



Casalduni 34.7 MW Wind Farm, Campania, Italy

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Note

Unless differently stated, this Report has been prepared on the basis of the information gathered and/or project documents reviewed up to the cut-off date of November 30, 2022.

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1 Executive Summary

This construction report covers the period of November 2022 (the "Reference Period") and provides information on the status of the main construction activities, based on the documents made available by the Project Company on December 21, 2022 and the following Q&A.

Overall Progress

In the Reference Period, in accordance with the main planned works, the following activities have been observed:

- SGRE WTG main components (nacelles, hub and tower) are stored in Spain waiting to be shipped to the port of Barletta; the delivery of two of the three planned ships has been performed during the Reference Period, the last one is expected for week 52.
- Preliminary activities for the pouring of the WTG G13 are currently ongoing, load tests on G10 and G11 piles have been successfully completed [9].
- HV cables between user substation and grid electrical station have been laid, civil works on both substations are ongoing and expected to be completed by the end of January. The HV/MV transformer is expected on site for January 2023.

The schedule [4] would allow the Project to be guaranteed the awarded Tariff without any penalties: the deadline to avoid a 1% reduction on the awarded Tariff for the projects awarded in third auction (in accordance with the DM July 4, 2019), whose ranking results were published in September 2020, was extended by a total of 553 days, equal to the period included between the date of publication of the rankings (24/09/2020) and the expiration of the state of emergency declared by Resolution of the Council of Ministers. The new deadline is June 30, 2023¹.

The conditions for eligibility to the FiT are: (i) energization of the first WTG and (ii) Erection of all WTGs., whose combined achievement is currently foreseen for the end of March 2023 as per latest information available. The TA notes that the buffer to meet this target is quite tight and could become critical if further delays will occur; with the current schedule the buffer is about 100 days.

Budget

The TA has been informed that the "WTG Foundation 50% completed" milestone has technically occurred, and the relevant milestone payment from Renexia Services as EPC contractor has been made on December 14, 2022 (see also LT 22 227.1_F454 - Casalduni WF_n.11 Draw Down Certificate_rev.1 dated December 12, 2022).

Due to the Project's incurred delays a total amount of about 3.9 M€ of extra costs have been claimed by SGRE. A Settlement Agreement between the parties has been therefore stipulated: the EPC contractor will cover 1.7 M€ of the extra costs, to be dispensed in two milestones (50% upon the assembly of the first rotor and 50% upon the installation of the last rotor).

Permitting and Land acquisition/concession

¹ email communication on October 14, 2022.

No updates in the Reference Period.

HSE

Nothing to report in the Reference Period.

Site Visit

The last site visit performed by the TA was on November 07, 2022, the next visit is scheduled for the first half of January 2023.

2 Background

The Casalduni WF (the "Project" or the "Wind Farm"), with a total capacity of 34.7 MW consisting of 10 Siemens-Gamesa² G132-3.465MW with a hub height of 114 m, received the EIA Decree on November 22, 2014 and has been authorized by the Campania Region according to the D.Lgs. 387/2003 ("Autorizzazione Unica" or "AU") on March 22, 2016. On November 27, 2019 by the AU Decree n.465, the Campania Region issued the Single Authorization for the Project as "Variante".

The Wind Farm is owned by Parco Eolico Casalduni House Srl (the "Project Company" or the "PC" or the "Client"), which in turn is owned by Renexia SpA (the "Sponsor").

In the 2018, Fichtner has been mandated for the lender's engineering activities for the benefit of each financial institution providing debt service to the Project Company according to their individual needs.

As informed by the Sponsor, the Project applied to the third auction in accordance with the DM July 4, 2019. The auction ranking results were published in September 2020. The Project was awarded a tariff of 66.84 €/MWh, corresponding to a 4.51% discount with respect to the threshold tariff of 70 €/MWh, assigned for 20 years starting from the Project COD.

In this framework new turbine supply and O&M contracts (TSA and ISP) have been signed with the WTG manufacturer Siemens Gamesa on December 2020.

Fichtner Italia ("Fichtner" or the "TA" or "LE"), mandated as lender's engineer, has been requested to provide a Construction Report related to the update status of the Project.

During this exercise, the TA has liaised with, or received information from, representatives of the following parties:

- Parco Eolico Casalduni House (PECH) as SPV;
- Renexia as Sponsor

² Siemens Gamesa Renewable Energy, or SGRE

3 Introduction

This report aims to provide the Lenders with the status of the main project construction activities for the Reference Period.

