NORIKER POWER

Battery Energy Storage System

Partner with us to host a BESS on your property and be a part of the UK's green-energy future

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Your Invitation

Noriker Power develops Battery Energy Storage Systems (BESS) across the UK and Ireland. This leaflet outlines an opportunity for landowners like you to host a battery site on your land, helping to support a greener and more resilient electricity grid.

BESS sites offer a sustainable, long-term income while diversifying farm or estate revenues. With increasing renewable energy generation, the demand for energy storage is growing, and BESS plays a vital role in maintaining grid stability.

Noriker Power manages every stage of the project, from early development through to operation, and keeps you informed and up to date throughout. We cover all project costs and ensure the land is returned to its original condition at the end of the agreement.

This brochure explains what a BESS site could offer you, and why Noriker is the right partner to deliver it. If you are interested in exploring the potential for a BESS site on your land, we would be pleased to hear from you.

What does a BESS site give you?

Valuation uplift
Developing a BESS project up to the stage that it is ready to construct increases the value of the land. This can be realised either through the sale of the land prior to construction, or entering into a long term lease for the lifetime of the project.

Long-term sustainable income
If opting for a lease, all of our sites are projected to have a 30+ year lifespan, giving you long-term, predictable income. Rent is index linked, ensuring your income is protected against inflation.

End of life restoration
At the end of the project's life, your land will be restored to its original state, at no extra cost to you.

Increase biodiversity
We design our BESS sites to maximise the positive impact of biodiversity, ensuring there is an overall gain in biodiversity from the project development.

Contribute to energy security
As electricity grids move away from conventional generation to renewable sources, technology such as BESS becomes vital to ensure grid stability. Renewable generation is only set to increase, so you can help the grid stay stable by having a BESS on your land.

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Why work with Noriker?

Noriker Power is an independent project developer and engineering services provider based in Cheltenham. Founded in 2015, Noriker was the first large scale BESS developer in the UK. We have built and operated many BESS projects, and have a strong pipeline in development and construction. We are proud to be supporting the environment through the sustainable growth of renewable energy.

We place a high value on the relationships we build with our landowners. At every stage of a project, our dedicated team are available to address any questions or concerns and keep landowners informed about progress.

Unlike most developers who only perform early stage development, Noriker also undertakes the design and engineering, manages construction, and provides operational services throughout the entire project life cycle. Our projects are developed to be highly attractive to funders, and limit risks of construction or planning compliance. This has led to a high success rate in getting projects built, which is a critical consideration for the land owner.

- **First UK BESS Developer**
- **Committed to sustainability**
- **10 years industry experience**
- **Expert in-house engineering**
- **Landowner focused development**

Our Story

2015 Founded in May 2015, Noriker was the **first large-scale BESS developer in the UK**

2017 **Noriker's first site**, Staunch, a 20MW hybrid BESS project, is commissioned

2018 The pioneering **Gresham House Energy Storage Fund** (GHESF) launched with 70MW of Noriker-constructed projects as seed assets

2021 Entered into parnership with Norewegian energy company **Equinor**. Allowing development to continue at a pace

2022 Over **250MW** of battery storage and hybrid projects commissioned for GHESF

2024 Noriker's largest project to date, **Kilmarnock South 350MW enters procurement phase.**

2025 Noriker completes **management buyout from Equinor**, entering an exciting new phase focused on service-led solutions. Equinor remain a key client.

2026 Noriker managing the construction of **Kilmarnock South** after sale of project

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What does a BESS site look like?

Depending on the local grid connection capacity a typical BESS site takes around 5 acres of land, with the very largest sites needing up to 40 acres. The batteries themselves are contained within 20 ft ISO shipping containers. Inverters and transformers are typically built into 20 ft skids.

Noriker works closely with landscape architects and habitat management to lessen visual and environmental impacts through natural screening, and biodiversity enhancement. This often means top soil is built into earth berms, while larger sites may use terracing.

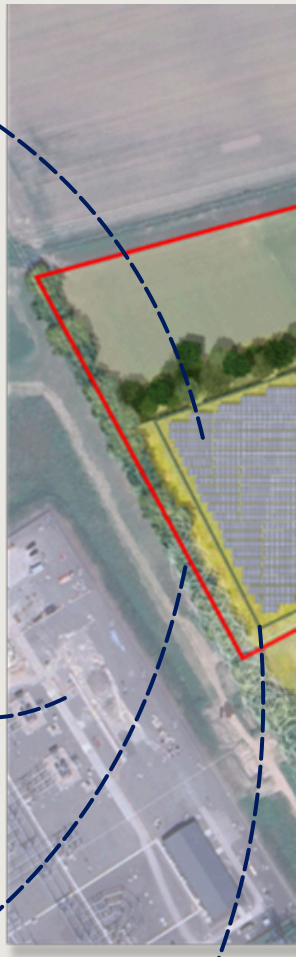
How does a BESS site work?

