

the EVnetwork

The driving force behind EV charging infrastructure





Who are EVN?

- We are a **leading independent EV charging infrastructure development company**, delivering a range of EV charging infrastructure services across the UK
- We have **raised £300m of equity funding to develop and build a network of high-powered public chargers**, and a further **£100m to acquire suitable freehold sites**
- We are funded by one of **Europe's leading sustainable infrastructure funds, SDCL**
- We **partner with major Charge Point Operators (CPO's) including bp pulse, ESB, E-on and Elektra** who operate our Hubs via a license agreement subject to their specific specification and branding
- Our model is based on **'Infrastructure as a service' (IaaS)**. A turn-key EV charging site delivery solution.
- EVN's unique and simple model uses its investment and asset company to **fully fund the entire capital costs of site development**, allowing Landlords, to introduce charging infrastructure whilst managing their own capital and increasing income
- We **cover the entire CAPEX** of our projects including new grid connection and any complimentary retail operation
- With our funding model: **Landlords** benefit from market-competitive leases

Our key CPO Partners



Benefits to Landlords

Financial Strength

- We offer 20-year CPI linked lease providing landlords with secure long-term income
- Highly competitive terms
- EVN have the desire and ability to deliver multi-site portfolio deals whilst building strong long-term relationships, allowing landlords to unlock value throughout their estate with a single trusted partner
- Funded by one of Europe's leading infrastructure funds, SDCL
- We make decisions and progress sites quickly as we are not hindered by lengthy corporate approval processes

Multiple Charge Point Operators (CPOs)

- We work with several blue-chip CPOs **including bp pulse, ESB, E-on and Elektra** which means we can take a larger number of sites
- Our CPOs are carefully selected based on their financial strength, proven track record and customer experience ranking

Enhanced asset value

- EVN cover all cap-ex whether freehold or leasehold, including installation of ultra-fast charges, enhanced grid capacity through a dedicated grid connection and all associated works
- Additional revenue source with no cap ex exposure
- **Increased footfall and dwell time** from existing and new customer base
- Tenant friendly with limited impact on car parking, existing lease restrictions, etc
- Strengthen ESG credentials (Environmental, Social and Governance)

Future proof

- We only use the best-in-class technology
- We upgrade the grid connection for tomorrow's demands today to avoid future disruption
- We use high-powered chargers to attract more EV drivers to the site
- We fully maintain and upgrade our charges throughout the term ensuring optimum performance



Property Requirements

We are looking for freehold and leasehold sites in a range of locations across the UK. Busy travel routes, retail/leisure destinations, travel hubs, roadside developments and town centres either stand alone or as part of wider schemes.

Leasehold Sites

- Six + car parking spaces on existing and new developments
- Minimum 20-year leases at competitive market rates
- No upfront or ongoing costs to landlords
- Ground leases for surplus land also considered

Freehold Sites

- We are looking for Sites from 0.2 to 2 acres
- Greenfield or brownfield sites

Benefits to you:

- End to End fully funded EV charging solution
- Long-term, guaranteed rental income, with annual CPI indexation
- Competitive market rents
- Increased site footfall and dwell time
- Infrastructure maintained to the highest standard and refreshed during the lease term
- ESG strategy benefits
- Future-proof infrastructure & design with sustainability in mind



Our Work

Cransley Park - Kettering

- Cransley Park, Kettering – NN14 1EG
- Greenfield – 2.6 acres
- 10 x 300kw Chargers – 20 charging bays
- Charging partner – bp pulse
- Total Investment £1,800,000
- Leasehold



NOW OPEN

Our Work

Tame Trade & Leisure Park - Tamworth

- Ninian Park, Wilnecote, Tamworth B77 5DL
- Retail Park
- 4 x 300kw Chargers – 8 charging bays
- Charging partner – bp pulse
- Total Investment £750,000
- Leasehold from Hawkstone



Opening Soon

Our Work

Barracks Mill Retail Park

- The Silk Road, Macclesfield
- Retail Park
- 4 x 300kw Chargers – 8 charging bays
- Charging partner – bp pulse
- Total Investment £750,000
- Leasehold from Cedar Investments



NOW OPEN

Our Work

Wilford Lane Retail Park

- Becket Way, Nottingham,
- Retail Park
- 3 x 300kw Chargers – 6 charging bays
- Charging partner – bp pulse
- Total Investment £500,000
- Leasehold from Quora Developments



NOW OPEN

Our Work

The NEC Birmingham – Europe's Largest Charging Hub

- EVN are developing, constructing and investing in one of the **largest charging hubs in Europe**, opening in summer 2023
- 32 Ultra fast charging points to service the daily requirement of the motorway network, NEC visitors and the nearby Birmingham airport
- Over 150+ 7kw charge points service the visitors and exhibitors
- On site coffee drive through operated by Starbucks
- 3 acre site
- Charging partner : bp pulse
- Total Investment :£5,000,000
- Ground Lease from the NEC



Opening Summer 2023

theEVnetwork

Contact us today:

Stephanie Walker

Managing Director - Real Estate

E: stephanie@theevnetwork.com

M: +44(0)7377414073



Disclaimer

This document is confidential being for use only by the persons to whom it is issued. This document is to be read in conjunction with, and subject to, the provisions of any confidentiality agreement entered into. This document may not be copied, reproduced or distributed to third parties at any time (other than in confidence to the recipient's professional advisers for the purpose of giving the recipient advice). In the event that a recipient does not continue with his interest, this document and all related material provided must be destroyed promptly without retaining any copies.

This document and any attachments (including any e-mail that accompanies it) is for information purposes only and does not constitute an offer or commitment, a solicitation of an offer or commitment, or any advice or recommendation, to conclude any transaction (whether described in this document or otherwise). This document does not constitute an offering document and does not purport to contain all of the information that an interested party or purchaser may desire. The terms of the proposed transaction described herein are consequently subject to change without notice. This document contains an indicative summary of, and is subject to, the fully legally binding terms and conditions of any final documentation and accordingly is not intended to be taken as forming the basis of any contract between the interested party and ourselves.

The right is expressly reserved by The Electric Vehicle Network Limited and its affiliates ("EVN"), in its sole and absolute discretion, to amend or terminate the process at any stage, as also are the rights to a) deal with one or more parties to the exclusion of others, enter into a special arrangement with any party or enter in to a binding agreement with any party without notification, b) terminate any discussions that may be entered into with an interested party and/or c) evaluate the terms and conditions of any proposal as they wish and to reject all or any proposals without providing any reasons for such rejection.

In no such circumstances will The EVN be responsible for any costs and expenses incurred in connection with the preparation and submission of offers, or for any other costs and expenses incurred by prospective investors in connection with any proposed offer.

EVN makes no representation or warranty as to the fairness, accuracy, adequacy or completeness of the information, the assumptions on which it is based, the reasonableness of any projections or forecasts contained herein or any further information supplied, or the suitability of any investment for your purpose. EVN has no responsibility for any loss, damage or other results arising from your reliance on this information.