The works mainly consist of:

- Building and installation of 10 WTGs composed by 9 deep foundations (piles) and 1 foundation that transfers the load directly on the terrain, for a total installed power of 34.65 MW;
- Execution of the MV cable ducts;
- Construction of the MV/HV electrical substation (SSE);
- Construction of the HV cable duct connected with the RTN³.

All the WTGs are located in Municipality of Casalduni, grouped into two clusters:

- WTG03, WTG04 and WTG05 belonging to the first cluster (south-east) and
- WTG08, WTG09, WTG10, WTG11, WTG13, WTG14 and WTG18 in second cluster (north-west).

The SSE is located in the Municipality of Pontelandolfo, nearly the existing RTN grid station.

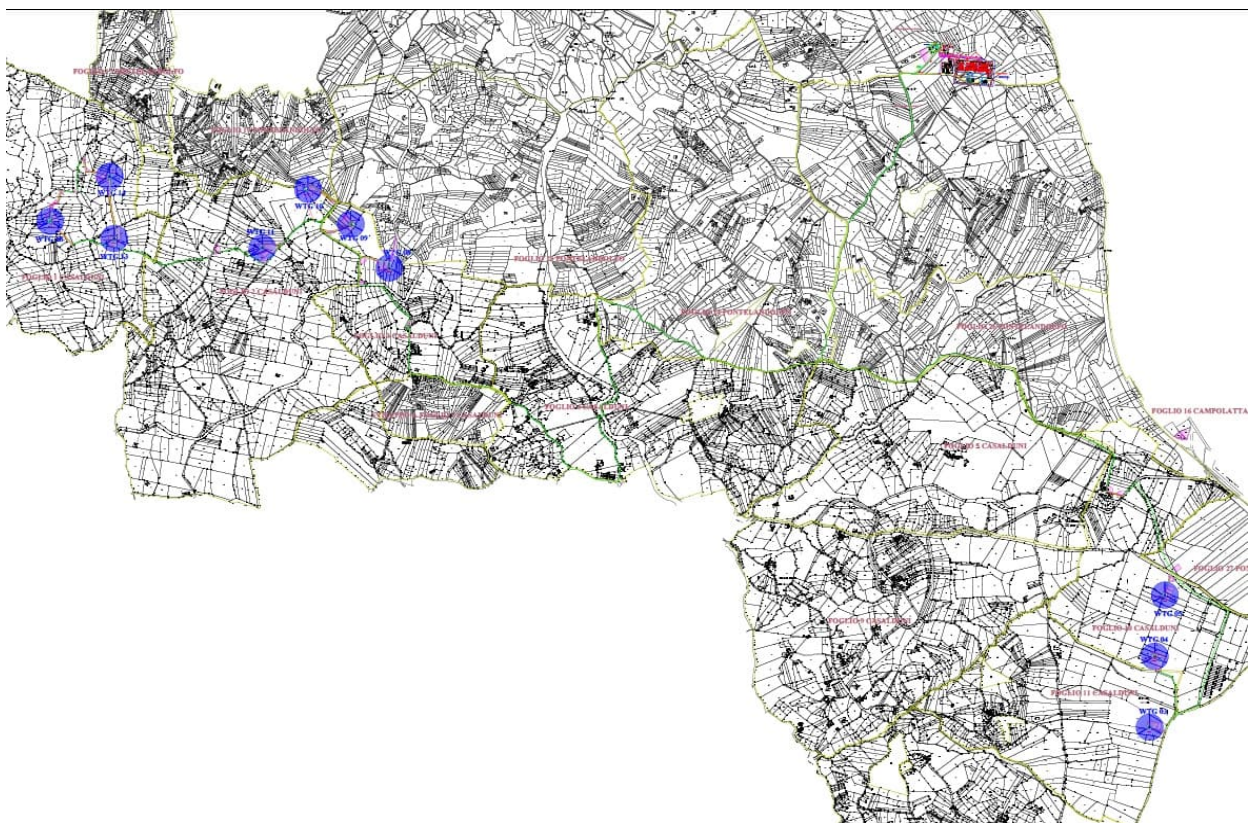


Figure 3-1 – Layout of all WTGs and SSE

³ "Rete elettrica di Trasmissione Nazionale", High Voltage National Transmission Network

