



March 12, 2023

Dear Stakeholder:

I am writing to provide you an update on the Dunmore Solar Project. The Project was acquired in September 2021 by a joint venture established between Greencells Group based in Germany and Teralight Ltd based in Israel. Over the past year several activities have occurred to progress development of the Project including:

- April 2022: Received Municipal Development Permit from Cypress County;
- May – July 2022: Wildlife surveys were conducted;
- September 2022: Approval under the *Water Act* was received;
- September 2022: Geotechnical program was completed onsite to determine the foundation design;
- September 2022: Layout was optimized to single axis tracking design;
- February 2023: Noise and Glare studies were updated;

We anticipate filing a Project amendment with the Alberta Utilities Commission (AUC) by March 31, 2023 to provide a project update, specifically changes to the layout, equipment, and corresponding technical studies.

We will also be posting additional materials to the Project website including the results of the updated *Glare Hazard Impact Analysis Report* and the *Noise Impact Assessment*. We will continue to update the Project website as we move nearer to construction so please do visit the site [www.dunmoresolar.ca] for new content and project updates. You are welcome to contact us anytime by phone (587) 997-4602 or email dunmore@ascentpartners.ca with questions or concerns.

We thank you for your time and consideration.

Sincerely,

Jennifer Traichel, Project Manager
Encl.



March 2023
Project Update Newsletter

DUNMORE SOLAR PROJECT

Project Ownership Update

Dunmore Solar Inc. was acquired in September 2021 by a joint venture established between Greencells Group and Teralight Ltd. The two companies have been working closely since 2021 to optimize the project and propose to leverage their individual strengths toward a co-development strategy to bring the Dunmore Solar Project (the Project) to a ready to build status by Q3 2023 and commercial operations by the end of 2024.

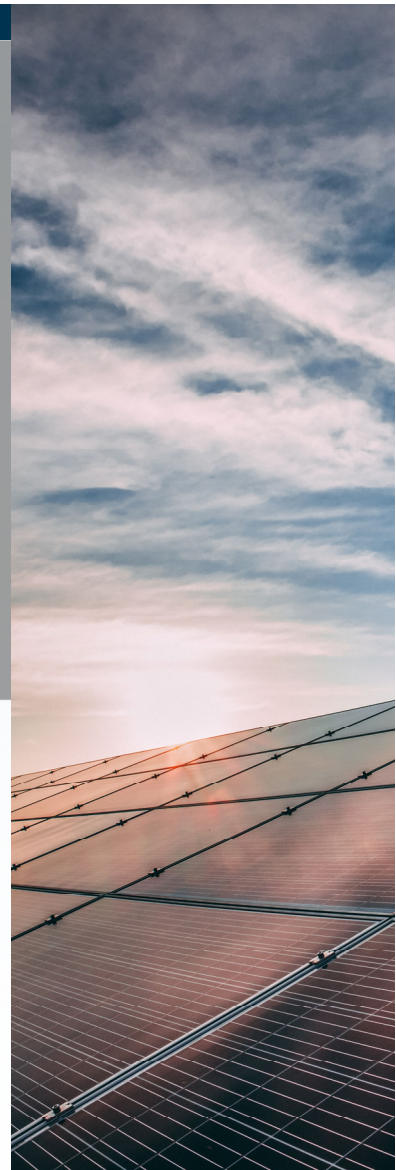
Greencells Group, based in Germany, has acquired a 25% stake in the Project and has a proven track record as a strong global project developer and provider of EPC and operations and maintenance services for large-scale solar power plants.

With an acquired 75% interest in the Project, Teralight Ltd. is one of Israel's leading companies in planning and developing large solar power plants. Teralight is a public company listed on the Tel Aviv Stock Exchange and is controlled by the owners of Menora Mivtachim Holdings, one of the leading insurance companies in Israel.

Development of the Project continues to be supported locally with project management by ASCENT Energy Partners Ltd. and a variety of local technical consultants, suppliers, and expertise. The Dunmore Solar Project Team is pleased to provide this update and looks forward to any feedback or questions you may have.

