

Palisade's Feeder Infrastructure Trust (PFIT)

Fund Overview

February 2025

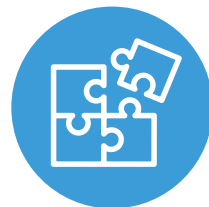


Introducing Palisade's Feeder Infrastructure Trust (PFIT)



Access to Palisade's infrastructure investment capability

Palisade is a **leading mid-market** infrastructure and real assets manager with over **\$4bn in FUM** and **over 50 investment executives and technical specialists**



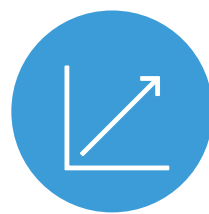
Immediate access to diversified portfolio

An investment in PFIT will provide access to Palisade's Diversified Infrastructure Fund (PDIF), a **diversified portfolio** of **over 20 unlisted infrastructure assets** in Australia and the US



Platform friendly for wholesale investors

Available for **immediate investment** (no capital call structure) and **monthly liquidity**



High single-digit net total return target

Targeting **high single digit total returns** and **mid single digit yields** with strong **inflation correlation**



"Recommended" ratings received from **Zenith Investment Partners** (December 2024)¹ and **Lonsec Research** (March 2024)¹.

1. Further information on our Ratings and Certifications can be found in the Disclaimers section.

Palisade overview

Infrastructure and real assets manager focused on mid-market opportunities in Australia/New Zealand, North America and Europe



16 Year Track Record

32 Assets

41 Investment Executives

22 Technical Specialists

64 % Staff ownership

PALISADE WINS
Emerging Manager of the Year

Money Management
Fund Manager of the Year Awards 2024

Research Partner

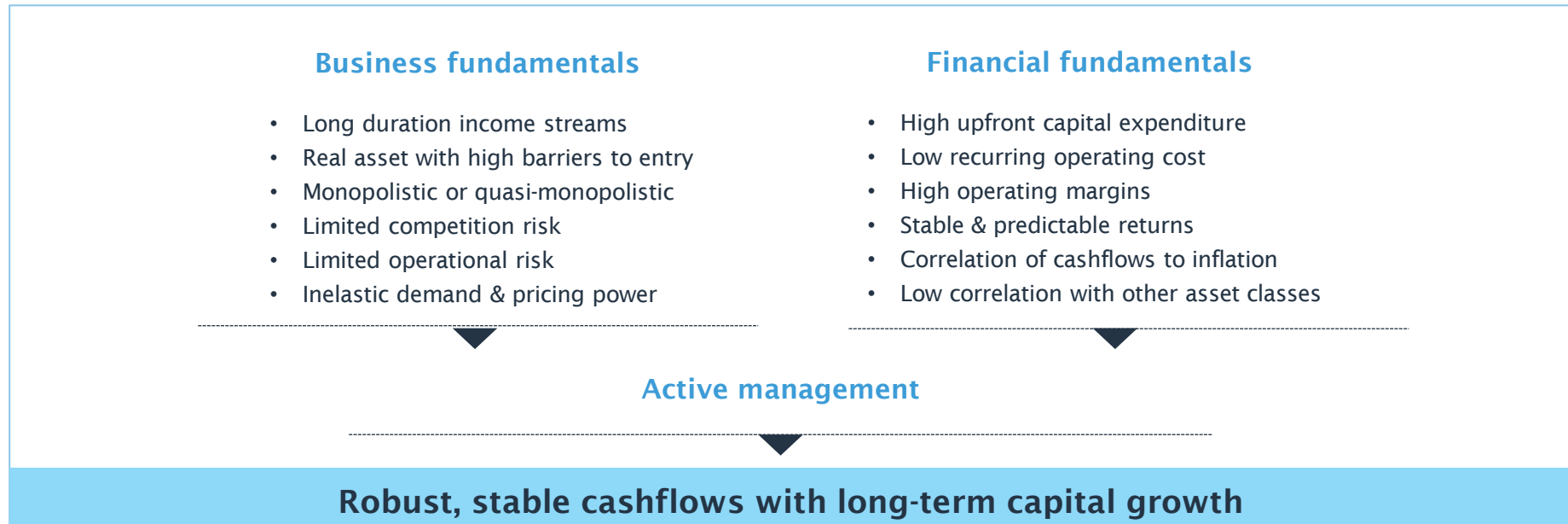
Lonsec



Note: All monetary amounts are stated in Australian Dollars.
For further information on the Money Management 36th Annual Fund Manager of the Year Awards 2024, refer to:
<https://www.lonsec.com.au/2024/06/14/money-management-36th-annual-fund-manager-of-the-year-awards-2024-winners-announced/>

Why Infrastructure?

Assets providing essential facilities and services necessary for the efficient functioning of economies



Contracted assets

CPI linkage; Higher income



Economic assets

GDP linkage; Higher capital growth



Return Characteristics

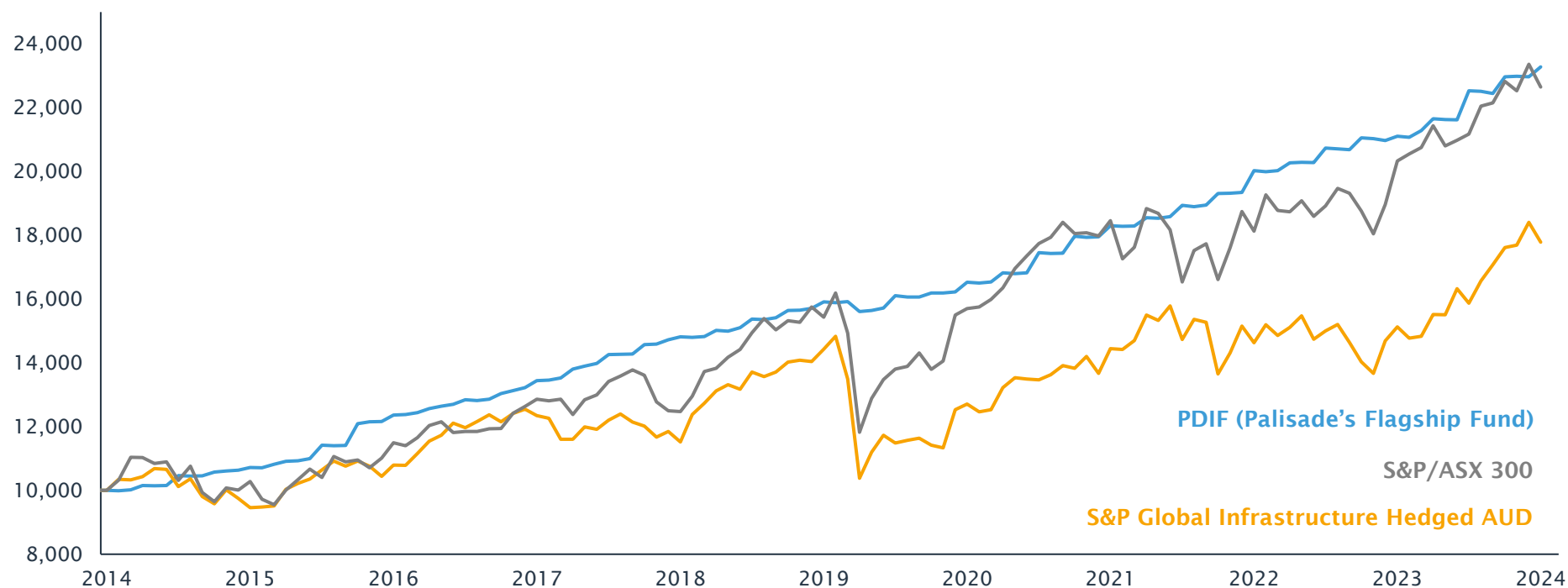
The role of unlisted infrastructure in client portfolios

Over the last 10 years, Palisade has generated a 9.6% net return for investors, including 5.3% yield¹

Substantially **lower volatility** than other asset classes

Low correlation to traditional asset classes

Inflation-linked cash flows



Why invest in mid-market infrastructure with Palisade?



