

Notice to Reader

Re: Polaris Infrastructure Inc.

Please be advised that the Annual Information Form (“AIF”) of Polaris Infrastructure Inc. for the year ended December 31, 2020 has been re-filed to correct a typographical error on page 17 of the AIF under the heading “National Taxes”. No other changes were made to the AIF.

POLARIS INFRASTRUCTURE INC.

POLARIS

ANNUAL INFORMATION FORM

For Fiscal Year Ended December 31, 2020

March 4, 2021

CAUTIONARY NOTE CONCERNING FORWARD-LOOKING STATEMENTS AND INFORMATION

This Annual Information Form contains certain “forward-looking information” within the meaning of applicable Canadian securities laws. Forward-looking information can generally be identified by the use of words such as “approximately”, “may”, “will”, “could”, “believes”, “expects”, “intends”, “should”, “plans”, “potential”, “project”, “anticipates”, “estimates”, “scheduled” or “forecasts”, or other comparable terminology that state that certain events will or will not occur. It represents the projections and expectations of the Company relating to future events or results, as of the date of this Annual Information Form.

Forward-looking information may include, but is not limited to, financial and other projections as well as statements with respect to future events or future performance, management’s expectations regarding growth, results of operations, business prospects and opportunities. In addition, statements relating to estimates of recoverable energy “resources” or energy generation capacities are forward-looking information, as they involve implied assessment, based on certain estimates and assumptions, that electricity can be profitably generated from the described resources in the future.

Forward-looking information is based on information currently available to management and reflects management’s current beliefs and assumptions including, without limitation, those concerning geological, geophysical, geochemical and other conditions, geothermal resources, development and performance of operating facilities, the reliability of technical data, expected capacity of and energy sales from new energy projects, the Company’s ability to comply with local, state and federal regulations, support and demand for renewable energy, the Company’s ability to obtain and maintain necessary permits, approval and licenses, the availability of capital to fund exploration and development, financial market conditions, general economic conditions, the absence of material capital project or financing cost overruns, sufficient liquidity and capital resources, the continuation of observed weather patterns and trends, the absence of significant counterparty defaults, and the absence of a material change in political conditions or public policies and directions by governments materially negatively affecting the Company.

A number of known and unknown risks, uncertainties and other factors may cause actual results or performance to materially differ from those expressed, implied or presented by the forward-looking information. These are referred to in the “Risk Factors” section of this Annual Information Form and include, among others: failure to discover and establish economically recoverable and sustainable resources through exploration and development programs; imprecise estimation of probability simulations prepared to predict prospective resources or energy generation capacities; variations in project parameters and production rates; defects and adverse claims in the title to the Company’s properties; failure to obtain or maintain necessary licenses, permits and approvals from government authorities; the impact of change in foreign currency exchange and interest rates; changes in government regulations and policies, including laws governing development, production, taxes, labor standards and occupational health, safety, toxic substances, resource exploitation and other matters; availability of government initiatives to support renewable energy generation; increase in industry competition; the Company’s dependence on its operating subsidiaries; fluctuations in the market price of energy; impact of significant capital cost increases, including as a result of the Covid 19 Pandemic; unexpected or challenging geological

conditions; changes to regulatory requirements, both regionally and internationally, governing development, geothermal resources, production, exports, taxes, labor standards, occupational health, waste disposal, toxic substances, land use, environmental protection, project safety and other matters; economic, social and political risks arising from potential inability of end-users to support the Company's properties; insufficient insurance coverage; inability to obtain equity or debt financing; difficulties enforcing judgments in foreign jurisdictions; the risk of natural disasters; fluctuations in the market price of the Common Shares; impact of issuance of additional equity securities on the trading price of the Common Shares; inability to retain key personnel; the risk of volatility in global financial conditions, as well as significant decline in general economic conditions; uncertainty of political stability in Nicaragua and Peru; uncertainty of the ability of Nicaragua and Peru to sell power to neighboring countries; economic insecurity in Nicaragua and Peru; and other development and operating risks.

Although the Company believes that the expectations and assumptions on which forward-looking information is based are reasonable under the current circumstances, readers are cautioned not to rely unduly on this forward- looking information since no assurance can be given that it will prove to be correct. Forward-looking information contained in this Annual Information Form is made as at the date of this Annual Information Form and the Company does not undertake any obligation to update or revise any forward-looking information, whether as a result of events or circumstances occurring after the date hereof, unless so required by legislation.

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1. INTRODUCTION

1.1. Currency and Other Information

All references to “dollars” or “\$” contained in this Annual Information Form (“AIF”) are to United States dollars unless otherwise indicated (references to “Cdn\$” are to Canadian dollars). The information contained herein is accurate only as of December 31, 2020, unless otherwise indicated.

2. CORPORATE STRUCTURE

2.1. Name, Address, and Incorporation

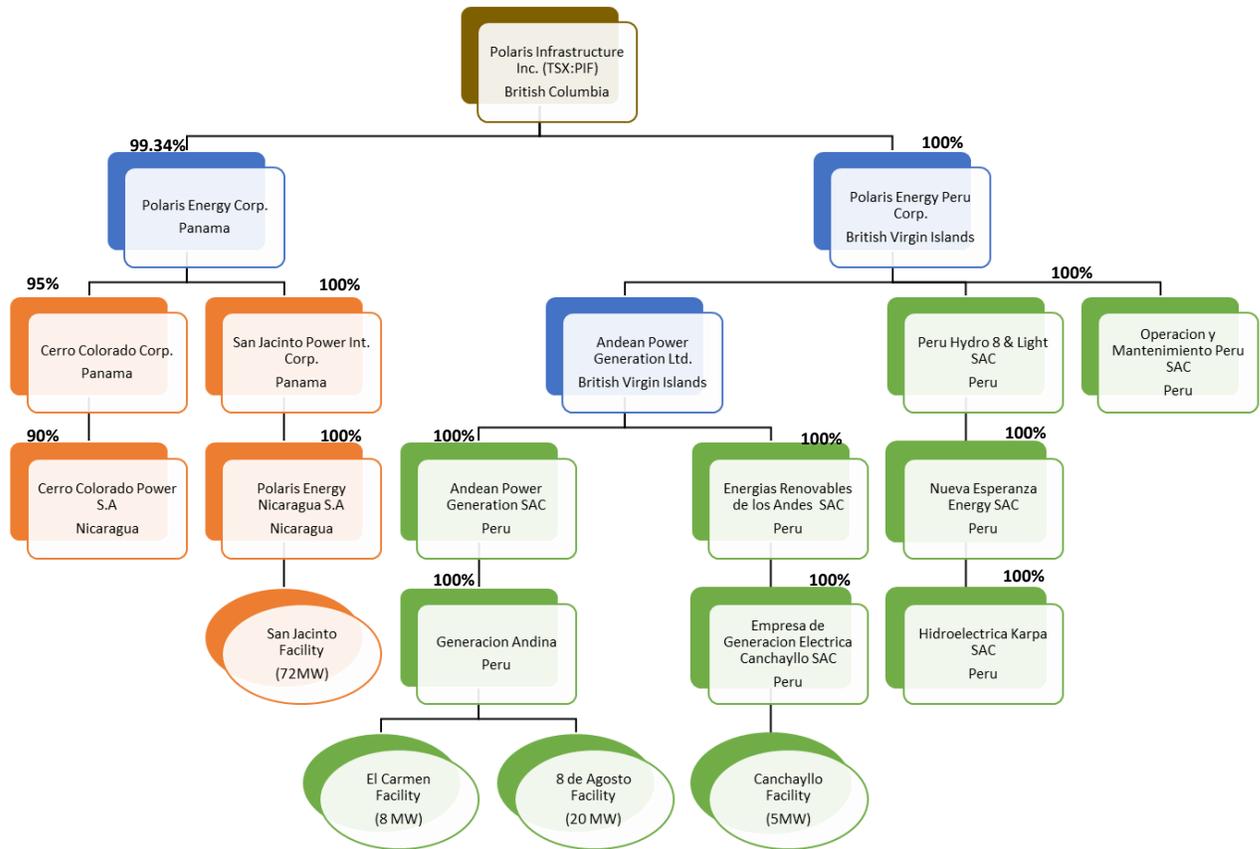
Polaris Infrastructure Inc. (the “Company” or “Polaris Infrastructure”) is a corporation existing under the *Business Corporations Act* (British Columbia) (“BCBCA”). The registered office of the Company is located at Suite 1700, 666 Burrard Street, Vancouver, British Columbia V6C 2X8 and the administrative office of the Company is located at 7 St. Thomas Street, Suite 309, Toronto, Ontario M5S 2B7.

Unless the context indicates otherwise, references in this AIF to the “Company” refers collectively to Polaris Infrastructure and its direct and indirect subsidiaries.

The Company was originally incorporated under the laws of British Columbia on April 26, 1984 under the name “Chablis Resources Ltd.”. The Company underwent a number of reorganizations and business combinations between the time of its incorporation and October of 2009 when, upon the completion of a plan of arrangement approved in accordance with the BCBCA, the Company changed its name to “Ram Power, Corp.”. The Company then changed its name to “Polaris Infrastructure Inc.” on May 13, 2015, as part of a recapitalization transaction.

2.2. Intercorporate Relationships

The following chart sets out the Company's material subsidiaries as of the date of this AIF and their respective jurisdictions of incorporation:



NOTE: The Company's only North American project is not under active development.

3. GENERAL DEVELOPMENT OF THE BUSINESS

3.1. Overview

Polaris Infrastructure is a Toronto-based company engaged in the acquisition, exploration, development and operation of renewable energy projects in Latin America. In Nicaragua, the Company currently operates a 77MW (gross) geothermal facility, and in Peru, the Company currently operates three hydroelectric facilities with a total operating capacity of approximately 33MW (gross). Total operating capacity then is approximately 110MW.

3.2. Three Year History

The following is a summary of the general development of Polaris Infrastructure's business over its last three financial years.

Year	Key Developments
2020	<p>Polaris Energy Nicaragua, S.A. (“PENSA”) and San Jacinto Power International Corporation (“SJPIC”), each subsidiaries of the Company, and the Ministry of Energy and Mines of Nicaragua (“MEM”), amended the San Jacinto facility (the “San Jacinto facility”) Power Purchase Agreement (the “San Jacinto PPA”). The PPA was amended to:</p> <ul style="list-style-type: none"> • include a non-indexed \$110 per Mwhr price versus the \$130.712 per Mwhr price in 2020; • extend the income tax holiday by two years such that income taxes will not be payable in 2025; • extend the term for an additional 10 years to January 2039; • eliminate the price penalty clause that required a minimum power production delivery; and • allow for the addition of a binary unit up to 10 MWs, with an anticipated cost of between \$15-20M and an anticipated construction completion date of 4th Quarter 2022. <p>In June 2020, the Company entered into a non-binding memorandum of understanding (“MOU”) to acquire a 100% equity interest in a Panama-based 10MW run-of-river hydroelectricity project called Chuspa. In January 2021, the initial exclusivity period granted under the MOU was extended to June 30, 2021. The delay in the execution of a definitive agreement is due largely to restrictions implemented as a result of Covid-19, which would have prevented the commencement of construction in 2020. Anticipated investment by the company to complete the Project is approximately \$20M.</p> <p>The Company completed a \$27 million financing in June 2020 of its Peruvian operations with Brookfield Partners.</p>
2019	<p>The Company’s run-of-river (“ROR”) hydro projects under construction in Peru, known as El Carmen (the “El Carmen facility”) and 8 de Agosto (the “8 de Agosto facility”), achieved their commercial operation dates (“COD”) on November 30th, 2019 and December 25th, 2019, respectively. Both projects received formal extensions from the Peruvian Ministry of Energy and Mines (“MINEM”), with extension dates in the first quarter of 2020, the result of which is that any electricity delivered after such commercial operation dates are recognized under the corresponding power purchase agreement pricing terms.</p> <p>Maintenance of the unit 4 turbine at the San Jacinto facility was completed.</p>
2018	<p>Following completion of necessary infrastructure investments, both SJ 12-4 and SJ 12-5 wells were connected to the San Jacinto facility in the first half of 2018.</p> <p>Infrastructure improvements were carried out via the commissioning of a new cyclonic separator (HPS3) to increase separation capacity and efficiency at PAD 12 where the new wells are located and tied into.</p> <p>The acquisition of Union Energy Group Corp. (“UEG”) closed October 30th, 2018. As part of the UEG acquisition, the Company acquired ROR hydro assets including: the Canchayllo facility, a 5MW operating facility; the El Carmen facility and the 8 de Agosto hydroelectric facility, which are currently operating; and another 189MW of expected longer term development potential in Peru.</p>

4. DESCRIPTION OF BUSINESS

4.1. General Description of the Business

Polaris Infrastructure is a Toronto-based publicly traded company engaged in the acquisition, development, and operation of renewable energy projects in Latin America.

Geothermal Energy Production Assets:

San Jacinto facility, Nicaragua – the San Jacinto facility is a geothermal energy project with a 72MW (net) capacity, which is owned and operated by the Company through its subsidiaries PENSA and SJPIC.

Hydroelectric Energy Production Assets:

Canchayllo, El Carmen and 8 de Agosto facilities, Peru – the Canchayllo facility (the “**Canchayllo facility**”) is a ROR hydroelectric project with a 5MW (net) capacity, which is owned by the Company through its subsidiary Empresa de Generación Eléctrica SAC (“**EGECSAC**”). The El Carmen facility and 8 de Agosto facility are two ROR hydroelectric projects with expects capacity of 8MW (net) and 20 MW (net) capacity, respectively, which are owned and operated by the Company through its subsidiary Generación Andina SAC (“**GASAC**”).

Overview of Geothermal Energy

The production of geothermal energy does not utilize or require combustion, making it a clean, renewable energy source that releases significantly lower levels of emissions compared to energy generation from burning fossil fuels. Geothermal energy is derived from the natural heat of the earth when water comes sufficiently close to hot molten rock, therefore heating the water to temperatures of 220°C or higher. The heated water then ascends towards the surface of the earth where, if geological conditions are suitable for commercial extraction, it can be extracted by drilling geothermal wells. The geothermal reservoir is a renewable source of energy if natural ground water sources and the re-injection of extracted geothermal fluids are adequate over the long term to replenish the geothermal reservoir after the withdrawal of geothermal fluids.

Relative to fossil fuel-fired power plants, geothermal energy projects typically have high capital costs associated with exploration (primarily as a result of well field development), but tend to have relatively low operating costs, principally consisting of maintenance expenditures.

Overview of ROR Hydro Energy

ROR hydroelectricity is considered ideal for streams or rivers that can sustain a minimum flow or are regulated by a lake or reservoir upstream. A small dam is usually built to create a head-pond, ensuring that there is enough water entering the penstock pipes that lead to the turbines which are at a lower elevation. Projects with pondage, as opposed to those without pondage, can store water for daily load demands. In general, projects divert some or most of a river's flow through a pipe and/or tunnel leading to electricity-generating turbines, then return the water back to the river downstream.

