



Project Financing Assistance

an American Diversified Enterprises company

Structured Project Financing Available Through PFA

Minimum loan amount	\$10 million
Maximum loan amount	\$2 billion
Initial term	4 years
Allowable extension	additional extension negotiable
Interest-only period	4 years
Annual interest rate	4% ¹
Closing fee	5%
Is project equity considered?	No
Minimum equity required	N/A
Percent of total project cost financed	100%
Lender's equity position	<p>The lender will take a short term, minority equity position in the project. This will be repurchased by the project owner from the project's cash flow after the project is operational. This can be done in phases or at project completion, as appropriate for the project. The amount of equity will be negotiated between the project and the lender.</p> <p>The lender does not want to be an ongoing shareholder but simply wants to share in the increased value of the project for which it provided 100% of the funding.</p>
Pre-payment penalty	No
Can final development costs be included?	Yes ²
Can financing for pre-construction costs be included?	Yes ²
Are startups eligible to apply for financing?	Yes
Can first-of-their-kind projects and technologies be financed?	Yes
Personal or corporate guarantees required?	No



Project staging requirements	The following must be completed within 3 years of loan closing: Final development, FEED, construction, start-up, and scale-up of operations to full name-plate capacity
End-of-initial-term project requirement	The project must have been in full name-plate, commercial operation for a minimum of 12 months and 1 day prior to the end of the loan's initial term, with financial statements for this period showing a positive view of the project's revenues, operating expenses, and EBIDTA, so the project can be considered a fully "bankable" project by the end of its initial term and, thus, can meet the requirements of commercial lenders for refinancing and financing of follow-on and additional projects
Application fee	None
Due diligence and attorney fees	None
What fees are there and when are they due?	if needed to meet SPF requirements, and only then, \$15,000 retainer, paid to PFA for preparing loan documents ³
Financing deposit	Collateral deposit: 10% of loan amount up to a loan amount of \$500 million; 7.5% of loan amount thereafter ⁴
Holding period	15 months
Are these funds released back to the depositor in full at the end of the holding period?	Yes
Interest paid	15-20% APR paid quarterly ⁵
Underwriting requirements/documents	See PFA's Application Requirements Also: KYC document package: proof of identity (with picture ID) and proof of address (permanent or current); acceptable documents include: passport, driver's license, voter's ID card, Aadhaar letter/card, NREGA card, PAN card, utility bills
Typical funding timeline	10 days - review of initial financing request Upon invitation to proceed: 10 - 20 days - review of Introductory Business Plan 45-60 days: Review of full submission/ underwriting 60 days: funding of proceeds



Release of loan tranches	As needed, based on approved Draw Down schedule and Use of Funds statements
Security	General Security Agreement (GSA) placed on assets financed by loan (additional security may be required for projects considered high risk)
Restriction on project locations	Loans are available for projects in 84 countries (those with stable governments and economies with a BB+ credit rating or better). Loans are not available to projects in countries with dictatorships or authoritarian governments; however, there are seven exceptions: Bahrain, Laos, Oman, Qatar, Saudi Arabia, United Arab Emirates, and Vietnam.

¹ Employment-creating projects likely qualify for a 50% interest rate reduction

² Financing for final development, front-end engineering and design (FEED), and other pre-construction costs can be included only if the project can be constructed, reach name-plate capacity, and operate at full commercial scale for 12 months and 1 day prior to the end of the loan's term

³ The lender does not charge any fees prior to closing, not for due diligence, loan underwriting, or attorneys; however, loan documents must be prepared to meet lender requirements, with which Project Financing Assistance (PFA) can help. PFA charges an initial retainer for this service, if required, which is carried out on a fee-for-services basis, the cost of which must be paid by the borrower as services are rendered but can be wrapped into the loan amount and reimbursed at closing.

⁴ This collateral deposit is required to be made after initial positive assessment of the project and the parties involved. The deposit must be in cash which is placed in a blocked, non-depletion account. This account will be established by the depositor in a top-tier bank and will have an administrative hold placed on the funds during their 15-month holding period. At the option of the depositor, the collateral deposit may be rolled over up to another 48 months.

⁵ The interest earned on the collateral deposit will be 15% to 20%, paid quarterly; the interest paid depends upon the amount of the deposit