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KEY INVESTMENT INFORMATION SHEET

Irish Solar Farm Creation Limited - EIIS Fundraising Round 2026

Green Crowd Limited trading as Green Crowd is regulated by the Central Bank of Ireland

This crowdfunding offer has been neither verified nor approved by The Central Bank of Ireland or the European Securities and Markets Authority (ESMA).

The appropriateness of your experience and knowledge have not necessarily been assessed before you were granted access to this investment.

By making this investment, you assume full risk of taking this investment, including the risk of partial or entire loss of the money invested.

Risk warning

Investment in this crowdfunding project entails risks, including the risk of partial or entire loss of the money invested. Your investment is not covered by the deposit guarantee schemes established in accordance with Directive 2014/49/EU of the European Parliament and of the Council ([1]). Nor is your investment covered by the investor compensation schemes established in accordance with Directive 97/9/EC of the European Parliament and of the Council ([2]).

You may not receive any return on your investment.

This is not a savings product, and we advise you not to invest more than 10% of your net worth in crowdfunding projects.

You may not be able to sell the investment instruments when you wish. If you are able to sell them, you may nonetheless incur losses.

([1]) Directive 2014/49/EU of the European Parliament and of the Council of 16 April 2014 on deposit guarantee schemes (OJ L 173, 12.6.2014, p. 149).

([2]) Directive 97/9/EC of the European Parliament and of the Council of 3 March 1997 on investor-compensation schemes (OJ L 84, 26.3.1997, p. 22).

Pre-contractual reflection period for non-sophisticated investors

Non-sophisticated investors benefit from a reflection period during which they can, at any time, revoke their offer to invest or expression of interest in the crowdfunding offer without giving a reason and without incurring a penalty. The reflection period starts at the moment the prospective non-sophisticated investor makes an offer to invest or signals its expression of interest and expires after four calendar days therefrom.

Non-Sophisticated investors can revoke their offer to invest or expression of interest by cancelling their pledge via the Platform or by emailing info@greencrowd.ie

Overview of the Crowdfunding Offer

Offer identifier	9845000BE9C84AFD5D69/20260102
Project owner and project name	Irish Solar Farm Creation Limited – EIIS Crowdfunding Offer 2026
Type of offer and instrument type	Equity – B Non-Voting Redeemable Shares
Tax Relief	Employment Investment Incentive Scheme (EIIS) – Up to 50% income tax relief may be available, subject to the investor satisfying the statutory conditions and the project qualifying under the relevant tax legislation. Tax relief is not guaranteed and depends on individual investor circumstances and ongoing compliance with EIIS requirements. See Part C – Risk Factors
Target amount	€4,000,000 (Four million Euro)
Deadline	31 December 2026 (or earlier at the discretion of the Directors)

Unit 6, South Court, Wexford Road Business Park, Carlow, R93 KX74 Phone: +353 59 913 2607 Email: info@greencrowd.ie

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Part A: Information about the Project Owner and the Crowdfunding Project	
Project owner and crowdfunding project	
Identity:	• Irish Solar Farm Creation Limited • Incorporated in Ireland • Company Number 829990
Legal form:	Limited Company
Contact details:	Address: Unit 6, South Court, Wexford Road Business Park, Carlow R93 KX74 Email: info@greencrowd.ie Phone: 059 913 2607
Ownership:	100 A Shares are held by Mark Lynch in Trust on behalf of EIIS Investors until such time as the EIIS investors are fully paid back after which the shares will transfer to Green Crowd Capital Partners Limited.
Management:	• The Company is managed by its Board of Directors. Mark Lynch serves as an Independent Non-Executive Director of Irish Solar Farm Creation Limited acting on behalf of EIIS Investors. An Investment Committee provides recommendations on each investment opportunity in accordance with the Company's governance arrangements. This Committee is currently made up of the 2 Independent Non-Executive Directors from Green Crowd Limited and Mark Lynch. All subsequently appointed Irish Solar Farm Creation Limited Directors will also be on said Committee.