ROR projects are different in design and appearance from conventional hydroelectric projects. Traditional hydro dams store enormous quantities of water in reservoirs, sometimes flooding large tracts of land. By contrast, ROR projects typically require the storage of comparatively small quantities of water, which is why ROR projects generally have less impact on the local environment.

A power station utilizing the ROR flows for generation of power with sufficient pondage for supplying water for meeting diurnal or weekly fluctuations of demand should not materially alter the normal course of the river. When developed with care in respect of footprint size and location, ROR projects can create sustainable energy while minimizing impacts to the surrounding environment and nearby communities.

ROR hydroelectric power harnesses the natural potential energy of water flow. Moreover, ROR hydroelectric plants do not typically have reservoirs, thus eliminating the methane and carbon dioxide emissions caused by the decomposition of organic matter in the reservoir of a conventional hydroelectric dam. This is a particular advantage in tropical countries where methane generation can be a problem.

Distribution Methods

The Company currently sells all geothermal and hydroelectric energy produced pursuant to the terms of the respective operating facilities' power purchase agreements (the "PPAs").

Specialized Skill and Knowledge

The core management team of Polaris Infrastructure, and PENSA, GASAC and EGECSAC (the Company's operating subsidiaries in Nicaragua and Peru), includes individuals with extensive project development experience in the renewable energy industry, including in land acquisition, permitting, geothermal exploration and drilling, ROR hydro management, power plant construction, contract negotiation, transmission, project operation and maintenance, asset management and financing. Where the Company determines more expertise is required, it outsources third-party resources and retains individuals with an appropriate level of expertise to ensure results are maximized.

Competitive Conditions

Geothermal and hydro energy production in Latin American countries is both abundant and cost-competitive. However, the energy matrices in Nicaragua and Peru are quite different.

The National Institution for Energy describes the energy matrix in Nicaragua as being comprised of 50% generators that burn bunker fuel oil or diesel and 50%¹ renewable energy. Management believes that the San Jacinto facility is competitive with the other renewable energy projects in terms of pricing. The Company's competitive position with respect to oil fired generation varies depending on the commodity spot price for oil. Renewable energy sources play an increasingly important role in the Nicaraguan energy sector. The government of Nicaragua favours renewable energy sources over fossil fuels and has implemented various programs and initiatives with the goal of increasing the development and use of renewable energy sources in the country.

¹ For more information about Nicaragua's energy matrix, please see The National Institution for Energy at <https://www.ine.gob.ni/index.php/electricidad/estadisticas-anales/estadisticas-2020/>

The energy matrix in Peru is comprised of primarily natural gas and renewable sources, of which approximately 35% was sourced for hydroelectricity. Accordingly, power prices in Peru are lower than in Nicaragua. Management believes that its Peruvian assets are in line from a pricing perspective with other hydro facilities in the country. The Company's competitive position with respect to oil fired generation varies depending on the commodity spot price for oil.

The Company believes that future opportunities for power generation projects will continue to arise given that many jurisdictions continue to increase targets for renewable and other clean power generation projects. The Company is well-positioned to take advantage of the demand for increased renewable energy, given its resources, experience and potential for growth.

Economic Dependence

The Company's operating geothermal power plant is the San Jacinto facility. Substantially all revenues expected to be realized from the operation of the San Jacinto facility will come from the sale of energy under the San Jacinto PPA. Under the San Jacinto PPA, the off-taker is required to purchase all of the electricity, up to 72 MW (net), from the San Jacinto facility through January 30, 2039. The government of Nicaragua holds a 16% ownership interest in the off-taker.

As well, the Company's operating ROR hydro facilities include the Canchayllo facility, El Carmen facility and 8 de Agosto facility. Substantially all revenues expected to be realized from the operation of these facilities will come from the sale of energy under each respective PPA. More specifically, under the Canchayllo PPA, the off-taker is required to purchase all of the electricity, up to 5 MW (net), from the Canchayllo facility through December 31st, 2034. Under the El Carmen PPA, the off-taker is required to purchase all of the electricity, up to 8 MW (net), from the El Carmen facility through November 30th, 2039. Lastly, under the 8 de Agosto PPA, the off-taker is required to purchase all of the electricity, up to 20 MW (net), from the 8 de Agosto facility through December 25, 2039.

Employees

As of the date of this AIF, the Company has 126 full time employees/contractors, of whom 7 (4 full-time, 3 contract) are employed directly by Polaris Infrastructure in Canada, 97 are employed at PENSA's San Jacinto facility and 14 at PENSA's office in Managua, Nicaragua. There are 7 employees in the Lima, Peru office and 1 employee, being the social coordinator, at GASAC. The operations and maintenance of the three Peru facilities have been outsourced to GCZ SAC, a company specializing in the operation and maintenance of hydroelectricity facilities. As operations require, the Company also retains geoscientists, engineers and other consultants on an independent contract basis.

Foreign Operations

As a result of the Company's primary activities being carried out in Nicaragua and Peru, the Company's operations may be affected by possible political or economic instability and government regulations relating to the energy industry and foreign investors therein. Geothermal and hydro energy production may be affected in varying degrees by government regulations with respect to restrictions on production, price controls, export controls, income taxes, expropriation of property, maintenance of property, environmental legislation, land use, land claims of local people, water use and property safety. The effect of these factors on the Company cannot be accurately predicted.

Regulatory Framework

The Company's businesses include operations which require adherence to specific environmental standards imposed by local regulatory bodies through licenses, permits, policies and legislation. Failure to operate in strict compliance with these regulatory standards may expose the Company to claims, clean-up costs and penalties, including the loss of operating licenses and permits. The Company has an environmental management program including environmental policies and procedures that involve long-term environmental monitoring programs, reporting, government relations and the development and implementation of emergency action plans, as well as environmental and compliance departments responsible for monitoring the Company and its subsidiaries' operations. Environmental protection requirements did not have a significant financial or operational effect on the Company's capital expenditures, earnings and competitive position for the twelve months ended December 31, 2020. The Company faces a number of environmental risks that are applicable within the renewable energy industry, which, if not managed properly, have the potential to become environmental liabilities (see "Enterprise Risk Factors – Risks Relating to Operations").

Nicaragua

The renewable energy sector in Nicaragua is governed at the national and local levels. In particular, the MEM is responsible for formulating, proposing, coordinating and executing the public policies in Nicaragua's energy sector as well as directing the operation and administration of companies operating within the industry. In addition, the Ministry of the Environment and Natural Resources ("MARENA") is the regulatory agency responsible for the conservation, protection and sustainable use of natural resources and the environment. These bodies, among others, regulate the exploitation of geothermal resources and impose a variety of requirements, including those that relate to permits, licenses and concessions, on organizations operating in the energy sector in Nicaragua.

In addition to the San Jacinto Geothermal Exploitation Agreement ("the concession") issued by MEM, Polaris Infrastructure has the following licenses and permits relating to its operations at the San Jacinto facility:

- A Generation License that allows for delivery of Energy in the national grid, issued by MEM;
- An environmental permit issued on October 14, 2008 by MARENA; and
- Special licenses to use groundwater for geothermal power generation, issued by the Water National Authority.

Peru

The renewable energy sector in Peru is governed at the national and local levels. The Ministry of Energy and Mines (Peru) is the regulatory agency responsible for overseeing and managing the energy sector in Peru. In addition, the Supervisory Agency for Energy and Mining Investment ("**OSINERGMIN**") is the regulatory body that supervises and regulates activities in the energy sector, including the renewable energy market. These two agencies, among others, impose various requirements on the organizations operating under its jurisdiction, including requirements to hold various licenses, permits and concessions.

In connection with its Peruvian ROR projects, Polaris Infrastructure has the following agreements and permits:

- A definitive concession to generate renewable energy resources, granted by the Ministry of Energy and Mines (Peru);

- Concessions for the use of water resources, granted upon approval of the studies of water use by the National Authority of Water for each of the Canchayllo facility, 8 de Agosto facility and El Carmen facility;
- Easement rights to access specific areas relevant to the facilities, granted by the Regional Office of Energy, Mines and Hydrocarbons; and
- Environmental permits, issued upon approval of the environmental impact studies submitted by the Company for each of the Canchayllo facility, 8 de Agosto facility and El Carmen facility.

Revenue Generation

During the year ended December 31, 2020, the Company generated \$74.7 million in revenue as a result of the operations of the San Jacinto facility, Canchayllo facility, El Carmen facility and 8 de Agosto facility.

Social and Environmental Programs, Nicaragua & Peru

The Company is committed to investing in the local communities surrounding its Nicaraguan and Peruvian facilities through programs aimed at improving the quality of education, sustainability of the environment, health of individuals, access to sports and agricultural processes.

PENSA has a variety of initiatives geared towards the educational context. In February 2019, PENSA implemented an initiative to help bring education-related technologies to local elementary and high schools in the surrounding areas of the San Jacinto facility. Other initiatives include the ¡Quiero Leer Para Aprender! (“I Want to Read so I can Learn”) program, the “Learning Roots” project and the “Educational Robotics” pilot project. PENSA has also assisted with the implementation of the LEGO Education methodology in local schools, which has beneficial impacts on students’ social, technical and cognitive development.

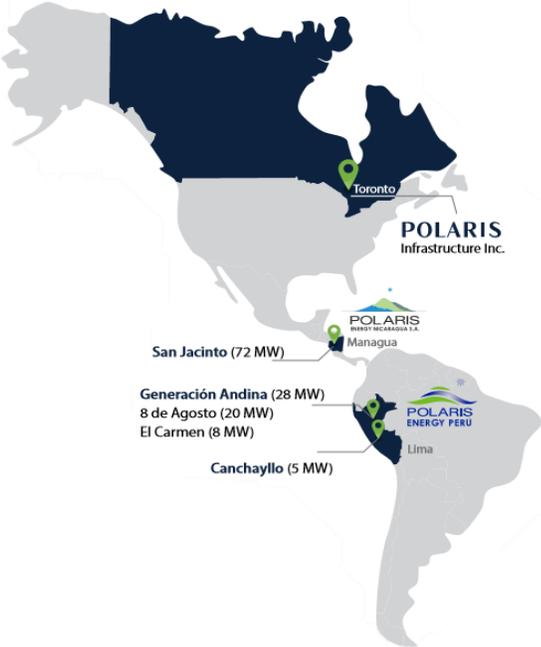
PENSA’s focus on environmental protection can be seen through the various campaigns it participates in, some of which include the planting of trees, cleanup of the community and prevention of forest fires. It has also created an environmental training program aimed at students and PENSA employees. With the assistance of other organizations, PENSA implemented the San Jacinto-Tizate Community Water Rehabilitation Project which is benefitting the five communities surrounding the San Jacinto facility. It has also donated equipment for the local health post, including a dentistry station and an ultrasound station. In October 2019, PENSA built its fifth sports-related facility. PENSA also focuses its efforts in the agricultural context by assisting local farmers who produce a variety of products and donating useful machinery to help create efficiency in the agricultural process.

With its Peruvian facilities now in full operation, the Company continues to undertake a rigorous review of its social and environmental programs in the region with the aim of developing Peruvian programs similar to those undertaken and operating successfully in Nicaragua. The Company’s first Peruvian initiative is aimed at assisting local farmers in the Monzon Valley district with crop yields and access to ready markets, the goal of which is to help improve their production practices, development and market strategy.

Environmental, Social and Governance Annual Report (“ESG Report”)

In early 2021, the Company released its inaugural 2020 ESG Report, which sets out its commitment to the sustainability of energy and water by communicating the Company’s strategies, initiatives, and goals relating to the three elements of sustainability: the environment; the social matters important to the Company’s strategy and the Company’s relationship with its key stakeholder groups including employees, customers and the communities in which it operates and serves; and the governance framework under which the Company operates.

4.2. Operating Facilities – Central & South America



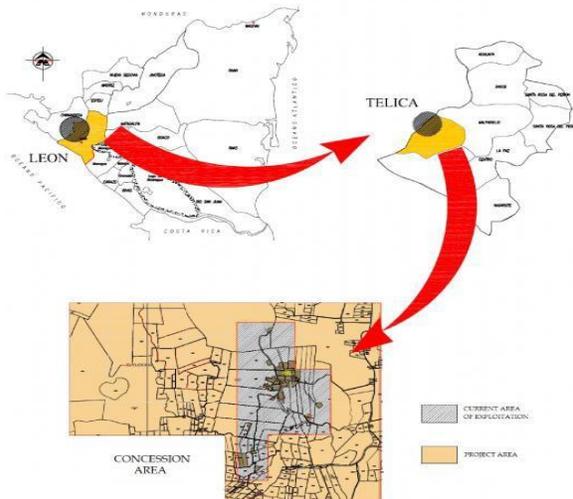
San Jacinto facility – San Jacinto, Nicaragua

Facility Description and Location

The San Jacinto facility is located in the northwest of Nicaragua, near the city of Leon, approximately 90 km northwest of Managua. The San Jacinto facility Exploitation Agreement (as defined below) covers an area of 40 km².

The San Jacinto facility has been developed under an exploitation agreement (the “San Jacinto Concession Exploitation Agreement”) between PENSA and MEM signed on January 25, 2001. The term of the San Jacinto Concession Exploitation Agreement is for 30 years, extendable for an additional 30-year term (currently terminates on January 25, 2031). The generation license held by PENSA allows for generation of 72 MW (net) from the San Jacinto facility for a 30-year term that commenced in December 18, 2003. Under the San Jacinto PPA, which expires on January 30, 2039, PENSA is able to sell 100% of the San Jacinto facility’s generation and capacity up to 72 MW (net).

The original PPA, as well as all subsequent Addenda and the December 2020 Extension were posted to SEDAR by the Company in February 2021.



History of the San Jacinto Facility

The first geoscientific studies in the area of the San Jacinto facility concession were conducted in 1953 and consisted of measurements of heat flow from the surface manifestations at San Jacinto and Tizate. Steam was also observed to be flowing from shallow wells in the area. From 1969 to 1971, the United States Agency for International Development implemented a geothermal exploration program over the western part of Nicaragua, managed by Texas Instruments Inc. Based on the results of this program, the San Jacinto-Tizate area was identified as having high priority for development. Through the late 1970's and early 1980's further geophysical surveys and surface studies were undertaken by a number of agencies. This work indicated that a high temperature (250°C to 300°C) resource existed in the San Jacinto- Tizate area, with an apparent high resistivity zone at 1,500 to 1,600 meters, which was interpreted to correspond to the bottom of the productive reservoir.

Drilling Programs

The 2017/2018 drilling program began in April 2017 and concluded in early 2018. This program consisted of three new production wells, one new injection well and certain infrastructure investments, with the objective of bringing average generation closer to the 72 MW (net) capacity under the San Jacinto PPA and generation license.

Resource Estimates

The resource potential of the eastern sector of the San Jacinto facility was initially estimated by Jacobs Engineering Group Inc. ("Jacobs") (2008, Definitive Feasibility Study) using a "stored heat" approach, where probability distributions for some of the resource parameters were defined, resulting in a probabilistic resource estimate.

