



COMUNITÀ ENERGETICHE S.P.A.

**Energy for your business,
solutions for growth**

We turn energy green, affordable and shared



VISION

We are the partner of choice for companies aspiring to turn energy management into a strategic asset to support their growth. We create “zero km” energy ecosystems, making energy green, affordable and shared.



MISSION

We work as an energy enabler for companies. We help the entrepreneur to achieve total control over energy costs, ensuring operational stability and protection from price volatility. We invest in photovoltaic plants on suitable areas (roofs of industrial buildings, sites and fields) for the turnkey sale of energy. We aggregate energy communities to share green energy.

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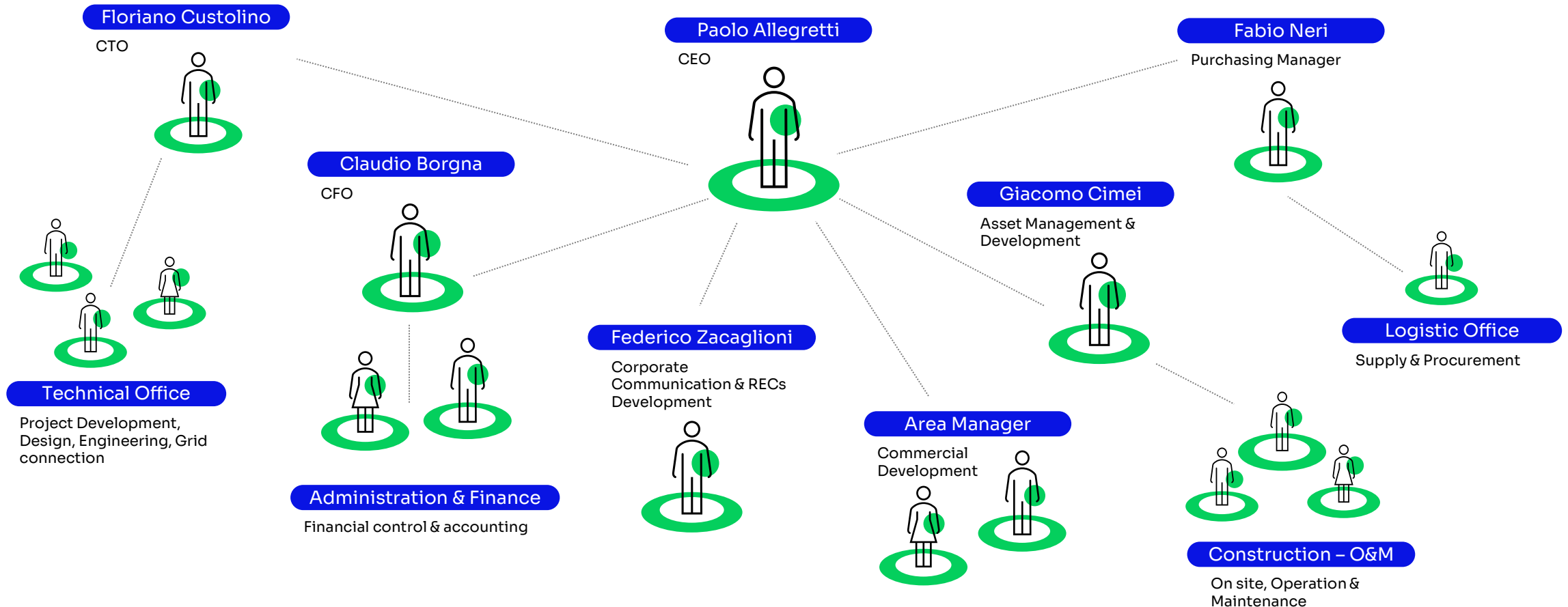
**Fondo Italiano per l'Efficienza
Energetica SGR S.p.A.**

