BluEarth™ RENEWABLES

WELCOME TO THE
Seaforth Storage Project

Public Community Meeting

Solar

Hydro

Wind

Storage

BluEarth Renewables Inc.

Seaforth Storage LP, by its general partner, Seaforth Storage GP Inc.

September 6, 2023

Our Team

Daryl Scheerer
Director of Development

Keaton Lechelt
Project Developer

Ashley Rieseberg
Senior Regulatory &
Environment Specialist

Erin Jenken
Manager, Communications

James Foster
Site Lead, St. Columban

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Public Community Meeting Agenda

1. **BluEarth Presentation (30 min)**
    - BluEarth Introduction
    - IESO Process Overview
    - Seaforth Storage Project Overview
    - Community Feedback
2. **Open Floor Q&A (30 min)**
3. **Open House (30 min)**
    - Please visit the info boards and talk with our team

We look forward to having open, respectful, and productive dialogue with the community.

About Us

BluEarth Renewables is a leading independent power producer that acquires, develops, builds, owns and operates wind, hydro, solar and storage facilities across North America

Our portfolio is well diversified across technologies and geographies, with over 1 GW in operation and under construction.

- Founded in 2010.
- Headquartered in Calgary, AB, with an office in Guelph, ON.
- Eight operational facilities in Ontario and three under development.
- Our team includes development, permitting, regulatory, financing, engineering, construction, and self-performing operations and maintenance experts.
- Long-term owner operator - BluEarth has never sold a project it has built.

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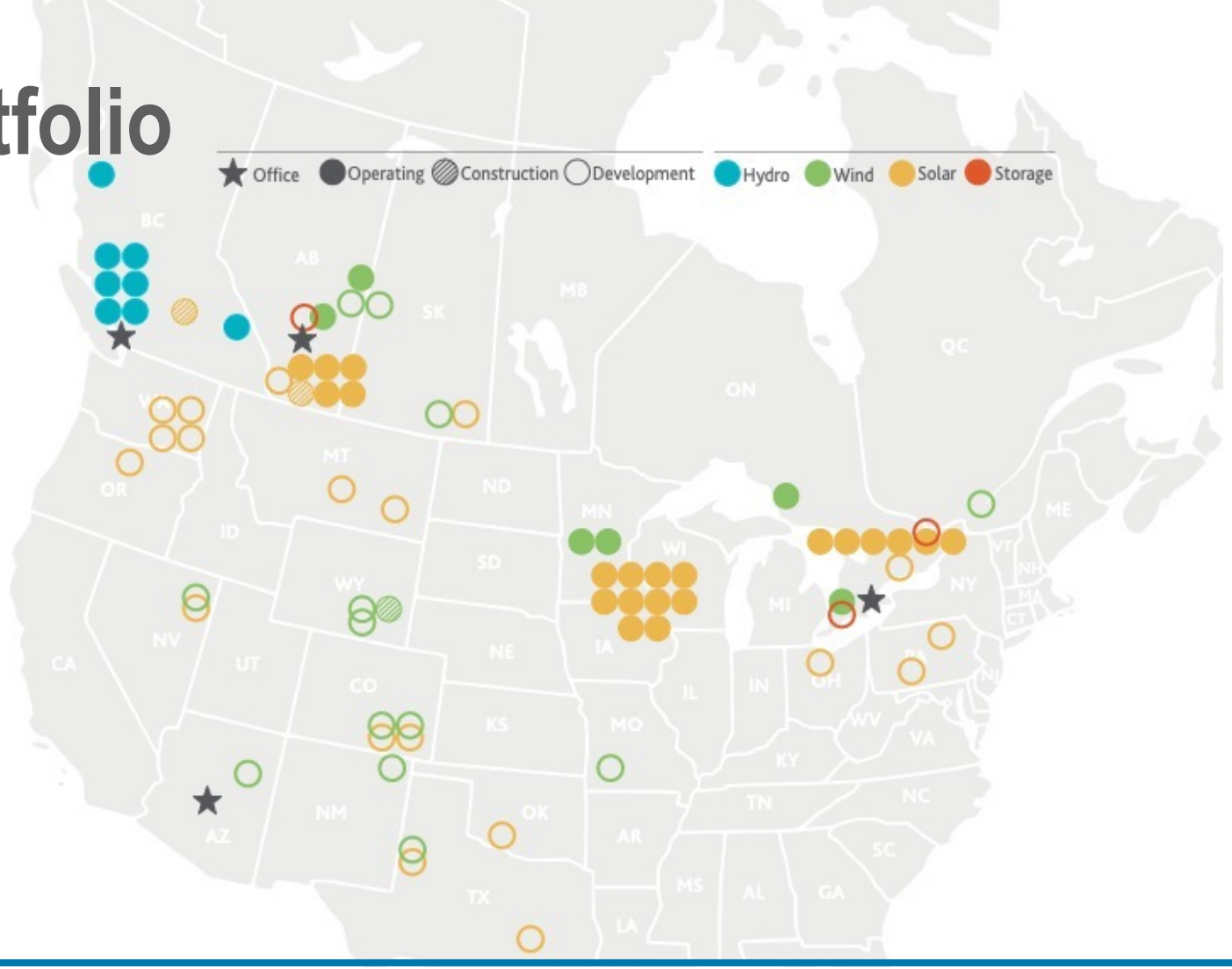
2023 CANADA'S GREENEST EMPLOYERS