4 Contractual structure

The Project foresees a contractual structure, summarized in the following:

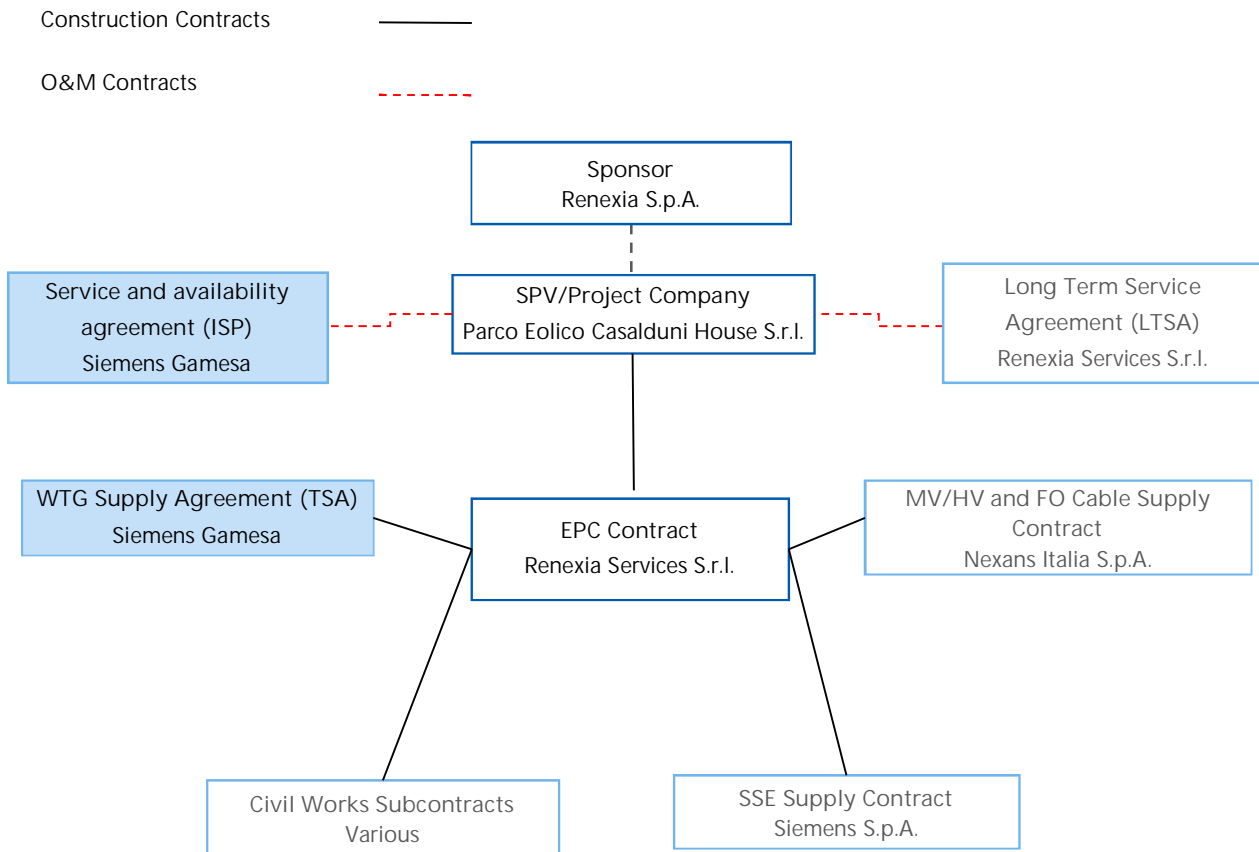


Table 4-1: Casalduni WTG Project Contracts

The new contractual scheme technically covers all the main activities related to the procurement, construction/erection/installation and testing of the Project. This structure will expose the EPC contractor to risks coming from their direct involvement on several responsibilities pertaining to transportation and WTG's towers supply and installation/testing.