The basic principle of the stored heat method is to estimate the heat stored within a defined reservoir volume (including both the heat stored in the rock and the heat stored in the reservoir fluid) and then to estimate how much of that can reasonably be extracted and converted to useful power using typical technologies. A stored heat assessment is an educated guess at the amount of accessible energy that is stored within a geothermal system and how much electricity that heat could be turned into, making various assumptions.

Updated Numerical Model

Following the last numerical modelling of the San Jacinto geothermal resource in 2015, there has been a wide range of new information gathered, a step-up in production particularly from the SJ12 well pad, and some changes observed in resource behaviour. This information has been used to develop a comprehensive update of the San Jacinto conceptual model (Jacobs, 2019). This update, along with the four further years of project operations has justified a major update to the numerical model to enhance its robustness for simulating likely reservoir behaviour in the future.

The key elements of the updated concept model have been used to guide the development of the numerical model structure. Particularly, this has included the observations of general structure trends supported by observations of several phases of injection tracer tests to track fluid flows in the reservoir.

While providing a key model calibration parameter, these pressures also have some inherent uncertainty in them.

Conclusions of the San Jacinto Conceptual Model

- The model indicates that the reservoir has now reached a semi-stable pressure balance between production and recharge from injection and other natural sources.
- Slow decline of enthalpy is the main factor that is projected to cause some reduction of steam flow (about 8-10% reduction) over the next decade.
- The present model may slightly under-estimate the sensitivity of individual wells to pressure change (because it has been calibrated while the plant operating conditions have been progressively adjusted to sustain mass flow in the face of pressure decline).
- Regardless of some uncertainties about individual well behaviour, the fundamental observation of a stabilizing reservoir behaviour appears sound and do not indicate any pending collapse in the ability of the reservoir to support production.
- The present single porosity model probably provides reasonable indications of the impacts of pressure support from injection, but under-estimates the cooling effects. A dual porosity model would provide a more accurate representation of reinjection return rates and should be considered for further work assessing cooling in the production reservoir.
- Optimization of reinjection and production can be supported by investigating more scenarios using the present model but also following the recommended model refinement and conversion to dual porosity.

Operations

The Company has the right and obligation to sell all energy produced, up to the 72MW (net) capacity of the Phase I and II turbines of the San Jacinto facility, under the San Jacinto PPA.

In 2019, the average price under the San Jacinto PPA was \$130.271/MWh, which is broadly in line with the average Nicaraguan wholesale market price. Under a re-negotiated PPA that was concluded in October 2020 (see page 2 for further details), the Company and MEM agreed to revised pricing of \$110/MWh, or \$111.20/MWh in the event a Guarantee of one month's invoicing is not renewed by the off-taker, Disnorte-Dissur.

The Company has re-initiated its efforts to verify and sell its Certified Emission Reductions (“CERs”) under the United Nations Framework Convention on Climate Change (“UNFCCC”) Clean Development Mechanism for CERs generated after June 2009. CERs generated by the project in the first six months of 2009 were certified via a UNFCCC Project Development Document (“PDD”), verified by TÜV SÜD Industrie Service GmbH in 2011 and sold in early 2012.

Asociación Española de Normalización y Certificación (“AENOR”), the Company’s Designated Operational Entity, is reviewing a PDD for the new plant design that will be submitted to the UNFCCC to re-certify the project and enable the Company to verify and sell CERs that were generated after June 2009. Management is exploring alternatives to sell future CERs. Currently, the Company has 1,917,149 CER’s in various stages of validation, with an anticipated further 1,784,349 CER’s expected to be generated by the time the facilities’ term limit to generate CER’s expires in 2026.

Exploration and Development

Pursuant to the terms of the San Jacinto Concession Exploitation Agreement, the San Jacinto facility was developed in two phases, Phase I and Phase II. Both Phases I and II of the San Jacinto facility are concentrated in the eastern sector of the San Jacinto facility concession. Phase I and II each have a capacity of 36 MW (net), allowing aggregate generation of 72 MW (net), consistent with the San Jacinto PPA.

The Company has completed its assessment of the ability to extract waste heat from the brine currently produced from the production wells at the San Jacinto facility. The Company anticipates that the facility’s organic rankine cycle power plant (“ORC Power Plant”) can be used to produce approximately 7-10MWs of additional power from the extracted brine, depending on the configuration of the injection system. If successful, this process would be an economically attractive energy source as the costs of production and injection are expected to be minimal. As previously noted, the recently amended San Jacinto PPA allows the Company to include the expected production capacity of the ORC Power Plant, up to 10MWs. The Company is currently conducting studies of the field and brine and is progressing on design engineering with a goal of completing construction on the project by the end of 2022 (subject to COVID-19 and other unforeseen restrictions).

Canchayllo facility – Junin, Peru

Operations and Construction

The Canchayllo facility is a ROR facility located in the District of Canchayllo (in the Juaja province) with an installed capacity 5.2MW. The transmission line is connected to the existing transmission line of Oroya Nueva-Chumpe.

The Canchayllo facility was built by CHP Construcciones, a subsidiary of Cascade Construction, and commenced operations according to schedule on December 31st, 2014, after roughly an 18-month construction period. It has a production capacity of 29 GWH P.A. with a 20 Year PPA representing a government backed \$47.4M contract.

In July 2015, the then fully operational Canchayllo hydro facility was sold to Union Energy Group Corp. of Uruguay. It was subsequently acquired with a basket of other hydro development projects by the Company in a transaction that closed on October 30th, 2018.

Climate

The climate of Peru is very diverse, with a large variety of climates and microclimates, including 28 of the 32 world climates. Such diversity is chiefly conditioned by the presence of the Andes mountains and the cold Humboldt Current. The Andes mountains observe a cool-to-cold climate with rainy summers and very dry winter.

Accessibility

Huancayo Province is located in Peru. It is one of the nine provinces composing the Junín Region. It borders to the north with the Concepción Province, the east with the Satipo Province, the south with the Huancavelica Region and the west with the Chupaca Province. The province has an approximate population of 440,000 inhabitants. The capital of the province is the city of Huancayo.

The district lies in the Nor Yauyos-Cochas Landscape Reserve. The Paryaqaqa mountain range traverses the district. The highest mountain of the district is Paryaqaqa (Tulluqutu) at 5,750 metres (18,865 ft).

The Canchayllo facility is located in the Department of Junin approximately 236 kilometers east of the city of Lima. The facility may be accessed from Lima by car or by bus. The trip takes between six to eight hours depending on traffic and weather conditions. Alternatively, the facility may be accessed by air by taking a 40-minute flight from the Jorge Chavez International Airport in Lima to the Francisco Carle Airport in the city of Jauja, which is a 40-minute drive to the facility. At least one airline flies once a day between Lima and Jauja. The highway is fully paved and in good operating condition with the exception of the final 10 kilometers.

Interconnection to the Grid

The Canchayllo facility

The interconnection to the grid is through a 0.83kilometer cross-country 69kV transmission line from the Canchayllo substation to the L6601 Oroya Nueva –Chumpe transmission line owned by STATKRAFT Peru S.A.

The 8 de Agosto facility and the El Carmen facility

The interconnection to the grid is an approximately 58 kilometer long cross-country 138kV transmission line from the 8 de Agosto substation to the Tingo Maria substation in the city of Tingo Maria. This transmission line consists of 148 transmission line towers (for the rural tranche) and 15 posts (for the urban tranche). Power generated by the El Carmen HPP is transmitted to the 8 de Agosto substation and then the power from both HPPs is transmitted to the grid through the 138kV transmission line.

Climate

Located within the Mantaro Valley of central inland Peru, Huancayo is the capital of the Junín region and has a warm, temperate climate. The summer season falls between December and March, when sunny weather sees average temperatures of around 26°C / 79°F to 30°C / 86°F.

The Junín Region has an average annual temperature of 13.1 °C. Rather than being categorized as traditional spring, summer, autumn and winter seasons, the climate of Huancayo falls into two very distinctive periods: dry and wet. The dry season in Huancayo stretches between May and early October, while the wet season falls between November and April, with February and March tending to be predictably the wettest months.

Local Resources

The Canchayllo district lies in the Nor Yauyos-Cochas Landscape Reserve. The Paryaqaqa mountain range traverses the district. The highest mountain of the district is Paryaqaqa (Tulluqutu) at 5,750 metres. The region remains very much a rural economy.

El Carmen facility, Maravillas, Peru and 8 de Agosto facility, Aucantagua, Peru

Operations and Construction – El Carmen facility

The El Carmen facility is a hydroelectric power plant and a ROR facility designed with an installed capacity of 8.4 MW generated by two Pelton turbines with a engineered discharge of 4.5 m³/s and a net head of 239m. A PPA has been issued for 20 years with remuneration of \$US 55.90/MWh for a guaranteed energy production of 45 GWh. The plant consists of a water intake structure including a sand trap, headrace conduits, penstock, surface powerhouse, tailrace channel and switchyard as well as related infrastructure.

Operations and Construction – 8 de Agosto facility

The 8 de Agosto hydroelectric power plant is a ROR facility designed with an installed capacity of 20 MW generated by two Francis turbines with a design discharge of 18 m³/s and a net head of approximately 130m. The associated PPA has been issued for 20 years with a remuneration of \$US 53.90/MWh for a guaranteed yearly production of 140 GWh. The project consists of intake structures including a desander, headrace conduits with two tunnels providing a combined length of approximately 1.96 km and 2.4 kilometers of GRP piping, surge tank, penstock, surface powerhouse, and tailrace channel. The substation is located at a short distance from the powerhouse and receives the interconnection lines from 8 de Agosto and El Carmen and the outgoing 138 kV transmission lines to Tingo Maria substation.

Accessibility

The 8 de Agosto facility is located in the town of Aucantagua and the El Carmen facility is located in the town of Maravillas. Both Aucantagua and Maravillas are located in the District of Monzon in the Department of Huanuco, which is approximately 575 kilometers northeast of the city of Lima. The power houses of each facility are located roughly two kilometers from each other. The facilities may be accessed from Lima by land, either by car or bus. The trip takes between 12-14 hours depending on traffic and weather conditions. Alternatively, the facilities may be accessed by air by taking a 60-minute flight from the Jorge Chavez International Airport in Lima to the airport in the city of Tingo Maria, which is a two-hour, 60 kilometer drive to the facilities. One airline flies once daily between Lima and Tingo Maria.

4.3. Exploration and Development Properties

In addition to the San Jacinto facility, Canchayllo facility, El Carmen facility and 8 de Agosto facility, the Company holds interests in the following exploration or development stage projects.

Project Name	Location	Status
PERU		
Karpa	Huanuco region, Peru	Under Consideration
Other	Various, Peru	Under Consideration
North America		
South Meager Project	British Columbia	Dormant

The North American projects are immaterial and dormant, and the Company does not intend to conduct any exploration activities on such projects.

Karpa

Karpa represents an installed capacity of 20 MW ROR hydro project located in the district of Tantamayo, Humalies Province, Peru. This facility would represent if completed expected production of 130 GWH P.A., nearly fully permitted with a 20 Year PPA representing a government backed \$55.7/MWH contract.

Other Peruvian Projects under Development

Another 189 MWs (expected) of other hydro projects are in various stages of pre-development. It is unclear when or if the Company will proceed with these long-term pre-development Peruvian projects as it is also evaluating a number of more advanced projects in other Central and South American jurisdictions.

NORTH AMERICAN PROPERTY

South Meager Project

Under the terms of two licenses of occupation and one geothermal lease, all of which were granted by the British Columbia Ministry of Energy and Mines (currently in process of being renewed), the Company holds a 100% interest in approximately 4,267 hectares of land located approximately 170 km north of Vancouver, British Columbia (the "South Meager project"). Given the Company's geothermal strategic focus in Latin America, we have no current plans to further develop the South Meager project and are exploring alternatives to exit this lease.

5. EMERGING MARKET DISCLOSURE

5.1. Ownership of Property Interests and Assets

In order to satisfy itself of its ownership of its property interests in Nicaragua and Peru, the Company has, among other things: (i) obtained and reviewed title opinions from certain local law firms; (ii) obtained and reviewed permits issued by the appropriate governmental officials; (iii) conducted searches through the Public Commercial and Property Registry of Nicaragua and Peru; and (iv) reviewed, negotiated and executed various agreements with the Governments of Nicaragua and Peru relating to the acquisition and/or transfer of certain permits and concessions.

The Company also relies on its in-country management team in connection with the Company's permitting, licensing and regulatory approval application process, to confirm it has all material permits, business licenses and other regulatory approvals needed to carry on business in Nicaragua and Peru. The Company and its in-country management team also consults regularly with legal advisors in Nicaragua, Peru, Panama and the British Virgin Islands to confirm that all applicable permitting requirements for its operations have been obtained.

5.2. Laws and Customs of Nicaragua, Peru, Panama & British Virgin Islands

The Company has subsidiaries outside of Canada, including the United States, Peru, Panama, the British Virgin Islands and Nicaragua (the "Foreign Subsidiaries"). The Foreign Subsidiaries domiciled in Panama and the British Virgin Islands are located in such jurisdictions primarily for tax planning purposes.

The remaining Foreign Subsidiaries are domiciled in the United States, Peru and Nicaragua, as applicable, due to the location of the projects and assets.

Nicaragua

Nicaragua is located in Central America, covering an area of approximately 130 km². Nicaragua shares a northern border with Honduras, a southern border with Costa Rica and Pacific and Caribbean Sea coastlines to the west and east, respectively. Nicaragua has a total population of approximately 6.6 million people. The official language of education, administration and business is Spanish. In 2019, Nicaragua's gross domestic product was approximately US\$12.52 billion or US\$1,913 per capita. Commodities and agricultural products such as beef, coffee and minerals account for the country's top exports and the United States is the country's largest trading partner. Approximately 88% of the Nicaraguan population has access to the country's electricity grid, including 99% of its urban population.

Nicaragua is a constitutional presidential republic with a multi-party political system. Executive power is exercised by the president, who is the head of state, and his cabinet. Legislative power is exercised by the National Assembly, which comprises 92 elected representatives, including 70 members in multi-seat constituencies, 20 members in a single nationwide constituency elected by proportional representation and 2 seats reserved for the previous president and the runner-up candidate in the most recent presidential election. Members serve 5-year terms. The next general election will be in November 2021.

Jose Daniel Ortega of the Sandinista National Liberation Front party is currently the President of Nicaragua, having been elected to the position in 2007. Previously, President Ortega was leader of Nicaragua from 1979 to 1990.

Nicaragua has been a member of the World Trade Organization since September 3, 1995 and, prior thereto, a member of GATT since May 28, 1950. Over the past ten years, the Nicaraguan government has actively encouraged foreign direct investment by entering into new trading agreements, including the Central America-United States Free Trade Agreement and by creating incentives for investors to invest in local infrastructure projects.

According to the Law of Promotion of Foreign Investment of Nicaragua, foreign investors are free to make any transfer abroad in connection with its invested capital, its profits, dividends and capital gains after paying corresponding taxes. Foreign investors may purchase and sell foreign currency according to the requirements of national laws and regulations on foreign exchange matters and on equal terms with domestic investors.