Responsibility for the information provided in this key investment information sheet

'The project owner declares that, to the best of its knowledge, the information contained in the key investment information sheet is in accordance with the facts and that the key investment information sheet makes no omission likely to affect its import. The project owner is responsible for the preparation of this key investment information sheet.'

Mark Lynch – Non-Executive Director, Irish Solar Farm Creation Limited
The declaration of the above person is provided with respect to their responsibility for the information given in this key investment information sheet pursuant to Article 23(9) of Regulation (EU) 2020/1503 of the European Parliament and of the Council* [(3)].

Disclosure
The A Shares of the company are held by Mark Lynch in Trust for EIIS Investors until Investors are paid back all amounts owed after which the shares will transfer to Green Crowd Capital Partners Limited. Mark Lynch was appointed as a Director of the company on 5 November 2026 and will oversee the investment on behalf of the EIIS investors.

Once the EIIS investors have been repaid in full inclusive of any expected return, Green Crowd Capital Partners Limited will be entitled to any residual interest in the Company. Paul Browne is a Director in both Green Crowd Limited and Green Crowd Capital Partners Limited which could be perceived as a conflict of interest. To address this, Green Crowd Limited, have effective organisational and administrative arrangements to prevent any perceived conflicts of interest from adversely affecting the interests of project owners and investors. The Board of Green Crowd Limited have addressed the issue and are satisfied no material conflict exists. Green Crowd Capital Partners Limited will only receive its residual interest once the investors have been repaid in full, meaning that investors' returns are prioritised over Green Crowd Capital Partners Limited's potential fee/interest. Green Crowd Capital Partners Limited will not benefit at the expense of investors.

Principal activities of the project owner; products or services offered by the project owner
The company's trade will be the development of ground mounted solar farms in Ireland working with experienced solar farm developers and partners, sourcing materials directly to maximise profits for the company.

Hyperlink to the most recent financial statements of the project owner
The company is not yet trading and therefore has no trading history or financial statements.

Key annual financial figures and ratios for the project owner for the last three years
N/A - The company is not yet trading and therefore has no trading history.

Description of the crowdfunding project, including its purpose and main features
Irish Solar Farm Creation Limited (the "Company") has identified an initial opportunity to develop a ground-mounted solar farm in Connacht. The project is currently owned by a large-scale private utility developer. Abel Renewables Limited ("Abel"), a connected company, has entered into an agreement with the owner and paid a refundable contract deposit of €55,000. Abel is progressing the planning, grid compliance, technical and

commercial requirements, including preparation of an application under the Irish Government's Small-Scale Renewable Electricity Support Scheme (SRESS). Subject to the necessary approvals, the Company intends to take over Abel's position under the development agreement. Legal ownership of the project has not yet transferred.

The project will initially consist of approximately 7 MWp DC, with an intended export capacity of approximately 4 MW AC. A further 5 MWp DC may be developed in due course, subject to planning, detailed design, grid capacity and other required approvals. At the proposed initial export capacity, the project falls within the sub-6 MW AC Government-backed 15-year electricity support tariff of €120/MWh, which would provide greater revenue certainty and reduce exposure to electricity market price fluctuations. SRESS support is not guaranteed.

The original planning permission expired in July 2026, and a modified planning application is scheduled for submission in November 2026. No objections were received in respect of the previous application; however, renewed planning permission remains subject to the statutory approval process. The project has an existing grid connection approval, with an extension of the current June 2027 deadline to December 2027 anticipated, which can be extended again as required.

All necessary wayleaves have been agreed, and planning permission has been granted for the main road crossing. Subject to completion of the required approvals and due diligence, the Company intends to undertake the development and directly manage the construction of the solar farm. Should the initial project not proceed, the Company has identified several alternative solar farm opportunities, generally ranging from approximately 5 MW to 15 MW, which it may seek to develop.

