

This document was exported from Numbers. Each table was converted to an Excel worksheet. All other objects on each Numbers sheet were placed on separate worksheets. Please be aware that formula calculations may differ in Excel.

Numbers Sheet Name	Numbers Table Name	Excel Worksheet Name
Summary	Table 1	Summary
Developer Cost	Table 1	Developer Cost
Lazard's	"All Drawings from the Sheet"	Lazard's

Developer Lost Value

Inputs in Blue

	1-Yr Delay	2-Yr Delay	Notes
Decrease of ITC	\$ 112,444	\$ 212,850	The project economics drop due to less value in the ITC (see table below)
Xcel Deposits	8,000	16,000	Extra year of interest on outstanding deposit escrows (\$100k/MW)
Additional Interconnection Study Fee	2,880	5,760	Extra year of equity carry on outstanding study fee (\$24k/project)
Cost of Outside Legal for Additional Financing (Prorated)	40,000	40,000	Cost of doing an additional 2020 financing rather than all in 2019. Typically spread across 10+ MW; prorated here to 1 MW
Capital cost on other funds already spent	-	-	Time value of project spent to date and outstanding
Increased Cost of Sale on Residential due to Covid	85,000	85,000	Xcel's delays have caused residential sales to occur during Stay-At-Home Order, requiring more hours, new systems, more marketing (\$85k/MW)
Total Cost to Developer	\$ 248,324	\$ 359,610	

Assumed Project Size (MW) 1.00

Cost of Capital

Interest Rate on Debt	8.00%
Developer Cost of Equity	12.00%
Discount Rate (weighted average of debt and equity)	9.60%

*From Lazard's Levelized Cost of Energy Analysis - Version 13.0 (Debt at 60% weight and 8% interest, Equity at 40% weight and 12% cost.

Decrease of ITC Impact

	2019	2020	2021
ITC	30%	26%	22%
FMV / watt	\$2.07	\$1.95	\$1.84
FMV	\$ 2,066,000	\$ 1,947,000	\$ 1,840,000
Tax Equity Check	\$ 613,602	\$ 501,158	\$ 400,752
Change in TE	\$ -	\$ (112,444)	\$ (212,850)

Inputs for Tax Equity Calc:

\$/ITC	1.100
Eligibility	90%

	2019 Rate	2020 Rate
Residential VOS Rates	\$0.10540	\$0.10900

Revenue Cash Flows

	Production (MWh)	2019 Rate	2020 Rate
Year 1	1,313	\$ 138,411	\$ 143,139
Year 2	1,307	\$ 140,474	\$ 145,272
Year 3	1,300	\$ 142,563	\$ 147,432
Year 4	1,294	\$ 144,680	\$ 149,622
Year 5	1,287	\$ 146,824	\$ 151,839
Year 6	1,280	\$ 148,997	\$ 154,086
Year 7	1,274	\$ 151,197	\$ 156,362
Year 8	1,267	\$ 153,426	\$ 158,667
Year 9	1,261	\$ 155,684	\$ 161,002
Year 10	1,254	\$ 157,971	\$ 163,366
Year 11	1,248	\$ 160,286	\$ 165,761
Year 12	1,241	\$ 162,632	\$ 168,186
Year 13	1,234	\$ 165,007	\$ 170,643
Year 14	1,228	\$ 167,412	\$ 173,130
Year 15	1,221	\$ 169,847	\$ 175,648
Year 16	1,215	\$ 172,312	\$ 178,198
Year 17	1,208	\$ 174,808	\$ 180,779
Year 18	1,202	\$ 177,335	\$ 183,392
Year 19	1,195	\$ 179,894	\$ 186,038
Year 20	1,188	\$ 182,483	\$ 188,716
Year 21	1,182	\$ 185,105	\$ 191,427
Year 22	1,175	\$ 187,758	\$ 194,171
Year 23	1,169	\$ 190,443	\$ 196,948
Year 24	1,162	\$ 193,161	\$ 199,758
Year 25	1,156	\$ 195,911	\$ 202,602
Total	30,860	\$ 4,144,620	\$ 4,286,182