2023 SME CANADA'S TOP SMALL & MEDIUM EMPLOYERS

CCDI EMPLOYER PARTNER

Our Portfolio



Highlights

3 Offices in Canada
1 Office in Arizona

150 Employees
(~45% Operations)

24/7 NERC Compliant Remote Operations Centre

305 MW
Wind in Operation (gross)

234 MW
Solar in Operation (gross)

131 MW
Hydro in Operation (gross)

345 MW
Under Construction

7+ GW
In Development

Why Are We Here?

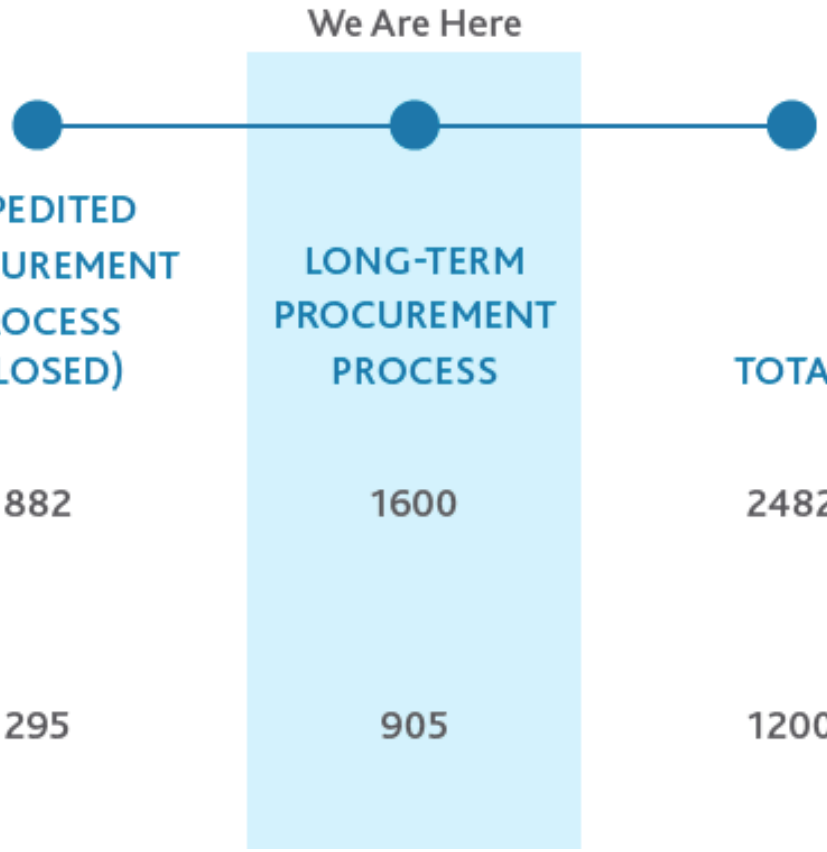
BluEarth is proposing the Seaforth Storage Project in response to the Independent Electricity System Operator's (IESO) request for electricity storage in Ontario.

