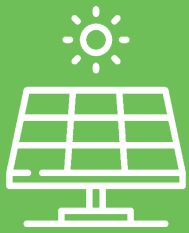


greentech and ER Group



Who is greentech

greentech is an integrated solar PV specialist with over 15 years of experience in solar power plants, with expertise in development, construction, operations & maintenance in the UK and across Europe. The management team possess over 5GW of development construction and operational PV plants.

greentech has a current development pipeline of approx 3GWp and in excess of 1GWp under operations management. greentech aims to play a significant role in the energy transition and security.

Technical Expertise:

More than 130 PV professionals, over a decade of experience and active in 10 countries.

Financial Strength:

The management team and shareholders with a track record of more than €7billion of Investments and financing.

Long Term Interest:

greentech is involved in the project for the long term, through development, construction, operation, and maintenance and project life cycle.

Development

Construction

Management
& Financing

Operations
& Engineering



E.R. CAPITAL HOLDING

Erck Rickmers Capital Holding

- ER Capital is a private investment and asset management group with a global outreach.
- Expertise across various asset classes with a clear group focus on sustainability.
- £7 billion of assets under management with 30 years of experience.

Asset Classes



Renewable Energy

>1GW under management
>3GW in development



Real Estate

30+ real estate projects totalling
a space of 300,000 m2



Private Equity

Direct investments in mid market
companies



Maritime Logistics

Several investments with
equity value of approx £25m

Companies

ER Capital is a private investment and asset management group



01908 533386



www.greentech.energy



projects.uk@greentech.energy



Challenge House, Sherwood Drive,
Bletchley, Milton Keynes, MK3 6DP



Building quality Solar Farms that increase biodiversity and habitat



At Greentech we're committed to ensuring that our solar farms deliver biodiversity benefits and can operate without disturbing the landowners farming operation and we have extensive experience managing solar farms that can enable the landowner to continue grazing sheep around the panels.

With government requirements and incentives moving towards achieving biodiversity net gain and issuing biodiversity credits, measuring biodiversity success has become increasingly important. Our project designs routinely exceed minimum requirements by a wide margin. But measuring success is an ongoing requirement and we are competent at managing solar farms to ensure that biodiversity gains are sustained so that the measured success can be demonstrated to secure biodiversity credits where they can be applied.

When drawing up detailed designs we work with the landowner and expert ecologists and landscape architects to ensure that projects deliver significant enhancements to the environment, including planting new hedgerows and trees to screen the site and make it more acceptable to neighbours and the local community.





Working with Landowners and their Community

We are committed to engaging with local communities and local authorities at an early stage to identify local concerns and to ensure that there is as much community support for a project as possible. Our design parameters and our design philosophy for solar farms is to ensure that if there are nearby houses or public footpaths then generous setbacks are maintained to preserve amenities. We are willing to explore opportunities to encourage community acceptance and are comfortable allowing tours of sites by local school and community group with the landowners acceptance.



We work closely with local highways authorities to ensure that construction traffic does not cause unacceptable disruption to local towns and villages during the construction process and have extensive experience finding solutions for gaining access to remote sites with a challenging route.

Wherever possible we seek to employ landowners and local businesses in the construction and landscape management of the site including for perimeter fencing, drainage, hedgerow planting and over sowing of fields as well as grounds maintenance and hedgerow management when the project is in operation.



Development Process



Site Identification

STAGE
1

Site identification is the foundation of our business, and we only develop sites that we believe will become fully operational.

1^a Grid Identification

For solar farms and battery storage systems, proximity to the electricity network, with sufficient capacity, is the crucial factor to the viability of a project.

Our in-house grid team identify viable opportunities for a connection into the electrical grid as one of the first steps in looking for suitable land.

If your land is near to or beneath existing electrical infrastructure, we'd love to hear from you.

1^b Land Identification

Large, flat fields make the best solar farms, but with careful design it is possible to work on smaller fields, undulating or sloping land. Ideally, we want at least 100 acres, but can develop compelling schemes on as little as 50 acres, and are able to work with multiple landowners in the same area to secure enough land.

Many other factors need to be considered when assessing sites for solar and battery, including topography, ground conditions, environmental and planning designations, access to the main road network, and of course a willing landowner.

Site Assessment & Securing

STAGE
2

2^a Landowner Engagement

We approach landowners and where sufficient interest is generated, we will arrange to visit the site and meet with their landowner and/or their agent to discuss the opportunity and answer any questions.

If all parties agree, a Letter of Authority is signed which enables us to submit a formal application to the local Distribution Network Operator (DNO) for a grid connection offer.

2^b Grid Application

A technically and financially viable grid connection is the most important factor for any solar farm.

We apply to local DNO for a grid offer and they have three months to issue it. The offer will detail the technical requirements, costs, and timescale for a connection.

2^c Grid Acceptance

We have a maximum of three months to accept or decline the offer, but before doing so, we undertake detailed layout design, energy yield analysis and financial modelling to establish whether the scheme is commercially attractive.

If the grid offer is viable, we will ask the landowner to sign an Exclusivity Agreement which allows us to start incurring significant planning and grid costs whilst we negotiate and agree a set of Heads of Terms which includes the commercial offer.





Site Development

With grid secured, we instruct environmental and engineering specialists to undertake any work needed to support the planning application. Our designers ensure the development complies with any specific regulations and that any environmental issues are addressed.

We consult with local authorities to ensure all material planning matters are identified and considered, and engage with the local community and media. In parallel, we undertake legal searches against the property and work with your solicitor to finalise the Option to Lease agreement.

Planning Application

With favourable planning prospects, we sign the option to lease agreement giving us the right to enter a long-term lease on your land and apply to the local authority for planning permission.

The Local Authority will consider the application and after several months will issue their decision.

