Environmental and Social Due Diligence (ESDD) Summary

Issuer	SchneiTec Jupiter Co., Ltd. ("SNTJ") or the "Project Company"
Use of CGIF's guarantee	Refinancing of Sponsor's capital to develop a 350 MW solar photovoltaic power plant in Pursat Province, Cambodia
Countries of operations	Cambodia
E&S Classification	Project Bond Environment – Category B Involuntary Resettlement – Category B Indigenous Peoples – Catgeory C

Summary of Environmental and Social Aspects	
Environment Risks	SNTJ is a special purpose vehicle established to develop and operate the Project, which is being implemented on a build-own-operate (BOO) basis in the Pursat Province, Cambodia The Project is now fully operational having reached Commercial Operation Date (COD) in June 2026. The Project includes the construction and operation of a 350MW solar PV plant including anscilliary and O&M facilities, procuremnt of solar PV plant components, as well as construction of an associated 1.7km 35kV transmission line to connect the plant to the nearby state grid (EDC) substation, which will be transferred to EDC after completion. The Project's environmental risk is assessed as non-significant and is assigned a Category B considering impacts are expected to be site-specific and manageable through standard mitigation and enhanced management planning. No significant, irreversible or unprecedented environmental effects were observed during construction or are anticipated during operation and maintenance (O&M), subject to the conditions set out below: **Post construction and O&M Impacts** Post-construction and O&M risks are site-specific and manageable, primarily involving minor emissions, noise and waste generation from vegetation management, routine facility operations and disposal of damaged equipment components. Sanitary wastewater is handled through on-site treatment. Mitigation comprised the develoment of an enhanced operation environmental and social management plan (OESMP) based on the approved national Environmental and Social Impact Assessment (ESIA), as a condition precedent to the transaction. The OESMP covers biodiversity, groundwater use, waste and wastewater, soil erosion, occupational health and safety, contractor

	labor management, community health and safety, stakeholder engagement and grievance mechanisms. **Biodiversity Management** The ESDD identified notable hydrological risk arising from inadequate drainage provision and the siting of transmission infrastructure directly within watercourses, causing flow obstruction, water stagnation and long-term scouring. Commitments to control invasive species lacked defined management measures or assigned responsibilities, and post-construction monitoring protocols were not clealy defined. A specific operational biodiversity management plan (O-BMP) has been developed as a condition precedent to the transaction, addressing these significant gaps in the biodiversity management framework. **Critical Habitat Management** Critical Habitat (CH) screening has identified the potential presence of a critically endangered migratory bird species, suggesting that the Project area may constitute CH. The significance of these biodiversity sensitivities and the applicability of CH criteria remain unconfirmed owing to limited seasonal survey data. A supplementary winter migratory bird survey is now being undertaken comprising of monthly surveys through the winter season across remaining habitat surrounding the Project site, to assess whether the area qualifies as CH. Should the site be determined to constitute CH, the Project will be required to achieve No Net Loss (NNL) of biodiversity under a Biodiversity Action Plan (BAP). **Cumulative Impacts Management** The Project will predominantly rely on groundwater extraction to meet water consumption demands during operations (mainly for panel cleaning). A cumulative impact assessment on water consumption within 6–12 months of COD is recommended, in coordination with adjacent comparable developments in the area, to properly evaluate water pressure and scarcity risks for the surrounding community. The results of this will be used to refine the groundwater monitoring and management plan.
Involuntary Resettlement Risks	The Project is assigned Category B for involuntary resettlement. No physical displacement is confirmed within the Project boundary, economic displacement is limited, and the land acquisition process is reported as complete. Residual risk therefore arises from documentation gaps rather than from the scale of impact. In order to evidence voluntary negotiated settlement, compensation at replacement cost and livelihood restoration, a land acquisition audit (LAA) was undertaken as a condition precedent to the transaction, verifying entitlements, the valuation basis, payment records and livelihood outcomes. Corrective actions arising from the LAA will be

	monitored on a semi-annual basis during the first two years of operation.
Indigenous Peoples Risks	The Project is assigned Category C for Indigenous Peoples. No distinct Indigenous Peoples or vulnerable ethnic groups are present in, or have interests in, the Project area, and no specific IP planning instrument is therefore required.
Stakeholder communication, participation and consultation	The enhanced OESMP includes a stakeholder engagement plan (SEP) which outlines stakeholder engagement activities and procedures for both internal and external communication, including requirements for disclosure of E&S related information to local communities, where relevant. A grievance mechanism is also included in the OESMP to record, track and address concerns or complaints from stakeholders, related to E&S risks and impacts, which will be reported under the semi-annual reporting to CGIF.
Paris Agreement Alignment (PAA)	The use of proceeds supports a 350MW solar power plant, confirmed as an eligible operation type under the "universally aligned" assessment within the PAA framework, and the Project is expected to advance the Paris Agreement objectives by cutting greenhouse gas emissions, expanding renewable energy, supporting sustainable development and innovation, and helping the country meet its climate targets. Physical risk was assessed through a comprehensive flood study modelling 20-, 50- and 100-year rainfall scenarios with climate change projections and land use change, which found that worst-case flood depths across most of the site would not exceed 0.50 metres, except within an existing canal where they could reach 4.29 metres, and that only 3.30% of the area is unusable owing to slope or flood constraints. In response, the design elevates PV posts and electrical components to a 0.50-metre freeboard above the 100-year flood level using adjustable mounting structures up to 1,000 millimetres high, a solution validated by local authorities who confirmed that historical flooding is limited to one- to two-hour flash floods in the rainy season.
Reporting requirements	The Project Company will report E&S performance to CGIF through semi-annual Environmental and Social Safeguards Monitoring Reports (ESSMRs) during the first one to two years of Project operations and annually thereafter during operation until the end of the guarantee period. The ESSMR will provide summary updates on the implementation of OESMPs, progress on or closure of any corrective actions specifically for the O-BMP and LAA, any incidents or non-compliance issues and their mitigation measures, alongside occupational and community health and safety performance and project progress. Reporting will also include the results of supplier screening in the event that replacement solar components are required.

Date of Issuance: 16 November 2026