The IESO has determined that additional electricity supply is needed to replace aging facilities and meet Ontario's growing demand (~2% annually), key factors include:

- Upcoming retirement of the Pickering nuclear plant
- Refurbishment of other nuclear generating units
- Expiring contracts for existing generation facilities
- Increased demand for electricity

Why Are We Here?

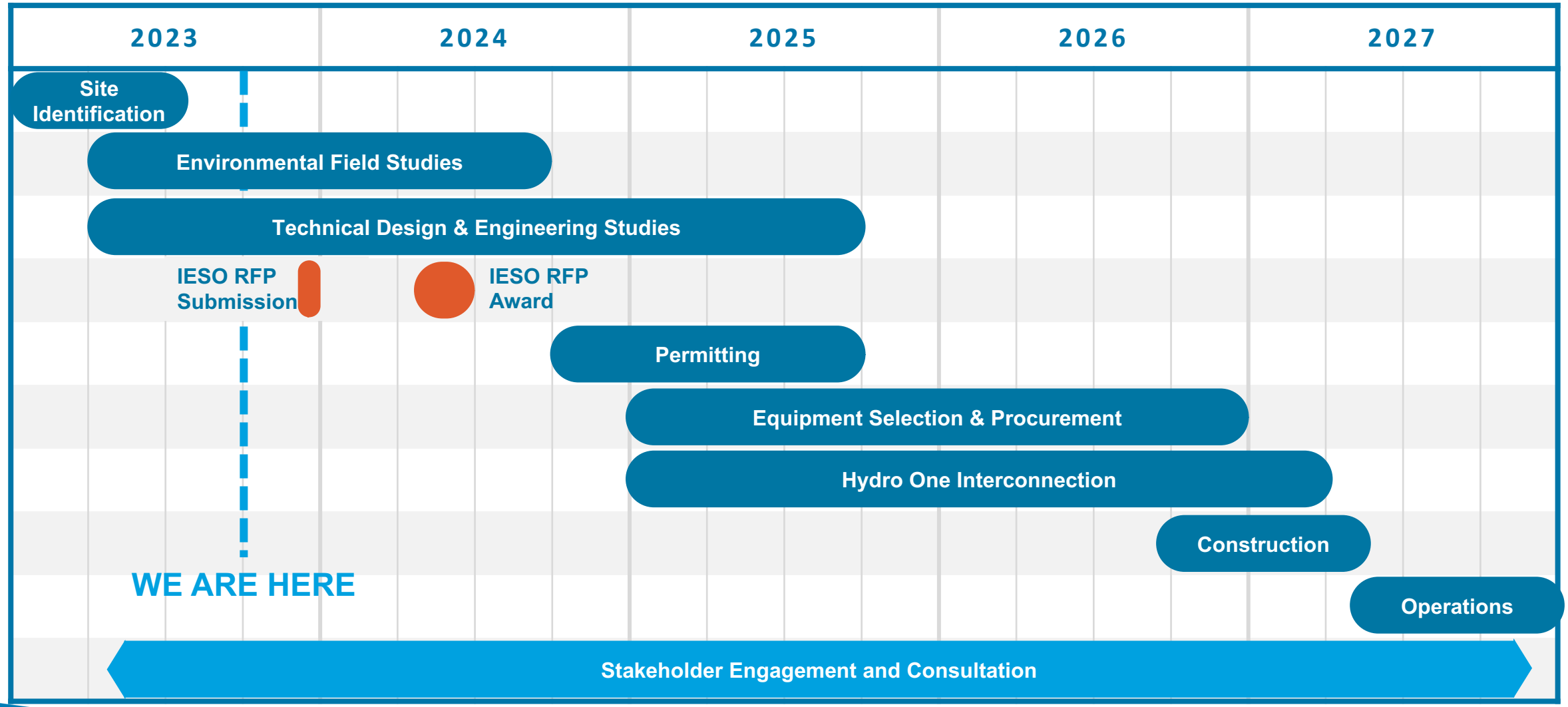
Over 880 MW of storage projects have already been awarded in Ontario. The Seaforth Storage Project is proposed in response to the next procurement.