Innovation and financial strength to win the energy challenges



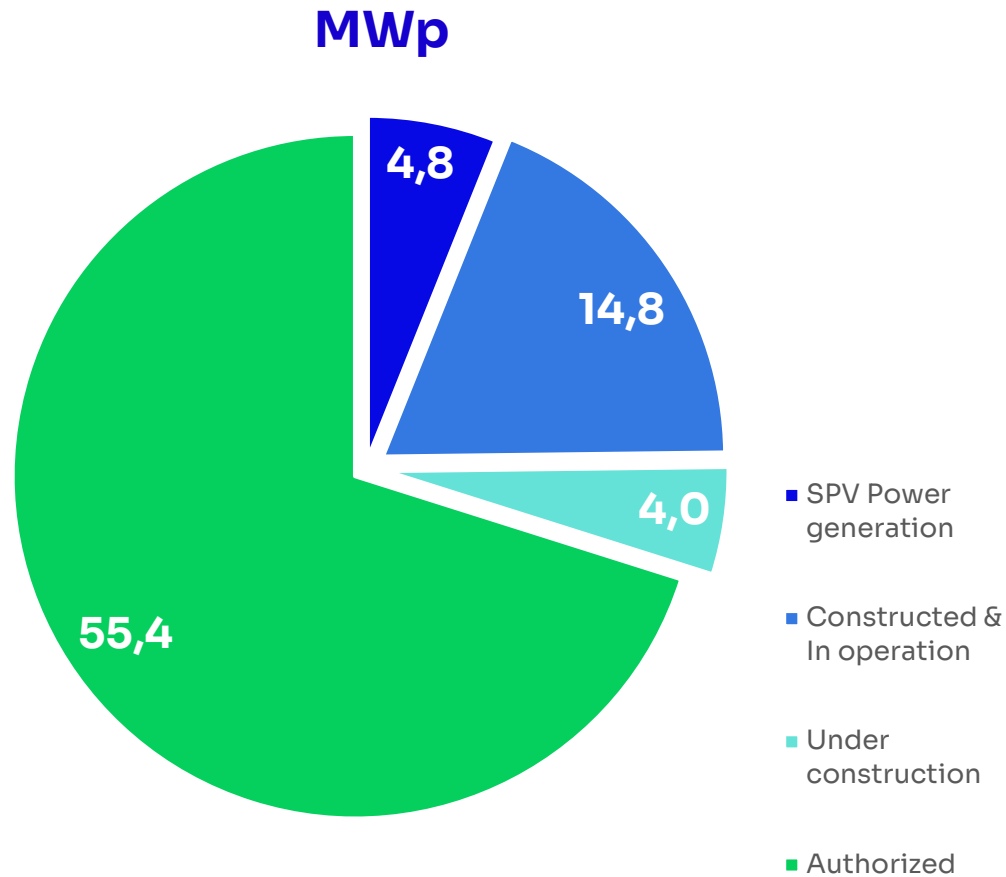
Terni-headquartered Comunità Energetiche S.p.A. is 100 per cent owned by FIEE SGR, a European leader in energy transition investments. Thanks to this financial strength, we provide turnkey energy solutions: we invest in photovoltaic plants located on industrial roofs, factories and other suitable sites of our customers to produce the energy we deliver at zero km. We operate in the domain of energy transition, guaranteeing economic and environmental benefits to partners who trust in our investments and purchase the energy produced.

Organizational chart – Key people



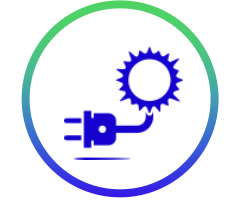


Asset & Pipeline



TOTAL PLANTS IN OPERATION

26 plants for 20 MWp



POWER GENERATION PER YEAR

16 mil kWh / Y



TOTAL PIPELINE

160 MWp



UNDER DEVELOPMENT

74,88 MWp Authorized
21,74 MWp Advanced Development
31.14 MWp Backlog
32,15 MWp Commercial Development



We transform real estate assets into zero-km green energy sources

We believe that energy efficiency management is the key to optimising financial resources and business growth. We are focused on green energy production with dedicated plants, accelerating decarbonisation through our investments and technological expertise. We transform under-utilised assets - such as rooftops, industrial facilities and infrastructures - into zero-km green energy sources. The integrated business model we propose to the market leads companies along a turnkey path: from the design to the sale at affordable prices of the renewable energy produced by our plants.

Our target: assets with high photovoltaic potential and energy enhancement



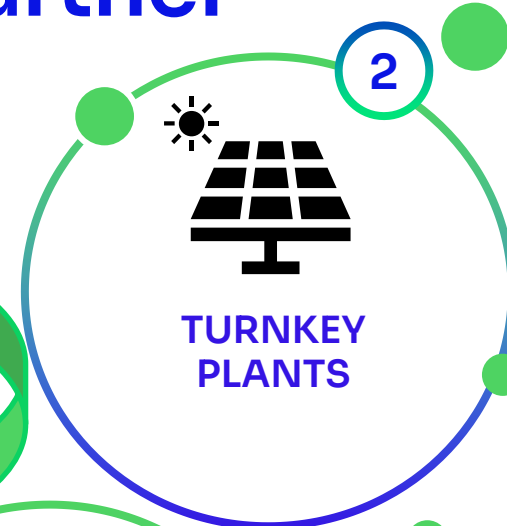
Conditions	Industrial roofing	Soil
Minimum surface area	>5000 mq (>300 kWp)	1.5 to 2 hectares
Exclusions	No leasing or banking and asbestos	No leasing or banking
Type	Roof	Industrial land or “buffer” (agricultural land within 500 m of industrial area)
Surface right/sale	Surface right Upon signing the final contract Duration 20 years	Trade commerce or surface right Upon signing the final contract Duration 20 years

