

Alterra Farms Easton Park Estate

Assessment of Current Carbon and Opportunities

| Headline Carbon Balance | Current (FCT) | Potential |
|-------------------------|---------------|-----------|
| Emissions/yr            | 537           | 400       |
| Removal/yr              | -691          | -1200     |
| Carbon Balance          | -154.00       | -800      |

before buffer (from PDD)

Assessment of Financial Additionality

| Projected Removals (CO2e)               | Years     | t CO2e  | Value (£)   |
|-----------------------------------------|-----------|---------|-------------|
| Annual                                  | 1         | -800    | £36,000     |
| Project lifetime (years)                | 40        | -25,840 | £1,162,800  |
| Projected average Carbon price (£ t/C)  | £45       |         |             |
| Project Fees                            | Fees/year |         |             |
| Baseline and full project               | 75        | 308.00  | £23,100     |
| Annual monitoring and development       | 12        | 308.00  | £3,696      |
| Implementation Costs                    |           |         | £ 12,000.00 |
| Project lifetime                        |           |         | £587,304    |
| Weighted Average Cost of Capital (WACC) |           | 10%     |             |

Net cash Flow (Simple) excl. net implementation costs

| Year | Costs   | Credit Inc | NCF     |
|------|---------|------------|---------|
| 1    | £35,100 | £36,000    | £900    |
| 2    | £15,696 | £36,000    | £20,304 |
| 3    | £15,696 | £36,000    | £20,304 |
| 4    | £15,696 | £36,000    | £20,304 |
| 5    | £15,696 | £36,000    | £20,304 |
| 6    | £35,100 | £36,000    | £900    |
| 7    | £15,696 | £36,000    | £20,304 |
| 8    | £15,696 | £36,000    | £20,304 |
| 9    | £15,696 | £36,000    | £20,304 |
| 10   | £15,696 | £36,000    | £20,304 |
| NPV  | £96,166 |            |         |

Would this project gone ahead without carbon funding?

No

Net Present Value (NPV) is a financial metric used to evaluate the profitability of an investment or project. It represents the difference between the present value of cash inflows and the present value of cash outflows over a period of time.

- A positive NPV indicates that the projected earnings (in present cash) exceed the anticipated costs, suggesting the investment is likely to be profitable.
- A negative NPV means the investment would result in a net loss, and therefore, might not be worth pursuing.