Project Schedule Update

PROJECT COMPONENT	TIMELINE
Final Engineering and Design	Q4 2022—Q2 2023
Update Technical Studies (e.g. Noise and Glare)	Q1 2023
Provide Updates to AUC and Cypress County	Q1 2023
Update Environmental Documentation	Q2 2022—Q1 2023
Commence Construction	Q3 2023
Anticipated In-Service Date	Q2 2025



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Project Changes

Since acquiring the Project in late 2021, Greencells and Teralight have been busy working on equipment selection, material procurement, contracting with suppliers and construction vendors, and optimizing the design and engineering for the Solar PV layout.

Dunmore plans to revise the Project's layout from a fixed-tilt system to a single-axis tracking layout. This means that the solar panels will rotate along a single axis from east to west to follow the sun thereby optimizing the solar farm's electricity production.

The overall Project footprint, as currently approved by the Alberta Utilities Commission (AUC) will not change; however, the Project components within that area will change

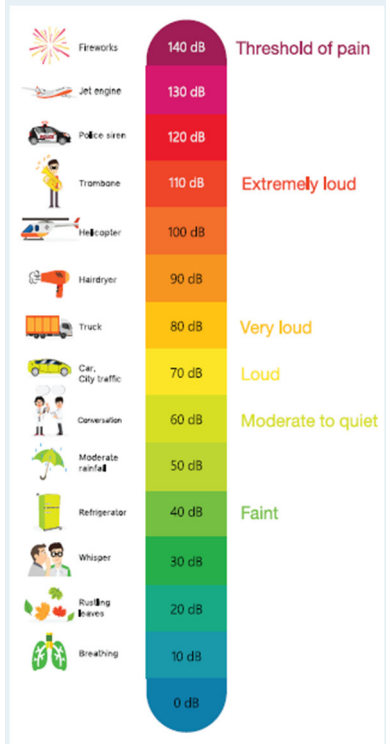
somewhat. The largest change will be that solar panel racking and panel arrays will be oriented north and south as opposed to east and west. The electrical collector lines and access roads will also necessarily be oriented north and south.

Due to these updates, the Noise Impact Assessment and Solar Glare Hazard Analysis reports have been updated to ensure continued compliance with regulatory requirements. Results are shared herein.

Dunmore has been engaging with the Alberta Electric System Operator and the Alberta Utilities Commission on an ongoing basis and will provide a final project update to the AUC prior to construction commencing.

Solar farms are quiet neighbors. The noise that a solar facility produces only occurs when the equipment is in use. In other words, at night, when the panels and inverters are resting, there's no noise.

Decibel Scale (dBA)



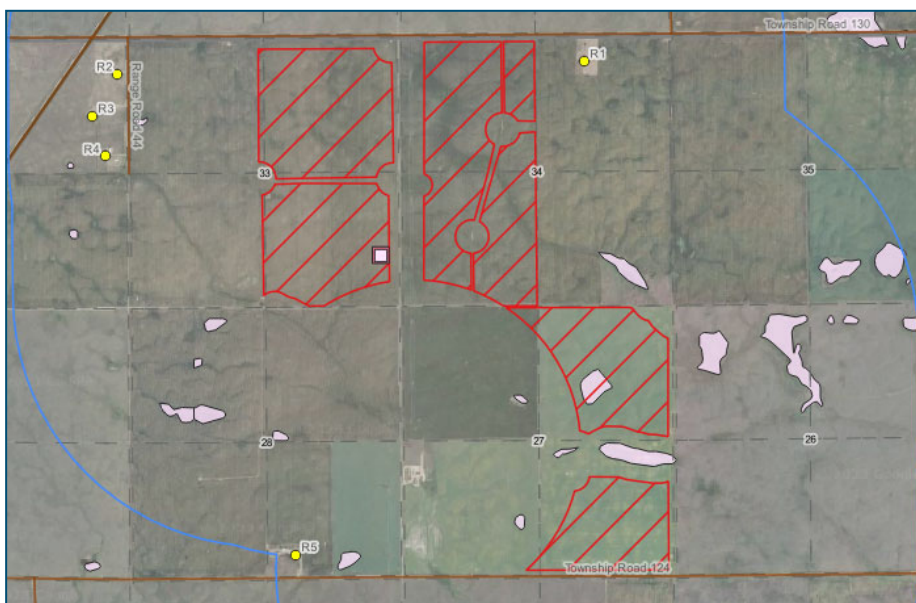
Noise Impact Assessment Update

Noise from the Project is regulated by the AUC through *Rule 012: Noise Control*. A **Noise Impact Assessment (NIA)** was completed as part of the AUC application in 2021. The NIA has been updated to take into account changes to the technology and layout.

