

Gresham House Renewable Energy VCT1 plc & VCT2 plc

AGM 18 March 2025 – Q&A

South Marston

VCT1 Shareholder's question: Has the agreement with the Independent Distribution Network Operator (iDNO) for the South Marston site being agreed and signed? If not, when does the Board anticipate it will be signed?

As detailed in the Investment Adviser's presentation, the Investment Adviser has agreed the necessary changes to the suite of property and commercial documents to protect South Marston's position and has obtained approval from the Lenders to these changes, a necessity under the debt arrangements.

These documents are due to be signed before the end of March and the new iDNO grid solution implemented during April/May 2025.

Proposed Sale of remaining Underlying Assets

VCT1 Shareholder's question: Notwithstanding the on-going sale process for the underlying assets what is the justification for not paying a dividend in respect of the year ending 30th September 2024? The Board has claimed that there are still 'strong cash flows' so surely these can support a dividend of some sort.

VCT1 Shareholder's question: If the sale process continues to drag on will the Board consider a dividend payment in advance of completing a sale? If not, why not?

The cash flow from the assets continues to be strong. However, the Company cannot pay a dividend at the moment as it does not have the necessary distributable reserves. The Board intends to declare and pay an interim dividend as soon as practically possible following the sale of assets, the timing of which is uncertain. Once the assets are sold, the company will have the necessary distributable reserves and will pay a dividend.

VCT2 Shareholder's question: Any timescale to return the remaining cash to Shareholders? Is this year realistic?

VCT1 Shareholder's question: Finally, what is the current position of the sale process? Can the Board provide a more definitive timetable? All the current dates appear very nebulous and even these appear to be consistently missed.

The board had hoped for the sale of assets to be completed at the end of 2024 but the transaction has taken longer than anticipated. Unfortunately, it is not possible to give a timescale for the return of the cash to shareholders as this is dependent on the timing of the potential sale of the remaining assets in the portfolio. The Board is endeavouring to expedite the sale process but there is no certainty as to whether and when it will conclude.

The Board is mindful of the need to protect Shareholders' interests at all times and ensure a satisfactory return for Shareholders.

Meanwhile the Investment Adviser continues to manage the assets and deliver the best possible yield from them given their age, whilst also supporting the Boards of the VCTs and JLL in advancing the sale process.