

Shared energy Shared value

COM E

COMUNITÀ ENERGETICHE S.P.A.



COMUNITÀ
ENERGETICHE
S.P.A.

[100%]

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.

We turn energy green, affordable and shared



VISION

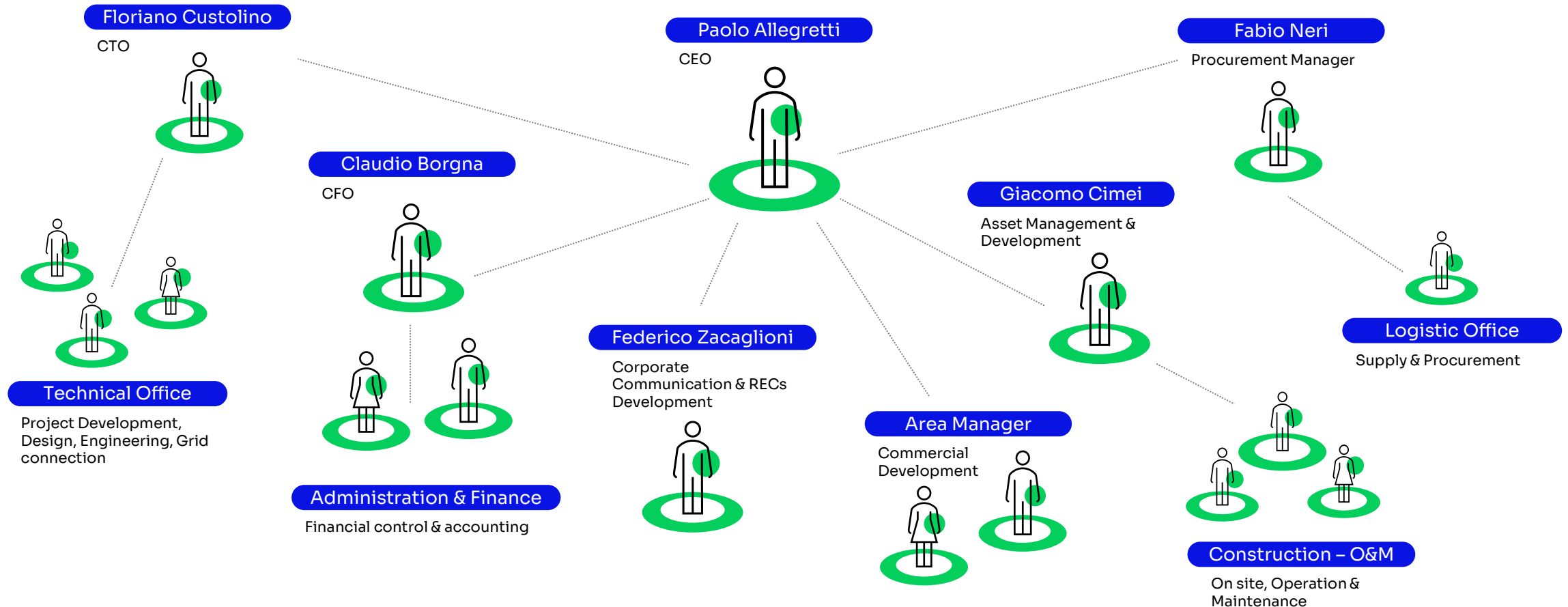
We are the partner of choice for companies aspiring to turn energy management into a strategic asset to support their growth. We create “zero km” energy ecosystems, making energy green, affordable and shared.



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.

