Public Community Engagement Meeting

Meeting Location: Soave Hydroponics Company

1400 Road 3 East, Kingsville, ON, N9Y2E5

Project Name: “Great Northern Tri-Gen Facility 2”

Representatives: Annie Bernardes and Guido van het Hof
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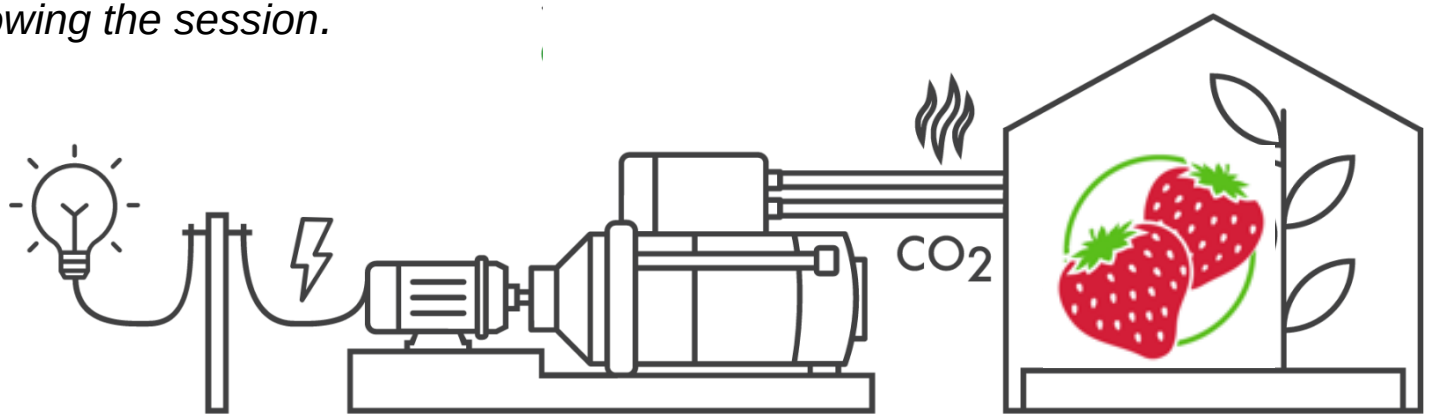
Purpose of the Community Engagement Meeting

SOAVE COGENERATION

The purpose of today's public meeting will be to highlight our intended cogeneration expansion project and the economic benefit it brings to the community.

During the session, there will be an opportunity to ask questions about our Expedited Long Term 1 RFP (E-LT1) and Long Term 1 (LT1) RFP expansion plans.

Meeting Minutes will be posted to our website following the session.



Agenda

SOAVE COGENERATION

1. About Soave Hydroponics Company
2. Our Experience
3. Independent Electricity System Operator (IESO) E-LT1 RFP
4. Project Overview
5. Summary of Project Characteristics
6. Project Benefit to Kingsville Community
7. Project Timeline
8. Q&A Session

About Soave Cogeneration

Soave Hydroponics Company is a subsidiary of Soave Enterprises LLC.

- Our Great Northern Hydroponics subsidiary has operated a 70-acre facility in Kingsville, Ontario since 1998
- Our total investment since inception has exceeded $100 million

Great Northern Hydroponics has an annual production of 7 million pounds of premium produce, and helps the community in multiple ways, including:

- $30+ million in sales
- Employment of 280 personnel during peak season

In 2007, we partnered with sister-company Soave Hydroponics Company (Soave Cogeneration) to install a 12 MW Combined Heating & Power System (CHP).

Soave Hydroponics Company is eager to participate in new IESO procurement programs to enhance the Kingsville area.

Soave Hydroponics Company is participating in the following IESO procurement streams:

- E-LT1 as an expansion facility to expand capacity with 6.325 MW

Our Experience

SOAVE COGENERATION

Soave Hydroponics Company currently off-sets Great Hydroponics energy costs and helps the environment — while delivering 12 megawatts of energy back to the Ontario power grid to power 15,000 Canadian homes.

Great Northern Hydroponics is the first greenhouse application in North America to successfully install a cogeneration system of this capacity, and to implement it with their cultivation acreage.

We have installed four gas-powered GE-Jenbacher JMS 620 engines and retrofitted the original greenhouse. This system also includes heat recovery, exhaust treatment, and noise abatement technologies.

Altogether, this system creates:

- CO_2 — a manifold system collects carbon dioxide from the engines and boilers, preparing it to help fertilize the crops in the greenhouses.
- Heat produced by the boilers and the engine cooling system helps to heat the greenhouse to reduce energy input costs.
- Electricity — each of the four 20-cylinder engines generate 3 Megawatts of electricity, which is directed to the power grid when deemed to run.

IESO E-LT1 RFP

The IESO has identified an urgent need for new resources beginning in 2025.

This includes:

- an Expedited Long Term 1 (E-LT1) procurement for 1,500 MW
- a Long Term 1 (LT1) procurement for an additional 2,200 MW

The IESO has confirmed expansions of existing facilities are eligible to leverage existing assets.

