



Davis Lane 7MW<sub>DC</sub>

## Investment objective

To provide investors with attractive and sustainable dividends, with an element of capital growth, by investing in a diversified portfolio of solar power assets in North America and other OECD countries in the Americas.

5.5 cent  
2021 target dividend



\$200m IPO  
proceeds  
fully committed



>679,000  
Tonnes of CO<sub>2</sub>  
emissions displaced<sup>1</sup>



>7.5% p.a.  
Target total return  
(post fees before tax)



493MW<sub>DC</sub>  
Across 42 projects



15.4 years  
Average remaining  
PPA term for 100% of  
electricity output<sup>2</sup>



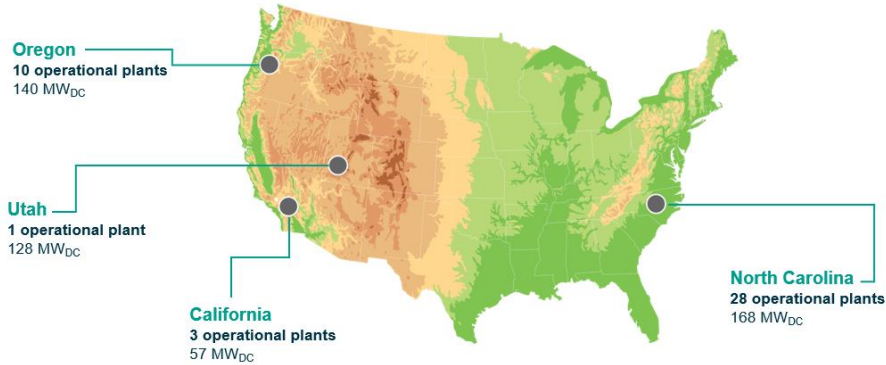
## Key features

- LSE-listed UK Investment Trust investing in solar power assets, taking advantage of the acceleration in the transition to renewable energy.
- The Company acquires and operates solar power assets that have Power Purchase Agreements (PPAs) or other similar revenue contracts for a minimum of 10 years' duration with investment grade offtakers. USF's PPAs provide long-term price, volume, and cashflow stability.
- The Company does not expect COVID-19 to materially impact operating cashflows in 2021.
- Total returns of >7.5% p.a. over the asset life net of all fees and expenses, and before tax.
- Target dividend of 5.5 cents per share once fully operational, and on a fully invested and geared basis with target growth of 1.5 – 2.0% p.a.
- The Company confirms its 5.5 cents per share cash covered 2021 dividend in line with target at IPO.
- New Energy Solar Manager (**NESM**, the **Investment Manager**) manages two listed solar power investment funds, US Solar Fund and New Energy Solar, which combined have invested approximately US\$1.3 billion in 57 projects totaling 1.2GW<sub>DC</sub>.
- As of 31 March 2021, the Investment Manager's pipeline included 3.0GW<sub>DC</sub> of assets with a cash equity value of US\$2.9 billion and a weighted-average PPA term of c.15 years.



## USF Portfolio

USF's \$200m IPO proceeds are 100% committed and the Portfolio is now fully operational with 42 solar plants totaling 493MW<sub>DC</sub> and a weighted average PPA term remaining of 15.4 years.



**US\$2.9bn Cash Equity Pipeline**  
(as of 31 March 2021)



**3.0GW<sub>DC</sub> of assets**  
Average PPA term of **15 years**

## Investment Manager (New Energy Solar Manager)

- The Investment Manager manages two listed solar power investment funds, US Solar Fund and New Energy Solar, which combined have committed approximately US\$1.3 billion to 57 projects totaling 1.2GW<sub>DC</sub>. NESM offers in-house deal origination and execution capabilities with experience in traditional equity, tax equity, and debt structuring and arranging.
- The Investment Manager is owned by E&P Funds: a well-established Sydney-based specialist global fund manager established in 2007 and part of E&P Financial Group Limited, an ASX Listed company (ASX: EP1) with A\$20 billion+ in funds under wealth advice<sup>1</sup>.

### Key Contacts



**JOHN MARTIN**  
Chief Executive Officer

John has over 30 years experience in Energy, Infrastructure, Resources and Finance. He joined NESM as Managing Director and CEO in May 2017. He brings a wealth of experience to the role in corporate advisory and investment banking with a focus on the infrastructure, energy and utility sectors.



**LIAM THOMAS**  
Chief Investment Officer

Liam has over 16 years' experience in mergers and acquisitions, corporate and business development, projects, and commercial management in the energy, infrastructure, mining and agribusiness sectors. He joined NESM as Director of Investments in March 2016, to lead transaction origination and execution activities.