Sourcing attractive opportunities

Greater ability to execute on a bilateral basis

Diversification and assessment of relative value across sectors

Leveraging sector platforms to generate opportunities



Active portfolio management

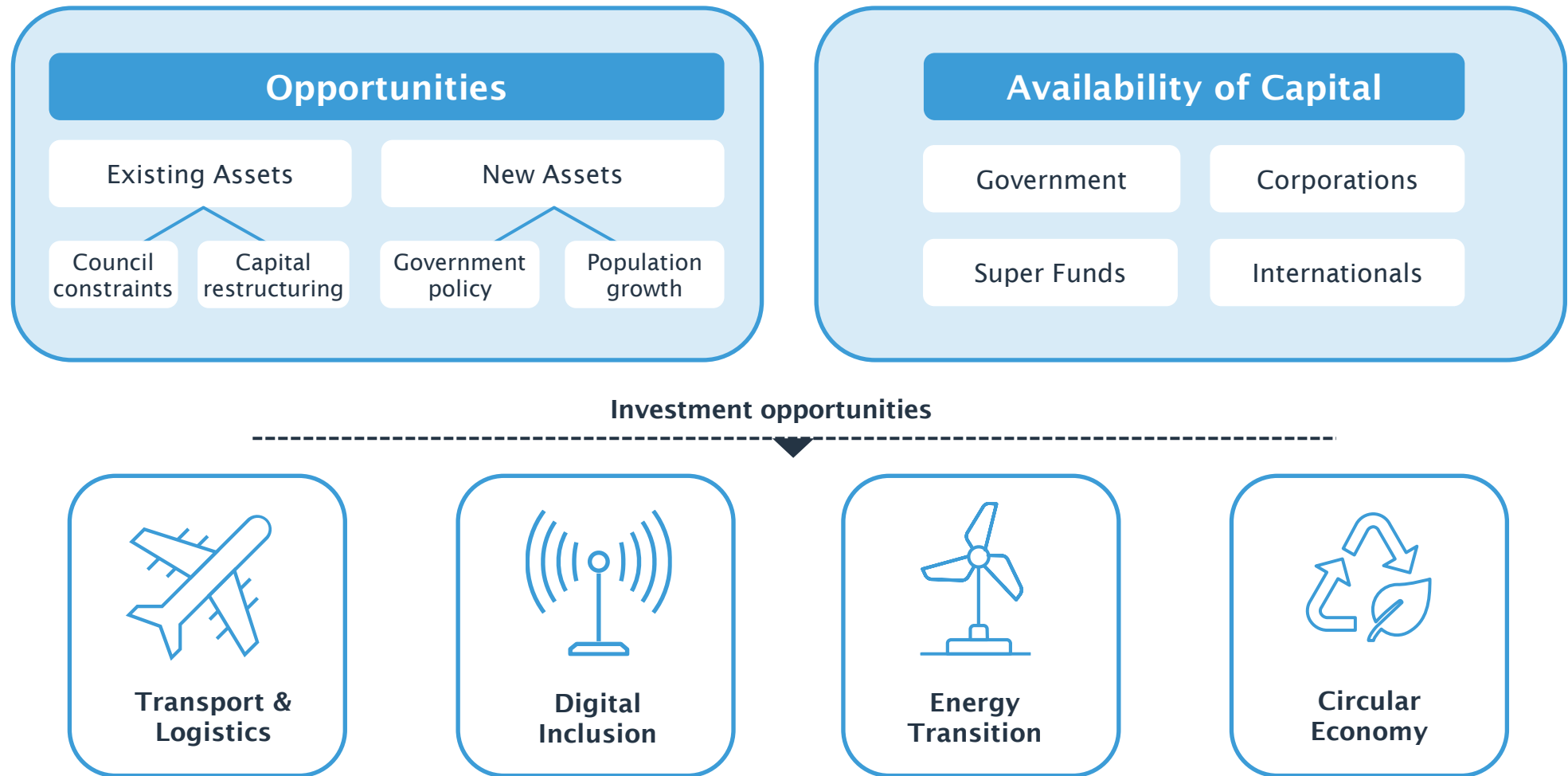
Majority interests allowing direct influence

Collaboration with aligned management teams to create shareholder value

Working with industry partners and ensuring complementary skills on asset boards

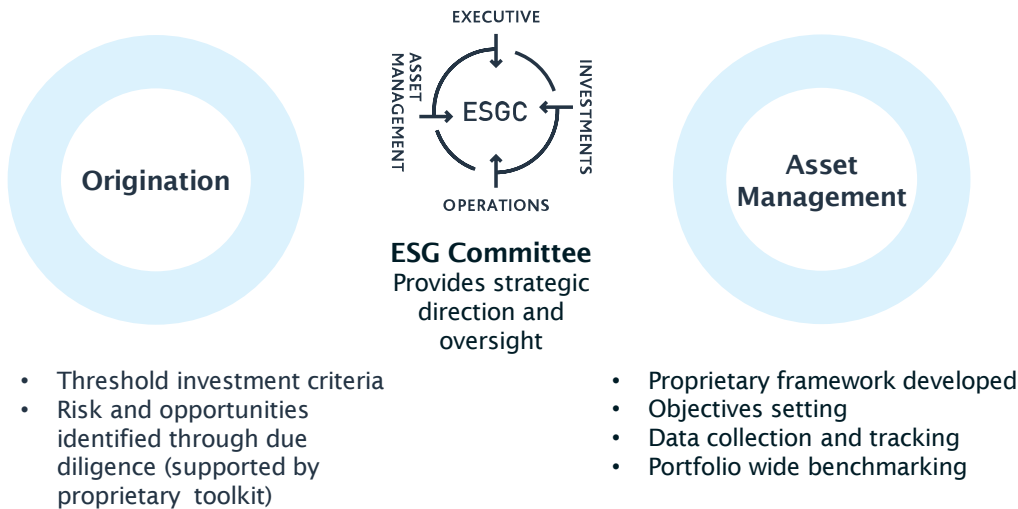
Why Now?