A foreign investor who wishes to obtain the benefits provided by this law, shall register and update the nature and amount of their investment in the Statistical Registry of Foreign Investment Office of MIFIC. For registration of the investment, the investor must fill out specific forms.

In accordance with Nicaraguan law, there are two categories of taxes, national and local taxes, the latter of which are paid to the corresponding municipality where the business is registered. Also of relevance is Law 532, which considers tax incentives to renewable energy projects and Law 443, which consider geothermal exploration and exploitation. In 2020, as reported by the Government approximately 48% of Nicaragua's total energy mix included renewable sources such as geothermal, wind, solar and hydroelectricity. Article 68 of Law 443 establishes that those entities involved in geothermal exploration and exploitation under the category of "Generation of Electric Energy from Renewable Sources" in accordance to Law 532, will have the tax incentives contained in article 7 of such law. Law 443 provides for an income tax holiday for geothermal projects for a period of 10 years from the commercial operation date of the plant (or unit).

On September 11, 2020, Law No. 1037, Law for the Reform and Addition of Law No. 532, Law for the Promotion of Electricity Generation with Renewable Sources, brought upon important transformations to the energy sector. The purpose of this reform is to amend the price of energy and to achieve a reduction of electric energy fees. The reform allows the renewable energy generators to negotiate the reduction of the prices agreed to in their contracts (i.e. PPAs) with the distributors. The generators that reduce their prices will benefit from an exemption of income tax (IR) and the final minimum IR payment for a maximum additional period of five (5) years, in the case of geothermal generators. The maximum date for applying for this benefit was October 31, 2020.

Local Taxes

- Real Property Tax of 1% - paid annually and applies to immovable property, consisting of infrastructure, fixed equipment and land. The tax rate is 1% of taxable value, with the taxable value set at 80% of the cadastral value of the property (as recorded by the municipality).
- Municipal Tax on gross income of 1% - recorded by the municipality monthly. Law 532 establishes an exemption for a 5 years period for new projects.
- Registry Tax of 2% - based on the average of the sales of energy for the last three months of a calendar year payable before January 31.

National Taxes

- Corporate Income Tax of 30%
- Value-added Tax of 15% - this tax is exempted during construction and then during operation of the project it is credited against the IVA charged by the PPA off-taker.
- Capital Gains Tax of 15%.
- Dividend distributions to shareholders outside of Nicaragua are subject to a 15% withholding tax.
- Royalty for the area of the Concession – PENZA pays \$750.00 annually for each square kilometer out of the 40 square kilometers of the concession.

Peru

Peru is a country in western South America. It is bordered in the north by Ecuador and Colombia, in the east by Brazil, in the southeast by Bolivia, in the south by Chile, and in the west by the Pacific Ocean. Peru is a biodiverse country with habitats ranging from the arid plains of the Pacific coastal region in the west to the peaks of the Andes mountains vertically extending from the north to the southeast of the country to the tropical Amazon Basin rainforest in the east with the Amazon river. The current population of Peru is approximately 33 million people, based on projections of the latest United Nations data. The main language spoken is Spanish, although a significant number of Peruvians speak Quechua, Aymara or other native languages to the region.

The Peruvian economy is largely driven by its metals and minerals exports and is the second largest producer in the world of copper and silver.

The country forms part of The Pacific Pumas, a political and economic grouping of countries along Latin America's Pacific coast that share common trends of positive growth, stable macroeconomic foundations, improved governance and an openness to global integration. Peru is an active member of the Asia-Pacific

Economic Cooperation, the Pacific Alliance, the Trans-Pacific Partnership and the World Trade Organization.

Peru is a representative democratic republic divided into 25 regions. The executive branch is led by the President, who is also the head of state. Francisco Sagasti, Peru's current president, took office in November 2020. Legislative powers are housed in the 130-member Congress of the Republic of Peru. Congressional members are directly elected in multi-seat constituencies by closed party-list proportional representation vote to serve 5-year terms.

Local Taxes

- Real Property Tax at a progressive tax rate of 0.2%, 0.6% and 1%, depending on the value of the property.
- Property Transfer Tax of 3% of the transfer value.

National Taxes

- Value-added Tax of 18%. Peruvian VAT has a debit/credit system and input VAT may be offset by output VAT.
- Corporate Income Tax of 29.5%, which applies on an annual and accrual basis.
- Domiciled companies are subject to monthly income tax prepayments, which are equal to the higher of the following amounts:
 - Coefficient: By applying to the monthly net accrued income the ratio obtained by dividing the amount of the tax calculated for the previous tax year by the total net income for that year, in the case of March to December periods. In the case of January and February periods, the ratio would be determined by dividing the tax calculated by the total net income of the year preceding the last one.
 - Percentage: The amount obtained by applying a 1.5% rate to the net income for the month.
 - The monthly income tax prepayments can be used as a credit against the annual Income Tax obligation or be used as credit for future income tax payments or be refunded at the end of the fiscal year, if it is requested by the taxpayer. Also, this credit may be applied against other taxes, if requested by the taxpayer (e.g. VAT, Temporary Net Assets Tax, among other).
- Dividend distributions to shareholders outside of Peru or individuals are subject to a 5% tax. There are no restrictions on distributing accumulated profits outside of Peru.
- Foreign Companies' Tax Rate - Foreign companies are subject to a tax rate according to the type of Peruvian source income earned:
 - Interest: 4.99%/30%
 - Royalties: 30%
 - Technical Assistance: 15%
 - Services performed in Peru: 30%
 - Capital Gains: 30%
- Withholding tax is applied over gross income.

Absent any treaty protection, capital gains obtained by non-residents are taxable in Peru at the general flat rate of 30%. The tax cost base of the goods sold needs to be certified by the Peruvian tax authorities before any payment is made. Where the certification is not obtained, the 30% tax would be imposed on their FMV.

- Other Corporate Taxes

- Employers are subject to a 9% contribution tax on an employee’s gross salary for social security health. Employers must also withhold the contribution for the National and Private Pension fund contribution with a 13% rate over the employee’s compensation (approximately). These other corporate taxes are mandatory.
- Banking and financial transactions are taxed at a rate of 0.005% on all debits and/or credits on Peruvian bank accounts. This tax is deductible for income tax purposes.
- Taxpayers that have started business operations with total value of assets exceeding PEN \$1 million are subject to a temporary net asset tax of 0.4%. The tax applies only to the part exceeding PEN \$1 million. The amount paid for this tax can be used as a credit against income tax. If it is not fully used, the taxpayer can ask for a refund.
- OSINERGMIN - the APR is calculated on the value of the monthly invoicing recorded in the Sales and Income Registry, which corresponds to operations with third parties directly related to the regulated activity, deducting the General Sales Tax and the Municipal Promotion Tax (Peruvian VAT). Thus, in the case of OSINERGMIN, the APR corresponds to the following percentages of said invoicing.

PERCENTAGES		
2020	2021	2022
0.51%	0.49%	0.47%

- OEFA - the APR is calculated on the value of the monthly invoicing recorded in the Sales and Income Register (corresponding to the operations with third parties directly related to the regulated activity), deducting the General Sales Tax and the Municipal Promotion Tax (Peruvian VAT). For this charge the following percentages shall be applied:

PERCENTAGES		
2020	2021	2022
0.11%	0.11%	0.11%

- HYDROPOWER ROYALTY - 50% (fifty percent) and is an attribution of the Corporate Income Tax.
- WORKERS’ PROFIT SHARING – electric companies with 20 or more employees must pay 5 of their net tax revenues before taxes to their workers.

In the Company's opinion, the laws of the United States, Canada, Nicaragua and Peru do not impose any undue or material restrictions on the Company's operations or ownership.

Local laws and customs of the British Virgin Islands and Panama do not, in the opinion of management, have a significant impact on the Company's ownership of its property interests and assets, primarily because the Company does not currently have operations in Panama or the British Virgin Islands.

Except as described elsewhere in this AIF, the Company is not aware of any material restrictions against foreign investment in Nicaraguan or Peruvian energy companies, nor any material legal requirements imposed on foreign ownership of Nicaraguan or Peruvian energy companies.

5.3. Control over its Foreign Subsidiaries

In order to ensure that the Company has appropriate control and direction over its Foreign Subsidiaries, in addition to individual Board oversight, the organization reporting structure is such that the Country General Manager reports to the Chief Executive Officer of the Company. Further, the Chief Financial Officer of the Company interacts regularly with the finance and accounting teams in each country. The Chief Executive Officer of the Company is on the Board of each Foreign Subsidiary. The Polaris Infrastructure Board, through the Chief Executive Officer and Chief Financial Officer of the Company, also regularly receives management and technical updates and progress reports in connection with its Foreign Subsidiaries.

During Covid-19, the Company increased its remote work capabilities and frequencies to off-set the inability to travel to its respective operating jurisdictions. This allowed for continuing and necessary oversight of in-country operations.

The Company is either a direct or indirect majority shareholder in each of its Foreign Subsidiaries. As a result, the operations and business objectives of the Company and the Foreign Subsidiaries are effectively aligned.

The Company also maintains a formal budgeting and approval process with respect to the disbursement of funds and capital investments. Large-scale capital investment decisions are reviewed and approved by the respective subsidiary's board of directors as well as the Polaris Infrastructure Board. Furthermore, debt covenants require formal updates to Lenders of budgeted expenses, capital type expenditures, prescribed Reserve Accounts to ensure compliance with respective Loan Agreements.

All of the minute books, corporate seal and corporate records of the Foreign Subsidiaries are, to the extent required under local regulations, kept at the offices of the Company's local counsel. There are no restrictions that prevent the Board or management to access and review these books and records. Copies of such materials are also kept and maintained at the Company's foreign offices in Managua and Lima.

Based on the foregoing and the disclosure elsewhere in this AIF, the Company is of the view that any risks associated with its corporate structure are minimal and that such risks are effectively managed based on the controls described above and elsewhere in this AIF.

5.4. Banking Matters in Nicaragua

The Company maintains bank accounts in Nicaragua with Banco de la Produccion (BANPRO) to manage banking services related to cash receipts and disbursements as well as cash management requirements with respect to the San Jacinto facility loan agreements. Bank accounts in local currency (Córdoba) and US dollars are maintained. Debt Services and Reserves cash are transferred and managed in foreign controlled bank

accounts. The Cordoba exchange rate is pegged to the USD on a daily declining basis, equating to 2% devaluation per annum.

5.5. Banking Matters in Peru

The Company maintains bank accounts in Peru with GNB Peru, Interbank, Banco Santander, Cuenta Recaudadora and Scotiabank to manage banking services related to cash receipts and disbursements as well as cash management requirements with respect to the project loan agreements. Bank accounts in local currency (Sol) and US dollars are maintained. Furthermore, the majority of cash reserves are held outside the individual operating countries in trust accounts held in the U.S.

5.6. Board and Management Experience in Emerging Markets

A number of members of the Board and management have experience in emerging markets in general, and in doing business and operating in Latin America specifically. The Board has ensured that it collectively has the relevant experience and expertise to maintain its ability to ascertain and manage the political, legal and cultural realities of Nicaragua and Peru. Management of the Company attend the offices and operating facilities monthly (on average) when possible, ensuring that along with daily communication there is strong presence in person. Certain Board members have visited Nicaragua and Peru multiple times annually and have significant career experience conducting business in Latin America.

5.7. Language Considerations

In the majority of cases, business discussions with the applicable Governments can be conducted in English. Many of the senior members of the respective Governments speak English and Spanish, and likewise, all members of Senior Management within each operating country speak both English and Spanish. Two Board members as well as the Chief Executive Officer and Director of Finance speak Spanish fluently, while the Chief Financial Officer speaks conversational Spanish, allowing most meetings with local stakeholders and government officials to occur in the native language. Where necessary or appropriate, meetings occur in English. The Company's books and records and banking documents are prepared in English and, where necessary its documents are either prepared in English or translated to English.

Local business in Nicaragua and Peru is conducted largely in Spanish.

5.8. Stakeholder Engagement

Among other aspects of the Company's stakeholder engagement strategy for Nicaragua and Peru, representatives of the Company formally meet with the communities in which it operates as well as other local stakeholders in Nicaragua and Peru, respectively, on a regular basis and also more frequently as needed when potential issues arise.

Building strong relationships with stakeholders and understanding their interest and concerns are fundamental to achieving the Company's mission of creating value for all our stakeholders through responsible project operations. The Company engages with a wide range of Nicaraguan and Peruvian stakeholders at the national, regional and local levels and has launched numerous initiatives to develop social policies to benefit communities who live near the San Jacinto, Canchayllo, El Carmen and 8 de Agosto facilities as part of its focus on ESG responsibilities generally.

6. DIVIDENDS

Polaris Infrastructure declared its first quarterly dividend in the amount of \$0.10 per common share, which was paid on May 30, 2016. After successive increases, the Company has paid quarterly dividends in the amount of \$0.15 per common share since November 2017.

Polaris Infrastructure intends on paying a quarterly dividend on the common shares, as determined by the Board from time to time. There are no restrictions on the Company's ability to pay dividends. The amount of any dividend paid on the common shares is subject to the discretion of the Board and may vary depending on, among other things, Polaris Infrastructure's earnings, financial requirements, cash flow, the satisfaction of certain covenants contained in its credit agreements, the satisfaction of the solvency tests imposed by the BCBCA for the declaration of dividends and other relevant factors.

7. DESCRIPTION OF CAPITAL STRUCTURE

Common Shares

Polaris Infrastructure is authorized to issue an unlimited number of common shares without nominal or par value, of which, as of the date hereof, 18,507,416 common shares are issued and outstanding as fully paid and non-assessable. The Shareholders are entitled to dividends at dates, if any, declared by the Board, to one vote per Common Share at meetings of Shareholders and, upon dissolution, to share equally in such assets of Polaris Infrastructure as are distributable to the Shareholders. The Common Shares are not exchangeable, convertible, redeemable or retractable.

Debentures

The Company completed a private placement offering of an aggregate principal amount of C\$25,000,000 7% senior unsecured convertible debentures (the "**Convertible Debentures**"), including the exercise in full of the agents' option to sell up to C\$5,000,000 of Convertible Debentures. The Convertible Debentures bear interest from the date of closing at 7.0% per annum, payable semi-annually in arrears and mature on May 31, 2024 (the "**Maturity Date**"). The Convertible Debentures are convertible into common shares in the capital of the Company at the option of the holder at any time prior to the close of business on the earlier of: (i) the last business day immediately preceding the Maturity Date, and (ii) the date fixed for redemption, at a conversion price of C\$15.00 per common share, subject to adjustment in certain events.

Holders converting their Convertible Debentures will receive accrued and unpaid interest thereon for the period from and including the date of the latest interest payment date to, but excluding, the date of conversion. The Convertible Debentures are governed by a trust indenture dated May 28, 2019 between the Company and AST Trust Company (Canada), as debenture trustee (the "**Trust Indenture**").