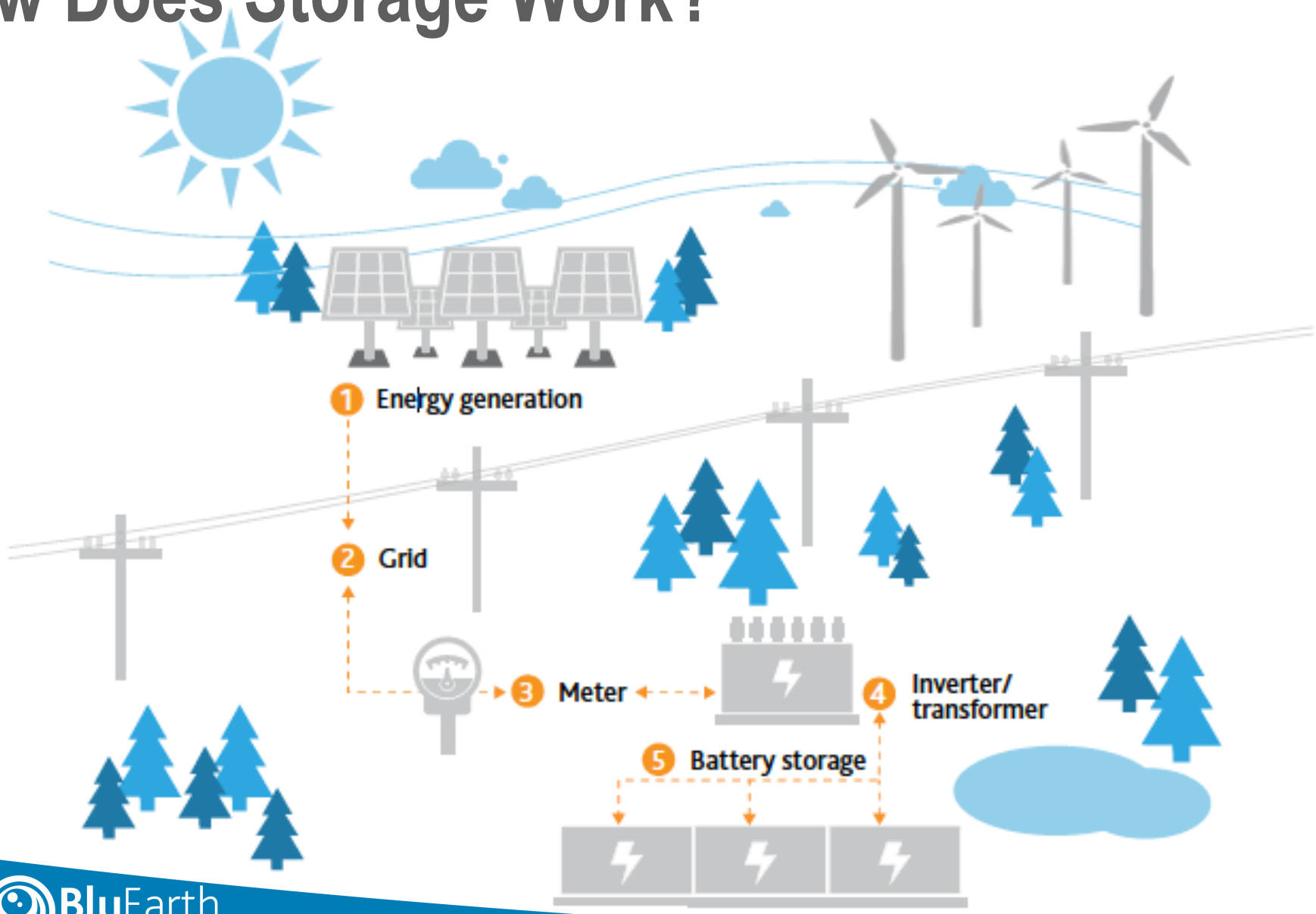
	EXPEDITED PROCUREMENT PROCESS (CLOSED)	LONG-TERM PROCUREMENT PROCESS	TOTAL
STORAGE CAPACITY (MW)	882	1600	2482
NON-STORAGE CAPACITY (MW)	295	905	1200