Our existing facility location in Kingsville, Ontario, is in an area of greatest need for the province. New and expanded energy projects will help meet future reliability concerns, partly driven by the rapid expansion of greenhouse agriculture in the Windsor-Essex Region.

Soave Hydroponics Company intends to participate in the IESO's **E-LT1** procurement with a 6.325 MW cogeneration expansion <u>within the same footprint of our existing facility.</u>

Connecting Today.
Powering Tomorrow.

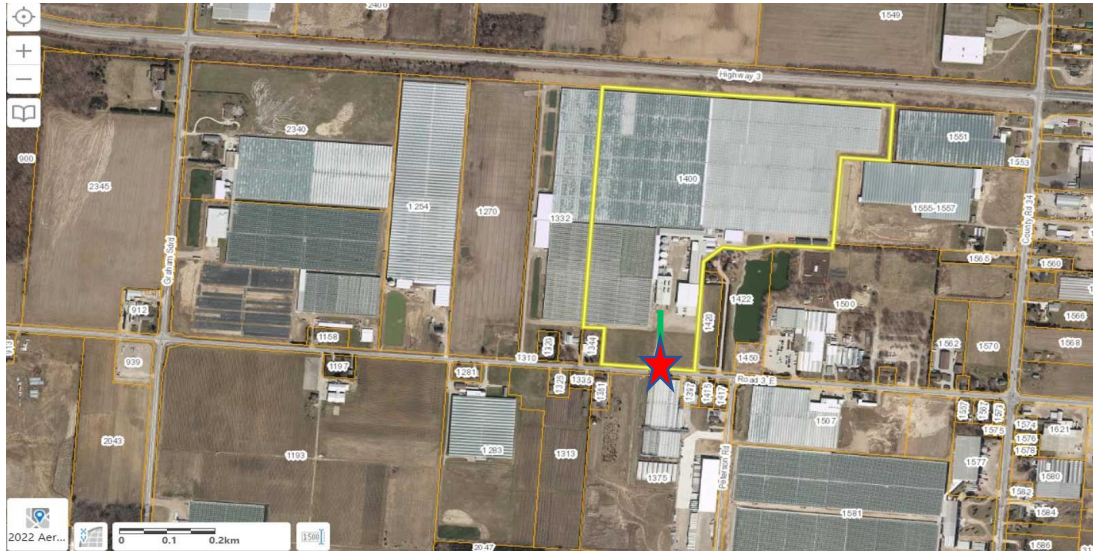
Project Overview

Soave Hydroponics Company intends to increase its existing facility by **6.325 MW** through the addition of new generation at its existing site located at 1400 Rd. 3 East, Kingsville, Ontario Canada, N9Y 2E5.

Our Great Northern Tri-Gen Facility 2 Project is an Eligible Expansion within the IESO's Expedited Long Term 1 Procurement process.

The Project consists of installing two (2) 3.3 MW natural gas reciprocating engines within the existing Energy Building that currently houses the existing cogeneration facility.

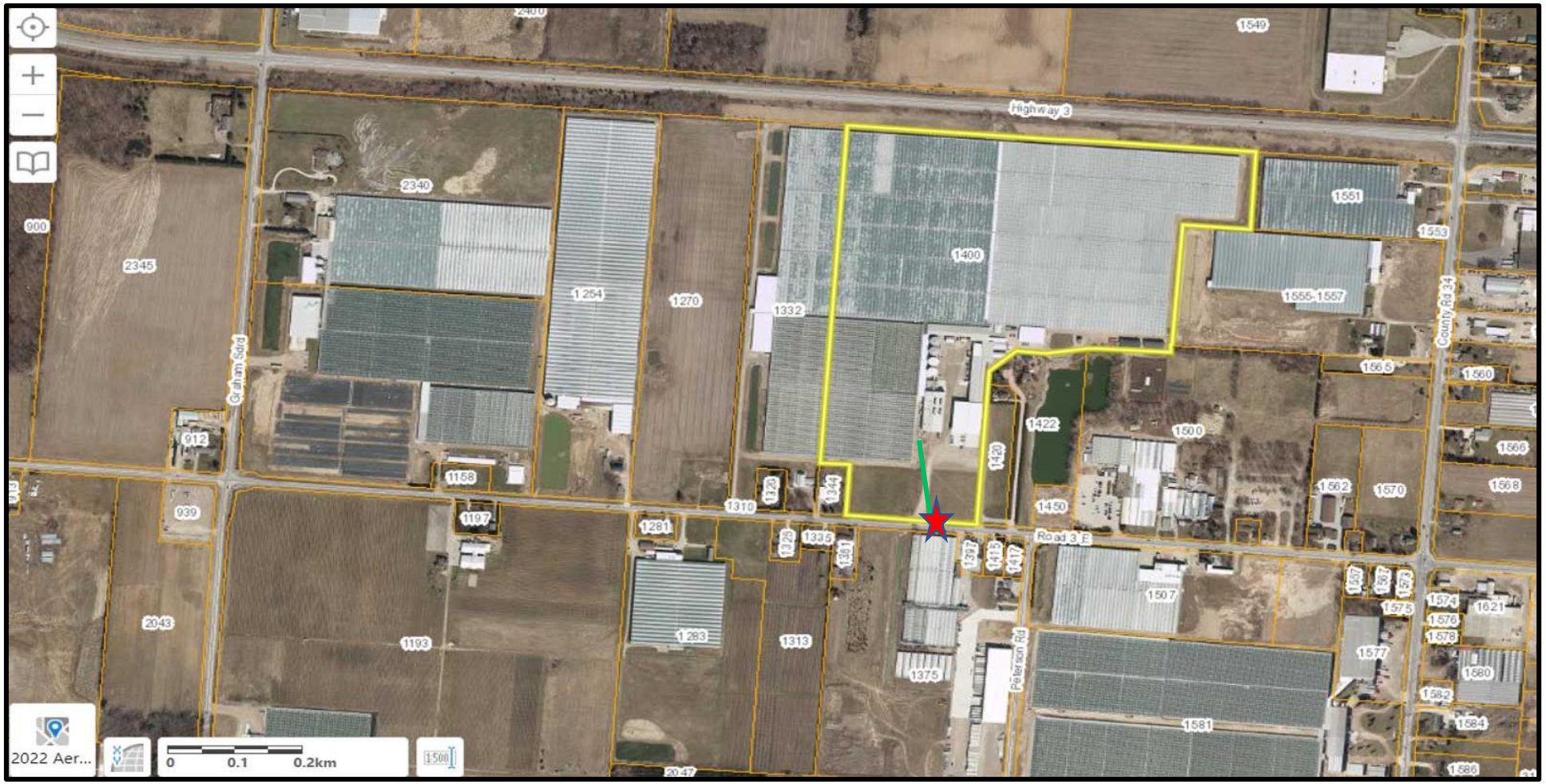
The Project will be supplied with natural gas through the existing Enbridge natural gas pipeline and will connect to the existing Hydro One Networks Inc. ("HONI") distribution grid at the road immediately in front of Soave's Great Northern Tri-Gen Facility



