

HE Nebojša Energy Hub Wind - Solar - Batteries

Not a classic wind power plant – this is an integrated energy center with three separate projects on one privately owned location. Full system commissioning: mid-2029.

Wind

Up to 160 MW

Solar

61.35 MWp

Batteries (BESS)

Up to 200 MW



Strategic Location – Interconnection with Serbia

Location

**Goli Lišac, Pljevlja
plateau (KO Bobovo and
KO Kruševo)
Altitude: 1,555-1,660 m**

Grid Connection

**Only 1,300 m from the
220 kV transmission line
– direct interconnection
Pljevlja-Bajina Bašta.
Regional electricity sales
with exceptionally low
grid risk.**

Land Ownership 1/1 – 2,000,000 m²

The investor holds 2,000,000 m² of land in full ownership (1/1), free of any encumbrances that could block development.

Clean Ownership

No mortgages, encumbrances, or co-ownership disputes – full freedom of development.

Own Infrastructure

Private substation and direct connection to the transmission system eliminate key development risks.

Near-RTB Status

Project is already in the Near-Ready-to-Build phase – minimal development risk.

Regulatory Maturity – UTU Conditions up to 160 MW

The Montenegrin Ministry of Ecology has issued Urban-Technical Conditions for a wind farm of 120-160 MW and a 60 MW solar power plant. CGES approved the grid connection. Active phase of geological surveys is underway.

01

UTU Conditions

Issued by the Ministry of Ecology for wind and solar.

03

Geological Surveys

Active phase currently underway.

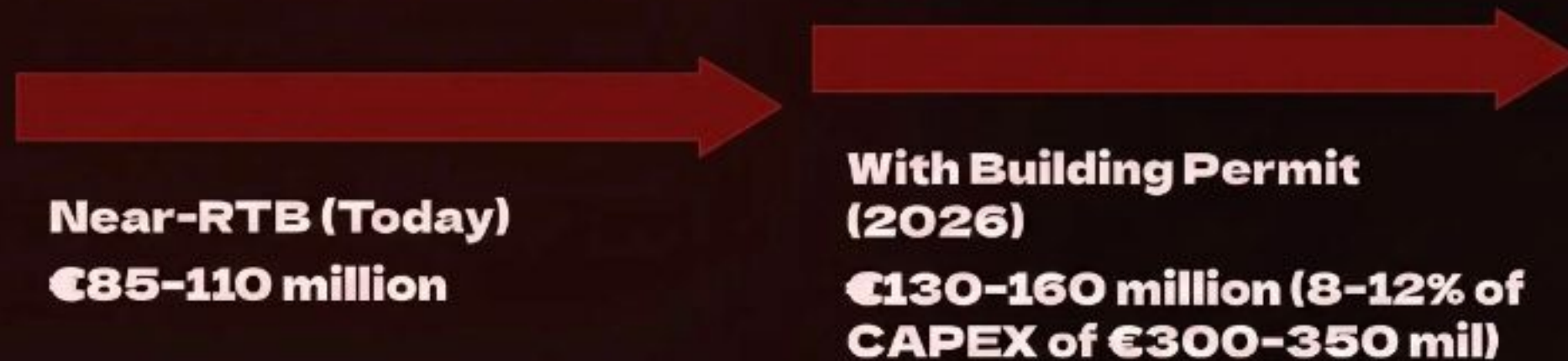
02

CGES Connection

Grid connection approved for the project.

Value Upon Receiving Building Permit

Autumn 2026: with the building permit, the project enters the bankable zone. Phased construction (wind → solar → BESS) allows investors to enter at different stages of development.



Financial Analysis – Return and Yield

Pessimistic projection of annual revenue for 120 MW wind: €39.4 million. Annual net result: €35.3 million. Gross profit margin stable at 68-70% throughout the 20-year project lifetime. Profit calculated using worst-case methodology; peak-hour battery sales not included.

ROI

5.43 years

Pre-tax IRR

12.6%

After-tax IRR

28.1%

Profit Margin

68-70%



Solar Capacity – Technical Parameters

High altitude (1,555-1,660 m) minimizes thermal losses and guarantees above-average solar efficiency. Specific efficiency (PR): ~78% / 1,231 kWh/kWp – above industry average.

61.35

MWp Installed

DC capacity installed on site.

75.5

GWh Annual

Projected annual energy production.

78%

**Performance Ratio
Above industry average efficiency.**

Market Value Today – Near-RTB Phase

Real negotiating value of the project today, in the Near-RTB phase:

Wind – 140 MW

140 MW × €350,000 ≈ €49 million

Solar – 61 MW

Development value ≈ €11 million

BESS – 100 MW

Development value ≈ €30 million

✓ **Total real market zone: €85–110 million**

Project Timeline

1

2027-2028

Procurement, delivery, and installation of wind turbines and PV modules.

2

PV Equipment

90,212 units Phono Solar 680 Wp, 22 inverters SMA SC 2660 UP.

3

2029

Full system commissioning and start of commercial operations.



Humanitarian and Regional Mission

Investor Marijana Andrić Marijanović has been implementing a humanitarian mission in Pljevlja for three decades. A portion of electricity sales revenue is directly allocated for the local community.



Electricity Subsidies

Subsidized electricity bills for vulnerable families.



House Restoration

Renovation of homes damaged by mining blasting.



Medical Support

Direct medical assistance to the local community.



Scholarships

Scholarships for young talents from Pljevlja.

