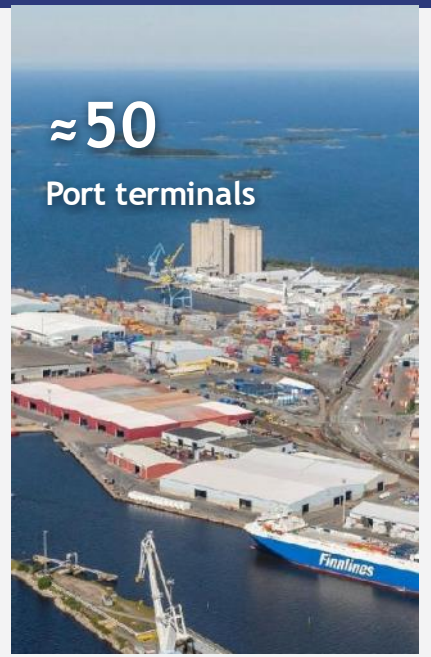
Industrializing Offshore Wind in Finland

Euroports at a glance

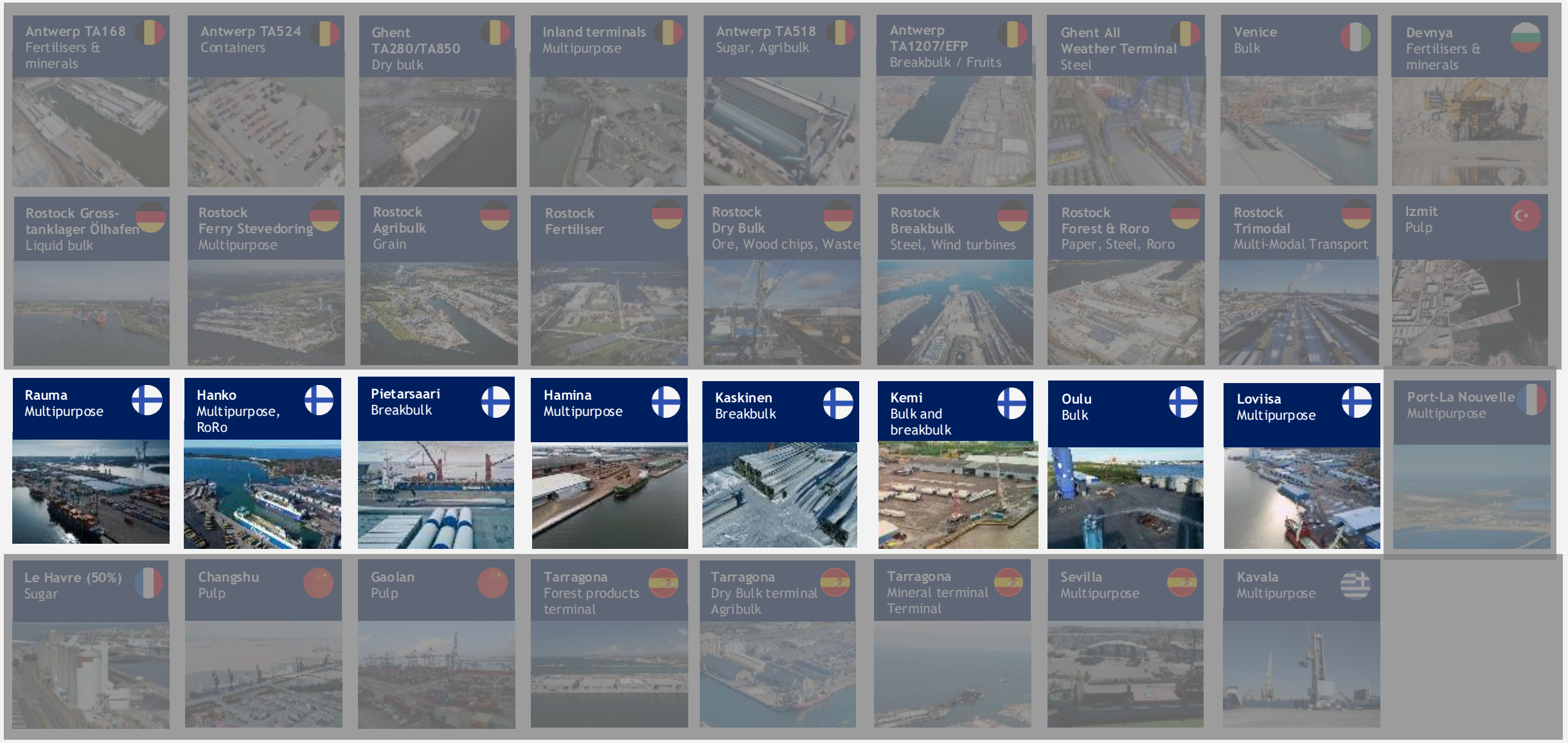
- **Euroports** is a leading port operator with a global **network** of **circa 50 port** terminals across **Europe** and **China**

