FINDEV CANADA TRANSACTION SUMMARY

# Acelen Industrial S.A.

*This document provides an overview of the FinDev Canada transaction, including a summary of the anticipated development impacts and of the environmental, social and governance (ESG) assessment performed, potential risks identified, and related mitigation measures to be implemented.*

## Transaction description

This transaction involves a financing of up to USD 58 million to Acelen Industrial S.A. for the construction and operation of a biofuel refinery in the state of Bahia in Brazil with a processing capacity of 20,000 barrels per day[GH1.1]. The biorefinery aims to produce sustainable aviation fuel ("SAF") and renewable diesel ("RD") using Hydroprocessed Esters and Fatty Acids ("HEFA") technology, initially utilizing soybean and waste oils/used cooking oil as feedstock, with plans of transitioning to Macaúba oil in future phases. Acelen Renewables will manage the project backed by Mubadala Capital, an asset management subsidiary of the Abu Dhabi sovereign wealth fund. This project is expected to enable climate change mitigation by offering less-emitting transportation fuel to support decarbonization efforts in the aviation sector.

## Transaction details

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| **COUNTERPARTY** | Onshore Borrower: Acelen Industrial S.A. (Entity to which FinDev Canada will be lending)<br><br>Offshore Borrower: Acelen Renewables Canary SPV Limited<br><br>Project Sponsor: MC RD Ruby 2 LP<br><br>General Partner: MC Ruby 2 GP, LLC, and MC Ruby 2 GP, LLP. |
| **DOMICILE OF INCORPORATION** | Onshore Borrower: Brazil<br><br>Offshore Borrower: United Arab Emirates<br><br>Project Sponsor: England and Wales<br><br>General Partner: Cayman Islands and England and Wales. |
| **COUNTRY(IES) OF OPERATIONS** | Brazil |
| **TERM OF FINANCING** | 7 years |

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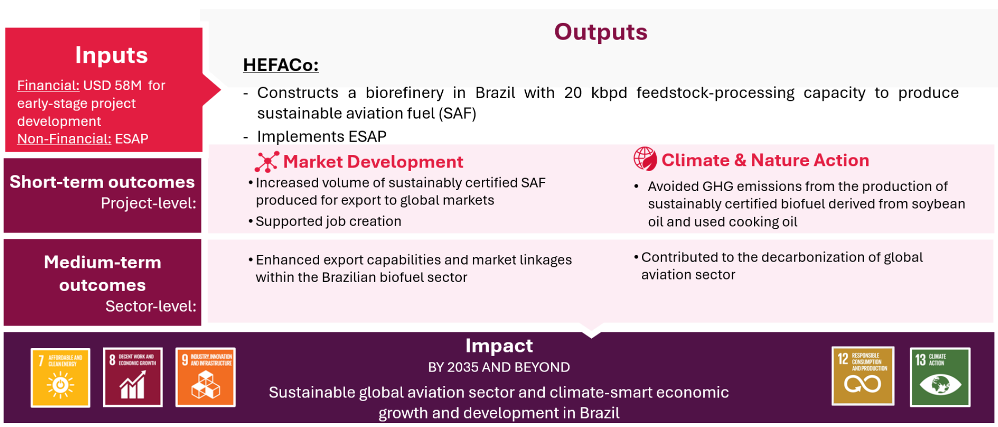
| **SECTOR** | Sustainable Infrastructure |
| **E&S CATEGORY** | A |
| **FINANCING PRODUCT** | Debt |
| **FINDEV CANADA TRANSACTION AMOUNT** | EUR 58M |
| **DATE OF TRANSACTION DISCLOSURE** | 02/03/2026 |
| **DATE OF TRANSACTION SIGNING** | 08/05/2026 |
| **DATE OF TRANSACTION SUMMARY PUBLICATION** | 04/08/2026 |
| **2X ALIGNMENT** | No |

## Summary of anticipated development impacts

The development impact value proposition of this transaction is to support climate-smart economic growth and development in Brazil and within the international aviation industry by financing the construction and operation of the new HEFA biofuel refinery in the state of Bahia. Acelen Industrial S.A. ("HEFACo") aims to build Brazil's SAF production capacity and expand export capabilities, helping meet the rising global demand and support aviation's decarbonization targets.