Organizational chart – Key people

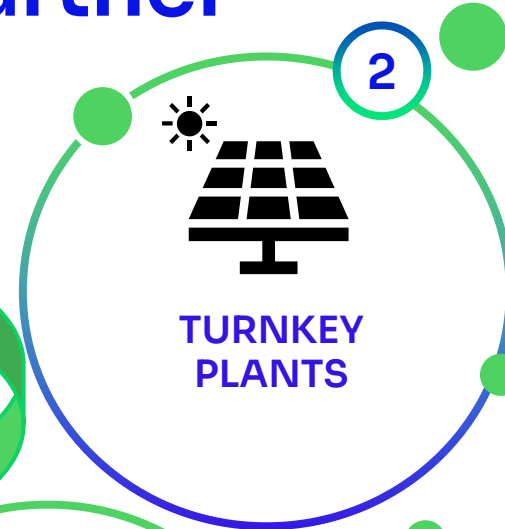


Green, affordable and shared energy from a unique partner

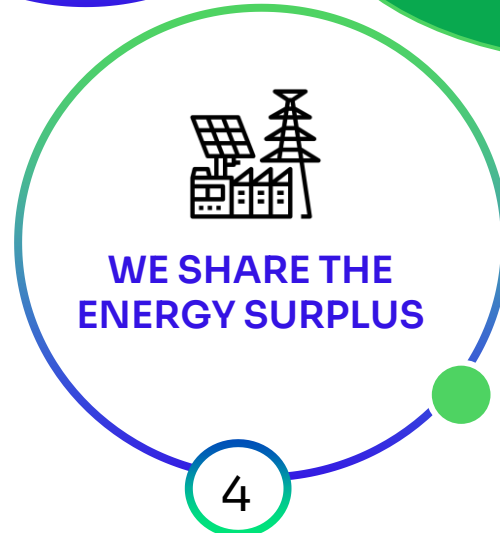
We enhance under-utilised real estate assets (roofs of factories, suitable surfaces, areas serving production activities) by investing to install photovoltaic systems and produce green energy



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.



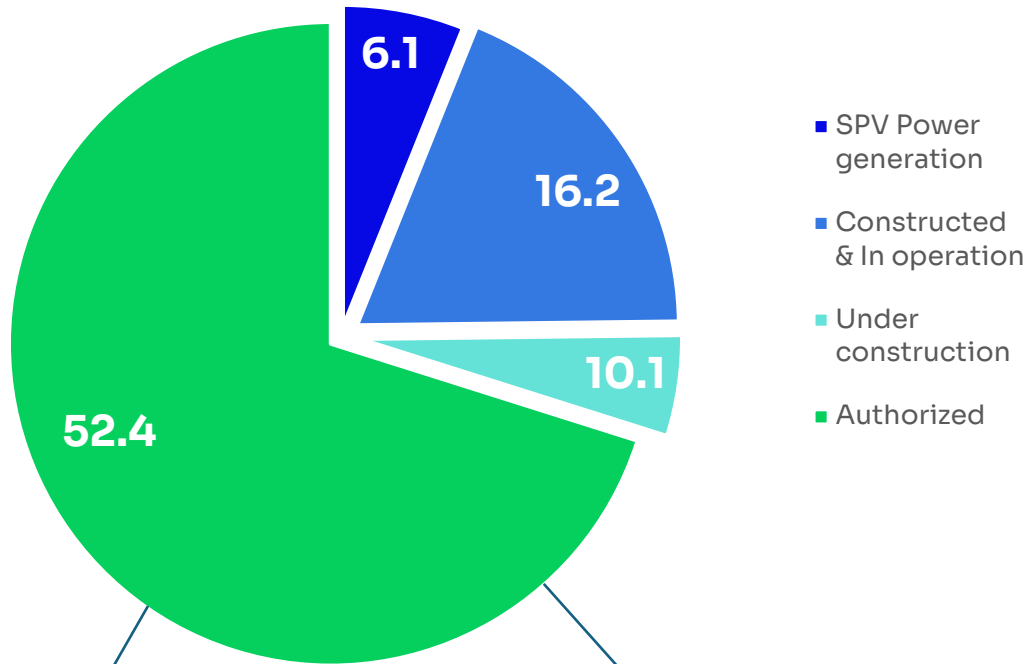
We sell zero-km green energy with an advantageous contract. We reduce costs and risks and increase independence from the grid



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Asset & Pipeline

MWp



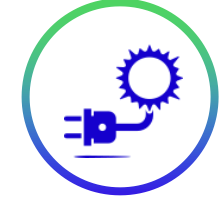
Asset:
20 MWp ongoing contacts
with potential investor :
Vigolzone 9,5 MWp e Avetrana
big 10 MWp

Asset enhancement:
In December 2025, 13.6 MWp
of RTB capacity was sold to a
leading financial operator in
the sector