A BESS site is a renewable energy development on a parcel of land which is located near an electrical substation. The site exports electricity to the grid during periods of high demand, and imports and stores electricity from the grid during periods of low demand, as well as delivering other services critical to grid stability including frequency regulation. There are three main components, DC batteries, inverters and transformers. The inverters convert the AC electricity from the grid into DC electricity which is then stored in the batteries, and vice versa to export electricity back to the grid. The transformers adapt the voltages between the inverters and the grid.

What a site could look like...

Batteries
Store electricity imported from the grid, ready to export when needed.

Solar Array (optional - site dependent)
Co-locating BESS with solar can offer an additional revenue stream and maximise the benefits the land offers.



Electricity Substation
Suitable land is located in close proximity to a substation, ideally within 3km.

Security
The site is surrounded by a security fence, with internally facing CCTV, and remote continuous monitoring.

Acoustic Fence
Minimises noise impact on your local area.

Drainage
Drainage channels effectively manage surface water runoff.

Increasing Biodiversity
Biodiversity enhancement is part of all our developments.

Safety
We design our sites in accordance with the highest international safety standards.

Inverter
Controls the flow of electricity, converting it between AC and DC.

Visual Screening
Natural barriers (hedgerows, trees etc) planted to reduce the visual impact of the site.

Transformers
Adapt voltage levels. Large sites require an additional Extra High Voltage (EHV) compound.

Access Road
Private access road to connect the site to the public road network.

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What is the process?

1. Land owner engagement
Our team can pay you a visit to give you more details about your specific site and answer any questions you may have.

2. Confirmation of grid connection viability
We will engage with the local electricity network operators to confirm the capacity at the local substation.

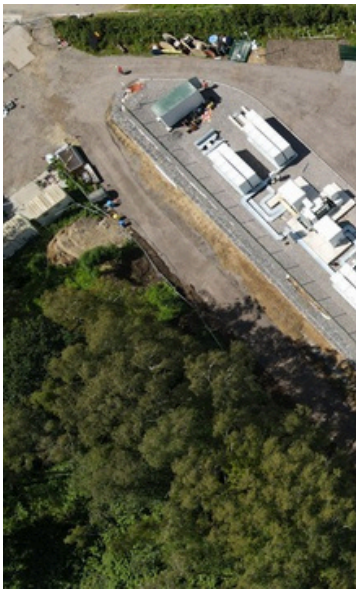
3. Agree terms of the land agreement
Following confirmation of site potential we will come to an agreement with you over the land, whether that be through a lease or sale. To ensure an optimal agreement for both parties, we will pay for your reasonable legal and land agent fees.

4. Design and planning permission
Our expert team of engineers will develop site layouts, reports, and designs, to a high technical standard. The planning process typically takes anywhere from 6 months up to a year and a half.

5. Construction
Construction typically takes 18-24 months, depending on the size of a project. Impacts on local roads, noise levels and waterways are all minimised, whilst always ensuring safety in and around the site.

6. Operations & Maintenance
During operation, the site will be unmanned, but there will be occasional visits from operation and maintenance teams. Typically sites are operational for anywhere from 25-50 years. We have developed advanced technology to ensure safe and efficient operations, and to limit engineering visits.

7. Decommissioning
At the end of the project's life, for projects that lease the land, we will ensure that your land is returned to its original state, at no extra cost to you.



What are the next steps?

Get in touch with us.

If you want to explore the possibility of locating a battery development on your land, contact our Origination Team for a no-obligation conversation.

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FAQs

1. What are the costs to me?

None. The land owner has no costs associated with the development of the project. We cover all costs associated with the project, including your legal fees, land agent costs, planning, permits, and land rights.

2. Where does the electricity come from?

The electricity is taken off the national grid, which is increasingly powered by renewable sources. The energy is stored in the batteries, before being exported back to the grid at a later time when there is higher demand.

3. What happens if I sell my land during the lease?

The agreement to use the land for a BESS site is also tied to the land itself. If a land owner decides to sell the land the agreement and payments will be transferred to the next land owner.

4. How safe are battery sites?

Noriker ensures that all of its sites are constructed and are operated to the highest safety standards. We assess every technical component to ensure they are as safe as possible, and install mitigating technology on site to assist continued safe operations.

5. What happens if Noriker goes out of business?

Projects are backed by established funders. In the unlikely event that Noriker goes out of business, they will have the rights to continue with the project, without affecting you. The project funders will have the responsibility to ensure the site is returned to its original condition at end of life.

6. Are the sites noisy?

BESS sites do produce some noise, and we use state-of-the-art software to model noise emissions prior to construction. We implement all mitigation measures needed to ensure the site will comply with any noise restrictions and ensure there is no material noise nuisance..

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