4.1 Project Organizational Chart

The EPC Contractor Renexia Services S.r.l. has shared the following Organizational Chart highlighting the main roles and responsibilities of its resources during the Project execution:

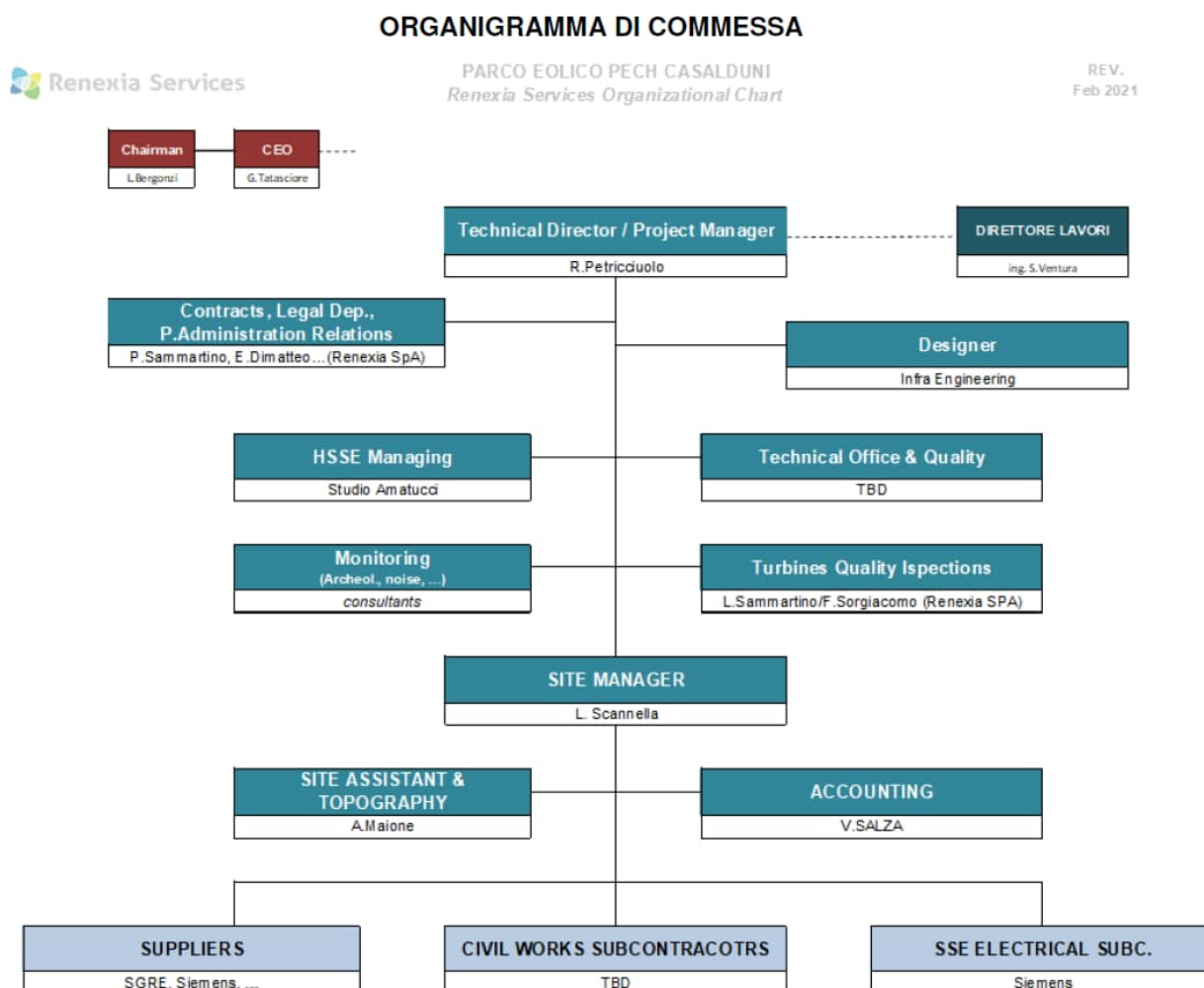


Table 4-2: Project Organizational Chart of EPC Contractor

This organisational structure is, in the TA's opinion, aligned with the industry standard.

5 Overall Project schedule

The dates of the construction milestones, reported in the overall project schedule of the Wind Farm provided to the TA at DD phase, are compared in the below table with the updated schedules.