Connection point to Hydro One Networks Inc distribution system

Connection Line

Project Site Map



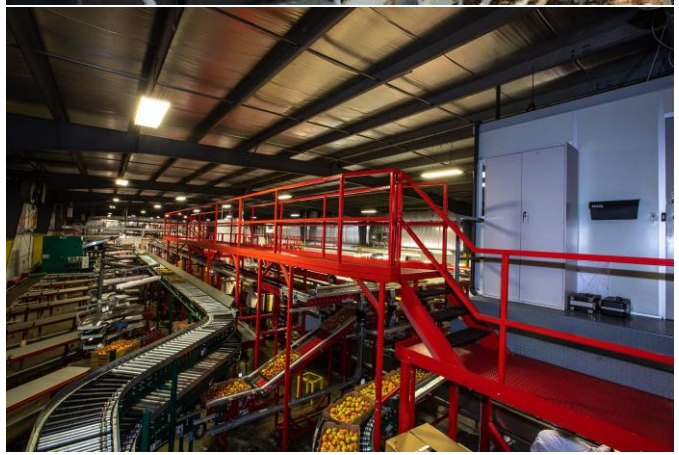
Connection point to Hydro One Networks Inc distribution system

Connection Line

Summary of Project Characteristics

- **Current Facility:** CHP system consisting of four gas-powered Jenbacher JMS 620 engines (each 20-cylinder engine generates 3 MW)
- **Proposed Expansion:** Expand CHP system with two gas-powered Jenbacher JMS 620 engines (each 20-cylinder engine generates 3.3 MW)
- **Current:** 20-year CHP 1 contract with the IESO, expires 2028:
  - Net Grid Capacity of 11.3 MW
  - Asset permitted to supply power for greenhouse when not deemed to run for grid
- **Proposed**: 15-year E-LT1 contract with the IESO, expires 2040:
  - Net Grid Capacity of 6.325 MW
  - Connection to existing Kingsville TS 3M3 feeder.
- **Connection Point:** Kingsville Transformer Station (TS), later Leamington TS:
  - Approved by HONI for up to 25 MW

Project Benefit to Kingsville Community



With Soave Hydroponics Company expanding our CHP asset, it would provide 6.325 MW for growing energy demand in Kingsville-Leamington area.

- This project directly supports opportunity for new economic development
- The project will also contribute to the **creation of hundreds of new jobs** in the region by 2025 and beyond

Beyond supporting local power needs, expanding our CHP asset would allow Great Northern Hydroponics to expand our greenhouse facility by 20 acres:

- This includes investment of $30M, increase annual sales by $11M
- **Create 30 construction jobs** for 12-to-18-month development
- **50 new permanent employment positions**

Our project aims to reduce CO_2e by 2,600 metric tonnes annually, translating to an overall Negative Carbon Footprint for the entire facility.

Project Timeline

February 2023

- Public Meeting
- IESO Proposal Submission

May 2023

- IESO Contract Award

June 2023 - March 2024

- Design, Permitting, and Consultation

April 2024

- Anticipated Construction Start

October 2024

- Anticipated Construction End

November 2024

- Anticipated Project in Service Date

Q&A Session

Soave Hydroponics Company would be happy to answer any questions.

Thank you!