Senior Term Loan Facility — Indicative Term Sheet

Fictitious document for the Sculpt Agent demo. No lender, borrower or project named here exists.

Borrower: Demo Wind Farm SPV, the project company owning a 60 MW onshore wind farm. This term sheet is indicative, subject to credit approval and documentation; it is not a commitment to lend.

1. Parties

Borrower	Demo Wind Farm SPV
Mandated Lead Arranger	The Arranger

2. Facility

Facility	Senior term loan facility
Facility amount	EUR 66,300,000, subject to the sizing criteria of section 6
Availability period	From financial close (1 January 2027) to 30 June 2028

3. Tenor

First repayment date	31 December 2028
Final maturity date	31 December 2044

4. Interest

4.1 Base rate	6-month EURIBOR, floored at zero
4.2 Margin	1.80 % per annum until 31 December 2037; 2.05 % per annum from 1 January 2038 to the final maturity date
Interest periods	Semi-annual; actual/360

5. Repayment

Repayment profile	Sculpted to the target DSCR, semi-annual instalments

6. Sizing

Target DSCR	1.35x
Maximum gearing	80 % of total project costs

7. Fees

Upfront fee	1.25 % of the facility amount, payable at financial close
Commitment fee	0.60 % per annum on the undrawn available amount

8. Hedging

Hedging ratio	At least 75 % of the outstanding facility hedged through interest rate swaps

9. Financial covenants

Distribution lock-up	Historic DSCR below 1.10x
Event of default	Historic DSCR below 1.05x