Investor funds will remain within the Company while legal, technical, financial and commercial due diligence is completed. A separate subsidiary will be incorporated for each project, and funds will only be transferred to the relevant subsidiary once the Directors and Investment Committee are satisfied that the applicable due diligence, approvals and investment criteria have been met. This process is designed to safeguard investors' interests by ensuring that each project undergoes appropriate assessment and scrutiny.

Part B: Main features of the crowdfunding process and conditions for the capital raising
Minimum target capital to be raised in a single crowdfunding offer €500,000 **The number of offers (public or non-public) that have already been completed by the project owner or crowdfunding provider for this crowdfunding project –** None
Deadline for reaching the target capital to be raised 31 December 2026 or earlier at the discretion of the Directors.
Information on the consequences if the target capital is not raised by the deadline If the minimum target capital is not raised by 31 December 2026, the Directors reserves the right to lower the minimum target capital and/or extend the deadline. If for any reason the minimum target is not met, investors commitments would be cancelled, and investors would be refunded by bank transfer to their nominated bank account. Investors would not incur any fees or expenses as a result.
The maximum offer amount when different from the target capital referred to in point (a) The maximum offer amount does not differ from the target funds amount.
Amount of own funds committed to the crowdfunding project by the project owner No funds have been committed to the crowdfunding project by the project owner.
Change of the composition of the project owner's capital or loans related to the crowdfunding offer There will be no change to the capital or loans relating to the crowdfunding offer.

Part C: Risk factors

Main Risks of the Project

This investment may not be suitable for all investors. Investors are recommended to seek independent financial and tax advice before investing. Please note that neither the Project Owner nor the Platform can provide you with advice about whether you should invest in this product. Please see the full risk warning at www.greencrowd.ie/risks

Type 1 - Project risk

1. The company has no trading history for investors to consider evaluating future profitability. The past performance of businesses managed by the Directors should not be regarded as an indication of the future performance of the Project Owner. Past performance is no indicator of future performance.

2. It is likely that additional competitors will emerge into the market the Project operates in. As an established business with products, the Project believes they are in a position of advantage but any change to the overall market will have an effect (positively or negatively) on the Project.
3. Rapid changes in solar technology may render current installations obsolete or less efficient compared to new entrants. A solar farm may face high costs to upgrade equipment or risk becoming less competitive.
4. Solar farms rely on equipment (panels, inverters) that could fail or degrade over time, leading to increased maintenance costs and downtime.
5. Securing land for solar farms may be challenging due to competing land uses (e.g. agriculture). Additionally, environmental assessments may delay or prevent project approval, particularly if a site is near protected ecosystems.
6. Projects may face opposition from local communities concerned about land use, environmental impact, or visual disruption, leading to delays or additional costs for mitigation.
7. SRESS may not be achieved for the Solar Farm.

Type 2 - Sector risk
The company operates in the D – Electricity, gas, steam and air conditioning supply NACE Sector.

1. Macro-economic circumstances can lead to manufacturing slowdowns, causing supply chain issues. This was evident during and after the Covid-19 lockdowns, with recovery sometimes taking years.
2. Renewable energy investments are heavily influenced by government policies, subsidies, and incentives. In Ireland, while the government has committed to increasing renewable energy capacity, changes in policies (e.g. reduction or removal of subsidies) could affect profitability.
3. Regulatory hurdles can slow down or limit access to the national grid. Strict grid connection requirements, delays in approval, or upgrades to infrastructure could impact the ability to export electricity generated.
4. Solar farms rely on selling generated electricity to the grid. Electricity prices are volatile and influenced by market conditions, demand-supply dynamics, and global energy trends. Lower prices could reduce revenue projections.
5. As solar energy becomes more popular, competition from other renewable sources like wind energy (which is strong in Ireland), or from new market entrants, could increase, affecting profitability.

Type 3 - Risk of default
The risk that a project or the project owner may be subject to bankruptcy or other insolvency proceedings, and other events related to the project or the project sponsor that may result in investors losing their investment. These risks may be due to several factors, including:

a) (serious) change in macroeconomic circumstances;
b) mismanagement;
c) lack of experience;
d) fraud;
e) financing that is not in line with the company's purpose;
f) unsuccessful product launch;
g) lack of cash flow.