Warrants

The Company had 300,000 warrants (the "**Warrants**") outstanding, which expired at 5:00 pm (Toronto time) on October 30th, 2020. The Warrants were governed by a warrant indenture dated March 27, 2013 between the Company and CST Trust Company, as warrant agent (the "**Warrant Indenture**").

Equity Incentives

The Company's Omnibus Long-Term Incentive Plan adopted in June 2012 and most recently amended and approved in June 2017, provides that stock options may be granted to directors, senior officers, employees and consultants of the Company or any of its affiliates and employees of management companies engaged by the Company (the "Omnibus Plan"). The Omnibus Plan permitted the granting of options ("Options"), restricted shares ("Restricted Shares"), restricted share units ("RSUs"), deferred share units ("DSUs"), share appreciation rights ("SARs") and retention awards ("Retention Awards", and together with the Options, the Restricted Shares, the RSUs, the DSUs and the SARs, the "Awards"). The Omnibus Plan provided that the Board, or a committee appointed by a resolution of the Board, may from time to time, in its discretion, and in accordance with the requirements of the TSX, grant Awards to individuals eligible under the Omnibus Plan, provided that the number of common shares reserved for issuance does not exceed 10% of the issued and outstanding common shares.

8. MARKET FOR SECURITIES

The common shares of the Company trade on the TSX under the symbol "PIF". The following chart sets out the monthly high, low and closing trading prices and monthly volume of shares traded for the period January 1, 2020 through December 31, 2020:

Month Ended	High (\$CDN)	Low (\$CDN)	Close (\$CDN)	Volume
January 2020	14.19	13.77	14.03	1,155,437
February 2020	16.28	15.61	16.07	1,709,788
March 2020	12.55	11.43	12.01	3,033,203
April 2020	11.79	11.12	11.47	2,124,304
May 2020	12.78	12.17	12.47	1,082,872
June 2020	14.45	13.84	14.14	1,370,910
July 2020	14.52	14.15	14.32	707,493
August 2020	14.80	14.47	14.57	991,488
September 2020	13.91	13.53	13.71	818,362
October 2020	13.78	13.46	13.61	903,305
November 2020	14.85	14.33	14.60	1,469,975
December 2020	18.62	17.95	18.30	1,663,027

Per Yahoo Finance

9. DIRECTORS AND OFFICERS

9.1. Name, Occupation and Security Holding

The following table and notes thereto disclose the name, municipality and country of residence of each director and executive officer of the Company, their current position and office with the Company, the date on which they were first elected or appointed as a director or officer of the Company, the approximate number of common shares of the Company beneficially owned, directly or indirectly, or over which they exercise control or direction at the date of this AIF:

Name, Province or State and Country of Residence	Current Office with the Company	Since	Principal Occupation During the Previous Five Years	Number (and Percentage) of Common Shares Beneficially Owned, or Controlled or Directed, Directly or Indirectly
Marc Murnaghan Ontario, Canada	Chief Executive Officer and Director	May 13, 2015	Mr. Murnaghan led the Recapitalization Transaction and became the CEO of the Company upon closing. He was a partner with Harrington Global, an investment firm, and was previously Managing Director, Investment Banking, with Cormark Securities.	155,000 (0.84%)
Jaime Guillen (1,2) London, United Kingdom	Chairman of the Board	May 13, 2015	Mr. Guillen is Managing Partner at Faros Infrastructure Partners LLC, an investment firm with offices in United Kingdom, United States and Mexico. He has worked for other major international firms, including as VP with Bechtel Financing Services, Managing Director for Bechtel Enterprises and CEO of Alterra Partners (a joint venture with Singapore Changi Airport).	Nil
James Lawless (1,2) Hillsborough, New Zealand	Director	March 7, 2011	Mr. Lawless brings 30+ years of experience in geology and the geothermal industry. He brings extensive experience with the Company's San Jacinto power project, both over the past four years as a Director, and previously as Practice Leader at Sinclair Knight Mertz Pty Ltd. ("SKM," now owned by Jacobs Engineering), where he was responsible for the technical direction and quality on all SKM projects related to geothermal resources, including the oversight of drilling activities at the San Jacinto property.	3,021 (0.02%)

Name, Province or State and Country of Residence	Current Office with the Company	Since	Principal Occupation During the Previous Five Years	Number (and Percentage) of Common Shares Beneficially Owned, or Controlled or Directed, Directly or Indirectly
Margot Naudie (1,2) Ontario, Canada	Director	May 15, 2020	Ms. Naudie is the President of Elephant Capital Inc. as well as Co-Founder of Abaxx Technologies Inc. She is also a director of BTU Metals. Ms. Naudie has held senior roles at leading asset management firms include TD Asset Management, Marret Asset Management Inc. and CPP Investment Board.	Nil
Anthony Jelic Ontario, Canada	Chief Financial Officer	December 10, 2018	Mr. Jelic has served as CFO of the Company since December 2018. Previously, he was CFO with a Southern Ontario homebuilder as well as a major Canadian solar company. His prior work experience includes increasingly more senior roles in the renewable energy, fiber optic construction and real estate development industries in Toronto. Mr. Jelic is a Certified General Accountant/Chartered Professional as well as a graduate of York University.	Nil
Marcela Paredes de Vásquez (2) Panama City Panama	Director	June 19, 2019	Ms. Paredes de Vásquez is currently a Titular Professor at the Technological University of Panama. She was the Ambassador of Panama to Chile, a post she held from September 2018 until June 2019. Prior to this, Ms. Paredes de Vásquez was the Minister of Education for Panama from 2014 through 2018, and held various positions, including President, at the Technological University of Panama from 1989 through 2013. Ms. Paredes de Vásquez holds a DHL from Wilkes University, a MS in Electric Power Engineering from Rensselaer Polytechnic Institute, and a BS in Electromechanical Engineering from Technological University of Panama.	

Notes:

- (1) Member of the Audit Committee.
- (2) Member of the Human Resources & ESG Committee.

The term of office of the directors will expire on the date of the next annual meeting of the Shareholders expected to be held in June 2021. The directors and executive officers of the Company, as a group, beneficially own, or exercise control or direction over, directly or indirectly, an aggregate of 158,021 Common Shares, representing 0.85% of the issued and outstanding Common Shares.

9.2. Committees of the Board of Directors

Board Committees

The Board has two standing committees: the Audit Committee and the Human Resources & ESG Committee. The information below summarizes the functions of each of the committees in accordance with their charters.

Human Resources & ESG Committee

The Human Resources & ESG Committee is comprised of Margot Naudie, Jaime Guillen, James Lawless and Marcela Paredes de Vásquez. The Human Resources & ESG Committee has overall responsibility for discharging the responsibilities of the Board related to the Company's Chief Executive Officer and other senior officers of the Company, compensation matters involving senior officers and the Board, monitoring the effectiveness of the Board and, if and as necessary, identifying individuals qualified to become new members of the Board. The Human Resources & ESG Committee, under the supervision of the Board, also has overall responsibility to monitor and address matters related to the setting Annual targets around our Environmental, Social and Governance of the Company, Board and of the committees of the Board.

Attached as Appendix "A" is the Charter for the Company's Human Resources & ESG Committee.

Audit Committee

The Audit Committee is comprised of Jaime Guillen, Margot Naudie and James Lawless, each of whom is financially literate and an independent director. The Audit Committee is charged with a mandate of providing independent review and oversight of the Company's financial reporting process, the system of internal controls and financial management, and the audit process, including selection, oversight and compensation of the Company's external auditors. The Audit Committee also assists the Board in fulfilling its responsibilities in reviewing the Company's process for monitoring compliance with laws and regulations and its own code of business conduct.

Attached as Appendix "B" is the Charter for the Company's Audit Committee.

Relevant Education and Experience of the Members of the Audit Committee

Jaime Guillen

Jaime Guillen, Chair of the Audit Committee, holds a Bachelor of Science in Nuclear Engineering from Massachusetts Institute of Technology and a Masters of Business Administration from Stanford University. Mr. Guillen is Managing Partner at Faros Infrastructure Partners LLC, an investment firm with offices in United Kingdom and United States, and is Partner, Investment Committee Member, and Board Director with EXI Infrastructure Fund, based in Mexico. He has over 25 years of experience in the development, investment, financing, management and divestiture of energy and infrastructure projects.

Mr. Guillen previously served as the Chief Executive Officer of Alterra Partners, an investment joint venture between Singapore Changi Airport and Bechtel, a United States engineering company. He also previously served as the Managing Director of Bechtel Enterprises in Latin America, President of Bechtel Enterprises in Brazil and Director of Bechtel Enterprises of Mexico – responsible for developing, investing in, and managing infrastructure investments.

Margot Naudie

Ms. Naudie is a seasoned 25-year capital markets professional with expertise as Senior Portfolio Manager for North American and global natural resource portfolios. She has held senior roles at leading multi-billion-dollar asset management firms including TD Asset Management, Marret Asset Management Inc. and CPP Investment Board. Ms. Naudie is the President of Elephant Capital Inc. as well as Co-Founder of Abaxx Technologies Inc. She is a Director of BTU Metals, where she sits on the Audit Committee and acts as Compensation Committee Chair. Ms. Naudie holds an MBA from Ivey Business School and a BA from McGill University. She is also a Chartered Financial Analyst.

James Lawless

Mr. Lawless holds a Bachelor of Science from University of Auckland and Master of Science (First Class Honours) from University of Waikato. He brings extensive experience with the Company's San Jacinto power project, both over the past four years as a Director, and previously as Practice Leader at Jacobs New Zealand, where he was responsible for the technical direction and quality on all Jacobs projects related to geothermal resources, including the oversight of drilling activities at the San Jacinto property. Mr. Lawless was a Board Member of the International Geothermal Association from 2004-2010, including acting as Finance Chair of the Steering Committee for World Geothermal Congress in 2010.

Reliance on Certain Exemptions

The Company's Audit Committee has not relied on any of the exemptions under National Instrument 52-110 since the commencement of the most recently completed financial year.

Audit Committee Oversight

The Board adopted all recommendations by the Audit Committee with respect to the nomination and compensation of the external auditors.

Pre-Approval Policies and Procedures

The Audit Committee is responsible for overseeing the work of the external auditors and considering whether the provision of non-audit services is consistent with the external auditor's independence. The Audit Committee must approve in advance all audited and permitted non-audit services with the independent auditors. This includes terms of engagement and all fees payable.

External Auditor Service Fees

Fees payable by Polaris Infrastructure for audit and other services provided by Pricewaterhouse Coopers LLP for the fiscal years ended December 31, 2020 and December 31, 2019, were as follows:

Fees	Year ended December 31, 2020	Year ended December 31, 2019	Description of Services
Audit Fees	Cdn\$407,535	Cdn\$368,790	The audit services related to professional services rendered for audits of the Company's annual financial statements.
Audit Related Fees	Cdn\$57,764	Cdn\$87,550	Audit-related fees represent fees for quarterly reviews and other assurance and related services by the Company's auditors that are reasonably related to the performance of the audit or review of the Company's financial statements and not disclosed in the Audit Fees column.
Total	Cdn\$464,299	Cdn\$456,340	

9.3. Cease Trade Orders, Bankruptcies, Penalties or Sanctions

Corporate Cease Trade Orders

To the knowledge of the Company, no director or executive officer of the Company is, as at the date of this AIF, or was within 10 years before the date of this AIF, a director, chief executive officer or chief financial officer of any company, that was:

- a) subject to a cease trade or similar order or an order that denied the relevant company access to any exemption under securities legislation, that was in effect for a period of more than 30 consecutive days, that was issued while the director or executive officer was acting in the capacity as director, chief executive officer or chief financial officer; or
- b) was subject to a cease trade or similar order or an order that denied the relevant company access to any exemption under securities legislation, that was in effect for a period of more than 30 consecutive days, that was issued after the director or executive officer ceased to be a director, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, chief executive officer or chief financial officer.

Bankruptcies

To the knowledge of the Company, no director or executive officer of the Company, or a Shareholder holding a sufficient number of securities of the Company to affect materially the control of the Company:

- a) is, as at the date of this AIF, or has been within the 10 years before the date of this AIF, a director or executive officer of any company that, while that person was acting in that capacity, or within a year of that person ceasing to act in that capacity, became bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency or was subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets; or

- b) has, within the 10 years before the date of this AIF, become bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency, or become subject to or instituted any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold the assets of the director, executive officer or shareholder.

Penalties or Sanctions

To the knowledge of the Company, no director or executive officer of the Company, or a Shareholder holding a sufficient number of securities of the Company to affect materially the control of the Company, has been subject to:

- a) any penalties or sanctions imposed by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a securities regulatory authority; or
- b) any other penalties or sanctions imposed by a court or regulatory body that would likely be considered important to a reasonable investor in making an investment decision.

9.4. Conflicts of Interest

To the knowledge of the Company, there are no existing or potential conflicts of interest among the Company and its directors, officers or other members of management as a result of their outside business interests except that certain of directors and officers serve as directors and officers of other companies. Therefore, it is possible that a conflict may arise between the duties of these directors and officers to the Company and their duties as a director or officer of such other companies. Any decision made by such directors or officers involving the Company will be made in accordance with the duties and obligations of directors and officers to deal fairly and in good faith with the Company and such other companies. In addition, such directors and officers declare, and refrain from voting on, any matter in which they may have a conflict of interest.

10. LEGAL PROCEEDINGS AND REGULATORY ACTIONS

10.1. Legal Proceedings

There are no current outstanding legal proceedings material to Polaris Infrastructure to which Polaris Infrastructure is a party or in respect of which any of its assets or properties are subject.

10.2. Regulatory Actions

Polaris Infrastructure has not had: (i) any penalties or sanctions imposed against it by a court relating to securities legislation or by a securities regulatory authority; (ii) any other penalties or sanctions imposed by a court or regulatory body against it that would likely be considered important to a reasonable investor in making an investment decision; or (iii) any settlement agreements entered into before a court relating to securities legislation or with a securities regulatory authority.

11. RISK FACTORS

11.1. *Risks Related to the Business and Industry of Polaris Infrastructure*

The Company's ability to develop additional renewable energy projects depends on its ability to raise the necessary capital

If Polaris Infrastructure identifies a geothermal property that it may seek to acquire or to develop, a substantial capital investment often will be required. Polaris Infrastructure's continued access to capital, through project financing, credit facilities or other arrangements with acceptable terms is necessary for the success of its growth strategy. Polaris Infrastructure's attempts to secure the necessary capital may not be on favorable terms, or successful at all. Market conditions and other factors may not permit future project and acquisition financing on terms favorable to Polaris Infrastructure. Polaris Infrastructure's ability to arrange for financing on favorable terms, and the costs of such financing, are dependent on numerous factors, including general economic and capital market conditions, investor confidence, the continued success of current projects, the credit quality of the project being financed, the political situation in the jurisdiction in which the project is located and the continued existence of tax laws which are conducive to raising capital. If Polaris Infrastructure is unable to secure capital through credit facilities or other arrangements, it may have to finance its projects using equity financing which would have a dilutive effect on the Common Shares of Polaris Infrastructure. Additionally, in the absence of favorable financing or other capital raising options, Polaris Infrastructure may decide not to build new plants or acquire properties from third parties. Any of these factors could have a material adverse effect on Polaris Infrastructure's growth prospects and financial condition.