- The Company is a **market leader** in:
  - Essential **bulk**,
  - **Breakbulk,**
  - **Liquid commodities,**
  - Fast-growing industries such **as offshore wind.**

- Euroports is headquartered in **Belgium** and has over **2,700 employees.**



50+ Port Terminals Anchored by Strong Strategic Relationships with Finland



Port of Hanko

- Liner traffic port
- Open 24/7, 365
- Easily accessible
- #1 in green transition
- Total cargo 5,4 Mtn in 2025

Port-of-Koverhar

1. **De-risking Port Financing…** *and Lowering Project Costs*

2. **Standardizing the Supply Chain...** *and Lowering Project Costs*

3. **Leveraging Track Record…** *and Lowering Project Costs*

Port investments are capital-intensive and long-term — creating a mismatch with OW project milestones

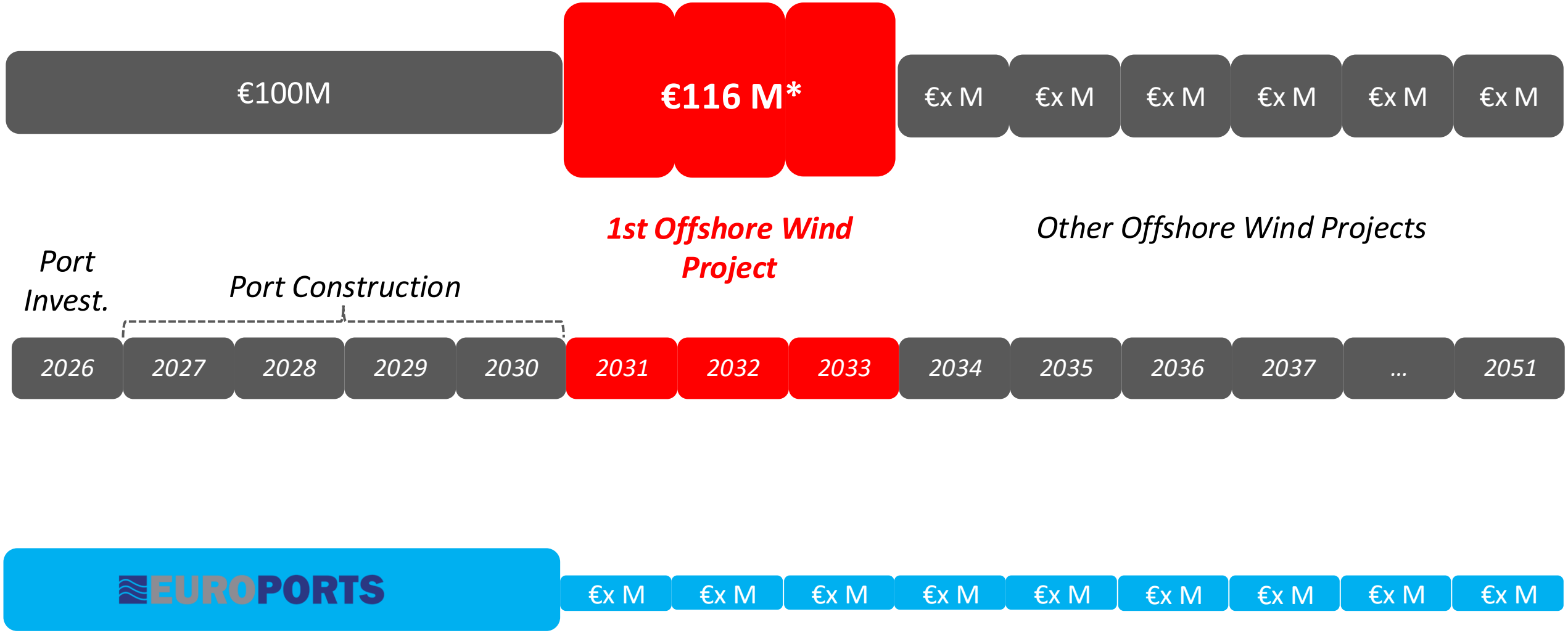
Scope	Investment	Timeline
Upgrading / extending Ports facilities for a port already in the bottom-fixed offshore wind business	**€20 - 80 million**	**2 to 3 years**
Building a new OW port/terminal for **bottom-fixed** offshore wind (of around 20-25ha)	**€100 - 300 million**	**3 to 5 years**
Building a decommissioning facility in the Port area	**€10 - 20 million**	**2 to 3 years**
Upgrading / extending Ports facilities for **Floating** (of around + 15-20ha):	**€150 - 300 million**	**3 to 5 years**
Building a new energy port/terminal for **floating** offshore wind (of around 30-40ha):	**€450 - 600 million**	**5 to 7 years**