**TOTAL PLANTS
IN OPERATION**

28 PV plants with a
total installed
capacity of 22.3 MWp



**POWER GENERATION
PER YEAR**

30 mil kWh / Y



TOTAL PIPELINE

166,6 MWp



**UNDER
DEVELOPMENT**

20.3 MWp
Advanced Development
22 MWp Backlog
39.5 MWp Commercial
Development

What we do

Our unique
business model



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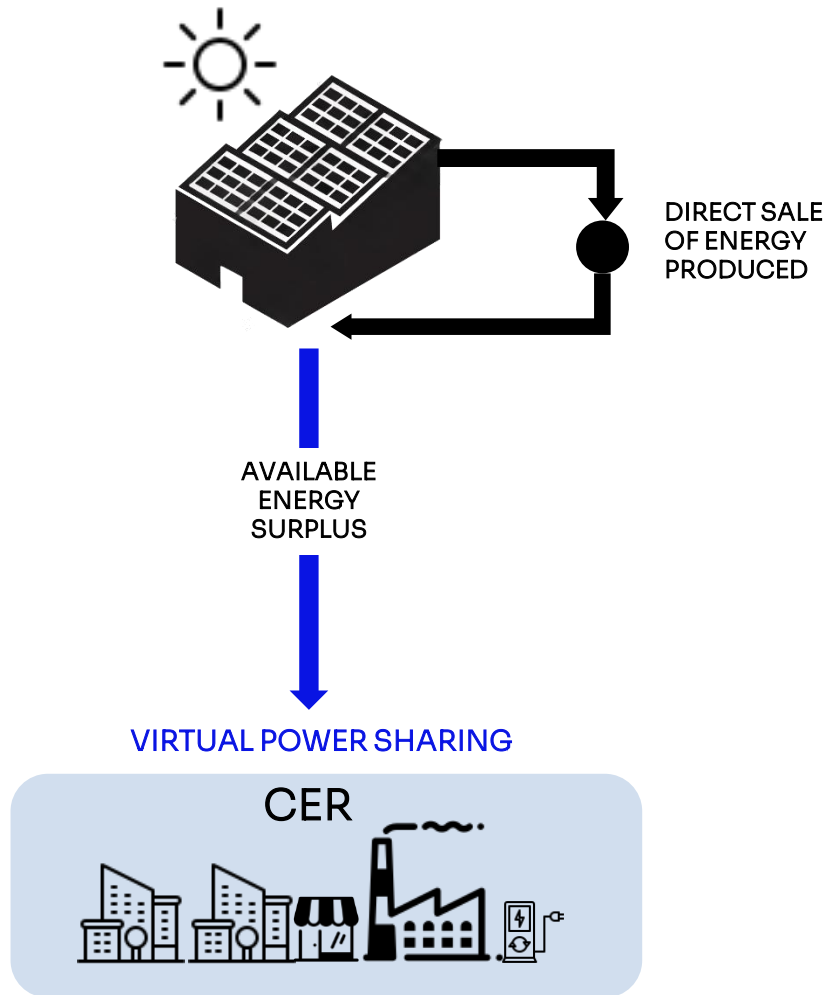
We transform real estate assets into zero-km green energy sources

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



We share our energy to grow together

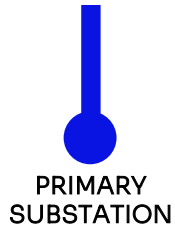
Efficient User Systems (SEU): energy without direct investment

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.

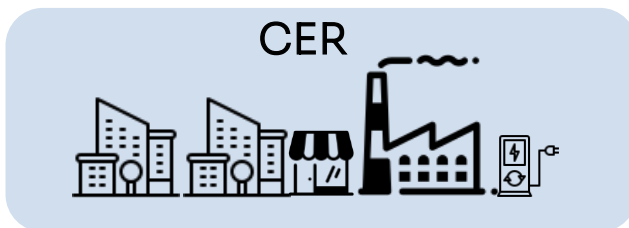
- **Clean energy at km 0**
- **Lower energy costs: 40 to 70 €/MWh for 20 years**
- **Zero operation and maintenance costs**
- **Economic remuneration for right of surface area**
- **Possibility of redemption from year 7**
- **Save now and do not tie up your capital**



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VIRTUAL POWER SHARING



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.