Industry and government catalysts are creating highly attractive investment opportunities

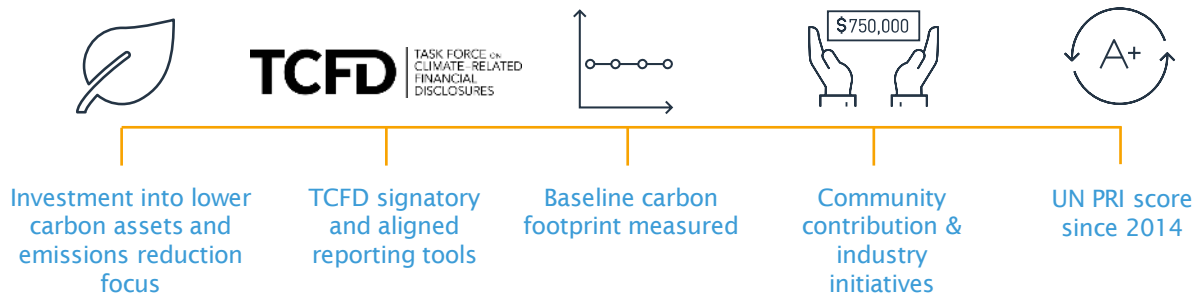


Palisade's integrated focus on sustainability and ESG

Overarching strategic direction supported by established frameworks



Sustainability at a glance

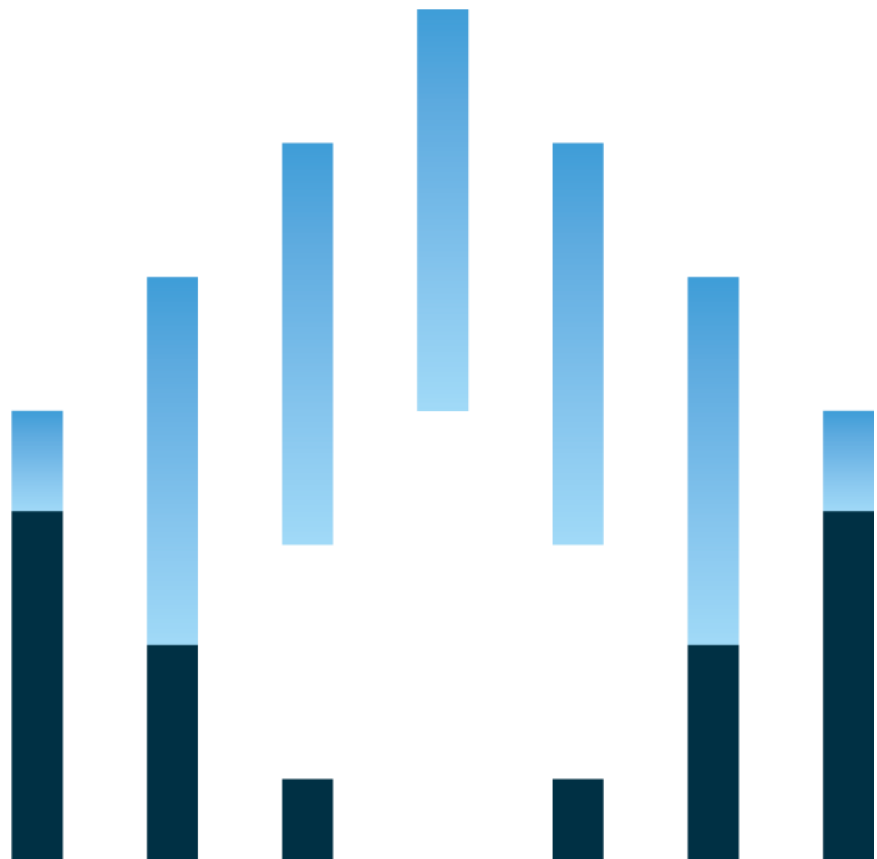
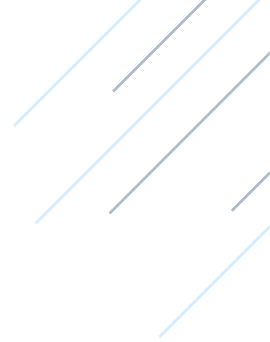


More information on Palisade's approach to sustainability can be found at palisadegroup.com/sustainability/