Brownfield Project

Greenfield Project

EUROPORTS

Traditional Model: €116M recovered in 3 years vs. 20+ years



** Port 8% annual interest rate for senior debt*

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2. Standardizing the Supply Chain… *and Lowering Project Costs*

Koverhar: Standardizing the Supply Chain to Lower Costs

Today's Problem

Each project

- Defines its own specs
- Mobilizes temporary infrastructure
- Re-learns logistics for each project

Consequences

- Duplication of CAPEX
- Competition in marshalling
- Lack of economies of scale

Every project starts from scratch

Koverhar Industrial Yard

Fixed

- Layouts
- Processes
- Interfaces (quay, yard, storage, flows…)

Integrated with

- Single CAPEX shared across projects
- Satellite ports (marshalling)
- Transport corridors

Build once. Use repeatedly.

Impact for developers

Standardization = Lower Costs & Reduced Risk

- No re-design of logistics for each project
- Re-use of proven setup
- Continuous productivity

Outcomes

- ↓ CAPEX per project
- ↓ cost per project
- ↓ execution risk
- ↓ time to installation

From bespoke to repeatable

Koverhar: Standardizing the Supply Chain to Unlock Projects

skyborn

- Storgrundet, Sweden 1,020 MW
- Polargrund, Sweden 3,000 MW
- Eystrasalt, Sweden 3,900 MW
- Fyrskeppet, Sweden 2,800 MW
- Pooki, Finland 1,500 MW
- Reimari, Finland 2,250 MW

OX2

- Noatun North, Finland 2,500 MW
- Noatun South, Finland 3,500 MW

HYÖTY TUULI

- Tahkoluoto, Finland 600 MW

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M Potential Marshalling Hubs

GBS GBS Manufacturing Hub

3. Leveraging Track Record… *and Lowering Project Costs*

+10 years of Developing Wind Industry in Finland

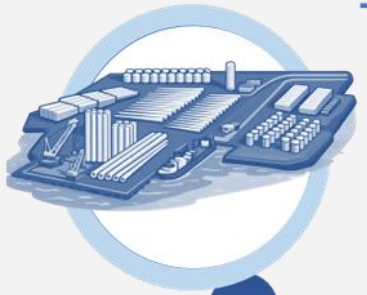
+15 years of German track record in Rostock