The impact theory of change below summarizes how HEFACo will contribute to FinDev Canada's development impact goals and the Sustainable Development Goals (SDGs).




### MARKET DEVELOPMENT

- **Enhance Brazilian exports of biofuel:** Brazil is one of the leaders in the biofuel industry, yet it has not begun producing SAF. The plant will produce approximately 1 billion litres annually for export to Europe and North America as key target markets, reinforcing Brazil's position in the global biofuel value chain. Sourcing feedstock from soybean crops in Brazil and Argentina and from waste oils in Asia will enable HEFACo to strengthen local market linkages by connecting the upstream biofuel value chain to logistics networks, and global markets.

- **Support local economic development:** The construction of the plant will create an estimated 3,000 temporary jobs and 220 permanent jobs will be sustained during operations in the state of Bahia, one of Brazil's low-income regions.

### CLIMATE AND NATURE ACTION

- **Contribute to the decarbonization of aviation:** HEFACo will produce SAF certified under internationally recognized sustainability standards, which include social and environmental safeguards. By replacing fossil jet fuels, SAFs can reduce aviation emissions by up to 80%, an important lever for the sector to achieve net zero by 2050. Based on the MDBs/IDFC Common Principles for Climate Finance, 100% of the Facility qualifies as climate mitigation finance.

## Summary of Environmental and Social assessment and related risk mitigation measures

FinDev Canada conducted its review in accordance with its Environmental and Social (E&S) Risk Policy. The transaction is classified as Category A due to: (i) labour and working conditions management, including contractor and third party EHS oversight; (ii) supply chain risks related to feedstock sourcing; (iii) occupational health and safety (OHS) risks during site remediation and construction, as well as process safety during operations; (iv) pollution prevention, including management of waste, hazardous waste, air emissions, and effluents; (v) stakeholder engagement and grievance mechanisms; (vi) community health, safety, and security; and (vii) potential impacts on local flora and fauna, including priority biodiversity values.

Contextual factors such as the project's proximity to sensitive ecosystems, cumulative impacts from industrial activities in São Francisco do Conde, and reputational considerations linked to media reporting on regional health and safety may further amplify these inherent sectoral risks.

FinDev Canada's due diligence, conducted between June and November 2025, was undertaken in parallel with coordinated reviews by project lenders. An independent environmental and social consultant completed an Environmental and Social Due Diligence (ESDD), which included review of technical, environmental, and social documentation (e.g., Environmental and Social Impact Assessments, stakeholder engagement records, baseline data, and the company's environmental and social management system), as well as discussions with the client and co lenders.

The assessment applied the IFC Performance Standards (PS1–PS8), applicable Brazilian Environmental and Social regulatory requirements, and the World Bank Group Environmental, Health and Safety (EHS) Guidelines, including those for Oleochemicals Manufacturing.

Key project risks include: OHS risks during site activities; compliance with air emissions and effluent standards; hazardous materials and waste management; process safety; heavy lift logistics; and management of a large off site workforce. Workforce related considerations include accommodation standards, prevention of gender based violence and harassment (GBVH) and sexual exploitation, abuse, and harassment (SEAH) and accessible grievance mechanisms for workers and communities.

These risks are mitigated through the Company's environmental and social policy framework and project specific E&S studies completed to date. Mitigation measures will be further strengthened through implementation of an Environmental and Social Action Plan (ESAP), targeted for substantial completion in line with key project milestones.

FinDev Canada, together with co-lenders and the lenders' consultant, will monitor the project throughout its lifecycle. This includes tracking ESAP implementation, reviewing monitoring reports, maintaining regular engagement with the client, and conducting site visits, as required, to confirm alignment with applicable standards.