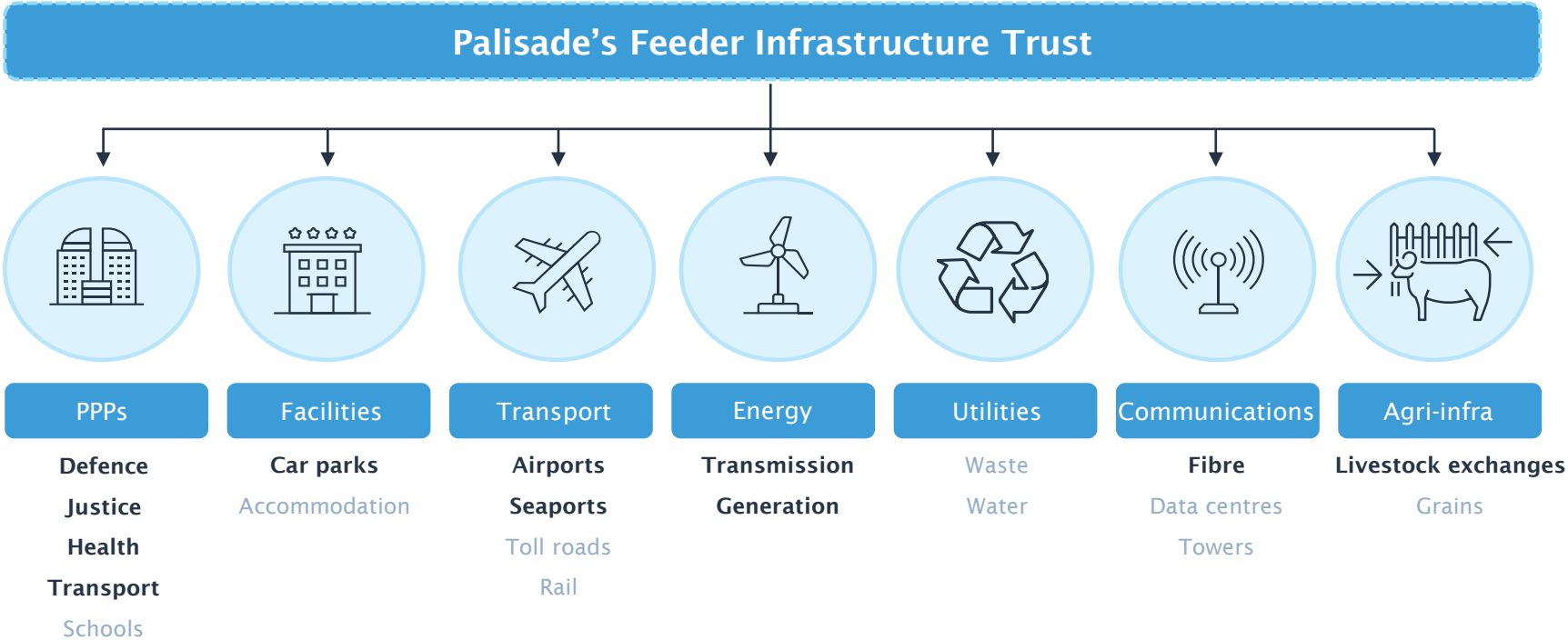
ESG Priority Goals



Palisade Feeder Infrastructure Trust



Diversification across multiple sectors



Bold represents current exposures in portfolio

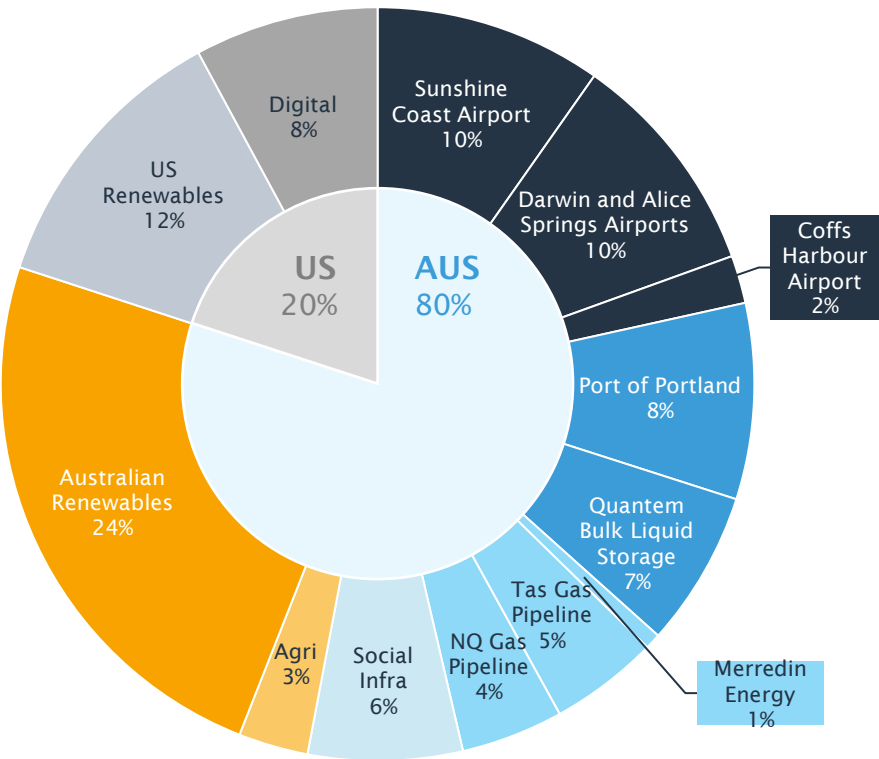


Palisade's Diversified Infrastructure Fund portfolio overview

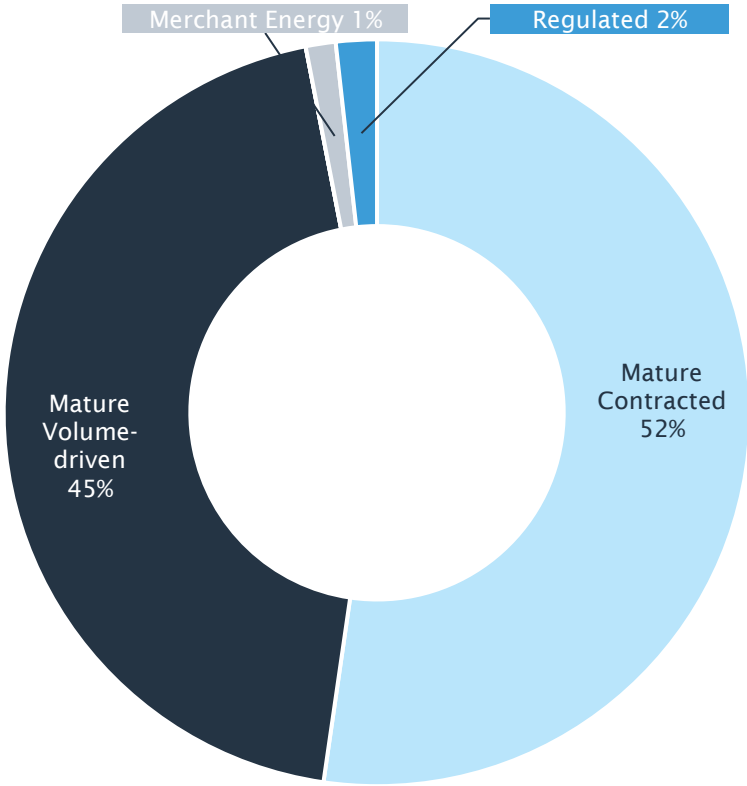
PDIF is a \$2bn diversified portfolio of infrastructure assets with strong inflation correlation

Net performance to 31 December 2024	Inception Date	FUM	12 months			3 years (p.a.)			5 years (p.a.)			10 years (p.a.)		
			Income	Capital growth	Total return	Income	Capital growth	Total return	Income	Capital growth	Total return	Income	Capital growth	Total return
Palisade's Diversified Infrastructure Fund	Dec-04	\$2,107m	3.7%	7.1%	10.8%	4.1%	4.9%	9.0%	3.7%	4.8%	8.6%	5.3%	4.3%	9.6%