Green, affordable and shared energy from a unique partner

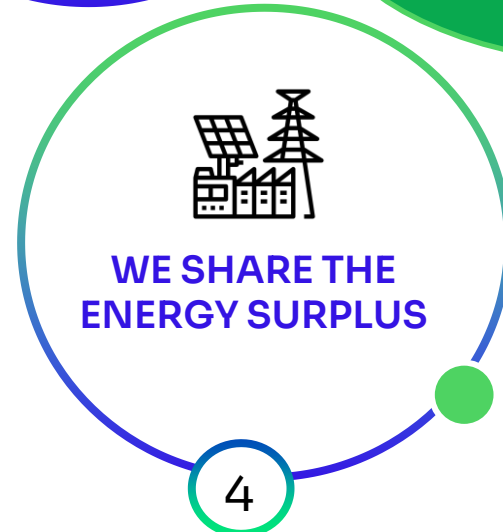
We enhance under-utilised real estate assets (roofs of factories, suitable surfaces, areas serving production activities) by investing to install photovoltaic systems and produce green energy



We do it all: we invest in and implement the photovoltaic plant, taking care of the entire project life cycle



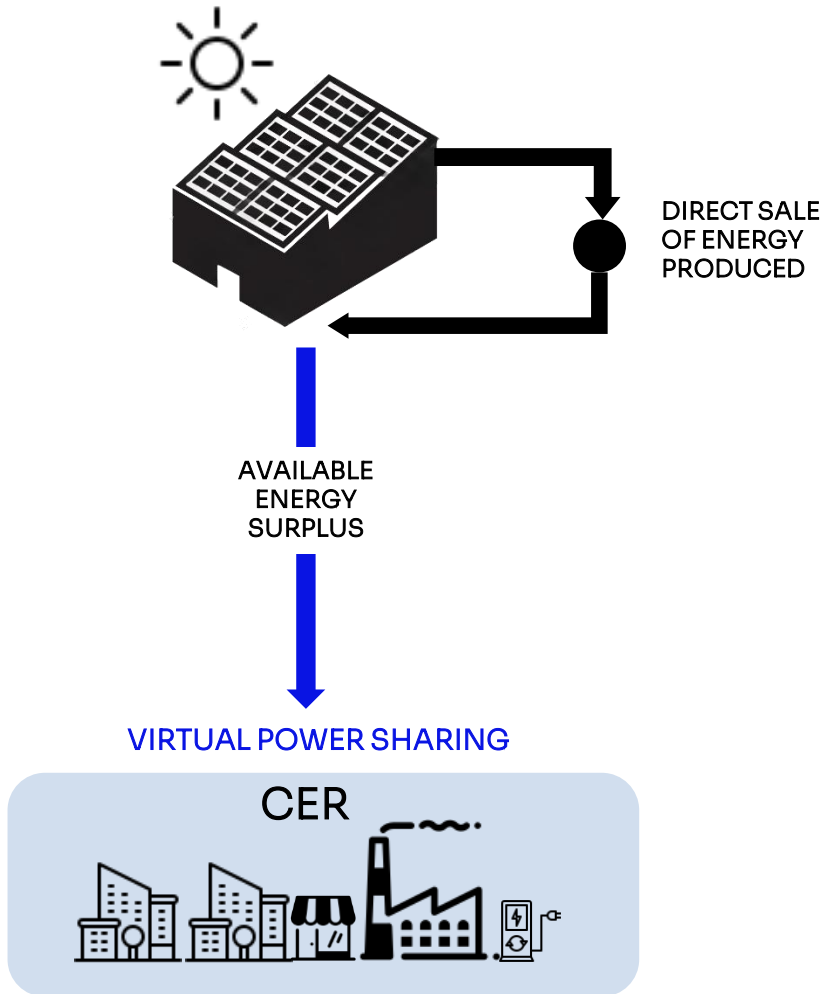
The surplus of available energy production distributed to private users or other companies, aggregated in energy communities or with individual remote self-consumption configurations, optimises costs and promotes sustainability.



We sell zero-km green energy with an advantageous contract. We reduce costs and risks and increase independence from the grid



COM E
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We share our energy to grow together

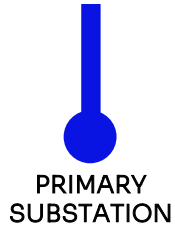
Efficient User Systems (SEU): energy without direct investment

With a SEU, your company can access renewable energy at reduced cost and without direct investments. Comunità Energetiche S.p.A. builds a photovoltaic plant on your premises (roofs, sheds, unused areas) and provides you with energy at a favourable price, through a long-term supply contract. The result? Lower costs and more independence from the power grid.