Event	Planned Schedule [1]	Updated Schedule Jun 22 [3]	Updated Schedule Oct 22 [4]	TA's comments [8]
Construction Contracts	Done	Done	Done	The Notice to Proceed (NTP) signed in the mid of January 2021 between the EPC contract and the TSA (Siemens Gamesa).
UXO Survey	Partially Done	Done	Done	
Start of Site Works	In the mid of May 2021	May, 2022 [Delay: 12 months]	May, 2022 [Delay: 12 months]	According to the information provided to the TA, Renexia started the Site Works on April 27, 2022 [2].
WTGs delivery on site	From 09/09/2021 to 15/12/2021	September to December 2022 [Delay: 12 months]	December 2022 to February 2023 [Delay: 15 months]	<p>The WTG blades are stocked in the Naples port. Since the installation envisages a "Just-in-time" approach, the transportation is planned at the delivery on site of the whole set of the main components at the end of the WTG's foundations.</p> <p>The Nacelles, Hubs and Drivetrains are currently at Polígono Industrial Valdepié II, Parcela 3, 42100, AGREDA (SORIA) while the Towers are at TADARSA LOGISTICS S.L.</p> <p>The transportation of the components from Spain will follow the following scheme:</p> <ul style="list-style-type: none"> ▪ Towers (from Avilés to Barletta): first half arrived, second half expected on week 52 ▪ Nacelles and Hubs (from Bilbao to Barletta): arrived <p>The installation kick-off will occur during week 2, 2023. A little delay (2 weeks) occurred compared to the previous schedule.</p>
MV Cables delivery on site	31/03/2021	Done	January 2023	All MV and Fiber Optic cables were delivered at the Casalduni site at the end of March 2022.

Event	Planned Schedule [1]	Updated Schedule Jun 22 [3]	Updated Schedule Oct 22 [4]	TA's comments [8]
				<p>Renexia reordered about 40km of stored cable, burned due to vandalism. Most of them are expected to be delivered by the end of January 2023.</p> <p>Risk low #1 A further Project completion delay could be introduced in case of delay in the cable supply. The TA will closely monitor the progress of the supply.</p>
WTGs foundation completion	6/10/2021	September 2022 [Delay: 11 months]	November 2022 [Delay: 13 months]	<p>The activity has been postponed due to delay in WTG delivery, as typically foundation completion and WTG installation are performed in sequence to optimize costs and logistics of the involved companies.</p> <p>The WTGs foundation completion is envisaged within the end of December 2022, with 1 month of delay compared to the previously estimation [7].</p> <p>Considering the delay occurred in the WTG transportation, the foundation completion could also be delayed of about 1 month, in the TA's opinion.</p>
20/150kV SSE Energization	10/11/2021	November 2022 [Delay: 12 months]	February 2023 [Delay: 15 months]	<p>The 20/150kV SSE Energization is now scheduled for the end of March 2023, with 1 month of delay compared to the previously estimation [7].</p>
MV Cables and F.O: installation	From to 13/05/2021 to 27/10/2021	July to December 2022 [Delay: 14 months]	August 2022 to February 2023 [Delay: 16 months]	<p>Carried out by Nexans Italia S.r.l.</p> <p>The activities started in August and due to the vandalism are currently on hold. The activities will restart after the new delivery, expected for January 2023 and will be completed by the end of March 2023, with 1 month of delay compared to the previously estimation [7].</p>
WTGs Erection	15/12/2021	September to December 2022 [Delay: 9 months]	December 2022 to February 2023 [Delay: 11 months]	<p>The erection of all WTGs will be completed by the end of February 2023.</p> <p>Considering the delay occurred in the WTG transportation, the WTGs erection completion could be impacted by some weeks of delay, in the TA's opinion.</p>

Event	Planned Schedule [1]	Updated Schedule Jun 22 [3]	Updated Schedule Oct 22 [4]	TA's comments [8]
Mechanical Completion WTGs	From 14/10/2021 to 19/01/2022	October to December 2022 [Delay: 12 months]	January to April 2023 [Delay: 16 months]	The WTGs Mechanical Completion is expected by mid-April 2023.
WTGs Energization	From 16/12/2021 to 26/01/2022	November 2022 to January 2023 [Delay: 11 months]	March to May 2023 [Delay: 15 months]	The first WTG Energization will start by mid-March 2023.
WTGs reliability tests	From 27/01/2022 to 23/03/2022	January to March 2023 [Delay: 12 months]	April to June 2023 [Delay: 15 months]	The reliability tests of the WTGs will start in April and completed by the beginning of July 2023.
WTGs Take Over	From 17/03/2022 to 20/04/2022	February to April 2023 [Delay: 11 months]	June to July 2023 [Delay: 14 months]	The WTGs Take Over is foreseen to be finalized by the end of August 2023, with 1 month of delay compared to the previously estimation [7].
Wind Farm Take Over	27/04/2022	April 2023. [Delay: 12 months]	And of July 2023. [Delay: 12 months]	The Take Over is foreseen by the end of August 2023, with 1 month of delay compared to the previously estimation [7] and will be achieved following the final inspection.