Portfolio asset composition¹



Portfolio revenue composition¹



1. As at 31 December 2024. Excludes liquidity and hedging.

PFIT – key terms

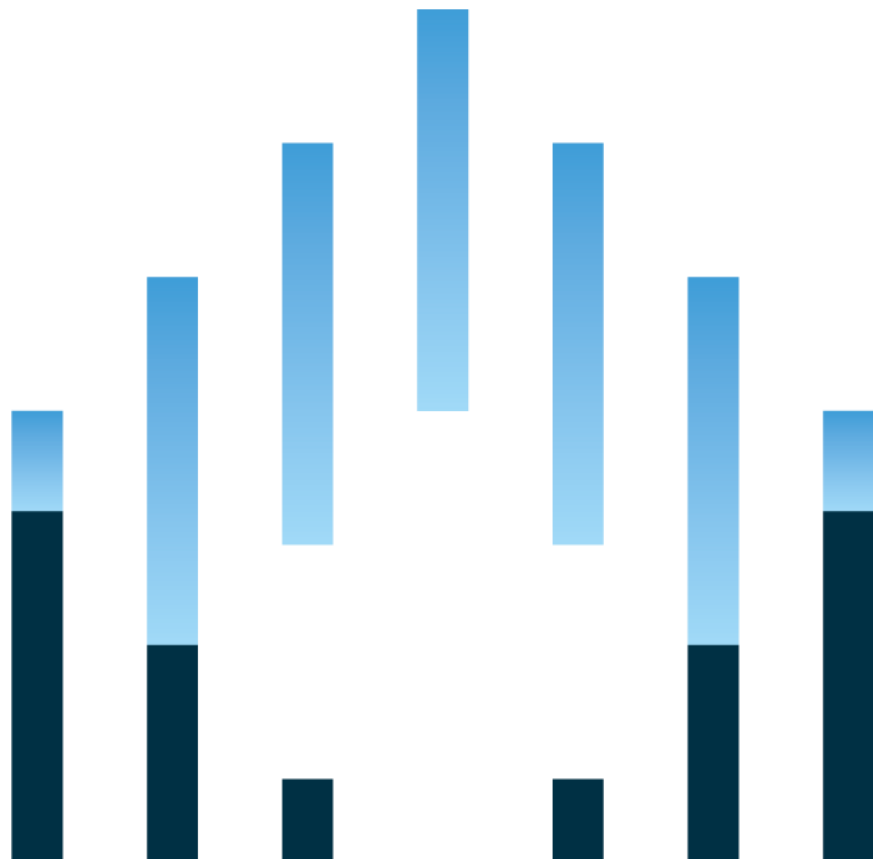
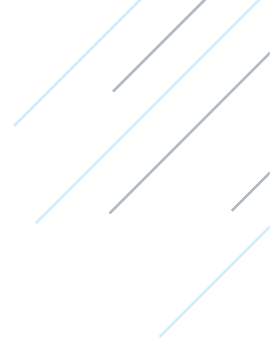
Term	Description	Comment
Minimum Investment	<ul style="list-style-type: none"> \$50,000 – Initial \$10,000 – Additional 	<ul style="list-style-type: none"> The Fund will only be available to wholesale investors as defined in section 761G of the Corporations Act
Structure	<ul style="list-style-type: none"> Unlisted open-ended Australian unit trust 	<ul style="list-style-type: none"> Open-ended to match long-term asset base
Investment Objective	<ul style="list-style-type: none"> Investment in OECD mid-market infrastructure assets 	<ul style="list-style-type: none"> The Fund aims to provide investors with long-term capital growth and stable distributions via exposure to a portfolio of infrastructure assets, principally in Australia and the US The Fund's first \$100m raised will be invested in PDIF
Target Return	<ul style="list-style-type: none"> Net yield¹: 4-5% p.a. Net total return¹: 7-9% p.a. 	<ul style="list-style-type: none"> Focus on sustainable cash yield with modest levels of capital growth
Investment Constraints	<ul style="list-style-type: none"> Guidelines to ensure portfolio diversification 	<ul style="list-style-type: none"> Single investment: No more than 20% of Fund assets (look-through basis) Greenfield: No more than 20% of Fund assets (look-through basis) Mezzanine debt: No more than 15% of Fund assets (look-through basis)
Distributions	<ul style="list-style-type: none"> Semi-annual 	<ul style="list-style-type: none"> December and June period ends
Applications	<ul style="list-style-type: none"> Monthly 	<ul style="list-style-type: none"> Units issued following each month end at the prevailing unit price
Redemptions	<ul style="list-style-type: none"> Monthly 	<ul style="list-style-type: none"> Redemptions available from 1 January 2026 Fund will target a cash level of 10% to fund redemptions Redemptions may also be funded from new investor subscriptions or realising fund investments Monthly redemptions limited to 1.5% of NAV
Borrowing	<ul style="list-style-type: none"> No greater than 25% of NAV 	<ul style="list-style-type: none"> Gearing of investments typically incurred at asset level (rather than fund level) Borrowings typically used for bridging purposes for new investments

1. Average net yield, inclusive of franking credits.

PFIT – key terms (cont.)

Term	Description	Comment
Unit pricing	<ul style="list-style-type: none"> Monthly 	<ul style="list-style-type: none"> Underlying assets independently valued every six months (typically June and December) with quarterly roll forwards (in each March and September)
Management Fee	<ul style="list-style-type: none"> 1.20% of NAV 	<ul style="list-style-type: none"> All base fees in respect of the Fund's investment in other Palisade-managed funds to be fully rebated
Performance Fee	<ul style="list-style-type: none"> 15% of Net Fund Return over benchmark of 6.5% 	<ul style="list-style-type: none"> Calculated each 30 June based on net return of fund (excluding cash) Underperformance to be recouped before any performance fee can be earned Performance fees charged at underlying Palisade managed funds are rebated to PFIT to avoid double counting
Other expenses	<ul style="list-style-type: none"> Ongoing fund expenses (e.g. administration, trustee, tax, audit, valuation) 	<ul style="list-style-type: none"> Typically 10-20bps p.a.
Buy / sell spread	<ul style="list-style-type: none"> Nil 	

PDIF overview



Well diversified portfolio under active management

	Asset	Description	Palisade Managed
Transport	NT Airports	Darwin & Alice Springs airports with 99 year lease from Federal Government	23%
	Sunshine Coast Airport	Airport with 99-year lease from Sunshine Coast Regional Council	100%
	Coffs Harbour Airport	Airport with 50-year lease (+49 year option) from Coffs Harbour City Council	100%
	Port of Portland	Deep-water bulk commodities port in South Western Victoria	100%
	Quantem Bulk Liquid Storage & Handling	Bulk liquids storage facilities in Australia and New Zealand	41%
Intera Renewables	Hallett Wind Farm	94.5MW operating wind farm in SA with AGL offtake to 2033	100%*
	Ross River Solar Farm	148MW operating solar farm in QLD with EnergyAustralia offtake to 2030	100%*
	Granville Harbour Wind Farm	112MW operating wind farm located in TAS with Hydro Tasmania offtake to 2027	50%*
	Macarthur Wind Farm	420MW operating wind farm, located in VIC with AGL offtake to 2038	25%*
	Snowtown 2 Wind Farm	270MW operating wind farm in SA with Origin offtake to 2035	100%*
Energy	Waterloo Wind Farm	131MW operating wind farm in SA with EnergyAustralia offtake to 2028	74%
	Stockyard Hill Wind Farm	528MW operating wind farm in VIC with Origin offtake to 2030	25%
	PureSky Energy	Developer, owner and operator of US community solar and storage projects in the USA	50%
	Merredin Energy	82MW peaking generator in WA with capacity payments from the Independent Market Operator	47%
	Tasmanian Gas Pipeline	Unregulated pipeline as sole connection with mainland	100%
	North Queensland Gas Pipeline	Unregulated pipeline supplying gas to Townsville from Mooranbah gasfields	100%

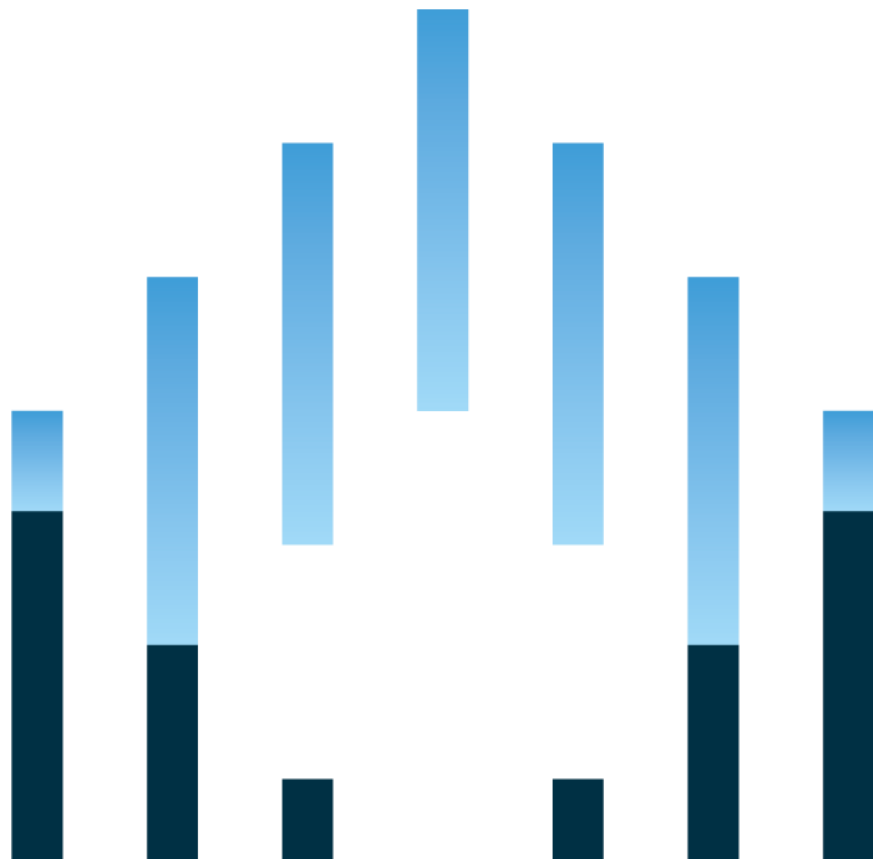
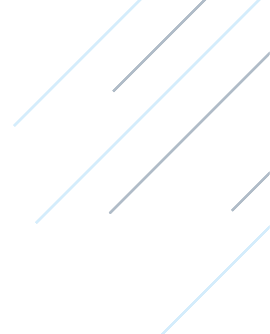