- **Clean energy at km 0**
- **Lower energy costs: 40 to 70 €/MWh for 20 years**
- **Zero operation and maintenance costs**
- **Economic remuneration for right of surface area**
- **Possibility of redemption from year 7**
- **Save now and do not tie up your capital**



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VIRTUAL POWER SHARING

CER



We share our energy to grow together

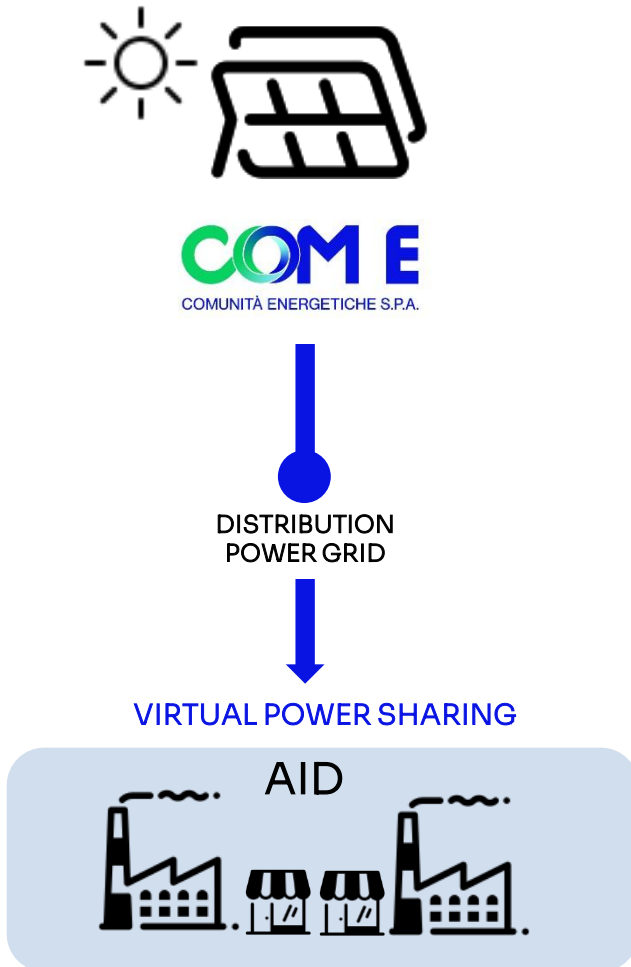
Renewable Energy Communities (RECs): share the energy, multiply the benefits

Through the promotion and aggregation of Renewable Energy Communities (RECs), we share energy to local companies and consumers connected to the same primary substation (“power region”). We enable RECs to take advantage of subsidies provided by the government for the production and consumption of renewable energy in the same area. We help aggregated companies gain advantages in ESG reporting and contribute to reducing emissions. Joining a REC promoted by Comunità Energetiche S.p.A. therefore means reducing energy costs and contributing to the ecological transition, with economic and reputational benefits.

We share our energy to grow together

Individual remote self-consumption: flexibility and energy efficiency

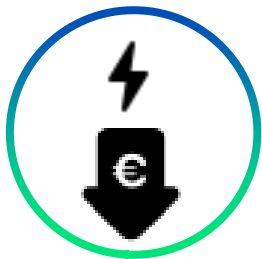
Thanks to the Individual Off-Grid (AID) configurations, the individual company can benefit from renewable energy produced by a photovoltaic plant connected to the national electricity grid, optimising costs. AID (Individual Off-Grid Consumption): uses the distribution grid to receive power produced by a photovoltaic plant located in the same power region, providing the participating company with cost-efficiency and reduced dependency on the power market.



Benefits of a strategic alliance

Access to economic subsidies and benefits

The development of energy communities is supported by government subsidies and regulatory benefits, increasing the affordability of the model



Reducing energy costs

With locally generated power, companies can significantly reduce energy expenses and create value from the use of their own assets



Improved energy risk management

With long-term power purchase agreements (PPAs), the company can plan its energy consumption with a stable and competitive price, reducing its exposure to energy market volatility



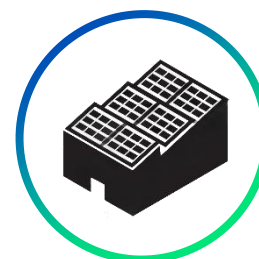
Optimising company facilities

Roofs, sheds and other unused surfaces are transformed into sources of value (with an up-front payment for the use of the surface right for at least 20 years), without impacting production activities



Maintenance and operation by the investor

The whole plant is managed by Comunità Energetiche S.p.A., with no maintenance or operational responsibilities for the host company



Flexibility and control

Companies gain more control over their energy costs, reducing vulnerability to market fluctuations



Improving ESG rating and corporate sustainability

By adopting the innovative model of Comunità Energetiche S.p.A., it is possible to reduce CO2 emissions and align with sustainability goals, which is relevant for SMEs, investors, customers and stakeholders

COME

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