SC RENEWABLE ENERGY PLUS FUND 1 LP

Asia Pacific Closed-End Fund

Fact Sheet (May 2026)

Open for Investment - Strictly for Accredited Investors

SC OSCAR

Fund Overview

- Invests in renewable energy in Asia Pacific, principally in developed markets (Australia, New Zealand) in solar and bioenergy
- Team of investment and renewable energy professionals with extensive development, investment, financing and operational experience
- 2024 vintage Fund has delivered a TVPI[1] of 1.32x (Dec 2025) based on independent valuation of first solar asset[2] by PwC New Zealand
- Singapore domiciled Fund owns 100% of NZ solar platform (including solar land sites) and 60% of NZ wood pellet platform
- Part of SC Capital Partners a Singapore real estate asset manager (Capitaland Investment owns 40% and is a strategic partner)

Our Approach

Renewable energy is a compelling investment opportunity from a financial, climate action and energy security viewpoint

Our strategy is to invest in new-build renewable energy assets that have long-term competitive advantages in a decarbonized energy system

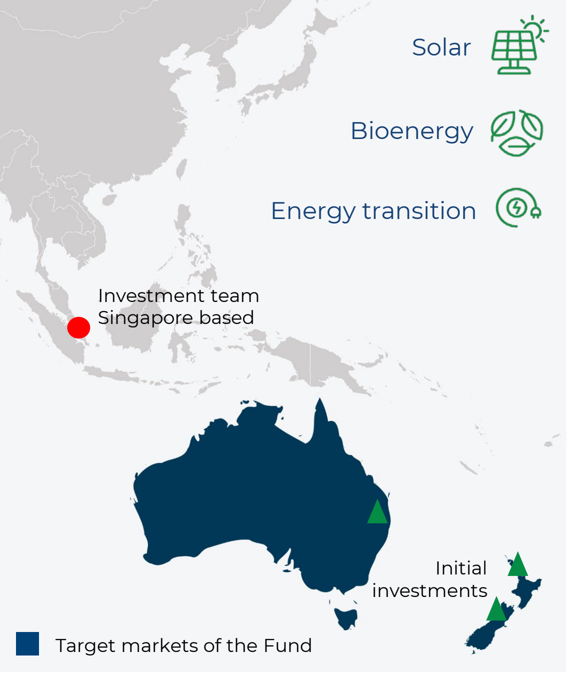
To manage risk, we only invest in proven technologies and prefer competitive energy markets where renewable energy earns a premium

Key Terms

Strategy	Deliver attractive financial returns by investing early in a portfolio of renewable energy assets, focused on solar and bioenergy (wood pellets)
Sector	Infrastructure, renewable energy and energy transition
Fund Structure	Closed-Ended, Singapore Limited Partnership
Fund Size	$300 million (target) including co-investment capital
Target Returns	Target gross IRR of 18% (before fees) with target annual distributions of 5%
Target Markets	Mainly New Zealand and Australia
Investment Guidelines	○ 25% investment limit in a single asset ○ General Partner co-investment: 1%
Management Fee	2% on committed capital (investment period) and on invested capital (thereafter)
Performance Fee	20% above 8% IRR hurdle rate subject to 50% catch-up
Term	8 years from the Final Closing Date, subject to extension
Exit Strategy	Sale of controlled assets in 6 year investment horizon

[1] Total value to paid in capital means $1.32 in total value generated for $1 of paid-in capital
[2] Cornerstone investors enabled fast-track construction of the first solar project (see overleaf)

Key Themes & Geographies



Fund Manager

Suchad Chiaranussati	Conor McCoole	Antony Warren	Brian O'Rorke
Chairman & Co-Founder	CEO & Co-Founder	Managing Partner	Director & Head of Solar
Founded SC Capital Partners and has prior experience in JP Morgan and Temasek Holdings. Served as an adviser to the Central Bank of Thailand and on the investment committee of a leading Southeast Asian renewables investor	30 years' experience in infrastructure and energy project development across Asia. Founding member and global co-head of Standard Chartered's global finance business (>$10 billion assets)	Over 18 years' experience in bioenergy and renewable energy projects covering design, permitting, construction, operation and investment. Founder of UK's largest biomethane facility	15 years' experience in solar and renewables project development, construction, equipment supply and policymaking. Prior experience in Nextracker, BNRG.

SC Oscar Fund Management Pte. Ltd.[1] is an MAS licensed fund manager (accredited investors only) and part of **SC Capital Partners Group** a privately-owned Asia Pacific real estate investment manager that has $8 billion in total investments

The SC Oscar investment team has a wealth of experience in infrastructure and renewable energy project development, investment, risk management, construction and operation

Photo of Mount Taranaki, view from Ranui Stratford project site, 48 ha freehold land (acquired)

Rānui Twin Rivers solar project, Kaitaia (2026)

Capacity	Total land	Projects	Gross IRR
162 MWp	**183 Ha**	**4**	**c. 20%**

- Urgent need for new power capacity in New Zealand
- Solar PV is the lowest cost source
- All power is sold into wholesale electricity market
- Grid location pricing favours early new grid connections

Gisborne forestry slash (2025)

Wood Pellet Capacity	Projects	Gross IRR
700,000 tons	**5**	**c. 25%**

- Pine plantations occupy 18% of total NZ forest
- Residues and non-commercial grade fibre is abundant
- Target market is industrial process heat market
- Replacing gas (in sharp decline) and coal (phase out)

~$150 million equity deployment in existing SC Oscar investments

Acquisition Date	*June 2024*	*June 2025*	*December 2025*
Project Cost [1]	$ 224 million capital	$ 90 million capital	$ 8 million capital [4]
Equity Requirement [1]	$ 96 million equity [2]	$ 45 million equity	$ 8 million equity
Expected Returns	**c. 22% p.a. gross IRR** [3]	**c. 25% p.a. gross IRR**	**>25% p.a. gross IRR**
Pipeline Projects	**Rānui – Project 5 and 6** 90MW to be finalised **Rānui - Ongaonga** 54MW development **Rānui - Stratford** 41MW development **Rānui - Kaponga** 36MW ready-to-build **Rānui - Kaitaia** 31MW ***operating***	**OWP - Blenheim** 120k tons development **OWP - Hokitika** 140k tons development **OWP - Gisborne** 180k tons development	*Large scale solar battery energy storage project in Australia* **Queensland solar BESS** 335MW development

1 *All figures in USD. Project capital costs are estimates based on contracts or ongoing negotiations. Subject to change*
2 *$96 million equity for 252 MW solar portfolio including new Projects 5 & 6*
3 *40-year project life with repowering; mid case price path (December 2025), assumed divestment 2031 with next buyer IRR of 8.5%.*
4 *General Partner has secured the option for the Fund to invest in the Queensland project development equity $8 million by providing early development funding*

For more information, please contact the SC Oscar team:

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Signatory of:
PRI Principles for Responsible Investment