Well diversified portfolio under active management

Asset		Description	Palisade Managed
Digital	Lightcurve	Platform for fibre broadband in the Pacific Northwest of the US	100%
Other	Gold Coast Car Parks	28 year concession to operate Car Parks servicing the Gold Coast University Hospital and the Gold Coast Private Hospital	50%
Agri	Regional Livestock Exchanges	Agri-infrastructure providing livestock selling facilities on east coast	100%
Social Infrastructure	Casey Hospital PPP	Public Hospital (non-core services) with 25 year Victorian Government concession	50%
	Casey Hospital Expansion Project	Expansion of Casey Hospital PPP with a 10 year Victorian Government concession	50%
	South Australian Police & Courts PPP	Regional facilities with 25 year SA Government concession	50%
	LEAP 1 & 2 PPPs	On-base Defence accommodation under 30 year Federal Government concession	50%
	Biosciences	Agricultural research centre of excellence located at La Trobe University	50%
	Gold Coast Rapid Transit PPP	Light rail with a 15 year Queensland Government concession	19%



PDIF asset descriptions



Airport Development Group

Asset Description

- Northern Territory airports of Darwin International and Alice Springs
- 99 year concession (to 2098) under lease from Commonwealth Government
- 22.6% equity interest
- Palisade has Board representation

Investment fundamentals

- Strong growth potential in aeronautical and property development/fundamentals
- Expanded terminals to cater for increased growth
- Two airports with different demographics
- Joint user airport with Department of Defence which assists in ongoing maintenance costs

Key risks and mitigation

- Key risk is passenger numbers, which impact landing charge revenues
- Passenger spend (duty free, cafes, car rentals and car parking) impacted by passenger numbers
- Operating costs management necessary to maintain comparatively high EBITDA margins



Sunshine Coast Airport

Asset Description

- Large regional airport servicing the rapidly growing Sunshine Coast region
- 99 year lease (to 2116) with Sunshine Coast Regional Council
- 100% equity interest including full Board control
- New runway has removed operational constraints on the existing runway, improved safety and will facilitate potential long haul routes within Australia and internationally

Investment fundamentals

- The wider Sunshine Coast region comprises ~400,000 residents, with forecast population and economic growth significantly above the national average
- Diverse revenue stream from aeronautical, terminal and property income
- Expanding service coverage from the domestic airlines, with further route development opportunities in the pipeline
- Revenue potential from land bank located within the airport site

Key risks and mitigation

- Demand and pricing risk managed through extensive due diligence conducted by Palisade, with assistance from our advisor team
- Passenger spend (terminal retail, car rentals and car parking) impacted by passenger numbers
- Runway construction process to be managed by Council



Coffs Harbour Airport

Asset Description

- Large regional airport servicing the Mid North Coast region of NSW
- 50 year lease + 49 year option with Coffs Harbour City Council
- 100% equity interest including full Board control
- Upfront purchase price of \$25m & \$56.5m in deferred payments (payable in 2027)
- Large commercial property development site in adjacent 23-hectare Enterprise Park (EP) (construction underway). The EP will be developed for aviation-related, commercial, industrial and business uses

Investment fundamentals

- The wider catchment area comprises ~200k residents and the airport services over 300k passengers annually
- Diverse revenue stream from aeronautical, terminal, ground transport and property income
- Expanding service coverage from the domestic airlines, with further route development opportunities in the pipeline
- Significant revenue potential from EP located within the airport site

Key risks and mitigation

- Demand and pricing risk managed through extensive due diligence conducted by Palisade, with assistance from Sunshine Coast Airport management and our advisor team
- Achievable pax forecast assumed (Base case assumes PAX recovery to FY19 levels by FY27), with a portion of revenue upside shared with Council
- EP construction (civil/utilities) process is managed by Council



Port of Portland

Asset Description

- Deep water seaport servicing the Green Triangle Region of Victoria; an area abundant in natural resources
- The port owns a portfolio of freehold property and cargo handling infrastructure
- The port specialises in bulk commodities, particularly agricultural, forestry and mining products as well as aluminium and fertiliser
- 100% equity interest including full board control

Investment fundamentals

- Strong geographical position; transportation economics result in a trade-advantaged export catchment zone. i.e. price of land transport discourages export from other ports
- Diverse customer base and a high proportion of revenues derived from long term relationships with key clients, many of whom have invested significant amounts in on-port infrastructure
- Returns protected through an ability to pass on any increase in costs through port pricing

Key risks and mitigation

- Trade risk – diverse customer and commodity base mitigates market impacts
- Refinancing risk – very low level of leverage at less than 20% of enterprise value
- Regulation – a shadow building blocks approach to port pricing ensures that the impact of regulation is likely to be minimal, if not a positive



Quantem Bulk Liquid Storage & Handling

Asset Description

- Independent owner and operator of bulk liquid storage facilities in Australia and New Zealand with around 600,000m³ of capacity
- 12 operating locations handling a wide range of chemical, petroleum, fat and edible oil products
- 41% equity interest
- Board representation

Investment fundamentals

- >75% of current revenues on a take-or-pay contracted basis
- Asset portfolio has historically experienced high utilisation rates
- Diversified customer base with weighted average contract life of 6 years
- The recent acquisition of GrainCorp Liquid Terminals (Australia) Pty Limited provides complementary footprint and diversification of commodity exposure
- Significant growth pipeline to expand capacity

Key risks and mitigation

- Contracting risk managed through lower pricing strategy against new build cost and long standing relationships
- Market risk mitigated through diversified commodity exposure and positive industry dynamics, including higher demand for petroleum import storage due to refinery closures and the use of chemicals in water treatment
- Execution risk of growth projects mitigated by gated decision making process and management's strong track record



Merredin Energy

Asset Description

- 82MW peaking plant located in Merredin, 240 km east of Perth, WA
- 2 open cycle gas turbines connected to South West Interconnect System (South-West WA)
- 46.7% equity interest
- Board representation and General Manager appointed

Investment fundamentals

- Commercial operations commenced September 2012
- Revenues from capacity credits payable by WA Government Independent Market Operator (IMO)
- Minimal revenues earned from energy sales only when system demands are high
- Potential to expand to 120MW

Key risks and mitigation

- Key risks and mitigation
- Revenue subject to regulatory risk
- Low operating and maintenance costs due to limited peaking operations