Financial leverage and restrictive covenants contained in agreements to which the Company is a party may restrict its current and future indebtedness and limit future business dealings

The Company's operating subsidiaries, PENZA and Generacion Andina, are subject to contractual restrictions governing its current and future indebtedness. The degree to which the Company and its subsidiaries are leveraged could have important consequences to shareholders, including: (i) the Company's and its subsidiaries' ability to obtain additional financing for working capital, capital expenditures, acquisitions or other project developments in the future may be limited; (ii) a significant portion of the Company's and its subsidiaries' cash flows from operations may be dedicated to the payment of the principal of and interest on their indebtedness, thereby reducing funds available for future operations; and (iii) the Company and its subsidiaries may be more vulnerable to economic downturns and be limited in their ability to withstand competitive pressures. The Company and its subsidiaries are subject to operating and financial restrictions through covenants in certain loan and security agreements. These restrictions prohibit or limit the Company's and its subsidiaries' ability to, among other things, incur additional debt, provide guarantee for indebtedness, create liens, dispose of assets, liquidate, dissolve, amalgamate, consolidate or effect any corporate or capital reorganization, make distributions or pay dividends, issue any equity interests and create subsidiaries. These restrictions may limit the Company's and its subsidiaries' ability to obtain additional financing, withstand downturns in the Company's and its subsidiaries' business and take advantage of business opportunities. If the Company or a subsidiary defaults in respect of its obligations under any of the loan agreements, including without limitation servicing existing indebtedness, or to refinance any such indebtedness, lenders may be entitled to demand repayment and enforce their security against certain projects or other assets.

Existing production wells at the San Jacinto facility may not produce sufficient commercially viable geothermal resources to support Polaris Infrastructure's possible expansion programs

Possible expansion programs for the production of increased power from the San Jacinto facility are not assured of success and depend on the successful drilling and discovery of additional geothermal resources to economically generate increased power. Increasing the level of production from the San Jacinto facility and sustaining it over the long term will require drilling to discover additional resources in the area. The viability of any future planned expansion programs at the San Jacinto facility will depend upon a number of factors which are beyond Polaris Infrastructure's control related to the nature of the geothermal resource defined through drilling additional production wells, such as heat content (the relevant composition of temperature and pressure), useful life, and operational factors relating to the extraction of fluids from the geothermal resource. If sufficient economically recoverable and sustainable geothermal resources are not defined through drilling, any future planned expansion programs at the San Jacinto facility location may be scaled back or not proceed altogether, which would, in turn, materially and adversely affect Polaris Infrastructure's business, financial conditions, future results and cash flow.

Geothermal exploration and development programs are highly speculative, are characterized by significant inherent risk and costs, and ultimately may not be successful

Polaris Infrastructure's future performance depends on its ability to discover and establish economically recoverable and sustainable geothermal resources on its properties through its exploration and development programs. Geothermal exploration and development involves a high degree of risk and few properties that are explored are ultimately developed into generating power plants. There is no assurance that Polaris Infrastructure's exploration and development programs will be successful. Despite historical exploration work, Polaris Infrastructure's properties, other than the San Jacinto facility, are without a known geothermal resource. Successfully discovering geothermal resources is dependent on a number of factors, including the technical skill of exploration personnel involved. Even in the event commercial quantities of geothermal resources are discovered, it may not be commercially feasible to bring power generation facilities into a state of commercial production from such geothermal resources. The commercial viability of a geothermal resource once discovered is dependent on a number of factors, some of which are particular attributes of the resource, such as heat content (the relevant composition of temperature and flow rate/pressure), useful life, operational factors relating to the extraction of fluids from the geothermal resource, proximity to infrastructure, capital costs to construct a power plant and related infrastructure, and energy prices. Many of these factors are beyond Polaris Infrastructure's control.

Geothermal exploration and development costs are high and are not fixed. A geothermal resource cannot be relied upon until substantial development, including drilling and testing, has taken place. The costs of development drilling are subject to numerous variables such as unforeseen geologic conditions underground that could result in substantial cost overruns. Drilling at Polaris Infrastructure's properties may involve unprofitable efforts, not only from dry wells, but from wells that are productive but do not produce sufficient net revenues to return a profit after drilling, operating and other costs.

Polaris Infrastructure's drilling operations may be curtailed, delayed or cancelled as a result of numerous factors, many of which are beyond Polaris Infrastructure's control, including economic conditions, mechanical problems, title problems, weather conditions, compliance with governmental requirements and shortages or delays of equipment and services. If Polaris Infrastructure's drilling activities are not successful, it could materially adversely affect its business, financial condition, future results and cash flow.

Polaris Infrastructure's geothermal resources may decline over time and may not remain adequate to support the life of its power plants

The operation of geothermal power plants depends on the continued availability of adequate geothermal resources. Although Polaris Infrastructure believes its geothermal resources will be sustainable if managed properly, it cannot be certain that any geothermal resource will remain adequate for the life of a geothermal power plant.

Any geothermal resource may suffer an unexpected decline in capacity to generate electricity. A number of events could cause such a decline or shorten the operational duration of a geothermal resource. These events include:

- degradation of resource quality due to premature return of the reinjected fluid to production wells before it is fully re-heated; and
- failure to properly maintain the hydrological balance of the applicable geothermal resource.

If the geothermal resources available to a power plant become inadequate for full production, Polaris Infrastructure subsidiaries may be unable to fully perform their obligations under the PPA for the affected power plant, which in turn could reduce power plant revenues and materially and adversely affect the business, financial condition, future results and cash flow of Polaris Infrastructure. If a significant decline in geothermal resources occurs, it may adversely impact the subsidiary's ability to comply with the covenants in any related projected financing documents that it has committed to repay. In such non-recourse financing, the underlying project assets and the shares in the relevant Polaris Infrastructure subsidiary are pledged to the project lenders as security.

Polaris Infrastructure's financial performance depends on hydrological factors beyond its control

The amount of power generated by the Company's hydroelectric facilities is dependent on available water flow. Accordingly, revenues and cash flows may be affected by low and high-water flow in the watersheds. There can be no assurance that the long-term historical water availability will remain unchanged or that no material hydrologic event will impact water conditions in a particular watershed. Annual deviations from the long-term average are sometimes significant.

The hydroelectric resources of the Company's hydroelectric facilities will vary. Although the Company believes that past resource studies and production data collected demonstrate that the sites are economically viable, the climate regime may change, or historical data and engineering forecasts may not accurately reflect the strength and consistency of resources in the future. If resources are insufficient, the assumptions underlying the financial projections for the volume of electricity to be produced by such facilities might not materialize, which could have a material adverse effect on the Company's cash flows and profitability.

Polaris Infrastructure's financial performance depends on its successful operation of geothermal power plants as well as hydro facilities, which are subject to various operational risks

Polaris Infrastructure's financial performance depends on its successful operation of geothermal power plants and hydroelectric facilities that are owned and operated by its subsidiaries. The cost of operation and maintenance and the operating performance of such facilities may be adversely affected by a variety of factors, including some that are discussed elsewhere in these risk factors and the following:

- regular and unexpected maintenance and replacement expenditures;
- shutdowns due to the breakdown or failure of the plant's equipment or the equipment of the transmission serving utility;
- labor disputes;
- catastrophic events such as fires, explosions, earthquakes, volcanic eruptions, landslides, floods, releases of hazardous materials, severe storms or similar occurrences affecting a power plant, hydro facility, or any of the power purchasers or third-party service providers to a power plant or hydro facility; and
- the aging of power plants or hydro facilities, which may reduce their operating performance and increase the cost of their maintenance.

Any of these events could significantly increase the expenses incurred by a power plant or hydroelectric facility or reduce the overall generating capacity of a power plant or hydroelectric facility and could significantly reduce or entirely eliminate the revenues generated, which in turn would reduce Polaris Infrastructure's net income and could materially and adversely affect its business, financial condition, future results and cash flow.

It is very costly to place geothermal resources into commercial production

Before the sale of any power can occur, it is necessary to construct a gathering and disposal system, a power plant, and a transmission line, and considerable administrative costs are incurred, together with the drilling of production and injection wells. Future development and expansion of power production at Polaris Infrastructure's properties may result in significantly increased capital costs related to increased production and injection well drilling and higher costs for labor and materials. To fund expenditures of this magnitude, Polaris Infrastructure may have to seek additional financing and sources of capital. There can be no assurance that additional capital could be found and, if found, it may result in Polaris Infrastructure having to substantially reduce its interest in the project.

Uncertainty in the calculation of geothermal resources and probabilistic estimates of gross MW capacity may be incorrect and have a material adverse impact on the Company's financial performance

There is a degree of uncertainty attributable to the calculation of geothermal resources and probabilistic estimates of gross MW capacity. Until a geothermal resource is actually accessed and tested by production and injection wells, the temperature and composition of underground fluids must be considered estimates only. In addition, estimates as to the percentage of the heat that can be expected to be recovered at the surface is subject to a number of assumptions including, but not limited to, resource base temperature, areal extent of the geothermal reservoir, thickness of the geothermal reservoir, percentage of resource recovery and the expected lifetime of the geothermal reservoir. If any of these assumptions prove to be materially incorrect, it may affect the gross MW capacity of a property.

Geological occurrences beyond Polaris Infrastructure's control may compromise its operations and its capacity to generate power

In addition to the substantial risk that production wells that are drilled will not be productive or may decline in productivity after commencement of production, hazards such as unusual or unexpected geologic formations, downhole conditions, mechanical failures, blowouts, cratering, localized ground subsidence, eruptions, explosions, uncontrollable releases or flows of well fluids, pollution and other physical and

environmental risks are inherent in geothermal exploration and production. These hazards could result in substantial losses to the Company due to injury and loss of life, severe damage to and destruction of property and equipment, pollution and other environmental damage, failure to find a proper injection zone, and suspension of operations.

Additionally, active geothermal and volcanic areas, such as the areas in which Polaris Infrastructure's operations and properties are located, are subject to frequent low-level seismic disturbances. Serious seismic disturbances are possible and could result in damage to its projects or equipment or degrade the quality of its geothermal resources to such an extent that Polaris Infrastructure could not perform under the PPA for the affected project, which in turn could reduce its net income and materially and adversely affect Polaris Infrastructure's business, financial condition, future results and cash flow. If Polaris Infrastructure suffers a serious seismic disturbance, its business interruption and property damage insurance may not be adequate to cover all losses sustained as a result thereof. In addition, insurance coverage may not continue to be available in the future in amounts adequate to insure against such seismic disturbances.

Polaris Infrastructure is dependent on its operating subsidiaries

Polaris Infrastructure is a holding company with no business operations of its own or material assets other than the shares of its subsidiaries. Accordingly, all of its operations are conducted by indirect subsidiaries. As a holding company, Polaris Infrastructure requires dividends and other payments from its subsidiaries to meet cash requirements. While Polaris Infrastructure anticipates that its subsidiaries will have sufficient cash flow to enable such subsidiaries to pay dividends or otherwise distribute cash, the terms of loan and security agreements may contain restrictions on the ability of subsidiaries to pay dividends and otherwise transfer cash or other assets in certain circumstances. As such, a decline in Polaris Infrastructure's subsidiaries' business, financial condition, cash flows or results of operation may result in restrictions on such subsidiaries' ability to pay dividends or otherwise distribute cash. In such event, Polaris Infrastructure may be unable to pay dividends.

Energy prices are subject to dramatic and unpredictable fluctuations that are beyond Polaris Infrastructure's control

The market price of energy is volatile. If the price of electricity should drop significantly, the economic prospects of the properties in which Polaris Infrastructure has an interest, the power from which is not contracted for, could be significantly reduced or rendered uneconomic. There is no assurance that, even if commercial quantities of geothermal resources are discovered and hydro facility generation is as expected, a profitable market may exist for the sale of resulting energy. Factors beyond Polaris Infrastructure's control may affect the marketability of any resources discovered and produced. Prices have fluctuated widely, particularly in recent years. The marketability of geothermal and hydro energy is also affected by numerous other factors beyond Polaris Infrastructure's control, including government regulations relating to royalties, and allowable production and exporting of energy sources, the effects of which cannot be accurately predicted.

Dramatic and unpredictable fluctuations in the market price for energy may affect the ability of Polaris Infrastructure to enter into new PPAs on favorable terms, or at all, which would have a negative impact on the revenue of Polaris Infrastructure and its decisions regarding development of additional properties.

Industry competition may impede Polaris Infrastructure’s ability to access suitable energy resources

Significant and increasing competition exists for the limited number of quality energy opportunities available. As a result of this competition, some of which is with large established companies with substantial capabilities and greater financial and technical resources than Polaris Infrastructure, it may be unable to acquire additional operations or properties on terms it considers acceptable. There can be no assurance that Polaris Infrastructure’s acquisition programs will yield new operations or properties.

Polaris Infrastructure may be unable to enter into PPAs on terms favorable to Polaris Infrastructure, or at all

The electrical power generation industry, of which geothermal and hydro power are a sub-component, is highly competitive, and Polaris Infrastructure may not be able to compete successfully or grow its business. The industry is complex, as it is composed of public utility districts, cooperatives and investor- owned power companies. Many of the participants produce and distribute electricity. Their willingness to purchase electricity from an independent producer may be based on a number of factors and not solely on pricing and surety of supply. If Polaris Infrastructure cannot enter into PPAs on favorable terms, or at all, it would negatively impact its revenue and its decisions regarding development of additional properties.

The power generation industry is characterized by intense competition, and Polaris Infrastructure could encounter competition from electric utilities, other power producers, and power marketers that could materially and adversely affect the business, financial condition, future results and cash flow of Polaris Infrastructure

The power generation industry is characterized by intense competition from electric utilities, other power producers and power marketers. In recent years, there has been increasing competition in the sale of electricity, in part due to excess capacity in a number of U.S. markets and an emphasis on short-term or “spot” markets, and competition has contributed to a reduction in electricity prices. For the most part, Polaris Infrastructure expects that power purchasers interested in long-term arrangements will engage in “competitive bid” solicitations to satisfy new capacity demands. This competition could adversely affect Polaris Infrastructure’s ability to obtain PPAs and the price paid for electricity by the relevant power purchasers. There is also increasing competition between electric utilities. This competition has put pressure on electric utilities to lower their costs, including the cost of purchased electricity, and increasing competition in the future will put further pressure on power purchasers to reduce the prices at which they would purchase electricity from Polaris Infrastructure.

