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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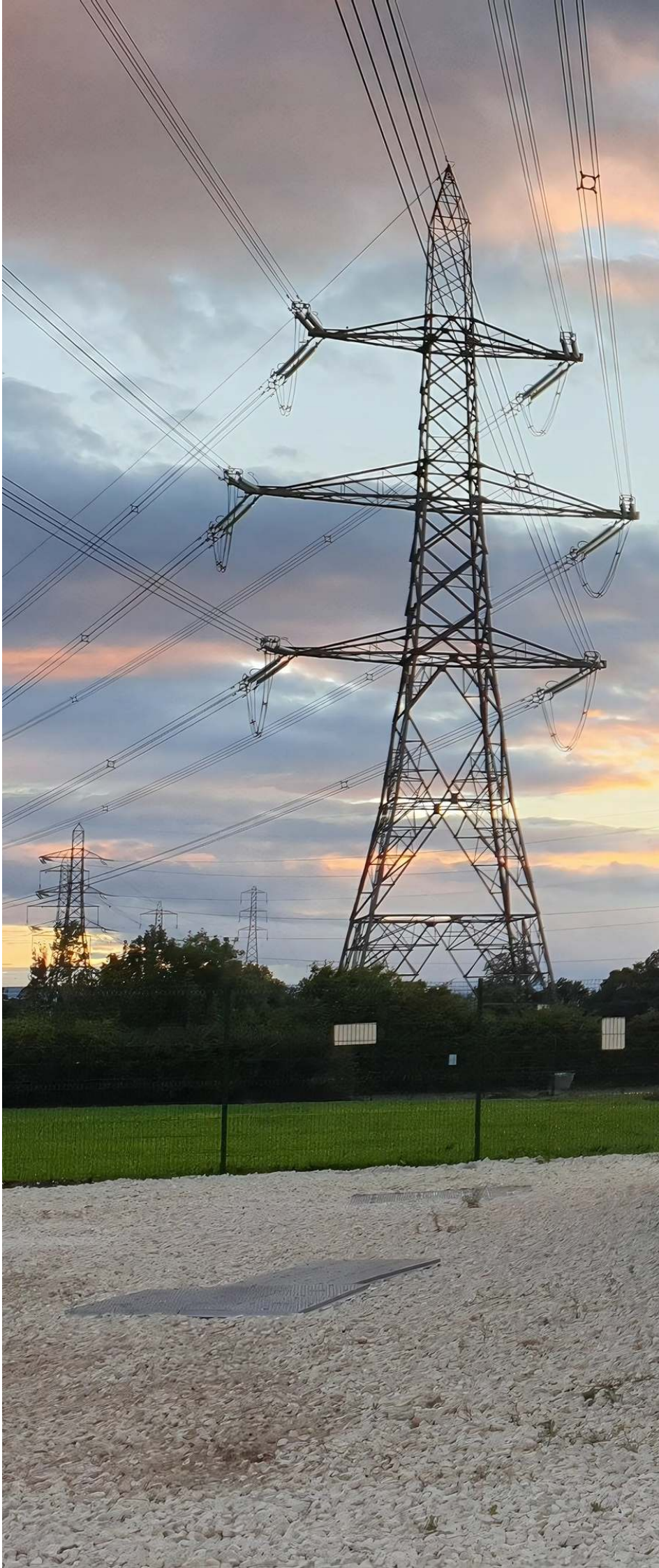
Your Invitation

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 revenue. 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 battery site on your land, we would be pleased to hear from you.



What does a BESS site give you?

Diversify your land's income streams
Diversification is key for business stability. Adding a BESS site to your portfolio will generate an additional revenue stream, and reduce your portfolio's overall risk.

Provide you with long-term sustainable income
All of our sites are projected to have a 30+ years lifespan, giving you long-term, predictable income. We index link our rent, ensuring you always get the value you deserve for your land.

Retain your land's original condition
BESS are not permanent features. 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 development of a BESS site.

Contribute to energy security
As the electricity grids move away from conventional generation to more 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 battery developer and service provider based in Cheltenham. Founded in 2015 by Dr Marc Thomas and Dr Jenny Wang, Noriker was the first BESS developer in the UK. We now have 14 operational sites in our portfolio, with many more projects in the pipeline. Our core aim is to support 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 many developers, Noriker not only develops projects but also undertakes design and engineering, manages construction, and provides operational services throughout the entire project life cycle. This in-house expertise enables us to deliver high-quality projects efficiently, earning us a strong reputation in the industry.

We are committed to working with you to deliver the best value for your land while contributing to the UK's long-term energy security.

- **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 by Dr Marc Thomas and Dr Jenny Wang, to become the first UK BESS developer.

2017

Our first site, Staunch, a 20MW hybrid BESS project, is commissioned.

2018

Noriker has constructed 70MW worth of projects. The pioneering Gresham House Energy Storage Fund begins operating these sites, providing essential services to the electricity grid.

2021

Noriker enters into a partnership with the Norwegian energy company Equinor, allowing development to continue at pace.

2022

By 2022, over 250MW of battery storage and hybrid projects have been commissioned for Gresham House.

2024

Noriker's largest project to date, Kilmarnock South 350MW is approaching readiness. Our pipeline is now over 4GW.

2025

Now with around 50 employees, Noriker is starting an exciting new phase as a self-funded developer and battery service provider after completing a management buyout from Equinor.

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What does a BESS site look like?

BESS sites can be any size, depending on the connection capacity at the electrical substation nearby. We have sites ranging from 5 acres to 40 acres. The batteries themselves are contained within 20 ft ISO shipping containers.

Noriker works closely with landscape architects and habitat management consultants to build the site into the landscape and create natural screening wherever possible to shield the site from view. This often means top soil is built into large earth berms. For sites on a hill, batteries are placed on layers of terracing to minimise the visual impact. Noriker prefers to plant a mixture of young and mature trees to support biodiversity and make sure that screening is effective from day 1.

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, and performs other services critical to grid stability including frequency regulation. 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 change the voltage to the voltages needed by the grid and batteries.

What a site could look like...

Batteries
Stores electricity imported from the grid, ready to export at a later time.

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 5km.

Security
The site is surrounded by a security fence, ensuring the safety of individuals by limiting access to authorised personnel only.

Acoustic Fence
Minimises noise impact on your local area.

Drainage
Drainage channels created to effectively manage surface water runoff.

Increasing Biodiversity
Noriker is committed to enhancing biodiversity on your land, creating new habitats for local wildlife.

Safety
We design our sites in accordance with the highest international safety standards to ensure continued safe operations.

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
Changes voltage levels. These are located within the secure 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?

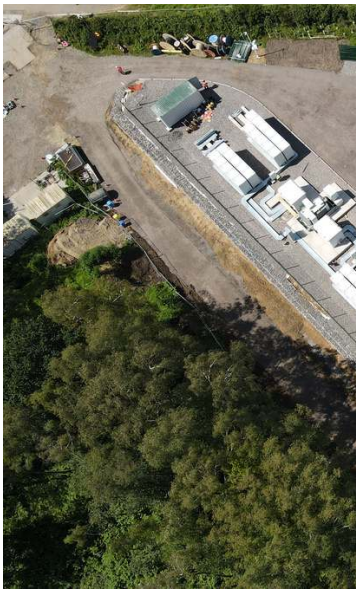
1. Land owner engagement
Our team can pay you a visit to give you more details about your specific site and answer any questions you may have.

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 all of your 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, 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 right to continue with the project, without affecting you. During the development of a project the local authority will communicate an exact value that will be held in bond to ensure the site is returned to it's original condition once it is no longer operational.

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.


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