- Projects must be ready for commercial operations no later than 2027
- Energy contracts have a potential 21-year term (2048 contract end date)

Project Timeline (Proposed)



How Does Storage Work?



Seaforth Storage Project Overview

Location

- Municipality of Huron East
- Approximately 4 km from Seaforth

Size Capacity

- Up to 200 MW / 800 MWh *(subject to change)*
- Capacity for up to 4 hours

Technology

- Battery energy storage system (BESS)
- Lithium iron phosphate (LFP)

Project Location

Why this location?

- Close proximity to point of interconnection with **known available capacity.**
  A shorter transmission line (~2 km) means less environmental and social impacts
- BluEarth's previous proposed location (consulted on in 2022) needed to be revised due to site constraints.
- No significant environmental features located on or nearby the site.

Project Study Area vs. Project Footprint

- Project study area is an initial starting point to provide flexibility for siting project infrastructure.
  The actual project footprint will be approximately 25-30 acres (see next slide).
- Many variables impact the project footprint, including:
  - Project size (MW)
  - Environmental and technical considerations (geotechnical conditions, environmental features, noise, etc.)
  - Project supplier

Project Layout

Deliverability Results (expected mid-Sept 2023)

Deliverability results from the IESO will dictate overall project size (MW)

Preliminary Layout (expected Oct/Nov 2023)

There are several inputs required for this, including: project size, BESS supplier, and results from 2023 desktop and field studies

Final Layout (expected early 2026)

This is typically finalized closer to construction and will be used in our Site Plan Application to the Municipality of Huron East.

Project Infrastructure

The proposed Seaforth Storage Project would include:

- Lithium iron phosphate (LFP) battery energy storage system
- Inverters
- Collector lines (underground)
- Perimeter fencing
- Access road(s)
- Project substation
- Motion-sensor lighting

Transmission Interconnection

- A transmission line (underground) that will be approximately 2 km in length and connect the project to the Hydro One transmission system will be required.

What Does a Storage Project Look Like?

BluEarth will be completing a visual impact analysis which will include:

- Visual simulations from various viewpoints.
- Analysis of any mitigation (i.e., visual screening) based on the simulations.
- If applicable, recommendations for visual screening such as trees, shrubbery, and berms.

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Stakeholder Engagement To-Date

NOVEMBER 2022

Public Community Meeting

Initial public meeting was held for the Seaforth Storage Project.

The proposed project location has since changed (due site constraints).

JULY 2023

EA Notice of Commencement Letters

Sent to stakeholders including residents within 2 km + Indigenous groups, council members, regulatory agencies, third parties, and community organizations.

BluEarth opted to increase engagement from 1km → 2km, as well as requested feedback from Huron County on this list

AUGUST 2023

Stakeholder Information Packages

Sent to all residents within 2km + Indigenous groups, council members, community organizations, and any additional stakeholders as requested (vs. adjacent parcels only).

Meeting ad was placed in the Seaforth Citizen and posted to Municipality web and social channels.

SEPTEMBER 2023

Public Community Meeting

Tonight's meeting to share updated details.

WHAT'S NEXT?

Ongoing community engagement and involvement.

We welcome the community's feedback on the project and our engagement approach.

Community Benefits

Increased Grid Stability

The project will storage enough to power approximately 184,000 homes in Ontario for four hours during times of grid instability.

