



ENERGIFY - BATTERY ENERGY STORAGE SYSTEM

LONG TERM INCOME FOR LANDLORDS



What is a Battery Energy Storage System (BESS)?

A battery energy storage system (BESS) works by drawing electricity from the grid when there is a surplus and storing the energy for use later. It is formed from banks of batteries typically housed in modular steel units similar to shipping containers and can be designed to transmit a capacity of between 15 MW to 150 MW depending on available land, grid availability and the site's proximity to sensitive receptors. Over the past 20 years there has been a substantial deployment of various renewable technologies such as wind and solar. This is great news, but it creates some problems:

- The UK's electricity grid network was not built to deal with this type of generation
- The wind doesn't always blow, and the sun doesn't always shine
- A BESS can solve both of these problems by providing frequency and stability to the grid network, or taking excess energy off the grid, and storing it to export during peak times

How much land do I need?

- 0.5 acres – 1 acre of land will generally accommodate a 15 - 30 MW scheme.
- Larger battery projects of 50 - 150 MW can be accommodated on parcels of land between 2 – 6 acres
- The available capacity of the utility network and the characteristics of your land will determine the size requirement.

What are the other key requirements?

Proximity to a grid connection to export electricity from the site to the National Grid and local electricity network. This can be either a direct feed into a substation or via an overhead line within or nearby to your land. We will check the most suitable point of connection for you. Our preference is generally to connect directly to a substation. Existing planning consent for industrial or storage uses, OR good potential to secure planning consent. (Planning policy supports such developments). A minimum separation of around 200m to non-participating residences and sites of sensitive designation (National Parks, AONBs, SSSI etc.).

Permitting

ENERGIFY will submit all documentation and manage relations with the authorities to obtain authorization for the construction and operation of the plant, using a team of experts. Correctly chosen sites are generally non-controversial, particularly in areas designated as commercial and industrial. However, other locations will also be considered, but proximity to residential areas should be avoided. What will be the costs for landowners? ENERGIFY will cover all costs related to the advancement of the project from start to delivery.

How stable is the Italian market for energy storage projects?

A BESS is not reliant upon Government support, but instead they rely on the value of trading electricity in the market in response to an increasing need for diversified, fast response projects across the network. The requirement for 'on demand' generation of energy in Italy is predicted to continue, with generation from batteries forming a key component of the strategy to ensure energy security in Italy and allow greater levels of variable, zero emission, renewables technologies on the system. There are a number of BESS sites operational in Italy, with many more in development. Availability of a viable connection to export the electricity generated is the largest barrier to development. Early enquiries to the network operator will secure the best possible chance of success.

How are transactions structured, and what rent could I receive?

- ENERGIFY generally require a 24 month option period but this can be flexible depending on the specifics of the location.
- Option premium paid.
- Annual rents of up to 15.000,00 € per hectare of land dependent on location, capacity and technology*.
- A 25 year lease term, with a Tenant option to renew for 10 years
- Index linked rent reviews for duration of term.
- Fixed, secure long term income stream not tied to variable plant revenue.
- Lease provisions to allow co-location of facilities with existing business activities.
- ENERGIFY is also open to purchasing land for its developments.

* dependant on costs of connection.

Who is ENERGIFY?

ENERGIFY is a full-service energy company focused on renewable and low-carbon energy generation, grid services, energy storage, and energy services. We study and develop energy solutions for industrial and commercial clients, including on-site generation plants behind the meter, which enable our clients throughout Italy to save money and reduce carbon emissions.

What is the timeframe for identifying and developing a BESS site?	
	TIMEFRAME
1. Contact ENERGIFY to request no obligation feasibility study	-
2. ENERGIFY undertake initial checks to determine ability to access utility network	2 weeks
3. Request letter of Authority confirming Landlord's permission to apply for grid connection	To be returned ASAP
4. Utility connection process (applications to embedded utility companies)	12-16 weeks
5. Heads of terms setting out detailed commercial terms provided to landlord for approval and signature	1-2 weeks
6. Option entered into by both parties (legally binding)	6-8 weeks
7. Submission of planning application	During option period
8. Trigger of option to lease	During option period
9. Construction	Within 3 months of lease
10. Commercial Operation	Within 9 months of start of work

ENERGIFY's 2025 - 2030 industrial plan includes:

- Storage projects for approximately 1 GWh of capacity, mainly in Northern Italy.
- The construction of ground-mounted photovoltaic plants owned by the company to supply renewable energy to businesses near the site, with approximately 50 MW (production and consumption on-site).
- Developing innovative projects, also through European funds, for the decarbonization of so-called hard-to-abate industrial sectors (hydrogen, CCS).



What should I do next?

Contact us!

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Important Notice: This information does not constitute any offer or contract and, while the content is believed to be correct, we cannot guarantee its accuracy, and the details are expressly excluded from any contract.