To comply with Rule 012, cumulative (existing + project) noise levels at occupied dwellings must not exceed daytime (7 am to 10 pm) or night-time (10 pm to 7 am) Permissible Sound Level (PSL) limits. Cumulative noise levels include natural and non-industrial sources, existing industrial facilities, and the proposed Project. A computer model was used to predict cumulative noise levels at 5 dwellings located within 1.5 km of the Project.

Cumulative sound levels remain below PSLs at the assessed dwellings - in other words the Project is expected to operate in compliance with AUC Rule 012 requirements. However; night-time cumulative sound levels at R1 increased by 4 dBA from the initial assessment, representing a narrow margin of compliance. The results of the updated NIA are shown in the table below. The NIA report with detailed results will be made available on the Project website.

Receptor	Existing Sound Level (dBA)		Project Sound Level (dBA)		Cumulative Sound Level (dBA)		Permissible Sound Level (dBA)	
	NT	DT	NT	DT	NT	DT	NT	DT
Dwelling								
R1	35.0	45.0	37.9	37.9	39.7	45.8	40.0	50.0
R2	40.0	50.0	33.0	33.0	40.8	50.1	45.0	55.0
R3	40.0	50.0	32.3	32.3	40.7	50.1	45.0	55.0
R4	35.0	45.0	33.1	33.1	37.2	45.3	40.0	50.0
R5	35.0	45.0	31.3	31.3	36.5	45.2	40.0	50.0



Noise Impact and Solar Glare Hazard Analysis Residential Receptor Map

Solar Glare Hazard Analysis Update

Dunmore undertook a **Solar Glare Hazard Analysis (SGHA)** per AUC Rule 007 requirements using the Solar Glare Hazard Analysis Tool, which is specifically designed for the analysis of potential glare on flight paths, traffic routes, and stationary observation points such as dwellings.

Glare was assessed along Highway 41 and Township Road 124 and the level of glare predicted along these transportation routes is not expected to create hazardous conditions. Two flight paths related to a private airstrip within 4,000 metres of the Project were evaluated and neither of the flight paths are expected to experience glare at any level.

Five dwellings within 800 metres of the Project were re-evaluated based on the single-axis tracking design and the level of glare predicted at the observation points continues not to create hazardous conditions or have a significant adverse effect on residents.

The change in layout from stationary solar modules to a tracking design in which modules track the sun from east to west effectively decreases the intensity and duration of glare that may be experienced at each of the dwellings. This is depicted in the results which show that the duration of yellow glare and the maximum daily glare has decreased at all residences. This is because the solar modules track the sun, thereby absorbing more light and reflecting less, decreasing the intensity and duration of glare experienced at a fixed location. The results of the SGHA analysis including the glare hazard map will be made available on the Project website

Receptor Dwelling	Green Glare (min/year)	Yellow Glare (min/year)	Red Glare (min/year)	Max Daily Glare (min/day)
R1	946	5	0	15
R2	1,131	0	0	15
R3	932	0	0	13
R4	2,094	8	0	15
R5	0	0	0	0

Contact Us

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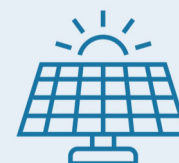
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Privacy Statement:

We are committed to protecting your privacy. Collected Information will be protected under the provincial Personal Information Protection Act. As part of the regulatory process for new generation projects we may be required to provide your personal information to the Alberta Utilities Commission (AUC). For more information on how information will be protected please contact us.

Environmental Documentation

To remain compliant with the **Alberta Environment and Protected Areas (AEPA) Referral Letter** received in April 2021, Dunmore is required to complete update wildlife surveys every two years prior to construction commencing. Field surveys for sharp-tailed grouse, burrowing owl, raptors, and amphibians occurred between May and July of 2022 and an update report was submitted to AEPA on December 1, 2022. On January 31, 2023, AEPA provided its response stating there is no change to the risk to wildlife or wildlife habitat based on the completed surveys.

In its application to the AUC, Dunmore committed to obtaining required approvals under the **Water Act** for temporary disturbances to ephemeral and temporary wetlands and drainages within the Project area. The application was submitted to AEPA in April 2022 and AEPA provided its approvals in September 2022.