Community Funding

We want to ensure the community is stronger because we're here. This can take several forms, including:

- A project-specific donation fund
- Long term, stable tax revenue
- Annual Community Investment Agreement

Local Employment

During construction, the project will provide approximately 70 to 100 jobs.

During operations, the project will provide 2-3 full-time, local operations and maintenance positions.

Scholarships

BluEarth offers annual scholarships specifically targeting communities where we operate. Apply online at bluearth.ca/scholarships/

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Regulatory & Environmental

We are pursuing an extensive field study program for the project. Our team is committed to incorporating results of the field studies into the project design to ensure that impacts to the environment and wildlife are avoided or minimized.

Project Studies & Assessments

Environmental field studies and habitat verification	Complete
Archaeological assessment	Not Started
Cultural heritage evaluation	Not Started
Hydrology study	Not Started
Visual impact modeling	Not Started
Stormwater management assessment	Not Started
Acoustic modeling	Not Started
Air quality dispersion modeling & risk assessment	Not Started

Project Approvals & Permits

Environmental Assessment (EA) Screening	Oct – Nov 2023
Ministry of Tourism Culture and Sport (MTCS) Cultural Heritage Confirmation Letter	Oct – Nov 2023
MTCS Archaeological Assessment Confirmation Letter	Oct – Nov 2023
Environmental Compliance Assessment (ECA) Approval	Oct – Dec 2025*
Environmental Activity and Sector Registry (EASR) Registration	Oct – Dec 2025*
Ausable Bayfield Conservation Authority Permit (if required)	Oct – Dec 2025*
Municipality of Huron East Site Plan Application and Approval	Oct – Dec 2025*

*Dates subject to change based on when layout is finalized.

Protection of Water Resources

- **Surface water:**
  - The project location was strategically selected to avoid water features such as rivers and wetlands.
  - The environmental field studies confirmed that there were no water features present or adjacent to the project area.
- **Groundwater:**
  - We will be completing geotechnical and hydrology studies to understand the current subsurface conditions which will be used to inform the design of the project.
  - Mitigation/minimization/protection measures related to groundwater protection will be included in the project-specific Stormwater Management (SMP) and Environmental Protection (EPP) Plans that will be developed for the project.
  - While a Stormwater Management Plan has not yet been completed for the project, we anticipate that there the project design will include a stormwater management pond with a geotextile membrane.
- **Potential for leakage:**
  - The only liquid within the batteries are contained in the cooling system, and this liquid is typically a water/glycol mix (similar to a car's coolant).
  - The battery storage containers are waterproof, so in the unlikely event of a leak from the cooling system, the liquid would be contained within the container. Further, each container is independent so any leak will be limited to the specific container where the leak occurred.

Agricultural Impacts

- Project siting involves considerations of many variables, and this site was carefully selected to minimize environmental and social impacts through:
    - Avoiding wildlife habitat, wetlands, and other significant environmental features
    - Reducing the overall length of the transmission line
- BluEarth understands the importance of agricultural land to the local community and will be hiring a reputable and experienced third-party to complete an agricultural impact assessment for the project.
- The results of this assessment will inform the overall design of the project as well as the construction, decommissioning, and restoration activities to:
    - 1) Minimize impacts; and
    - 2) Ensure that the land is restored to pre-existing conditions upon decommissioning.