Environmental and other regulatory requirements may add costs and uncertainty

Polaris Infrastructure’s current and future operations, including exploration and development activities and electricity generation from power plants, require licenses and permits from various governmental authorities, and such operations are and will be subject to laws and regulations governing exploration and development, geothermal resources, production, exports, taxes, labor standards, occupational health, waste disposal, toxic substances, land use, environmental protection, project safety and other matters. Companies can experience increased costs, and delays in production and other schedules, as a result of the need to comply with applicable laws, regulations, licenses and permits. There is no assurance that all approvals or required licenses and permits will be obtained. Additional permits, licenses and studies, which may include environmental impact studies conducted before licenses and permits can be obtained, may be necessary prior to the exploration or development of properties, or the operation of power plants in which Polaris Infrastructure has an interest, and there can be no assurance that Polaris Infrastructure will be able to obtain or maintain

all necessary licenses or permits that may be required on terms that enable operations to be conducted at economically justifiable costs. Failure to comply with applicable laws, regulations, licensing or permitting requirements may result in enforcement actions, including orders issued by regulatory or judicial authorities causing operations to cease or be curtailed, and may include corrective measures requiring capital expenditures, installation of additional equipment or remedial actions. Polaris Infrastructure may be required to compensate those suffering loss or damage by reason of its activities and may have civil or criminal fines or penalties imposed upon it for violations of applicable laws or regulations.

Applicable laws and regulations, including environmental requirements and licensing and permitting processes, may require public disclosure and consultation. It is possible that a legal protest could be triggered through one of these requirements or processes that could delay, or require the suspension of, an exploration or development program or the operation of a power plant and increase Polaris Infrastructure's costs. Because of these requirements, Polaris Infrastructure could incur liability to governments or third parties for any unlawful discharge of pollutants into the air, soil or water, including responsibility for remediation costs. Polaris Infrastructure could potentially discharge such materials into the environment: from a well or drilling equipment at a drill site; leakage of fluids or airborne pollutants from gathering systems, pipelines, power plants or storage tanks; damage to geothermal wells resulting from accidents during normal operations; and blowouts, cratering and explosions.

In the case of the Company's hydroelectric facilities, water rights are owned by governments that reserve the right to control water levels, which may affect revenue. Additionally, the Company is also subject to disclosure requirements and regulations relating to the monitoring of structural integrity of the hydroelectric stations it owns and operates in Peru. Other safety regulations could change from time to time, potentially impacting the Company's costs and operations. Upgrading all facilities to enable them to withstand all events could require the Company to incur significant expenditures of capital and other substantial resources, particularly on occurrence of an extraordinary event or a case of force majeure.

No assurance can be given that new laws and regulations will not be enacted or that existing laws and regulations will not be applied in a manner that could limit or curtail Polaris Infrastructure's exploration and development programs or its operation of power plants. Amendments to current laws, regulations, licenses and permits governing operations and activities of geothermal companies, or more stringent implementation thereof, could have a material adverse impact on Polaris Infrastructure and cause increases in capital expenditures or production costs, or reduction in levels of production, or abandonment or delays in development of the business.

Increases in water rental costs or changes to regulations on water use could impact Polaris Infrastructure's financial performance

The Company is required to make rental payments for water rights when its hydroelectric facilities are in commercial operation. Significant increases in water rental costs in the future or changes in the way governments regulate water supply or apply such regulations could have a material adverse effect on the Company's business, operating results, financial condition or prospects.

Polaris Infrastructure's officers and directors may have conflicts of interests arising out of their relationships with other companies

Several of Polaris Infrastructure's directors and officers serve (or may agree to serve) as directors or officers of other companies or have significant shareholdings in other companies. To the extent that such other companies may participate in ventures in which Polaris Infrastructure participates, the directors may have a

conflict of interest in negotiating and concluding terms respecting the extent of such participation. From time-to-time, several companies may participate in the acquisition, exploration and development of natural resource properties thereby allowing for their participation in larger programs, permitting involvement in a greater number of programs and reducing financial exposure in respect of any one program. It may also occur that a particular company will assign all or a portion of its interest in a particular program to another of these companies due to the financial position of the company making the assignment.

Polaris Infrastructure may face adverse claims to title

Although Polaris Infrastructure has taken reasonable precautions to ensure that legal title to its properties is properly documented, there can be no assurance of title to any of its property interests, or that such title will ultimately be secured. Polaris Infrastructure's property interests may be subject to prior unregistered agreements or transfers or other land claims, and title may be affected by undetected defects and adverse laws and regulations.

Fluctuation in foreign currency exchange rates may affect Polaris Infrastructure's financial results

Polaris Infrastructure maintains accounts in Canadian and U.S. dollars. Polaris Infrastructure's operations in the United States, Nicaragua and Peru make it subject to foreign currency fluctuations. Foreign currency fluctuations are material to the extent that fluctuations between the Canadian and U.S. dollar and/or U.S. dollar balances are material. Polaris Infrastructure does not at present, nor does it plan in the future, to engage in foreign currency transactions to hedge exchange rate risks, but it does convert Canadian funds to U.S. dollars anticipating U.S. expenditures.

Polaris Infrastructure may not be able to successfully integrate businesses or projects that it acquires in the future

Polaris Infrastructure's business strategy is to expand in the future, including through acquisitions. Integrating acquisition targets is often costly, and Polaris Infrastructure may not be able to successfully integrate acquired companies with its existing operations without substantial costs, delays or other adverse operational or financial consequences. Integrating acquired companies involves a number of risks that could materially and adversely affect Polaris Infrastructure's business, including:

- the failure of the acquired companies to achieve expected results;
- inability to retain key personnel of acquired companies;
- risks associated with unanticipated events or liabilities; and
- difficulties associated with establishing and maintaining uniform standards, controls, procedures and policies, including accounting and other financial controls and procedures.

Polaris Infrastructure's insurance policies may be insufficient to cover losses

As protection against operating hazards, Polaris Infrastructure intends to maintain insurance coverage against some, but not all, potential losses. Polaris Infrastructure may not fully insure against all risks associated with its business either because such insurance is not available or because the cost of such coverage is considered prohibitive. The occurrence of an event that is not covered, or not fully covered, by insurance could have a material adverse effect on Polaris Infrastructure's financial condition and results of operations.

Urbanizing activities and related developments may limit geothermal activities in the areas of Polaris Infrastructure projects

Current and future urbanizing activities, and related residential, commercial and industrial development, may encroach on or limit geothermal activities in the areas of Polaris Infrastructure's projects, thereby affecting Polaris Infrastructure's ability to utilize access, inject, and/or transport geothermal resources on or underneath the affected surface areas.

The success of Polaris Infrastructure's business relies on attracting, recruiting and retaining key personnel

Recruiting and retaining qualified personnel is critical to Polaris Infrastructure's success. We are dependent on the services of key executives including the Chief Executive Officer and other highly skilled and experienced executives and personnel focused on managing Polaris Infrastructure's interests. The loss of any of their services could have a material adverse effect upon Polaris Infrastructure. The number of persons skilled in acquisition, exploration, development, and operation of geothermal properties is limited and competition for such persons is intense. As business activities grow, we will require additional key financial, administrative and technical personnel as well as additional operations staff. There can be no assurance that we will be successful in attracting, training, and retaining qualified personnel as competition for persons with these skill sets increases. If we are not successful in attracting, training, and retaining qualified personnel, the efficiency of Polaris Infrastructure's operations could be impaired, which could have an adverse impact on future cash flows, results of operations and financial condition.

Despite efforts to attract and retain qualified personnel, as well as the retention of qualified consultants, to manage Polaris Infrastructure's interests, even when those efforts are successful, people are fallible and human error could result in significant uninsured losses to the Company. These could include loss or forfeiture of mineral claims or other assets for non-payment of fees or taxes, significant tax liabilities in connection with any tax planning effort we might undertake, and legal claims for errors or mistakes by personnel.

Natural disasters and force majeure events may prevent the Company from generating energy and fulfilling its obligations under various agreements

The Company's power generation facilities and operations may be exposed to damage and/or destruction resulting from environmental disasters (for example, floods, high winds and earthquakes), equipment failure and other scenarios beyond the Company's control. Natural disasters of a significant magnitude may disrupt the production capabilities of the Company's facilities and may prevent it from selling its energy for an extended period of time, the result of which could have a material adverse impact on the Company. There may be cases where such events may not excuse the Company from performing its obligations under agreements it is party to. In addition, the Company's assets may be located in remote areas, making them relatively inaccessible for repair of damage. Any such scenario could have a material adverse effect on the Company's business, operating results and financial position.

The Company's operations and financial results may be adversely affected by the Covid-19 global pandemic

In March 2020, the World Health Organization declared a global pandemic related to Covid-19 and the pandemic continues to persist. Instances of actual or perceived risk of infection among the Company's employees, vendors' or vendors' employees, could negatively impact its operations. The Company relies on a skilled workforce to operate its facilities. In addition to the Company's employees, the Company relies on

services from suppliers and vendors to operate efficiently and safely. The Company's operations could be negatively affected if its own personnel or those of its vendors and suppliers are quarantined or sickened as a result of exposure to Covid-19, or if they are subject to further restrictions, stay at home orders, advisories and quarantining requirements. Although the Company is taking precautions and implementing significant workforce social distancing and protection measures, a Covid-19 outbreak at one of the Company's facilities could result in workforce shortages or facilities closures causing reduced revenues and higher expenses. In addition, Covid-19 may result in parts shortages, maintenance delays and facility closures, any of which could result in reduced revenues and additional expenses.

Currently, the pandemic has not had a significant adverse impact on the Company's operations or financial results, however, the Company is not able to predict the effect of the pandemic on its future operations or financial results. The extent of the impact that the pandemic will have on the Company's operations and financial results will depend on future developments, including the duration, spread, severity and any recurrence of the Covid-19 virus; the duration and scope of government orders and restrictions; the effectiveness and availability of vaccines, and the extent of the impact of the pandemic on the competitive landscape and overall economic conditions. These are highly uncertain and cannot reasonably be predicted. For example, a prolonged pandemic and/or economic downturn may have negative effects on the Company's ability to maintain production at its facilities and on timely payment of its accounts receivable. If the Company is unable to successfully mitigate potential impacts from Covid-19, it could have a material adverse effect on its operations and financial results.

11.2. Risks Relating to the Political and Economic Climates of Countries in which Polaris Infrastructure Operates

Economic, social and political developments in countries in which the Company operates may have a material adverse impact on the Company

As some of the Company's projects are located in Nicaragua and Peru, the Company is dependent upon the respective economic and political developments that occur within these jurisdictions. As a result, the Company's business, financial position and results of operations may be affected by the general conditions of the host country's economy, price instability, currency fluctuation, inflation, interest rates, regulation, taxation, social instability, political unrest and other developments in or affecting those jurisdictions, over which the Company has no control.

In the past, Nicaragua and Peru have experienced periods of weak economic activity and deterioration in economic conditions. The Company cannot assure that such conditions will not return or that such conditions will not have a material adverse effect on its business, financial condition or results of operations.

The Company's financial condition and results of operations may also be affected by changes in the political climate in Nicaragua and Peru to the extent that such changes affect the nation's economic policies, growth, stability or regulatory environment. Covid-19 also continues to have a significant impact on both countries. While political and social unrest has not negatively affected the Company's operations or financial results in the past, there can be no assurance that any future political and social unrest will not negatively impact the Company's operations or financial results. Exploration may be affected in varying degrees by government regulations with respect to restrictions on future exploitation and production, price controls, export controls, foreign exchange controls, income taxes, wealth taxes, expropriation of property, environmental legislation and site safety. There can be no assurance that the governments of Nicaragua and Peru will continue to pursue business friendly and open-market economic policies or policies that stimulate economic growth and social stability.

Host country economic, social and political conditions can negatively affect Polaris Infrastructure's operations

Some of Polaris Infrastructure's properties are located in Nicaragua and Peru. As Polaris Infrastructure conducts exploration, development and commercial operations in Nicaragua and Peru, it is exposed to a number of risks and uncertainties, including:

- difficulty with understanding and complying with the regulatory and legal framework respecting the ownership and maintenance of geothermal properties and power plants;
- changes to royalty and tax regimes;
- expropriation or nationalization without adequate compensation;
- the imposition of trade barriers;
- labor unrest;
- internal security issues;
- potential fluctuations in currency exchange rates;
- volatile local political and economic developments, which could affect, among other things, the availability of new project financing; and
- difficulty obtaining key equipment and components for equipment.

Host country economic, social and political uncertainty can arise as a result of lack of support for Polaris Infrastructure's activities in local communities in the vicinity of its properties. Such uncertainties also arise as a result of the relatively new and evolving promotion of private-sector power development. Though the effects of competition will increase the likelihood of market efficiencies and benefit Polaris Infrastructure's properties, elimination of energy cost subsidies may increase the inability of end-use consumers to pay for power and lead to political opposition to privatization initiatives and have an adverse impact on its properties and operations.

There may be difficulty enforcing judgments in the foreign jurisdictions in which the Company operates

The majority of the assets and subsidiaries of the Company are located outside of Canada. Accordingly, it may be difficult for investors to enforce within Canada any judgments obtained against the Company, including judgments predicated upon the civil liability provisions of applicable Canadian securities laws. Consequently, investors may be effectively prevented from pursuing remedies against the Company including directors and officers not resident of Canada under Canadian securities laws or otherwise.

There are risks associated with inter-regional transmission grids

The electrical power generated by Polaris Infrastructure's operations may be used by consumers in the jurisdiction where such operations are located, such as Nicaragua in the case of the San Jacinto facility, or sold to other neighboring jurisdictions through an inter-regional transmission grid. Applicable laws, inter-regional agreements and the structure and functioning of the power markets between a host state or country and its neighboring states or countries are all critical to the success of Polaris Infrastructure's geothermal projects.

11.3. *Risks Related to the Common Shares and Trading Market*

If the share price of the Common Shares fluctuates, investors could lose a significant part of their investment

In recent years, the stock market has experienced significant price and volume fluctuations. This volatility has had a significant effect on the market price of securities issued by many companies for reasons unrelated to the operating performance of these companies. The market price of the Common Shares could similarly be subject to wide fluctuations in response to a number of factors, most of which Polaris Infrastructure cannot control, including:

- changes in securities analysts' recommendations and their estimates of Polaris Infrastructure's financial performance;
- the public's reaction to Polaris Infrastructure's press releases, announcements and filings with securities regulatory authorities, and those of its competitors;
- changes in market valuations of similar companies;
- investor perception of Polaris Infrastructure's industry or prospects;
- additions or departures of key personnel;
- commencement of or involvement in litigation;
- changes in environmental and other governmental regulations;
- announcements by Polaris Infrastructure or its competitors of strategic alliances, significant contracts, new technologies, acquisitions, commercial relationships, joint ventures or capital commitments;
- variations in Polaris Infrastructure's quarterly results of operations or cash flows or those of other companies;
- revenue and operating results failing to meet the expectations of securities analysts or investors;
- future issuances and sales of the Common Shares of Polaris Infrastructure; and
- changes in general conditions in the domestic and worldwide economies, financial markets or the mining industry.

The impact of any of these risks and other factors beyond Polaris Infrastructure's control could cause the market price of the Common Shares to decline significantly. In particular, the market price for the Common Shares may be influenced by variations in electricity prices. This may cause the price of the Common Shares to fluctuate with these underlying commodity prices, which are highly volatile.