Type 4 - Risk of lower, delayed or no returns
Investment in this Project entails risks, including the risk of partial or entire loss of the money invested. Your investment is not covered by a deposit guarantee scheme or by an investor compensation scheme. All capital invested in shares is at risk. The value of the shares may increase, decrease or indeed may have no value at all.

Type 5 - Risk of a platform failure
In the event that the Green Crowd Platform is no longer operational, Green Crowd will ensure that an agreement to transfer the administration of any incomplete crowdfunding offers with another crowdfunding platform has been completed.

Type 6 - Risk of illiquidity of the investment
Shareholders seeking EIIS income tax relief are required to retain their shares for a minimum of four years from the date of issue. Failure to hold the shares for this four-year period will result in the clawback of any tax relief received.

Type 7 – Other Risks: EIIS Risk

1. There is no guarantee that sufficient and suitable projects will be available within the required timeframe. This could negatively impact shareholder returns and potentially affect the availability of EIIS Relief.

2. The tax rates, benefits, and allowances mentioned in this Key Investment Information Sheet are based on current legislation and Revenue practices. These are subject to change and may not be guaranteed, with possible retrospective effects. The offer is designed for Irish resident taxpayers. If you are not tax resident or ordinarily resident in Ireland, this investment may not be appropriate or beneficial for you.
3. Neither the Project Owner, its Directors, nor the Project Owner's advisors provide assurances, warranties, or guarantees that EIIS Relief will be available or, if obtained, that it will not be withdrawn. If the Project Owner ceases its outlined business within four years from the last share allotment or the commencement of trading (if later), this could jeopardise the company's qualifying status under the EIIS scheme. Although efforts will be made to maintain this status, it cannot be guaranteed. Failure to secure or maintain EIIS Relief for the four-year period could materially impact investments in the Project Owner.
4. For investors seeking EIIS Relief, the investment in the Project is not suitable for short-term purposes. Additionally, various conditions are attached to EIIS Relief that individual investors must meet for specified periods. Therefore, it is crucial for investors to seek advice from their professional advisors regarding their eligibility for EIIS Relief.
5. The Project Owner has not received Advance Assurance from Revenue regarding its qualifying status for EIIS purposes. No guarantee can be provided that EIIS relief will be obtained. Tax relief is also dependent on the Project Owner making accurate filings with Revenue within required timelines, and failure to do so may result in the loss of such relief.

Part D: Information related to the offer of transferable securities and admitted instruments for crowdfunding purposes
Total amount and type of admitted instruments for crowdfunding purposes to be offered Up to 4,000,000 B Non-Voting Redeemable Shares are being offered for €1 each. Projected repayment in year 5 or 6 is €1.05 per share.
Subscription price The shares are being offered at the subscription price of €1 per shares. The minimum investment amount per investor is €5,000.
Oversubscriptions Oversubscriptions are accepted and are allocated on a first-come, first-served basis, at the Company directors discretion.
Terms of subscription and payment Investors must pledge their investment through the Green Crowd platform at www.greencrowd.ie Once the pledge has been made, they will receive further details. Investors are entitled to a 4 day-cooling off period. After the 4-day cooling off period has expired, payment of the subscription can be made by direct bank transfer to the Company. Investors should use their name as a reference. Alternatively, payment can be made by cheque or bank draft in the name of Irish Solar Farm Creation Limited and sent to Green Crowd, Unit 6, South Court, Wexford Road Business Park, Carlow R93 KX74. The completed Application Form, the AML Documentation and the payment must be received by 31 December 2026.
Custody and delivery of admitted instruments for crowdfunding purposes to investors No duty to appoint a qualifying custodian is applicable as the shares are in a non-listed company. Therefore, as under Irish law, the shares will be held by the individual shareholders and share certificates will be issued to the investors after the close of the investment period.
Information relating to a firm commitment to buy back the shares **The buy-back arrangement** If the company is successful and has the funds to buy back the shares, the shares will be bought back after the end of the four-year investment period and in line with projected repayment schedule outlined above. **Time period for the buy-back** Under EIIS, the shares must be held for a four-year period. Failure to hold the shares for this four-year period will result in the clawback of any tax relief received.