Tasmanian Gas Pipeline (TGP)

Asset Description

- A 734km subsea and onshore natural gas pipeline system, transporting gas from Victoria to Tasmania
- Constructed and commissioned by Duke Energy in 2002, expected useful life of 70 years
- 100% equity interest including full board control

Investment fundamentals

- Monopoly asset – Tasmania's only source of natural gas
- 'Uncovered' – not subject to economic regulation in the form of price and revenue controls. Tariffs negotiated on a commercial basis
- Revenue underpinned by take-or-pay contracts; escalation linked to CPI
- Revenue sources diversified through electricity generation, industrial and residential users

Key risks and mitigation

- Long-term O&M contract with Zinfra with incentives to align interests
- Palisade Integrated Management Services responsible for oversight of third party contracts and commercial management
- Renewal of supply contracts – mitigated by TGP's monopoly position and need for Tasmania to diversify its power sources and ensure security of supply



North Queensland Gas Pipeline (NQGP)

Asset Description

- A 391 km onshore natural gas pipeline system, transporting gas from the Moranbah Gas Project (MGP) in the Bowen Basin to power users in Townsville, Queensland
- Constructed and commissioned by Enertrade in 2004 with an expected useful life of 50 years
- 100% equity interest including full board control

Investment fundamentals

- Monopoly asset – North Queensland's only source of natural gas and supplies critical power station
- 'Uncovered' – not subject to economic regulation in the form of price and revenue controls. Tariffs negotiated on a commercial basis
- Revenue underpinned by long-term take-or-pay contracts, escalation linked to CPI

Key risks and mitigation

- Availability of gas supply – the MGP and ATP1103 gas fields have c. 8,000 PJ of proven, probable and possible reserves
- Renewal of offtake contracts – offtaker is a large electricity generator with long remaining life
- Contract pricing is currently below where it would be should the NQGP become regulated due to the high asset value



Gold Coast University Hospital and Private Hospital Car Parks

Asset Description

- A concession until March 2044 (28 years) to operate the Car Parks servicing the Gold Coast University Hospital operated by Gold Coast Hospital and Health Services and the Gold Coast Private Hospital operated by Healthscope Limited
- The Hospitals are located within a new 200 hectare purpose-built Health and Knowledge Precinct in Southport, approximately 6.5km northwest of Surfers Paradise
- The Public Hospital Car Park has 2,297 bays and commenced full operations in September 2013
- The Private Hospital Car Park commenced operations in March 2016 and comprises 496 bays

Investment fundamentals

- Captive demand with limited alternatives or competition and opportunity for growth and expansion
- The car parks are being managed under a long-term operating agreement with Secure Parking who operates over 1,000 car parks globally

Key risks and mitigation

- Demand and competition represent two key risks, mitigated by engaging experienced car parking consultants to undertake extensive due diligence and taking a particularly conservative view on assumptions



Regional Livestock Exchanges

Asset Description

- Development and operation of RLX for cattle and sheep throughout Australia
- Sites: CTLX (Central Tablelands), NVLX (Wodonga), CQLX (Gracemere), CVLX (Ballarat), TRLX (Tamworth), IRLX (Inverell), CRLX (Camperdown) and HRLX (Singleton)
- Targeted nationwide network of 10-15 sites
- Strong pipeline of future sites identified
- 100% equity interest – Board representation and General Manager

Investment fundamentals

- Fixed price construction contracts
- Key revenue drivers quasi-monopolistic
- Strong industry alliance in operations
- Land and facilities owned in perpetuity or under long term lease with Local Government

Key risks and mitigation

- Slower than forecast ramp-up in throughput
- Lower than anticipated throughput mitigated with long term market records
- Seasonal conditions mitigated through geographic spread
- Operations by AAMIG, with knowledge and long term relationships with agents



Stockyard Hill Wind Farm

Asset Description

- 49% ownership by Palisade-managed clients of the Stockyard Hill Wind Farm, located in Victoria
- Stockyard Hill Wind Farm is currently the largest operating wind farm in Australia
- 528MW installed capacity, comprising 149 Goldwind turbines
- Offtake Agreement for 100% of generation with Origin Energy to 2030
- Warranty, Operations and Management Agreement ("WOM") with Goldwind

Investment fundamentals

- Operating asset (since 2022) with proven wind turbine technology
- Revenue stream backed by long term offtake agreement
- Key operational costs covered by WOM

Key risks and mitigation

- Pricing risk mitigated by long term offtake agreement
- Operational risk mitigated through tier 1 equipment (with warranties)
- Grid risk mitigated through connection into a strong 500kV transmission network
- Generation de-risked through high-capacity factor wind resource location and yield analysis undertaken by experienced independent technical advisers
- Refinancing risk mitigated through conservative capital structure



Hallett 1 Wind Farm



Asset Description

- Located in South Australia
- 100% ownership by Intera Renewables (Palisade-managed renewables platform)
- 94.5MW, comprising 45 x 2.1MW turbines
- Long term offtake agreement with AGL to 2033 with options to renew subsequently
- Asset design life of 25 years+

Investment fundamentals

- Construction successfully completed in April 2008 and operating at scheduled capacity
- Effectively a finance lease with AGL (BBB rated)
- Scheduled revenue streams during offtake period
- Scheduled asset management payments to AGL during offtake term
- No wind or generation risk

Key risks and mitigation

- Revenue risk mitigated through offtake agreement
- Asset management agreement with AGL with monthly reporting and agreed annual and long term maintenance plan
- Full tenor debt out to 2033 which removes refinancing risk from the business



Ross River Solar Farm



Asset Description

- Operating 148MW (DC) solar farm near Townsville, QLD
- 100% ownership by Intera Renewables (Palisade-managed renewables platform)
- Financial close achieved April 2017
- Board control from financial close

Investment fundamentals

- Early involvement allowed Palisade to shape key project contracts
- Long term offtake agreement for 80% of the output with Energy Australia to 2030
- Experienced large Australian EPC and O&M contractor (Downer)
- Platform for future collaboration on developer's project pipeline

Key risks and mitigation

- Construction risk mitigated by fixed price EPC contract with performance and delay liquidated damages, and investment grade guarantor
- Operating risk minimised through tier 1 equipment (with warranties), strong operator and oversight by Palisade Integrated Management Services
- Generation risk assessed through detailed yield analysis undertaken by experienced independent technical advisers
- Pricing risk mitigated through long-term offtake agreement
- Refinancing risk mitigated through conservative capital structure



Snowtown 2 Wind Farm



Asset Description

- 270MW operating wind farm located approximately 130km north of Adelaide, South Australia (SA)
- 100% ownership by Intera Renewables (Palisade-managed renewables platform)
- Comprises 90 3.0MW direct drive turbines manufactured by Siemens Gamesa Renewable Energy (SGRE)
- Connected to the SA transmission network via a dedicated and wholly-owned 28km transmission line

Investment fundamentals

- Reached practical completion in October 2014
- Power Purchase Agreement (PPA) to 2035 with Origin Energy (ASX listed gentailer with market capitalisation of \$14bn and BBB (S&P) credit rating)
- Long-term Operations and Maintenance Agreement (OMA) with SGRE until 2034
- No Marginal Loss Factor risk on electricity sold until December 2035 (comprising approximately two-thirds of revenues)
- Potential value enhancement through battery and solar development (not assumed in Base Case)