Updates to the prepared project-specific **Environmental Protection Plan** and **Conservation and Reclamation Plan** will also be completed prior to construction, specifically to update the vegetation stewardship plan in preparation for construction activities.

During construction, an Environmental Monitor will be present onsite to ensure the management and protection of wildlife and habitat, wetlands, vegetation, and soils per the commitments that were made during the Project's permitting and approval process.

“Solar farms can create a net benefit to the environment by establishing grassland habitat under the panels thereby improving ecosystem services, like creating pollinator friendly habitat”

Value Creation

The Project was presented to the Cypress County Municipal Planning Commission and on April 19, 2022 Cypress County approved the Development Permit for the Project. Several conditions are included within the approved permit that will be fulfilled as the Project progresses to construction.

The Project is one of several renewable energy projects nearing or undergoing construction in Cypress County and surrounding municipalities. We anticipate that the Project will offer several benefits summarized below.

LOCAL EMPLOYMENT

- ⇒ Approximately 250 full-time jobs during construction.
- ⇒ 2-5 full time and part time jobs during operations.

LOCAL ECONOMY

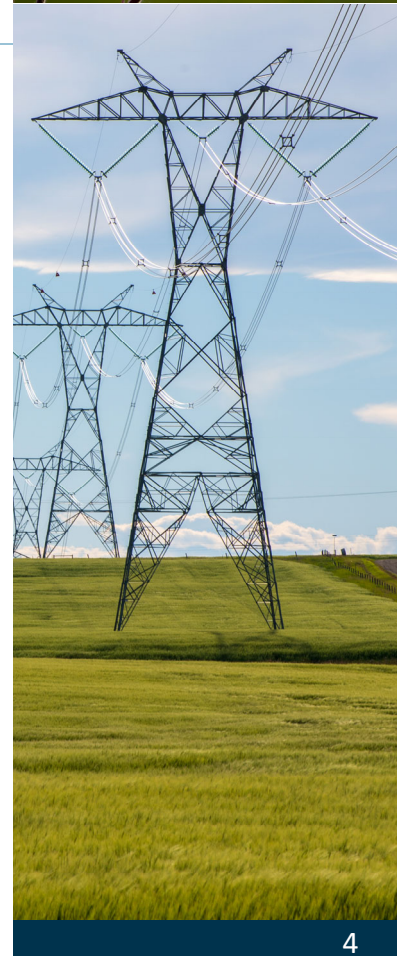
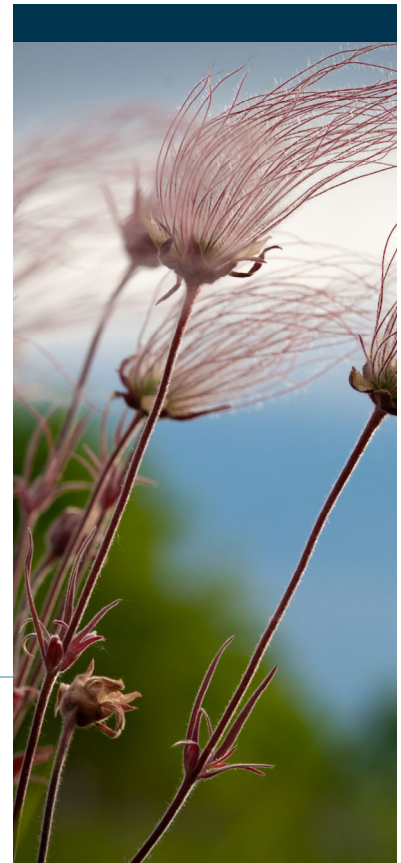
- ⇒ Local businesses will experience increased activity in hospitality, retail, and other service industries during development, construction, and operation.