NPV of Cash Flows \$ 1,454,953 \$ 1,504,648

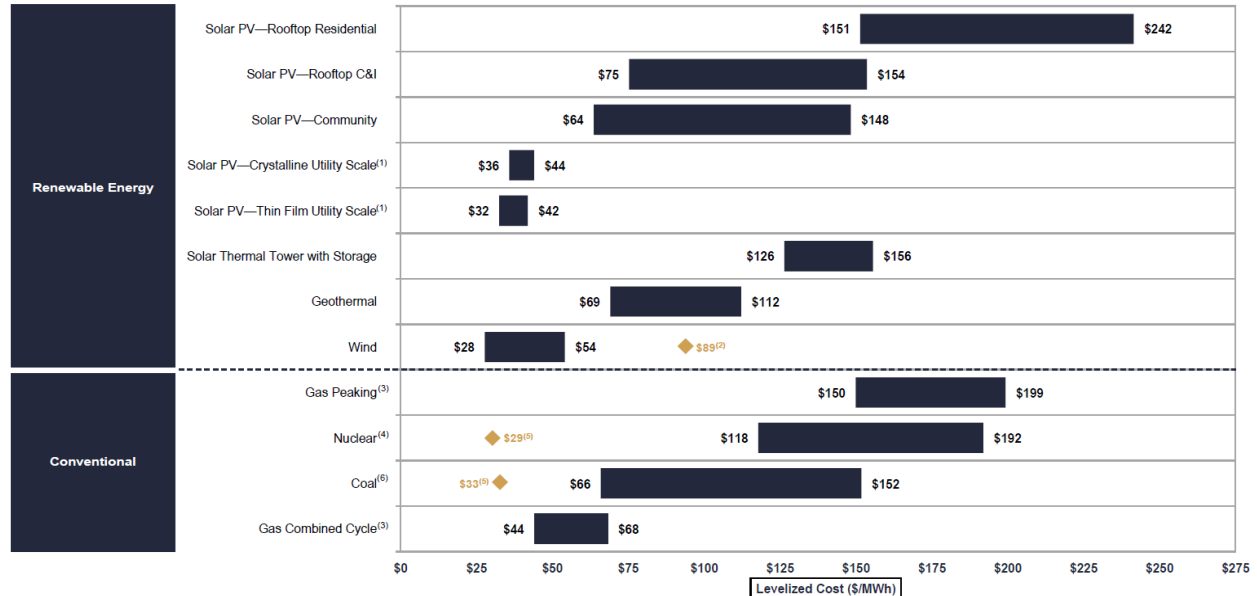
Change in NPV - 2019 to 2020 VOS Rate \$ 49,695

Inputs for Revenue Cash Flow Analysis

Insolation (kWh/kWp)	1,340
Availability	98.0%
Inflation increase	2.0%
Degradation	0.5%

Levelized Cost of Energy Comparison—Unsubsidized Analysis

Selected renewable energy generation technologies are cost-competitive with conventional generation technologies under certain circumstances



Source: Lazard estimates.

Note: Here and throughout this presentation, unless otherwise indicated, the analysis assumes 60% debt at 8% interest rate and 40% equity at 12% cost. Please see page titled "Levelized Cost of Energy Comparison—Sensitivity to Cost of Capital" for cost of capital sensitivities. These results are not intended to represent any particular geography. Please see page titled "Solar PV versus Gas Peaking and Wind versus CCGT—Global Markets" for regional sensitivities to selected technologies.

- (1) Unless otherwise indicated herein, the low end represents a single-axis tracking system and the high end represents a fixed-tilt system.
- (2) Represents the estimated implied midpoint of the LCOE of offshore wind, assuming a capital cost range of approximately \$2.33 – \$3.53 per watt.
- (3) The fuel cost assumption for Lazard's global, unsubsidized analysis for gas-fired generation resources is \$3.45/MMBTU.
- (4) Unless otherwise indicated, the analysis herein does not reflect decommissioning costs, ongoing maintenance-related capital expenditures or the potential economic impacts of federal loan guarantees or other subsidies.
- (5) Represents the midpoint of the marginal cost of operating coal and nuclear facilities, inclusive of decommissioning costs for nuclear facilities. Analysis assumes that the salvage value for a decommissioned coal plant is equivalent to its decommissioning and site restoration costs. Inputs are derived from a benchmark of operating coal and nuclear assets across the U.S. Capacity factors, fuel and variable and fixed operating expenses are based on upper and lower quartile estimates derived from Lazard's research. Please see page titled "Levelized Cost of Energy Comparison—Renewable Energy versus Marginal Cost of Selected Existing Conventional Generation" for additional details.
- (6) High end incorporates 90% carbon capture and compression. Does not include cost of transportation and storage.