It is noted that the Updated Interconnection Date Deadline (April 20, 2022) and the Long Stop Date (July 31, 2022), as per definition in the Waiver of Terms and Conditions of the Notes dated October 4, 2021, were not met.

As per the Waiver request approved by the Lenders, the Interconnection Date Deadline and the Long Stop Date must be extended to, respectively, March 31, 2023 and August 31, 2023, which are in line with the updated Project Schedule above reported.

The above schedule, however, would allow the Project to be guaranteed the awarded Tariff without any penalties: the deadline to avoid a 1% reduction on the awarded Tariff for the projects awarded in third auction (in accordance with the DM July 4, 2019), whose ranking results were published in September 2020, was extended by a total of 553 days, equal to the period included between the date of publication of the rankings (24/09/2020) and the expiration of the state of emergency declared by Resolution of the Council of Ministers of 31/01/2020, 29/07/2020, 07/10/2020, 13/01/2021, 21/04/2021,

Decree Law No. 105/2021 and Decree Law No.221/2021 (31/03/2022). Considering the above the new deadline is June 30, 2023⁴.

The conditions for eligibility to the FIT are: (i) energization of the first WTG and (ii) Erection of all WTGs., whose combined achievement is currently foreseen for the mid-March 2023 as per latest available Schedule, which is going to be subject to variations as described above in this Section.

Risk low | #2 The TA notes that the buffer to meet this target is quite tight and could become critical if further delays.

⁴ email communication on October 14, 2022.

6 Project Progress

In the Reference Period, November 2022 [8]:

- Siemens-Gamesa WTG components (nacelles, hub and tower) are stored in Spain waiting to be shipped to the port of Barletta; the delivery of two of the three planned ships has been performed during the Reference Period, the last one is expected for week 52.
- Preliminary activities for the pouring of the WTG G13 are currently ongoing, load tests on G10 and G11 piles have been successfully completed [9].
- HV cables between the user substation and grid electrical station have been laid, civil works on both substations are ongoing and expected to be completed by the end of January. The delivery on site of the HV/MV transformer is expected for January 2023.

Project Progress

The updated progress for the project activities has been reported by the PC on a monthly basis, with the break-down below illustrated in the below tables.

Cod.	Description	Weight	PROGRESS Monthly Act.	PROGRESS Cumulat. Act.	Overall Progress
		[%]	[%]	[%]	[%]
A	Civil Works	10.9	3.2	66.6	7.2
B	SSE & Electrical Cables Procurement	7.1	0.0	60.5	4.3
C	WTGs Procurement & Installation	78.5	0.0	90.0	70.7
D	Design & Management	3.5	10.0	77.0	2.7
	TOTAL	100.0	0.7	84.8	84.8

Table 6-1: Break-down of EPC progress by activities

The overall weighted progress until today has been of 85.4%, with a monthly progress of 0.7%, related to progress of Civil works and Operation Management.

Cod.	Description	Weight	PROGRESS	PROGRESS	Overall Progress
		[%]	Monthly	Cumulat.	
			Act.	Act	
			[%]	[%]	
A1	Concrete Supply - Foundation Plinths and Piles	18.0	7.9	68.2	12.3
A2	Inert Materials Supply	12.0	5.0	55.0	6.6
A3	Steel Supply - Foundation Plinths and Piles	20.0	0.0	54.6	10.9
A4	Earthmoving	18.0	2.0	87.6	15.8
A5	Foundation Piles Construction	3.0	0.0	77.8	2.3
A6	WTG Foundations	6.0	0.0	50.0	3.0
A7	Laying Fiber Optic Cables - including civil works	15.0	0.0	58.8	8.8
A8	Electrical Substation Civil Works	8.9	10.0	86.0	6.9
	Total	100.0	3.2	66.6	66.6

