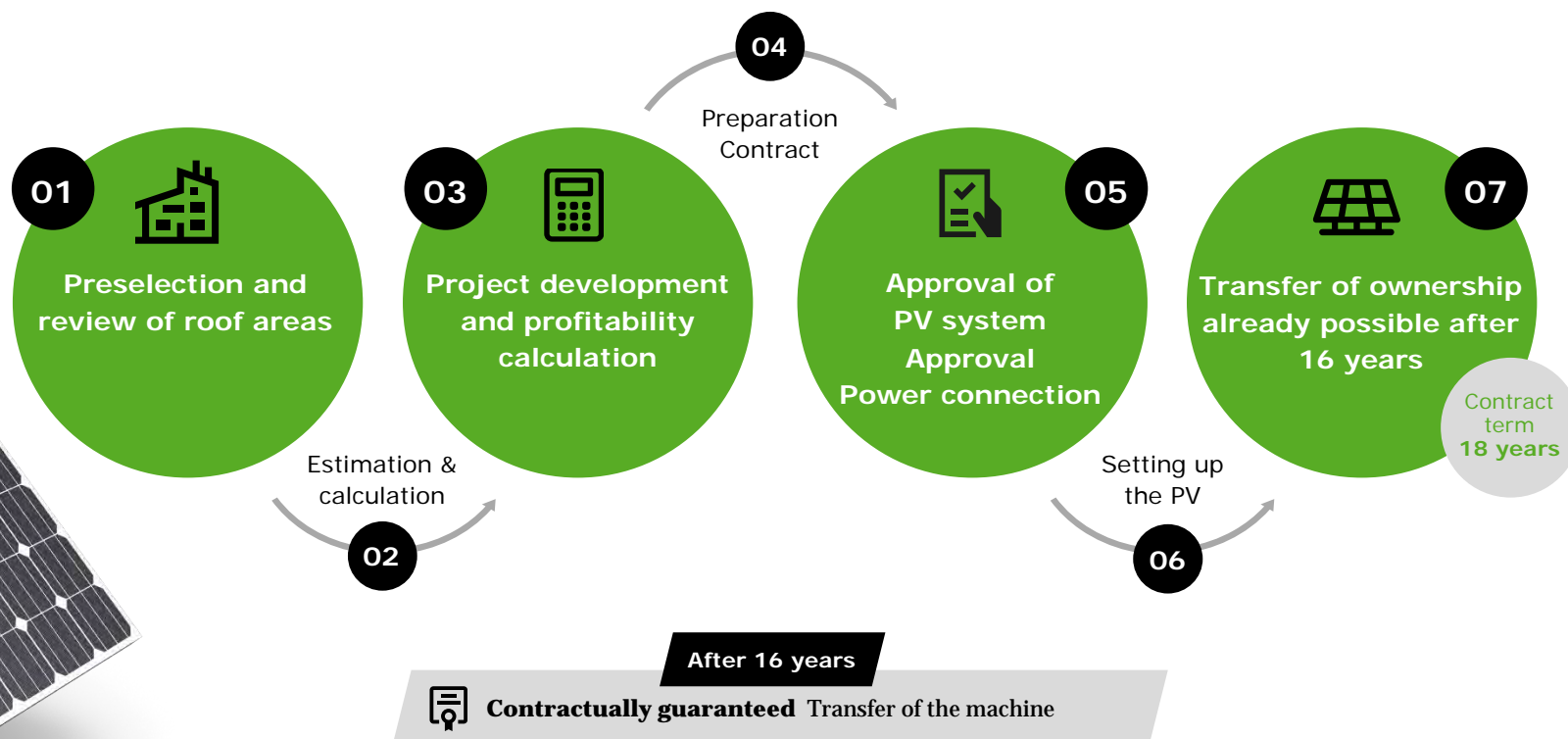
# Overview of Your Advantages

- PV Easy refinanced with savings alone
- Transfer of ownership of the PV system after 16 years without ever burdening the balance sheet
- Generated electricity can also be utilised by a tenant
- Immediately noticeable liquidity advantage
- PV system constructed by professionals contracted after a call for tenders
- Optimised load installation prevents roof penetration on flat roofs
- PV system maintained by CIC
- 100% of electricity generated by PV system available to operator
- Decentralised energy generation
- Conversion to “sustainable enterprise” in line with ESG concept with no financial expense
- Millions of tonnes of CO<sub>2</sub> emissions avoided
- Compliance with legal requirements (mandatory use of photovoltaics on new commercial new buildings) possible without additional financial outlay
- Lease payments secured by means of a revolving 5-year bank guarantee
- Entry of operator's right in Land Register Section II
- Once the specific consumption times (load profile) have been determined, it is possible for customised storage solutions to be designed.