Leading Floating Wind Operations in Port-La-Nouvelle

A New Approach To Develop and Cooperate all Type of Wind Hubs

Fabrication

- Assembly of the floating or fixed structures
- No distance limit (speed restriction for FLO)
- Min. 40ha
- Draft 10 to 16m
- Accessibility to >22 m for float off (FLO)
- Min. 10T/m² bearing capacity
- Quayside min. 300m
- Intermodal connectivity



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Marshalling Hub

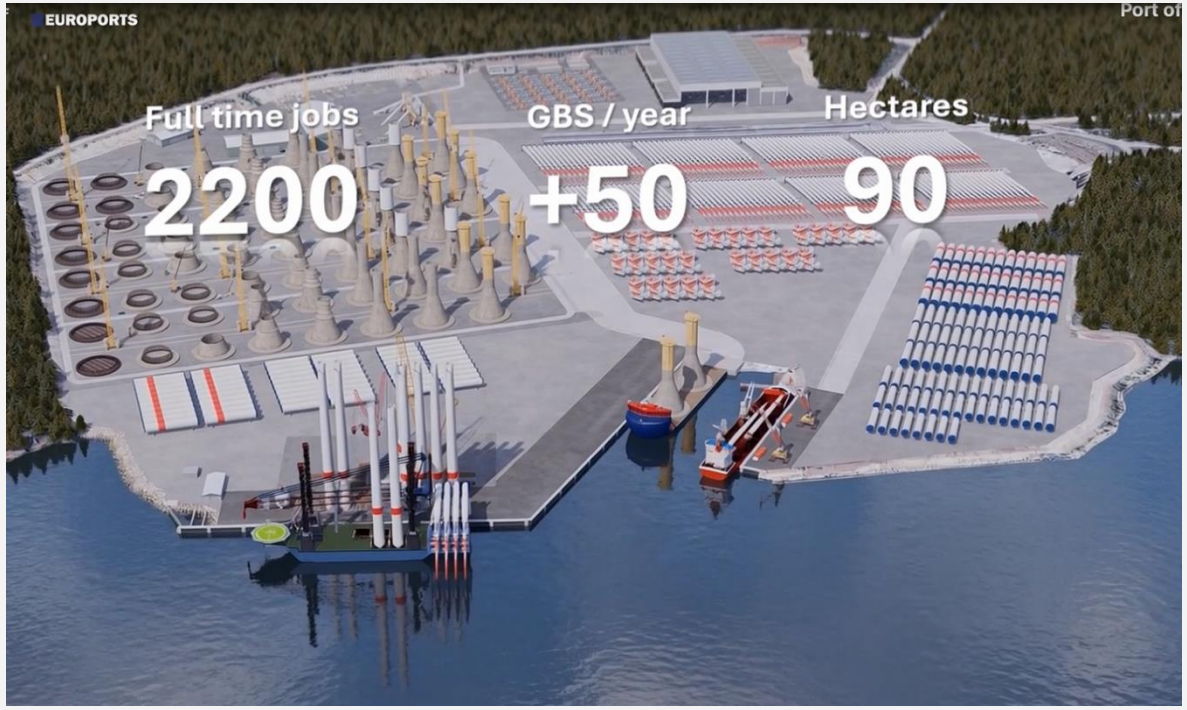
- Storage, marshalling (loading/unloading)
- Electric power min 1.7 kAmp
- Close distance to the farm
- Min. 15ha
- Draft ≥14m
- Bearing capacity
  - Towers 10T/m²
  - Nacelles 15T/m²
  - Heavy Pad min 25T/m²
- Quayside min. 300m with bollard's strength ~100t
- Wet storage slots (FLO) & large corrective events (FLO)