Part E: Information on special purpose vehicles (SPV)

Is an SPV interposed between the project owner and the investor?	No

Part F: Investor rights

Key rights attached to Shares

(i) dividend rights – In order to preserve the taxation benefits afforded to shareholders under the EIIS Regime, it is unlikely that the Project Owner will agree to sell or wind-up the company during the initial period. Similarly, in order to maximise returns to shareholders during the initial period, the Project Owner will not recommend any dividends or distribution to shareholders. There are no arrangements for the sale or disposal of the company, a cessation of its trade or the realisation of the shareholders' interest. It is not anticipated that any such arrangements would be finalised until the end of the Initial Period at the very earliest.

(ii) voting rights – there are no voting rights attached to these shares for the duration of the four-year investment period. If the Project Owner fails to redeem the shares by the end of Year 6, the shares covert to voting shares.

(iii) information access rights – Each Shareholder has the right to receive the Company's annual financial statements and further information may be available on request.

(iv) pre-emption rights in offers for subscription of instruments of the same class – There are no pre-emption rights attached to these shares.

(v) right to share in the issuer's profits – There is no right to share in the Company's profits above the B Redemption Rate.

(vi) right to share in any surplus in the event of liquidation – In the event of liquidation, B Non-Voting Shareholders will only have the right to receive a sum equal to the B Redemption amount per B Share.

(vii) redemption rights – At any time after the maturity date, the Company shall be entitled by notice in writing to the holder of B Shares to redeem some or all of the B Shares at the B Redemption amount.

(viii) conversion rights – there are no conversion rights attached to these shares for the duration of the four-year investment period. If the Project Owner fails to redeem the shares by the end of Year 6, the shares convert to voting shares.

Restrictions to which the admitted instruments for crowdfunding purposes are subject and restrictions on the transferring of the instruments.

Investors must hold the shares for four years in order to qualify for the EIIS tax relief. Investors will not have access to their money for a minimum of four years until the repayment date in year 5 or 6. There is no mechanism for early redemption of shares.

Drag-along rights - effective after 6 years, wherein if shareholders holding 30% or more equity agree to sell their shares, the remaining shareholders must accept an equivalent offer. This right is exercisable for a period of seven years from the date of the EIIS investors' investment.

Opportunities for the investor to exit the investment

Investors must hold their shares for the four-year investment period otherwise the EIIS relief will be lost.

For equity instruments, distribution of capital and voting rights before and after the capital increase resulting from the offer (assuming all the admitted instruments for crowdfunding purposes will be subscribed)

The Authorised Share Capital of the company is 100 A Shares and 15,000,000 B Non-Voting Redeemable Shares. There is no voting rights attached to the B Non-Voting Redeemable Shares for EIIS Investors. The shares have a value of €1 per share.

Part G: Disclosure Related to Loan Notes – N/A

Part H: Fees, information and legal redress

Fees and costs incurred by the investor relating to the investment (including administrative costs resulting from the sale of admitted instruments for crowdfunding purposes)

There are no fees, charges or other costs paid by the investor at any stage of the investment. There are no entry costs, exit costs, ongoing or incidental costs for the Investor.

Where and how additional information about the crowdfunding project, the project owner can be obtained free of charge

If you require further information, please email info@greencrowd.ie

How and to whom the investor may address a complaint about the investment or about the conduct of the project owner or the crowdfunding service provider

Our Complaints Policy can be found at https://greencrowd.ie/complaints/

If you have a complaint about the investment, please contact us in the first instance by email info@greencrowd.ie or by calling 01 912 0345.

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