



PRESS RELEASE

SANTÉ Real Estate Hedge Fund, LP Signs Deal to Acquire 10-Acre Land Parcel in Sheridan, Wyoming

Tempe, Arizona, USA, July 17, 2024 — SANTÉ Real Estate Hedge Fund, LP, a prominent player in commercial real estate investment, proudly announces that it has signed a deal to acquire a 10-acre land parcel in Sheridan, Wyoming from Story House Village. This strategic agreement marks a significant milestone in SANTÉ's commitment to sustainable development and renewable energy initiatives.

The acquired land will immediately be structured as a ground lease to UVcell Solar, a leading solar energy provider, to facilitate the production of 5 megawatts (MW) of solar power on-site. This initiative aligns with SANTÉ's vision of fostering environmentally responsible development and supports the creation of a near net zero carbon master planned community.

Key Highlights:

- **Acquisition Details:** The 10-acre parcel, located in Sheridan, Wyoming, is ideally suited for renewable energy projects and sustainable community development.
- **Ground Lease Agreement:** UVcell Solar will lease the land to install and operate a 5MW solar power facility. This solar installation is expected to significantly reduce carbon emissions and promote clean energy usage.
- **Public Utility Interest:** While there are three public utilities companies interested in contracting with UVcell Solar via a Power Purchase Agreement (PPA), it appears that UVcell is expecting Montana Dakota Utility as most likely to win the deal.
- **Sustainable Community Development:** The solar power produced will support the creation of a near net zero carbon master planned community, setting a benchmark for future developments in the region.

"We are thrilled to complete this acquisition and partner with UVcell Solar to bring sustainable energy solutions to Sheridan. This project embodies our core values of relentless progress and intellectual curiosity by integrating advanced renewable energy technologies into real estate development," said Jim Sall, CEO of SANTÉ Realty Investments. "Our commitment to environmental responsibility and innovation drives us to create impactful projects that benefit communities and contribute to a greener future."

Raymond Kisun, COO of UVcell Solar commented, "UVcell is excited to collaborate with SANTÉ Real Estate Hedge Fund on this groundbreaking project. Our 5MW solar power facility will play a crucial role in achieving the net zero carbon goals of the master planned community, showcasing the potential of renewable energy in real estate developments."

ABOUT REAL ESTATE HEDGE FUND, LP

SANTÉ Real Estate Hedge Fund, LP supports the capitalization of commercial real estate projects through the innovative bifurcation of ground and separate improvements. This cutting-edge approach enhances value for all stakeholders, ensuring sustainable growth and profitability. By separating the ownership of the land from the buildings and improvements upon it, SANTÉ creates unique investment opportunities that maximize returns and provide long-term stability. Their commitment to excellence and innovation positions them at the forefront of the commercial real estate industry. For more information, visit www.SANTÉrealty.com.

ABOUT UVCELL SOLAR

UVcell Solar is a leading solar energy provider dedicated to delivering clean and sustainable energy solutions. With a portfolio of innovative projects, UVcell Solar aims to drive the transition to renewable energy and support sustainable development worldwide. For more information, visit www.uvcellsolar.com.