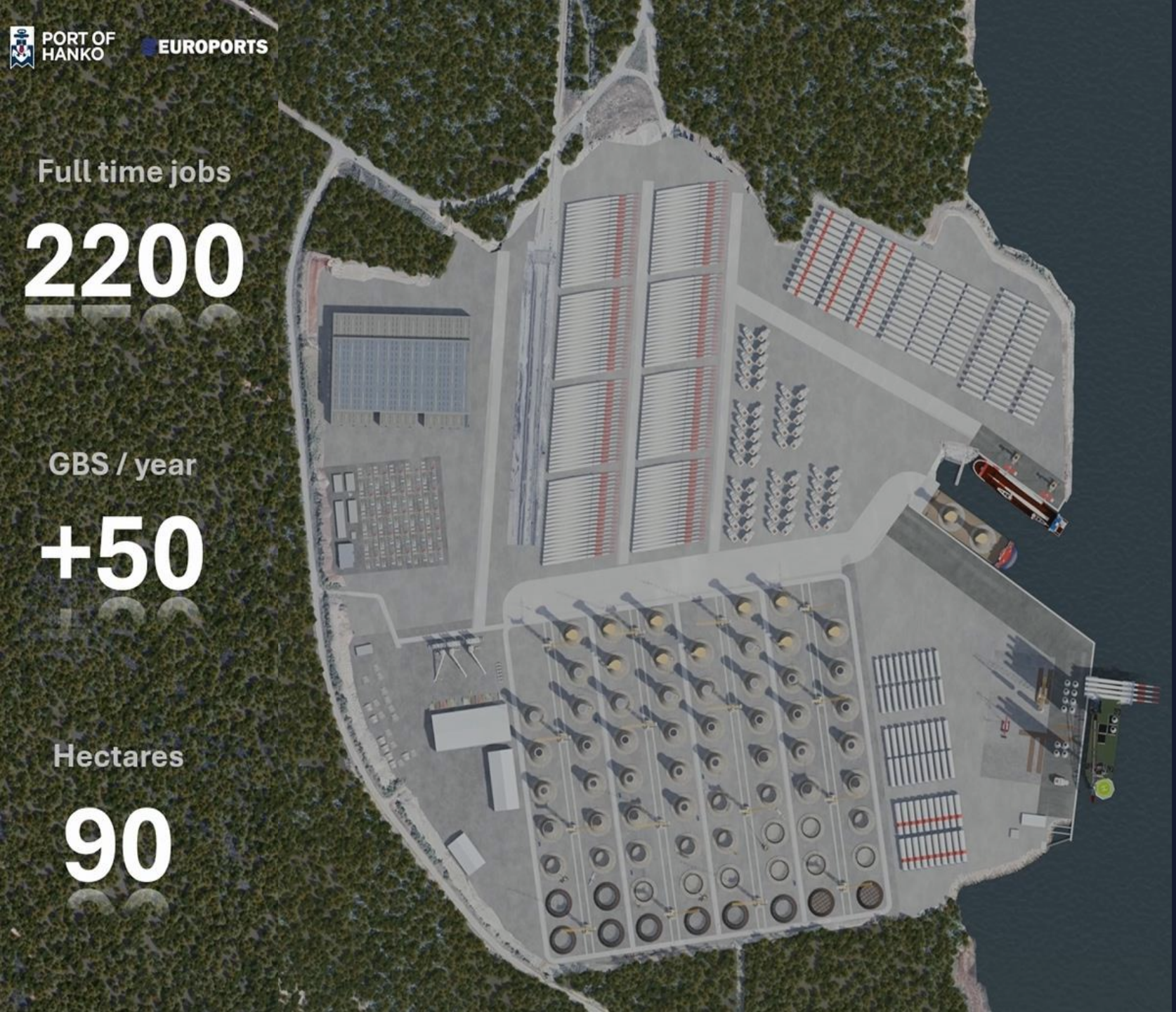
Operations & Maintenance Hub

- 20 years O&M base with storage and spare parts
- Close distance to the farm
- 1 ha with direct access to the port for CTV
- Draft ≥6m
- Min. 5T/m² bearing capacity
- Quayside min. 50m

A ready-to-use industrial hub — not a project-dependent port

- **Existing port** – **no development risk**
- **No** risks & **dependency** on **port development** milestones
- **No reliance** on external **financing** or **public funding** approvals
- **Low** entry **cost** structure for **project developer**
- **90 ha** of dedicated **port area**
- **600 ha** of immediately accessible industrial **land reserve**
- **Three** operational **heavy-duty quays**
- **Very high** level of **local content**





Removing Uncertainty.

Unlocking Projects.