VIRTUAL POWER SHARING



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

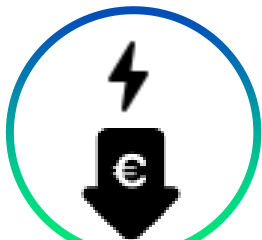
The development of energy communities is supported by government subsidies and regulatory benefits, increasing the affordability of the model

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



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



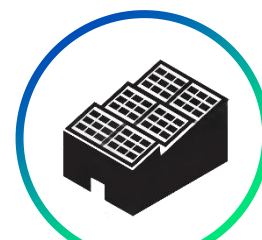
Optimising company facilities

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



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

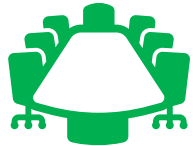


PV Plants in operation Case study



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MarsicaCER in a snapshot



Company type: Limited liability cooperative
Governance: Amedeo Figliolini (*Chairman*), Angelo Colabianchi (*Vice Chairman*), Ugo Bernardi (*Director*)
Third-party power producer: Comunità Energetiche S.p.A.



Total members: 24
Type: 10 SMEs, 14 domestic consumers
Energy sharing: 45% of the plant's total production; over 50% of the energy consumed by consumers from the grid



The primary substation **AC001E00444** subject to this specific authorised configuration (energy region) includes the municipalities of **Avezzano, Capistrello, Celano, Magliano de' Marsi, Massa d'Albe, Rocca di Mezzo, and Scurcola Marsicana.**

Plant provided to REC: Scurcola 1
Located in: Località Brecciara snc
Municipality: Scurcola Marsicana (AQ)
Installed capacity: 717.22 kWp
Technology: Tracker 2V

Key
 SMEs
 Consumers

Operating results for the first nine months

Membership profile

- **Total Members:** 24.
- **Breakdown:** 14 households (families) and 10 business entities (SMEs, commercial businesses, and artisans)



Energy production and sharing

- **Total Renewable Energy Produced:** 1,000,000 kWh.
- **Shared Energy:** Over 450,000 kWh (approximately **45%** of total production).
- **Efficiency:** Shared energy accounts for roughly **50%** of the total energy consumed by its members

Economic impact

- **Total Local Value Generated:** Approximately **€50,000** in economic benefits distributed within the territory.
- **Benefits for Families:** Average of **€200–€300** per household.
- **Benefits for Businesses:** Several thousand Euros, allocated proportionally based on consumption

Vascigliano PV Plant Technical & Performance Summary

The plant in a snapshot

Location

Vascigliano Junction, SP 21, Stroncone (TR), Umbria

Plant Description

Ground-mounted, single-axis tracker photovoltaic plant connected to the medium-voltage grid (20 kV). Designed for renewable power generation in an energy community configuration (**Umbracer** pending GSE qualification)



Key specifications

Component	Details
PV Modules	LONGi Solar LR5-72HBD-545M (bifacial monocrystalline)
Total Modules	1,372 units
Unit Power	545 Wp
DC Peak Power	747.74 kWp
Inverters	SIEL Soleil SRT 100K-3ph
Number of Inverters	6 units
Specific Production	1750 kWh/kWp/year
Tracker System	ESASOLAR 2V (single-axis monoaxial)
Total Trackers	29 units (20 × 28 modules + 9 × 14 modules)
Site Area	17,708 m ²
Cadastral ID	Sheet 11, Parcels 70 & 88



COM E HQ: Integrated PV + Storage + EV System

Key specifications



Category	Specification
PV System	170 kWp, three-phase, medium-voltage
Module Orientation	East-West, roof-integrated (complanar)
Specific Production	1,100 kWh/kWp/year
Modules	LONGI 430W
Inverter	Huawei (with optimizers)
Switchgear	Siemens & ABB (existing)

The plant in a snapshot



Early Performance (1-2 weeks operational)

- BESS reaches 100% charge on sunny days with minimal consumption
- 90% average charge during work week - PV + BESS covers most night/day loads except morning heat pump peak

Battery Energy Storage System (BESS)

- **Features:** 100 kW / 215 kWh (Jinko all-in-one cabinet)
- **Control System:** Siemens switchgear; Auroras Grid + Grafana EMS
- **Current Function:** On-site self-consumption (PV-charged only)
- **Status:** In operation since November 4, 2025

EV Charging Infrastructure

- 2 × 7.4 kW three-phase charging stations (operational)
- Additional 22 kW charger planned (post-PV expansion to +70 kWp)
- Grid-drawable backup when PV + BESS unavailable

Future Development Track

- Trading functionality and flexibility services under development with technology partners.
- Advanced EMS measurement and supervisory control software in progress.

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