The decision to pay dividends is subject to the discretion of the Board

The declaration of dividends on the common shares of the Company is at the discretion of the Board and is subject to applicable law. The common shares are entitled to receive dividends if, as and when declared by the Board. Any determination to pay dividends in the future, and the amount of any such dividends, will be at the discretion of the Board and will depend on many factors, including the Company's financial condition, current and anticipated cash requirements, contractual restrictions and covenants, solvency tests imposed by corporate law and other factors that the Board may deem relevant.

Under U.S. federal tax rules, Polaris Infrastructure may be classified as a passive foreign investment company (a "PFIC"), which would result in special and generally unfavorable U.S. federal tax consequences to its U.S. Shareholders

As a non-U.S. corporation, Polaris Infrastructure may be a PFIC depending on the percentage of Polaris Infrastructure's gross income which is "passive", within the meaning of the U.S. Internal Revenue Code, or the percentage of Polaris Infrastructure's assets that produce or are held to produce passive income. Polaris Infrastructure may be a PFIC in some or all subsequent taxable years. If Polaris Infrastructure is a PFIC for any taxable year during a U.S. Shareholder's holding period in the Common Shares, such U.S. Shareholder may be subject to increased U.S. federal income tax liability on the sale of the Common Shares or on the receipt of dividends. The PFIC rules are complex and may be unfamiliar to U.S. Shareholders. Accordingly, U.S. Shareholders are urged to consult their own tax advisors concerning the application of the PFIC rules to their Common Shares.

The issuance of additional equity securities may negatively impact the trading price of Common Shares

Polaris Infrastructure may issue equity securities to finance its activities in the future. In addition, outstanding options to purchase the Common Shares may be exercised, resulting in the issuance of additional Common Shares. The issuance of additional equity securities or a perception that such an issuance may occur could have a negative impact on the trading price of the Common Shares.

Current global financial conditions have been subject to increased volatility

Current global financial conditions have been subject to increased volatility and numerous financial institutions have either gone into bankruptcy or have had to be rescued by governmental authorities. Access to public financing has been negatively impacted by both sub-prime mortgages and the liquidity crisis affecting the asset-backed commercial paper market. These factors may impact Polaris Infrastructure's ability to obtain equity or debt financing in the future and, if obtained, on favorable terms to it. If these increased levels of volatility and market turmoil continue, Polaris Infrastructure's operations could be adversely impacted and the trading price of its Common Shares could be adversely affected.

12. INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS

Except as described elsewhere herein, in the three most recently completed financial years or during the current financial year, no director, executive officer, insider, or associate or affiliate of any director, executive officer or insider of Polaris Infrastructure, had or is expected to have any material direct or indirect transactions with the Company that materially affected or would materially affect the Company.

13. TRANSFER AGENT AND REGISTRAR

The Company's transfer agent and registrar is:

AST Trust Company (Canada)
1 Toronto Street, Suite 1200
Toronto, ON M5C 2V6
Tel: 416.682.3888
Fax: 1.877.715.0494

14. MATERIAL CONTRACTS

The following are the only material contracts, other than those contracts entered into in the ordinary course of business, which the Company has entered into since the beginning of the last fiscal year before the date of this Annual Information Form. Copies of the below material contracts are available on the Company's SEDAR profile at www.sedar.com.

- A trust indenture between the Company and AST Trust Company (Canada)

15. INTERESTS OF EXPERTS

15.1. Name of Experts

The Company's financial statements for the year ended December 31, 2020, have been audited by PwC.

15.2. Interests of Experts

PricewaterhouseCoopers LLP, Chartered Professional Accountants, Licensed Public Accountants, are the auditors of the Company and has advised the Company that they are independent in accordance with the Rules of Professional Conduct of the Chartered Professional Accountants of Ontario.

16. ADDITIONAL INFORMATION

Financial information about the Company is contained in its consolidated comparative financial statements and Management's Discussion and Analysis for fiscal years ended December 31, 2020, and December 31, 2019. Additional information relating to the Company is on SEDAR at www.sedar.com or the Company's website, www.polarisinfrastructure.com.

Additional information, including directors' and officers' remuneration and indebtedness and information concerning the principal holders of the Company's securities authorized for issuance under equity compensation plans, where applicable, will be contained in the Company's information circular expected to be filed on SEDAR at www.sedar.com in advance of the Company's annual meeting of Shareholders to be held in June 2021.

GLOSSARY OF TERMS

(The following acronyms and terms appear throughout the document)

“**capacity**” means the maximum load that a power plant can carry under existing conditions, less auxiliary power.

“**kV**” means kilovolt, which is equivalent to 1,000 volts.

“**MW**” means megawatt, which is equivalent to one million watts.

“**MWh**” means megawatt hour(s).

“**PPA**” means Power Purchase Agreement.

APPENDIX "A"

CHARTER OF THE HUMAN RESOURCES & ESG COMMITTEE

GENERAL

The Corporate Human Resources & ESG Committee has overall responsibility for discharging the responsibilities of the board of directors (the "Board") of Polaris Infrastructure Inc. (the "Company") related to the Company's Chief Executive Officer and other senior officers of the Company (collectively, the "Executive Management"), related to compensation matters involving Executive Management and the Board, and for monitoring the effectiveness of the Board and, if and as necessary, identifying individuals qualified to become new members of the Board. The Corporate Human Resources Committee, under the supervision of the Board, also has overall responsibility to monitor and address matters related to the governance of the Board and of the committees of the Board.

RESPONSIBILITIES

Subject to the powers and duties of the Board, the Board hereby delegates to the Corporate Human Resources Committee the following powers and duties to be performed by the Corporate Human Resources Committee on behalf of and for the Board.

The Corporate Human Resources Committee specific responsibilities include:

- Discharge, and assist the Board of Directors in discharging, the responsibility of the Board relating to leadership, human resource planning and compensation, as set out in this Charter;
- At least annually, review with the Chief Executive Officer the goals and objectives of the Company, evaluate the Chief Executive Officer's performance in light of these goals and objectives and determine and recommend to the independent directors of the Company for approval the Chief Executive Officer's compensation;
- At least annually, in consultation with the Chief Executive Officer, review and make recommendations to the Board with respect to the compensation for other members of Executive Management; and
- Periodically review with the Board the succession plans of the Company related to Executive Management.

The Corporate Human Resources & ESG Committee general duties and responsibilities include, on an ongoing basis:

- (a) reviewing and monitoring the adequacy and efficiency of the organizational structure of the Company;
- (b) reviewing and monitoring the size, composition, qualifications and profile of the Board;
- (c) reviewing and monitoring the performance of the Board as a whole and of individual directors;
- (d) reviewing and monitoring succession plans and practices for Executive Management and the Board;

- (e) reviewing and monitoring compensation matters related to Executive Management and the Board and generally undertaking such other initiatives as may be necessary or desirable to enable the Board to discharge its duties in relation to compensation matters;
- (f) reviewing, making recommendations respecting and generally overseeing as necessary any incentive awards, perquisites, stock option plan, pension plan or employee benefit plans to be granted to Executive Management;
- (g) providing the Board with reports, and making recommendations to the Board, as appropriate;
- (h) assisting, when necessary, the preparation of and approving the report on executive compensation for publication in the annual management information circular and related proxy materials of the Company or as otherwise required pursuant to applicable securities laws;
- (i) undertaking such other initiatives as may be necessary or desirable to enable the Board to provide effective corporate governance; and
- (j) having such other powers and duties as are delegated to it by the Board.

Without limiting the generality of the foregoing, the Corporate Human Resources Committee shall also as required:

- (a) review any breaches of the Company's corporate governance policies and make recommendations to the Board for handling;
- (b) review and address all complaints except those specified to be reviewed by the Audit Committee; and
- (c) review and oversee the Company's policies on corporate disclosure and insider trading, the Company's Code of Business Conduct and Ethics.

APPENDIX "B"

CHARTER OF THE AUDIT COMMITTEE

Polaris Infrastructure Inc.
(the "Company")

PURPOSE

The purpose of the Audit Committee (the "Committee") is to oversee that management of the Company (the "Management") has in place an effective system of internal financial controls for reviewing and reporting on the Company's financial statements; to monitor the independence and performance of the Company's external auditor (the "Auditor"); to oversee the integrity of the Company's financial disclosure and reporting and to monitor Management's compliance with legal and regulatory requirements; and to report on the Committee's activities on a regular and timely basis to the Company's board of directors (the "Board").

CONSTITUTION AND MEMBERSHIP

1. The Board will appoint Directors to form the Committee annually at the Board Meeting following the Annual Shareholders Meeting;
2. The Board has determined that the Committee will be comprised of at least three Directors (the "Member" or "Members"). The Board may remove or replace a Member at any time. A Member will serve on the Committee until the termination of the appointment or until a successor is appointed;
3. All members of the Committee will meet the "independence and financial literacy" qualifications under applicable securities law, including National Instrument 52-110 under Canadian securities laws and Rule 10A-3 of the United States Securities and Exchange Act of 1934, as amended, and one Member shall meet the definition of a "financial expert" as defined by the United States Securities & Exchange Commission;
4. The Board will appoint the Chairman of the Committee. The Corporate Secretary of the Company will keep minutes of each meeting;
5. The Committee or a Committee Member is able to engage any outside advisors at the Company's expense that it determines is necessary in order to assist in fulfilling its responsibilities. The engagement and payment by the Company for the services of an outside advisor is subject to approval by the Chairman of the Committee;
6. The Committee will be provided appropriate funding as determined by the Committee for payment of compensation to the Auditor engaged for the purposes of preparing or issuing an audit report or performing other audit, review or attest services for the Company, compensation of advisors employed by the Committee and ordinary administrative expenses that are necessary and appropriate for the Committee carrying out its duties.

MEETINGS

1. Meetings of the Committee will be held at the request of a Member of the Committee, the Chief Executive Officer, the Corporate Secretary or the Auditor of the Company at such times and places as may be determined, but in any event at least to review the Company's quarterly and annual financial disclosure. Twenty-four (24) hours advance notice of each meeting given orally, by telephone, or in writing delivered by facsimile or electronic mail together with an agenda will be given to each Member unless all Members are present and waive notice and any absent waive notice in writing;
2. A majority of members of the Committee will constitute a quorum. Decisions of the Committee will be by an affirmative vote of the majority of those Members voting at a meeting. Powers of the Committee may also be exercised by resolution in writing signed by all the Members of the Committee;
3. The Committee will have access to the Auditor and Management, exclusive of each other, for purposes of performing its duties. The Committee will meet with the Auditor independent of Management at least once a year;
4. The Auditor will be notified of meetings of the Committee and will attend if requested to do so by a Member or by Management.

RESPONSIBILITIES

The Committee will have the following duties and responsibilities:

1. Review with the Auditor and with the Management prior to the recommendation of the approval of the consolidated financial statements of the Company by the Board:
 - (a) the audited annual and unaudited quarterly financial statements including the notes thereto;
 - (b) appropriateness of the Management's Discussion and Analysis ("MD&A") of operations contained in each audited annual and unaudited quarterly report and its consistency with the financial statements;
 - (c) any report or opinion proposed to be rendered in connection with the financial statements, including independent expert reports;
 - (d) any significant transactions which are not a normal part of the Company's business;
 - (e) the nature and substance of significant accruals, accounting reserves and other estimates having a material effect on the financial statements;
 - (f) carrying values of financial assets and liabilities, including key assumptions and practices used to determine fair value accounting and related mark-to-market adjustments;
 - (g) if applicable, any off balance sheet financing arrangement;

- (h) if applicable, significant transactions with or involving an unconsolidated affiliate;
 - (i) issues regarding accounting and auditing principles and practices as well as the adequacy of internal controls, including a discussion of the responsibilities of the Company's internal audit function;
 - (j) all significant adjustments proposed by Management or by the Auditor;
 - (k) the specifics of any unrecorded audit adjustments;
 - (l) if applicable, any impairment provisions based on ceiling test calculations and including the carrying value of Goodwill;
 - (m) independently and periodically, the adequacy of procedures in place for the review of public disclosure of financial information as stated or derived from the financial statements;
 - (n) financial statements and MD&A and annual and interim earning disclosure before they are released to the public; and
 - (o) with the Board proficient in the technical aspects of preparing a reserve and resource calculation, the mineral reserve calculation procedure and the credentials of the qualified person.
2. Quarterly, review compliance with the Company's investment policy governing investments of excess cash balances.
 3. Review and approve the audit and review and pre-approve non-audit services, except those non-audit services permitted by applicable regulatory authorities or legislation; and related fees and expenses, and determine the independence of the Auditor.
 4. Establish guidelines for the retention of the Auditor for any non-audit service.
 5. Recommend to the Board the appointment of the Auditor to be proposed at the annual shareholders' meeting and the compensation of the Auditor. The Auditor is ultimately accountable to the Board and the Committee as representatives of the shareholders.
 6. Require the Auditor to report to the Committee and:
 - (a) oversee the work of the Auditor;
 - (b) assess the audit team;
 - (c) assist in the resolution of disagreements between Management and the Auditor regarding financial reporting.
 7. Review and approve hiring policies regarding present and former employees of the present and former Auditor.
 8. Review with Management major financial risk exposures and the steps Management has

- taken to monitor and control such exposures.
9. Review all related party transactions prior to recommendation to the Board of the approval of such transactions.
 10. Establish a complaint process and “whistle-blowing” procedures. Establish procedures for the receipt, retention, and treatment of any complaints regarding accounting, internal accounting controls, or auditing matters. Establish procedures for employees’ confidential, anonymous submissions in accordance with the Company’s “Whistle Blower Policy”.
 11. Advise the Board with respect to the Company’s policies and procedures regarding compliance with new developments in generally accepted accounting principles, laws and regulations and their impact on the consolidated financial statements of the Company.
 12. Review with Management and the Auditor, the Company’s internal accounting and financial systems and controls to assess that the Company maintains and reports on:
 - (a) the necessary books, records and accounts in reasonable detail to accurately and fairly reflect the Company’s transactions;
 - (b) effective internal control systems; and
 - (c) adequate processes for assessing the risk of material misstatement of the financial statements and for detecting control weaknesses or fraud.
 13. Assist the Board with oversight of the performance of the Company’s internal audit function.
 14. Review the Auditor’s Management Letter and Report. Such Report to be directed to the Committee.
 15. Review Management’s report on and the Auditor’s assessment of Internal Controls and report all deficiencies and remedial actions to the Board.
 16. Discuss the Company’s earnings disclosure, as well as financial information and earnings guidance provided to analysts and rating agencies.
 17. Direct and supervise the investigation into any matter brought to its attention within the scope of its duties.
 18. Perform such other duties as may be assigned to it by the Board from time to time or as may be required by applicable regulatory authorities or legislation.
 19. Review and reassess the adequacy of this Charter annually and recommend any proposed changes to the Board for approval.
 20. Assess the Committee’s performance of the duties specified in this charter and report its finding to the Board.