Pre-Construction

Following a positive planning decision, we start to prepare for construction. We will work with the DNO on the grid connection, undertake detailed engineering design, procure plant and systems, and finalise all commercial and contractual matters.

STAGE
3

Construction and Commissioning

When all contracts are secured, we sign the lease and construction commences. Your rental payments begin on lease completion. Depending on the scheme, construction usually lasts 6-9 months.

STAGE
6

Operation

Once commissioned, the performance and security of the site are monitored remotely, and our dedicated Operation and Maintenance team will visit the site only when required.

There is a lot of space between the rows of solar panel and around the edges of the development. As well as receiving the rental income, it is often possible to graze small livestock (such as sheep) within the solar farm.

STAGE
7

Decommissioning

At the end of the lease period, all components and infrastructure will be dismantled and removed from site and the land will be restored to its original condition.

More than 85% of the equipment can be recycled and all decommissioning costs are covered by us.

STAGE
8



Benefits of solar development with Greentech



Long-term relationship with Greentech

One of the unique aspects of our company, is that we run an operation and maintenance (O&M) business alongside our development business. Therefore, when the solar farms have been constructed, the day-to-day operation is generally maintained within the Greentech Group (where most developers will have sold the project and moved on at this point). As a result, you have the comfort of having a consistent Greentech presence throughout the lifetime of the project.

A base rent guaranteed over the lifetime of the Solar Farm

We provide a commercially competitive base rent, calculated on a per acre basis. The base rent guaranteed over the lifetime of the project, provides a secure and dependable income to your business.

Options for an additional revenue rent

In addition to the base rent, the option to enter into a revenue share agreement is also available. This is calculated on the revenue yielded by the solar farm,

should the agreed percentage share exceed your base rent, an annual top-up rent payment will be made to you.

Optional greenkeeping payments

We know landowners make the best stewards when it comes to maintaining land, therefore, wherever possible we like to enlist your help in the ongoing greenkeeping of the site, to ensure it looks and performs to its maximum potential. An additional greenkeeping payment is available for landowners who wish to be involved in this process.

Sheep grazing in-house or sub-let

We believe strongly that land used for solar energy production, can also be used to produce food. Having sheep or other small livestock grazing the site has a mutually beneficial impact. Livestock aid in keeping the grass between the panels under control, while also allowing the sites to continue to input into our food chain. We encourage landowners to graze their own stock where possible, otherwise, we are happy for the grazing to be sublet by the landowner to provide a further form of income.



Site Introduction Process and Payment



This note aims to set out the general principles under which a site introduction payment may be payable following successful introductions from a third party.

The fee:

£1,500 payable upon successful completion of the approved exclusivity agreement and £3,500 payable upon submission of a full planning permission and in-line with the process outlined below.

The process:

- 1 A site is introduced to Greentech consisting of a plan showing a site boundary.**
- 2** Greentech will carry out the pre-assessment of the provided site to establish the sites suitability for solar development based on constraints mapping and grid capacity.
(Estimated timescale < 1 month).
- 3 Greentech require a signed letter of authority (LOA).** The LOA is to be signed by the landowner or their appointed agent authorising Greentech to apply to the relevant DNO (District Network Operator) – This is a requirement of the DNO.
- 4** Greentech will apply to the DNO and await the requested connection costs and associated information. (Estimated timescale < 3 months).

- 5** If Greentech deem the project to be financially viable and decide to proceed, **an exclusivity agreement will be entered into with the landowner.**
- 6** Once an approved exclusivity agreement is completed in-line with the above, a payment of £1,500 will be payable to the introducing party (e.g. the 3rd party).
- 7** The **option and lease negotiations** will be concluded while the pre-application planning preparation is undertaken.
- 8** Following pre-application works and successful conclusion of option and lease term negotiations, **a planning application will be submitted** to the relevant local council.
- 9** When the full planning application is made, a payment to the introducing party of £3,500 will be payable to the introducing party.

Payment will be made within 30 days of receiving relevant payment details.

For further information regarding Greentech, please see our landowner information.



Legal Process



Clear and open legal process

The first stage of the legal process involves agreeing reasonably detailed heads of terms, setting out the main commercial and legal terms forming the basis of how we take a project forward. Usually, at this stage, a land agent will be appointed to act in negotiating and agreeing suitable terms.

Once the heads of terms are signed, the option agreement can be prepared for approval and then signing. As part of the heads of terms, Greentech agree to pay the landowner's agent's and solicitor's reasonable fees and costs in acting for the landowner.

We want landowners to feel fully involved and fully represented throughout the entire negotiation process. We are always available to answer questions and queries and discuss any aspect of the process through clear and open channels of communication.

Option and lease

The most common approach is to put in place an option agreement, entitling greentech to trigger a lease after the grant of satisfactory planning consent.

The option sets out the rights granted to Greentech during the option period to enable them to compile the planning application documents, lodge an application and, if necessary, appeal a decision.

The option period is typically for three years with the right to extend the option period by a further 24 months if a planning decision is awaited or other delays in the development process.

The commercially competitive option fee is paid on the date of the option agreement (when it is signed). This is agreed directly between Greentech to the landowner.

The lease would be for a term of 40 years at an agreed rent per acre.

Option and purchase

The option to sell land for solar development is also available with Greentech, an option agreement is entered into, entitling Greentech to trigger the purchase process after the grant of satisfactory planning consent.

The option will set out the rights granted to Greentech during the option period to enable them to compile the planning application documents, lodge an application and, if necessary, appeal a decision.

The option period is typically for three years with the right to extend the option period by a further 24 months if a planning decision is awaited or other delays in the development process.

The commercially competitive option fee is paid on the date of the option agreement (when it is signed). This is agreed directly between Greentech to the landowner.