## Acquisition Principles

<b>LONG-TERM CONTRACTED REVENUE</b>	Target assets have PPA terms of 10 to 25 years, with a target weighted average portfolio contract term of >15 years.
<b>CREDITWORTHY OFFTAKERS</b>	All USF's assets have Investment Grade PPA offtakers.
<b>MINIMAL EXPOSURE TO DEVELOPMENT RISK</b>	The management team seeks to identify opportunities as early as possible but invest only once binary risks are eliminated or mitigated, and residual risks during construction and operational phases are understood and priced.
<b>BILATERAL PROCESSES</b>	The Investment Manager has established relationships with experienced solar developers and operators, allowing access to a robust pipeline of opportunities in these target markets.
<b>MID-MARKET SEGMENTS</b>	The Investment Manager has identified an attractive mid-market segment in the US. The segment includes the 5 – 80MW <sub>DC</sub> utility-scale sector in the US, corporate PPAs, and large commercial and industrial on-site, or "behind the meter", installations.
<b>EMBEDDED GROWTH OPPORTUNITIES</b>	The Investment Manager actively considers the growth option value inherent in the Company's investments, including energy storage infrastructure on-site which uses existing interconnection to provide offtake flexibility and/or network services to counterparties or utilities, or the addition or replacement of hardware or technology to improve or increase asset performance.

1. <https://www.eap.com.au/>

## Key Terms

<b>ISSUER</b>	US Solar Fund plc (the <b>Company</b> )
<b>STRUCTURE</b>	UK Investment Trust listed on the London Stock Exchange
<b>INVESTMENT MANAGER</b>	New Energy Solar Manager Pty Limited
<b>INVESTMENT OBJECTIVE</b>	The Company's investment objective is to provide investors with attractive and sustainable dividends, with an element of capital growth, by investing in a diversified portfolio of Solar Power Assets in North America and other OECD countries in the Americas.
<b>TARGET DIVIDEND</b>	5.5 cents per share once fully operational, and on a fully invested and geared basis, with target growth of 1.5 – 2.0% p.a
<b>TARGET TOTAL RETURN</b>	>7.5% (post-fees before tax)
<b>INVESTMENT MANAGER FEE</b>	1% of NAV up to US\$500 million; 0.9% p.a. of NAV US\$500 million to US\$1 billion; 0.8% p.a. above. 10% of management fees to be paid in shares.
<b>GEARING</b>	Target long-term post-operational portfolio gearing of up to 50%.
<b>BOARD OF DIRECTORS</b>	Independent board of directors
<b>DISCOUNT CONTROL</b>	Authority to buy back up to 14.99% of shares; if the average discount is >10% to the NAV over a complete financial year, a discontinuation vote is triggered at the next AGM
<b>JOINT BOOKRUNNERS</b>	Cenkos Securities & Jefferies International

## Expected Timetable

<b>COMMENCEMENT OF THE INITIAL ISSUE</b>	13 April 2021
<b>LATEST TIME AND DATE FOR APPLICATIONS UNDER THE OFFER FOR SUBSCRIPTION AND THE INTERMEDIARIES OFFER</b>	1.00pm on 5th May 2021
<b>LATEST TIME AND DATE FOR PLACING COMMITMENTS UNDER THE INITIAL PLACING</b>	3.00pm on 6th May 2021
<b>PUBLICATION OF RESULTS OF THE INITIAL ISSUE</b>	7th May 2021
<b>INITIAL ADMISSION AND DEALINGS IN ORDINARY SHARES COMMENCE</b>	11th May 2021

## Disclaimer

### No reliance

This flyer is an advertisement and not a prospectus and investors should not subscribe for or purchase any shares referred to in this flyer except on the basis of information in the Prospectus published by the Company on 13 April 2021 in connection with the admission of the shares in the capital of the Company to the Official List of the Financial Conduct Authority and to trading on the London Stock Exchange plc's main market for listed securities (the "Prospectus"). Copies of the Prospectus are available from the Company's registered office or the National Storage Mechanism at <https://data.fca.org.uk/nsm/nationalstoragemechanism> and on the Company's website: [www.ussolarfund.co.uk](http://www.ussolarfund.co.uk). Potential investors should be aware that any investment in the Company is speculative, involves a high degree of risk, and could result in the loss of all or substantially all of their investment. Results can be positively or negatively affected by market conditions beyond the control of the Company or any other person. The returns set out in the Prospectus and in this flyer are targets only. There is no guarantee that any returns set out in the Prospectus and in this flyer can be achieved or can be continued if achieved, nor that the Company will make any distributions whatsoever. There may be other additional risks, uncertainties and factors that could cause the returns generated by the Company to be materially lower than the returns set out in this flyer. Past performance cannot be relied on as a guide to future performance.

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