Key risks and mitigation

- Generation risk mitigated through 5 year operational data with well-known wind resource (P50 to P90 ratio of 5%)
- Pricing risk mitigated through fixed price long-term PPA to 2035 with investment grade counterparty
- Operating risk mitigated through OMA with performance guarantees to 2034



Granville Harbour Wind Farm



Asset Description

- Greenfield 31 turbine (112MW) wind farm located on the west coast of Tasmania
- 50% ownership by Intera Renewables (Palisade-managed renewables platform)
- Attractive site with all development approvals, grid connection offer and strong wind resource
- Financial close achieved in July 2018

Investment fundamentals

- Revenue underpinned by highly rated (AA) Power Purchase Agreement (PPA) with Tasmanian Government owned HydroTas to 2027
- Pre-financial close involvement allowed Palisade to negotiate key project contracts
- Experienced EPC and O&M contractor in Vestas
- Key operating costs covered by Warranty, Operations and Management Agreement (WOM) with Vestas for 25 years, with fees linked to generation
- Strong local community and council support

Key risks and mitigation

- Construction risk mitigated by fixed price, fixed time EPC contract with performance and delay liquidated damages, and parent company guarantee
- Operating risk minimised through tier 1 equipment (with warranties), strong operator and oversight by Palisade Integrated Management Services
- Generation risk assessed through detailed yield analysis undertaken by experienced independent technical advisers
- Pricing risk mitigated through long-term PPA
- Refinancing risk mitigated through conservative capital structure



Macarthur Wind Farm



Asset Description

- 420MW operating wind farm located approximately 260km west of Melbourne, Victoria (VIC)
- 25% ownership by Intera Renewables (Palisade-managed renewables platform)
- Comprises 140 V112 3.0MW turbines manufactured by Vestas
- The asset is held under an unincorporated joint venture (UJV) with two equal participants, Palisade has invested into one UJV participant via its Granville Harbour Wind Farm

Investment fundamentals

- Reached practical completion in January 2013
- Effectively a finance lease with AGL Energy (BBB rated)
- Scheduled revenue streams during offtake period
- Scheduled asset management payments to AGL during offtake term
- No wind or generation risk

Key risks and mitigation

- Revenue risk mitigated through offtake agreement
- Asset management agreement with AGL with monthly reporting and agreed annual and long term maintenance plan



Waterloo Wind Farm

Asset Description

- Located in South Australia
- 74% ownership by Palisade-managed clients
- 131MW, comprising 37 x 3.0MW and 6 x 3.3MW Vestas turbines
- Long-term contracts
- Offtake Agreements with Hydro Tasmania and Energy Australia to 2028
- Asset Management Agreement ("AMA") with Palisade Integrated Management Services
- Warranty, Operations and Management Agreement ("WOM") with Vestas

Investment fundamentals

- Operating asset (since 2010) with proven wind turbine technology
- Revenue stream backed by long term offtake agreements
- Key operational costs covered by AMA and WOM

Key risks and mitigation

- Wind and generation risk managed through demonstrated operating performance. WOM payments are also linked to actual generation, thereby aligning incentives
- Pricing risk mitigated through long term offtake agreements
- Refinancing risk mitigated through conservative capital structure, long term debt in place (11.5 years to 2029)



PureSky Energy (Formerly AMP US)

Asset Description

- Leading US community solar business established in 2016, with an operating and in-construction portfolio of 191MW community solar and storage projects, and a strong development pipeline
- The business comes with a large management team who are experienced in areas of project development, engineering, financing, M&A, policy advocacy, subscriber and asset management
- Palisade Impact and Fiera Infrastructure as co-investors

Investment fundamentals

- High quality 191MW existing project portfolio comprising 39 projects across 3 states (New York, Massachusetts, Minnesota), with a weighted average remaining contract length of over 20 years with both investment grade rated commercial anchor offtakers and residential subscribers
- New projects are economically attractive with 20-25 year contract terms and generally receive higher tariffs but have similar build costs as utility scale projects
- Strong development pipeline across both existing and emerging markets where the company seeks to be a first mover
- Opportunity to consolidate smaller CS developers (Palisade is in early stage discussions with two developers)
- Fully vertically integrated business led by a highly experienced management team
- Strong ESG angle, including growing number of low to moderate income subscribers the business is seeking to target in exchange for additional tax and state credit incentives available

Key risks and mitigation

- Pipeline development – acquisition case incorporates significant haircut to management forecasts, supported by third party reviews from both bottom-up and top-down market share analysis. The business looks to capitalize as an incumbent mover as state specific community solar programs are expected to grow nationally. Third party due diligence have also confirmed forecast capex costs and accounts impacts of global supply chain costs
- Tariff variability – Majority of operating portfolio have fixed tariffs. Variable and future tariff assumptions have also been reviewed / provided by a credible third party



Lightcurve (formerly Rainier Connect)

Asset description

- Palisade has established a regional / rural platform for fibre broadband in the Pacific Northwest of the US
- Lightcurve (formerly Rainier Connect) is the seed asset, a last mile broadband services provider with an established footprint in Tacoma and surrounding areas in Washington State
- Provides internet (today through a combination of hybrid fibre-coaxial cable (HFC) and fibre technologies), video and voice services to residential and commercial customers
- 100% equity interest including Board representation

Investment fundamentals

- Region with relatively strong population growth and high household income
- Migration out of Seattle towards surrounding cities such as Tacoma and neighbouring communities which are largely unserved by fibre
- Opportunity for significant growth through fibre expansion in adjacent and nearby markets, where it would be the sole fibre provider - which is the most future proofed broadband technology
- Pipeline of incremental bolt on opportunities in the region
- Secured a highly experienced CEO who is aligned on the vision of the business

Key risks and mitigation

- Slower than forecast subscriber growth – mitigated through network upgrades (HFC upgrade or fibre overbuild), bringing in high quality management including a highly regarded replacement CEO, expanding into other markets, as well as strengthening marketing and product offering
- Construction risk – mitigated through third party due diligence of capital costs and factoring in current impacts of global supply chain costs, and strengthening the organisational capabilities to effectively roll out the capex plans



PASIF – Social Infrastructure PPPs

Asset Description

- Investment in social infrastructure assets with Commonwealth or State Government availability payments
- Portfolio of established and greenfield assets, includes:
 - 49.9% of Casey Hospital & Casey Hospital Expansion Project, VIC
 - 49.9% of South Australian Police and Regional Courts, SA
 - 49.9% of Defence Single LEAP1 & LEAP2, Commonwealth
 - 18.8% of Gold Coast Rapid Transit, QLD
 - 49.9% of Biosciences Research Centre, VIC

Investment fundamentals

- Low risk infrastructure investments with defensive characteristics insulated from economic cycles
- Availability-based revenues indexed to CPI
- Performance target of distributable cashflows over 10 yr CGB + 3.0%

Key risks and mitigation

- Characteristic of PPPs, risks are largely borne by subcontractors
- Operating cost – generally fixed cost secured by performance bonds; in some cases equity retains risk of lifecycle costs
- Abatement – passed through to Operator
- Refinancing – refinancing risk only applicable for LEAP 2 and SMNW (all other assets have debt for the terms of their concessions)



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