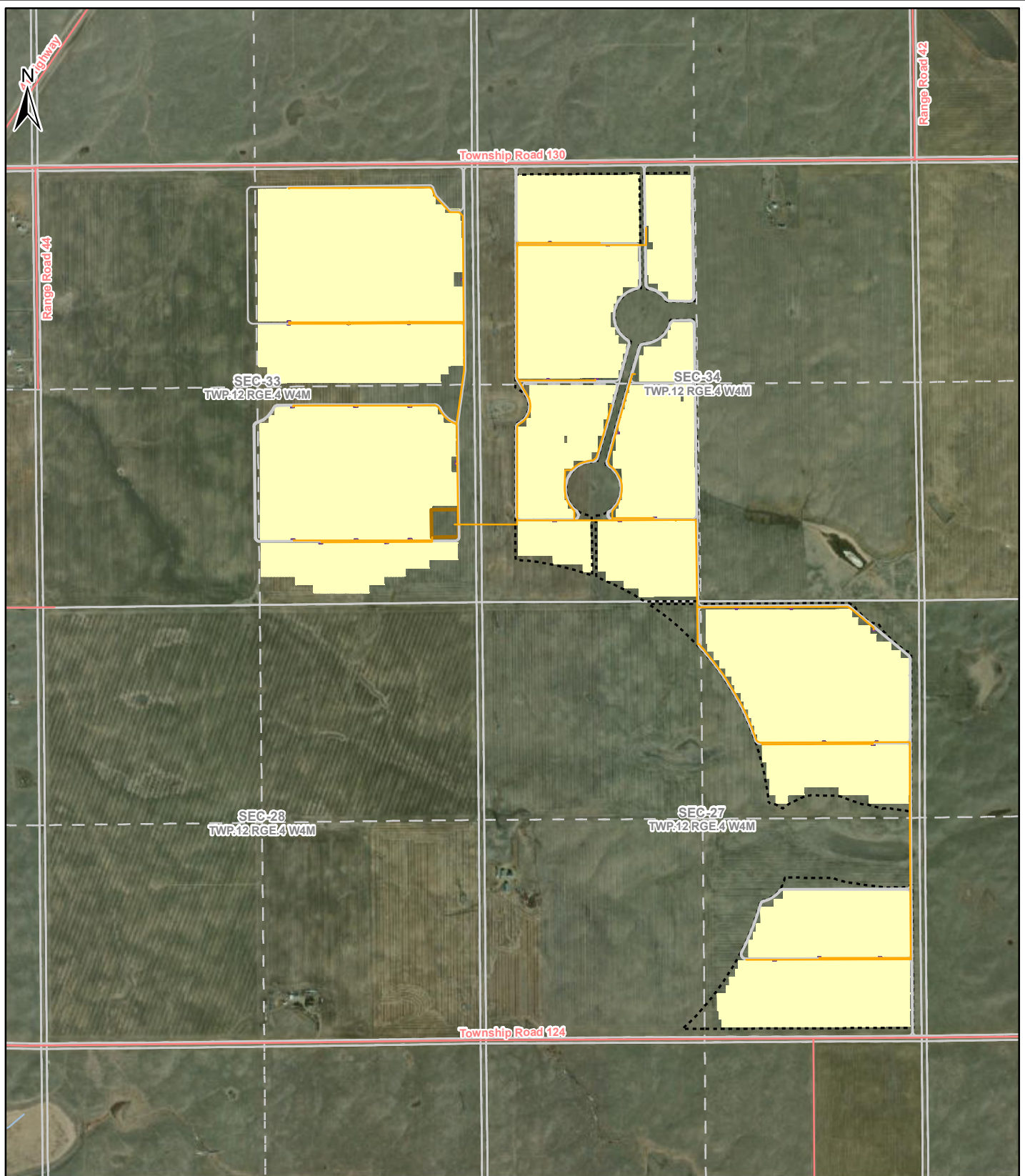
PROPERTY TAXES

- ⇒ Annual property taxes paid to Cypress County resulting in financial benefits to the community.

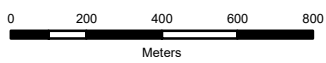
CLEAN ELECTRICITY

- ⇒ Local generation of renewable energy adds to the province's energy mix providing a long-term, low cost and low carbon energy source.
- ⇒ The Project will generate emission-free electricity contributing to Canada's net-zero goals.





SCALE: 1:20,000 MARCH 2023



(ALL LOCATIONS APPROXIMATE)

- Access Routes
- Electrical Collector System
- - - Fence
- Inverter Station
- Solar Table
- Substation
- Road - Municipal

NAD 1983 UTM Zone 12N . Altalis, 2020. Canvec, 2019. Image Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.



PROJECT LAYOUT

FIGURE 1

DUNMORE SOLAR PROJECT