

FINDEV CANADA TRANSACTION SUMMARY

MSU Green Energy 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

The transaction involved MSU Green Energy's USD 530M senior secured green bond issuance, upsized from the initially proposed USD 400M offering, with a ~10-year tenor. FinDev Canada proposed to participate with USD 50M. The transaction will finance increased availability and reliability of low-carbon electricity in Argentina by supporting greenfield renewable and energy storage projects, such as the installation of 182 MW of solar capacity and 150 MW of battery energy storage system capacity, and the continued operation of approximately 1.7GW of renewable capacity. Together, these assets are expected to increase and sustain the supply of renewable energy, support local economic activity through construction employment, and avoid greenhouse gas emissions from renewable energy generation.

Transaction details

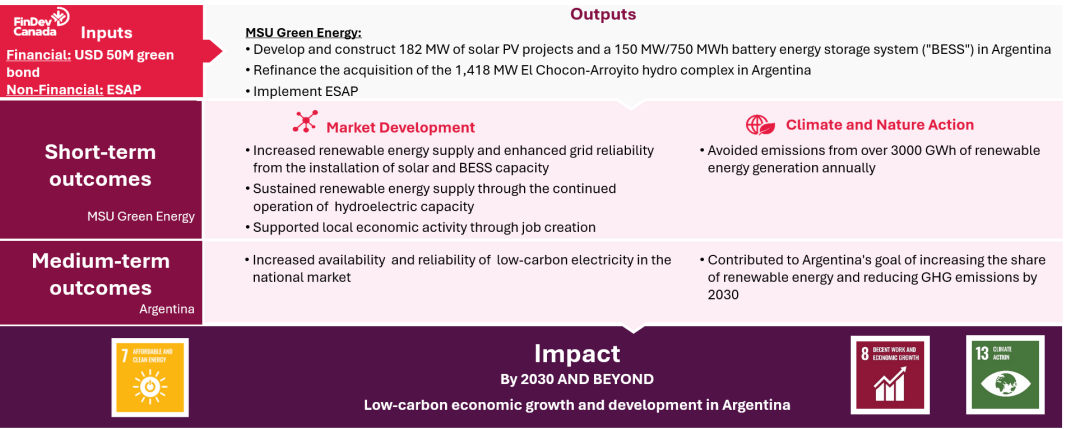
COUNTERPARTY	MSU Green Energy S.A.
DOMICILE OF INCORPORATION	Maipu 1210, 2nd floor - Buenos Aires city, Argentina
COUNTRY(IES) OF OPERATIONS	Argentina
TERM OF FINANCING	10 years
SECTOR	Sustainable Infrastructure
E&S CATEGORY	B
FINANCING PRODUCT	Debt (Senior secured and listed green bonds)
FINDEV CANADA TRANSACTION AMOUNT	USD 50M
DATE OF TRANSACTION DISCLOSURE	18/07/2025
DATE OF TRANSACTION SIGNING	05/08/2026
DATE OF TRANSACTION SUMMARY PUBLICATION	14/10/2026

Summary of anticipated development impacts

The development impact value proposition of this transaction is to increase and sustain the supply of low-carbon electricity, while supporting local economic activity through

employment and avoiding greenhouse gas emissions, thereby contributing to Argentina's energy transition.

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



MARKET DEVELOPMENT

- Increase the availability and reliability of renewable energy:** FinDev Canada's financing is expected to support the expansion and long-term operation of renewable energy infrastructure in Argentina through the refinancing of the concession of the 1,418 MW Chocón-Arroyito hydroelectric complex and the construction of three solar photovoltaic projects with a combined installed capacity of 182 MW. The transaction will also support the development of a 150 MW/750 MWh battery energy storage system (BESS), which is expected to contribute to grid reliability and facilitate the integration of renewable energy into Argentina's electricity system.
- Support local economic activity:** The construction and/or operation of the solar, hydroelectric and BESS assets are expected to support temporary construction and permanent operational jobs across different regions in Argentina.

CLIMATE AND NATURE ACTION

- Support climate mitigation and Argentina's transition to a low-carbon economy:** The financed assets are expected to contribute more than 3,000 GWh of renewable electricity generation annually, supporting the supply, reliability and integration of renewable electricity in Argentina's power system, while displacing more carbon-intensive sources of generation. Based on the MDBs/IDFC Common Principles for Climate Finance, 100% of the FinDev Canada's financing qualifies as climate mitigation finance.

Summary of Environmental and Social assessment and related risk mitigation measures

The transaction is a Category B given the risk profile of the renewable energy infrastructure assets to be supported under the bond.

The primary risks identified during the review include the environmental and social management capacity of MSU Green Energy, as well as contextual risks and those inherent to renewable energy assets of this scale and type: (i) labour rights and working conditions, including workers in the projects supply chains; (ii) pollution prevention, including air and noise pollution during construction, as well as end-of-life hazardous waste management during operation and decommissioning; (iii) community health & safety and security; (iv) land acquisition; and (v) land conversion.

Transaction environmental and social due diligence (ESDD) included a review against host-country and IFC Performance Standards requirements. A review of corporate and available project specific environmental and social assessment documentation was undertaken as part of the ESDD. A transaction environmental and social action plan (ESAP) has been developed, which will strengthen MSU Green Energy's corporate environmental and social management system and project specific assessment and management plans, as well as labour and working conditions requirements in line with international standards.

Identified mitigants are anticipated to support the identification and management of environmental and social risks associated with the assets to be supported with the bond use of proceeds in a manner that aligns with FinDev Canada's E&S Risk Policy requirements.

This review has been completed in accordance with FinDev Canada's E&S Risk Policy.