# Perfect Implementation – Every Time

Whether you want a full-service package or only a part, our experienced team is at your side to help you realise your project. We will dialogue with you to work out the optimum scope of our services for you.







# Safely Supplied with Electricity

Thanks to the optimal and smooth functionality of your photovoltaic system, it will allow you to generate a reliable return.



## Potential areas of application

- Flat roof
- Slanted roof
- Carport
- Open spaces



## Additional requirements

- Minimum usable area of the roof: approx. 1,500 m<sup>2</sup>
- The roof area should be as free of shade as possible.



## Applications

- Parking area canopy at shopping centres
- Greenhouses
- Warehouses / industrial halls / production buildings
- Commercial buildings
- Carports
- Gymnasiums / indoor swimming pools / schools / hospitals
- Stables
- Refrigerated warehouses

# Very Easy – PV Easy



After writing to us at [contact@cic-invest.com](mailto:contact@cic-invest.com) and sending us the information and documents listed below, you will receive a detailed offer within 4 weeks.

- ✓ Your complete contact information
- ✓ Address/site, indicating the coordinates of the area intended for use
- ✓ Company size in turnover and employees
- ✓ Planned measures that could influence consumption behaviour in future
- ✓ Complete load profile of the last full calendar year (15-minute analysis as a CSV file)
- ✓ Annual electricity bill
- ✓ Total electricity prices for the coming year arranged with the energy supplier
- ✓ Existing shading close to the property of the building or property being considered for PV Easy
- ✓ Any existing parapet: its height
- ✓ Any planned building projects in the immediate vicinity that will be higher than the intended building
- ✓ Any area for carports, should the electricity production of the photovoltaic system not be sufficient to cover the incurred consumption



[contact@cic-invest.com](mailto:contact@cic-invest.com) – to receive a detailed offer

**Request  
offer  
now!**





# Successful in PV Business for Over 15 Years

CIC INVEST plans, builds and operates medium to large photovoltaic power plants in Europe. We have a broad international network of renowned global players in the industry.

We work on the basis of savings  
in comparison to your conventional electricity  
bill.

You are the owner and develop assets at the  
same time!

Our expertise in the field of rooftop PV systems  
is constantly expanding.

In addition to constructing numerous PV  
systems, we were one of the first companies in  
Germany to erect aerodynamic PV systems.

We reached another important milestone with  
the construction of the world's largest roof  
project on carports.

The special knowledge gained this way was then  
added to by installing rooftop systems on  
greenhouses.



PV Easy

# Impressions

Sustainability is the constant motivator of our actions.





## 01 GERMANY

One of the first aerodynamic rooftop systems

## 02 ITALY

One of the largest rooftop PV systems in the world

## 03 GERMANY

Rooftop PV system on a livestock farm

## 04 ITALY

Rooftop PV system to supply a production hall

## 05 ITALY

Rooftop PV system on a greenhouse



01



02



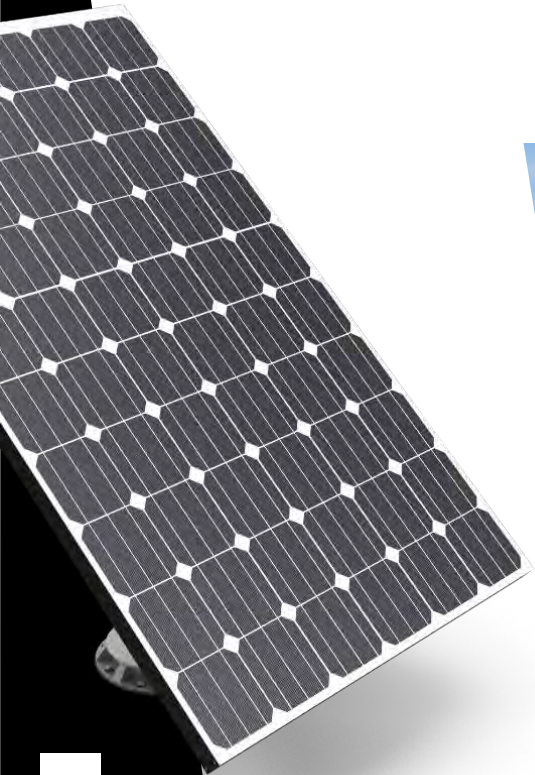
03



04



05





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