Table 6-2: Civil works progress detail

Cod.	Description	Weight	PROGRESS	PROGRESS	Overall Progress
		[%]	Monthly	Cumulat.	
			Act.	Act	
			[%]	[%]	
B1	Electrical Substation equipment Supply	70.0	0.0	65.0	45.5
B2	MV, FO and HV Cables Supply	30.0	0.0	50.0 ⁵	15.0
Total		100.0	0.0	60.5	60.5

Table 6-3: SSE & Electrical Cables Procurement progress detail

Cod.	Description	Weight	PROGRESS	PROGRESS	Overall Progress
		[%]	Monthly	Cumulat.	
			Act.	Act	
			[%]	[%]	
C1	Notice to proceed	20.0	0.0	100.0	20.0
C2	Delivery on site Anchor Bolts	10.0	0.0	100.0	10.0
C3	Ex-Works Delivery	60.0	0.0	100.0	60.0
C4	Installation & Take Over	10.0	0.0	0.0	0.0
Total		100.0	0.0	90.0	90.0

Table 6-4: WTGs Procurement & Installation progress detail

Cod.	Description	Weight	PROGRESS	PROGRESS	Overall Progress
		[%]	Monthly	Cumulat.	
			Act.	Act	
			[%]	[%]	
D1	Design & technical consulting	40.0	0.0	80.0	32.0
D2	Operations Management	60.0	16.7	75.0	45.0
Total		100.0	10.0	77.0	77.0

Table 6-5: Design & Management detail

According to the Annex C of the TSA the “Guaranteed Date”, corresponding to the Start-up Date, would have occurred in September 2021. Such date shall only be extended provided that Contractor can demonstrate that any delay is attributable to one or more of the following events:

- breach by the Buyer or by Buyer’s subcontractors of the obligations and representations under this Agreement;
- signing by the Parties of a Change Order to the extent such Change Order provides for an extension of the Guaranteed Date;
- Force Majeure;
- Adverse Weather Conditions.

With reference to the TSA and the postponement of the Guaranteed Date provided therein, as per the above considerations, Renexia has discussed with the supplier about the nature of the events which have delayed the transport of WTGs. From a Contractor’s point of view, the landslides occurred on the original path are events of Force Majeure and, therefore, the Guaranteed Date must be adjusted automatically,

⁵ Due to the reorder of 40 km of MV cables the value has been estimated by the TA

without any liability for it (in terms of LDs). The Sponsor declared that no claim towards the SPV will be made by the EPC Contractor who will resolve the matter with its suppliers.

As per the information received by the Sponsor Renexia has negotiated with the suppliers (SGRE, LAIF as concrete supplier and ITALFER as steel supplier) the appropriate amendments to related contracts. The TA has been informed that all extra costs are borne by the EPC⁶

⁶ verbal communication during the TA's Site Visit. For SGRE extra costs in charge to the EPC please see also the Settlement Agreement draft agreed between the parties (see also Section 7).

7 Budget

The incurred construction costs, based on the EPC Contract milestones, are reported in the table below, as per the version of the Schedule updated in November 2022 [8].

Month	SAL [k€]	%	Milestone
Milestones achieved			
4 July 2019	10,954.3	26.0%	Advance payment EPC
FY19	10,954.3	26.0%	
Dec-20	1,053.3	2.5%	WTG Contract/SSE Contract
FY20	1,053.3	2.5%	
Feb-21	632.0	1.5%	Cable Supply Contract
Jun-21	842.6	2.0%	Cables EXW
Jun-21	2,527.9	6.0%	Site Delivery Anchor bolts
Aug-21	8,426.4	20.0%	No. 5 WTGs EXW batch 1
Nov-21	8,005.1	19.0%	No. 5 WTGs EXW batch 2
Dec-21	1,264.0	3.0%	Transformer EXW
FY21	21,698.0	51.5%	
Aug-22	842.6	2.0%	Cables delivery on site
Dec-22	842.6	2.0%	WTG Foundation 50% completed
Milestones not yet achieved			
Dec-22	842.6	2.0%	WTG Foundation 100% completed
FY22	2,527.8	6.0%	
Jan-23	842.6	2.0%	Transformer delivery on site
Apr-23	842.6	2.0%	SSE Energization/Mechanical completion
Aug-23	4,213.2	10.0%	Provisional Acceptance Certificate
FY23	5,898.4	14.0%	

Tabella 7-1: EPC Contract Milestones status

The TA has been informed that the “WTG Foundation 50% completed” milestone has technically occurred, and the relevant milestone payment from Renexia Services as EPC contractor has been made on December 14, 2022 (see also LT 22 227.1_F454 - Casalduni WF_n.11 Draw Down Certificate_rev.1 dated December 12, 2022).