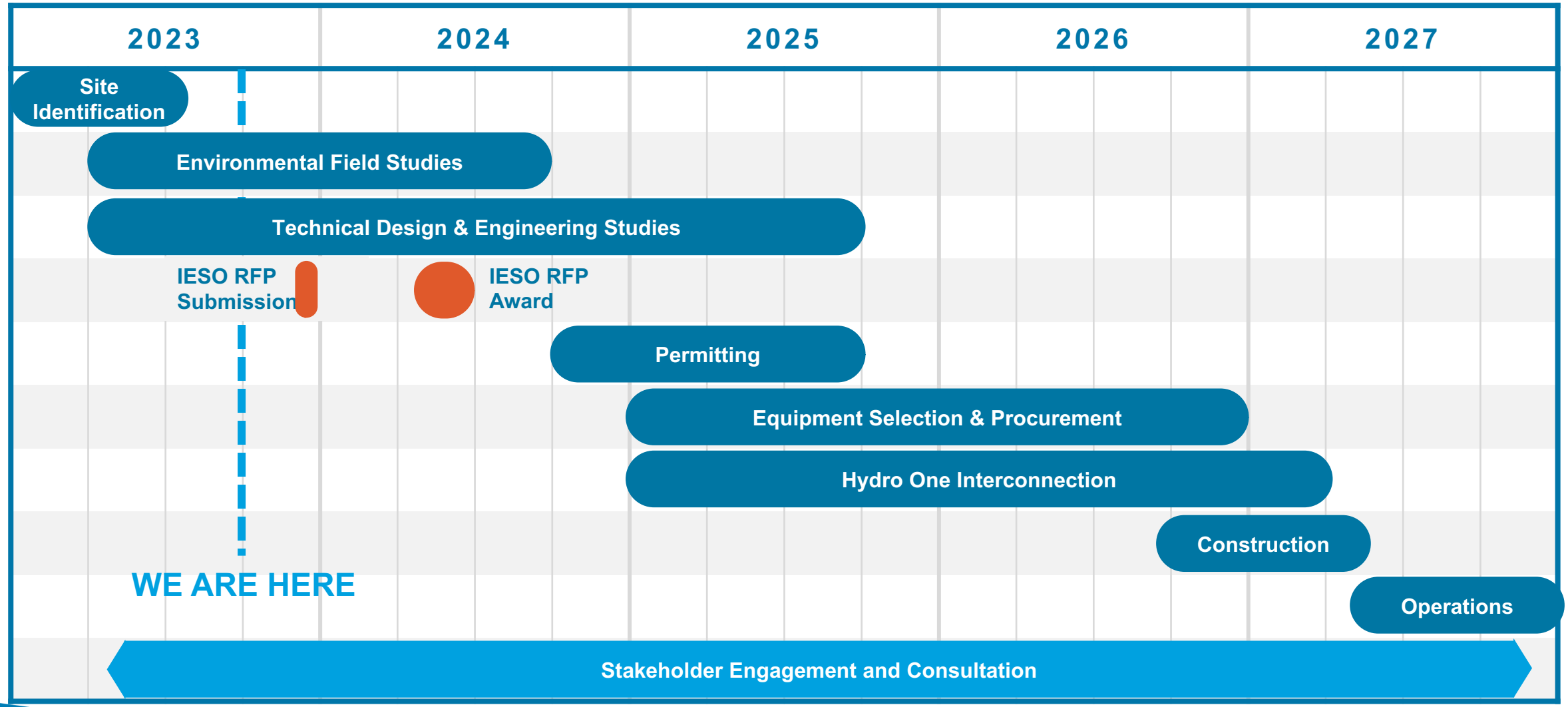
Fire Risk

Safety is top of mind, and the technology selection, system design and battery containers are designed to minimize fire risk and in the unlikely event of fire, to detect and suppress it.

- The proposed battery technology is Lithium Iron Phosphate (LFP), which has a significantly lower fire risk than Lithium Ion Nickel Manganese Cobalt (NMC) based batteries.
- This system includes numerous safety features such as heat / smoke detection, combustible gas detection, fire suppression, gas ventilation, alarms, and emergency shut-off - all of which will be monitored 24/7 by BluEarth employees
- The containers are deliberately spaced to avoid fire cascading from one unit to the next.
- In the event of a fire, emergency services would be called and will focus on preventative measures to ensure nothing else is impacted.

We will engage with the local fire department and emergency service providers throughout the development of the project and are committed to ensuring that these service providers are adequately resourced and trained to respond to any emergency events.

Project Timeline (Proposed)



We want your feedback!

Learn more and find regular updates at

bluearthrenewables.com/seaforth/

Would you like to be added to our stakeholder list?

Email us at projects@bluearth.ca.

We bring together extraordinary people with the

Power to Change THE FUTURE™

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Director of Development

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Project Developer

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