Regarding the cost for having WTG blades stored in the port of Naples, the Sponsor declared that for the first 4 months of storage (starting from October 1, 2022), the cost is 58.5 k€ per month (for a total of 234 k€), then the cost has raised to € 195 per blade per day⁷ (i.e. 5.85 k€ per day for alle the 30 blades). Renexia informed the TA that the cost will be borne by the EPC contractor⁸.

The TA has received and reviewed the documentation regarding the extra costs and the settlement agreement between Renexia Service as EPC and SGRE [5][6]. Due to the delays a total amount of about 3.9 M€ of extra costs have been claimed by SGRE: the Settlement Agreement between the parties stipulates

⁷ email on July 20, 2022.

⁸ email on July 21, 2022.

that the EPC contractor will cover 1.7 M€ to be dispensed in two milestones (50% upon the assembly of the first rotor-up and 50% upon the installation of the last rotor-up).

The Sponsor declared that no claim towards the SPV (PECH) will be made by the EPC Contractor who will resolve the matter with its supplier.

8 Permitting and Lands rights

An updated status of the authorization process and events occurred in the Reference Period, related to permits and land rights, is provided in the following.

8.1 Permitting

Nothing to report in the Reference Period.

8.2 Lands rights

Nothing to report in the Reference Period.

9 HSE

The TA is not aware of any HSE issue in the Reference Period.

No HSE reports have been provided to the TA.

10 Site Visit

The last site visit performed by the TA was on November 07, 2022, the next visit is scheduled for the first half of January 2023.

11 Pictures

Some selected pictures of the site works and materials delivery, as shared by the Sponsor [8], are provided in this section.



Figure 11-1 - HV cables laying



Figure 11-2 - Foundation pile load tests



Figure 11-3 - external roads works



Figure 11-4 - SSE works



Figure 11-5 - WTG Blades stored at the port of Naples

Key References

Doc. Ref.	Title	File Name	Version / Date
1	Time schedule	Renexia Services P.E.C.H. – Programme nov2020.pdf	February 23, 2021
2	Construction Report April 2022	220430_report costruzione Casalduni.pdf	May 10, 2022
3	Project Schedule updated, June 2022	Renexia Services P.E.C.H.- Programme 30GIU22.pdf	June 30, 2022
4	Project Schedule updated, October 2022	Renexia Services P.E.C.H.- Programme ott2022.pdf	October 7, 2022
5	SGRE extra costs	ANNEX B - Extra Costs.pdf	October 14, 2022
6	SGRE-Renexia Settlement Agreement	13-10-2022_Settlement Agreement.docx	October 13, 2022
7	Partial time schedule, April 2022 update	ANNEX A_Planning Updated.pdf	November 09, 2022
8	Construction Report November 2022	20221215_report costruzione Casalduni clean.pdf	December 21, 2022
9	Load tests	Palo N7 Torre WTG11.pdf & palo8wtg10.pdf	December 21, 2022

Abbreviations

BOP	Balance of Plant
CAPEX	Capital Expenditures
COD	Commercial Operation Date
EPC	Engineering Procurement and Construction
EXW	EX Works (<i>Franco Fabbrica</i>)
HV	High Voltage
IEC	International Electrotechnical Commission
kW	Kilowatt
kWh	Kilowatt-hour
LD	Liquidated Damage
LV	Low Voltage
MCR	Major Components Replacement
MLA	Mandated Lead Arranger
MP	Monopile
MW	Megawatt (1,000 kW)
MWh	Megawatt-hour (1,000 kWh)
MV	Medium Voltage
O&M	Operation and Maintenance
PC	Project Company
RTN	<i>"Rete elettrica di Trasmissione Nazionale"</i> , High Voltage National Transmission Network
SCADA	Supervision Control and Data Acquisition
SSE	<i>"Sotto-stazione Elettrica"</i> , electrical substation
TA	Technical Advisor
TOC	Take Over Certificate
VAT	Value Added Tax
WF	Wind Farm
WTG	Wind Turbine Generator