

Gresham House Energy Storage Fund plc

30 June 2025



Fund manager

Ben Guest

Managing Director, Energy Transition



Assistant fund manager

James Bustin

Associate Director, Energy Transition

Overview

Gresham House Energy Storage Fund plc (GRID or the Company) is the UK's largest fund¹ investing in utility-scale battery energy storage systems, known as BESS.

GRID invests in a portfolio of BESS across Great Britain and can invest internationally.

The Company seeks to provide investors with the prospect of capital growth through the re-investment of net cash generated in excess of its target dividend and in accordance with the Company's investment policy.

Company information

Ticker GRID

Listing LSE Specialist Fund Segment

ISIN GB00BFX3K770

Year end 31 December

Key facts as at 30 June 2025

Share price (closing price) 78.5p

NAV per share 107.71p

Market capitalisation £446.7mn

Net assets £612.9mn

Mgt. fee equal weight Net Asset Value and market capitalisation

1.0% <£250mn

0.9% £250mn-£500mn

0.8% >£500mn

Ongoing charges¹ 1.29%

Ordinary Shares in issue 569,064,139

Total return as at 30 June 2025

| | YTD | 1 yr to date | 3 yr to date | Since inception (Nov 2018) |
|--------------------------|--------|--------------|--------------|-------------------------------|
| Share price total return | 71.02% | 11.66% | -46.00% | 0.90% |
| NAV total return | -1.50% | -1.33% | -20.25% | 43.08% |

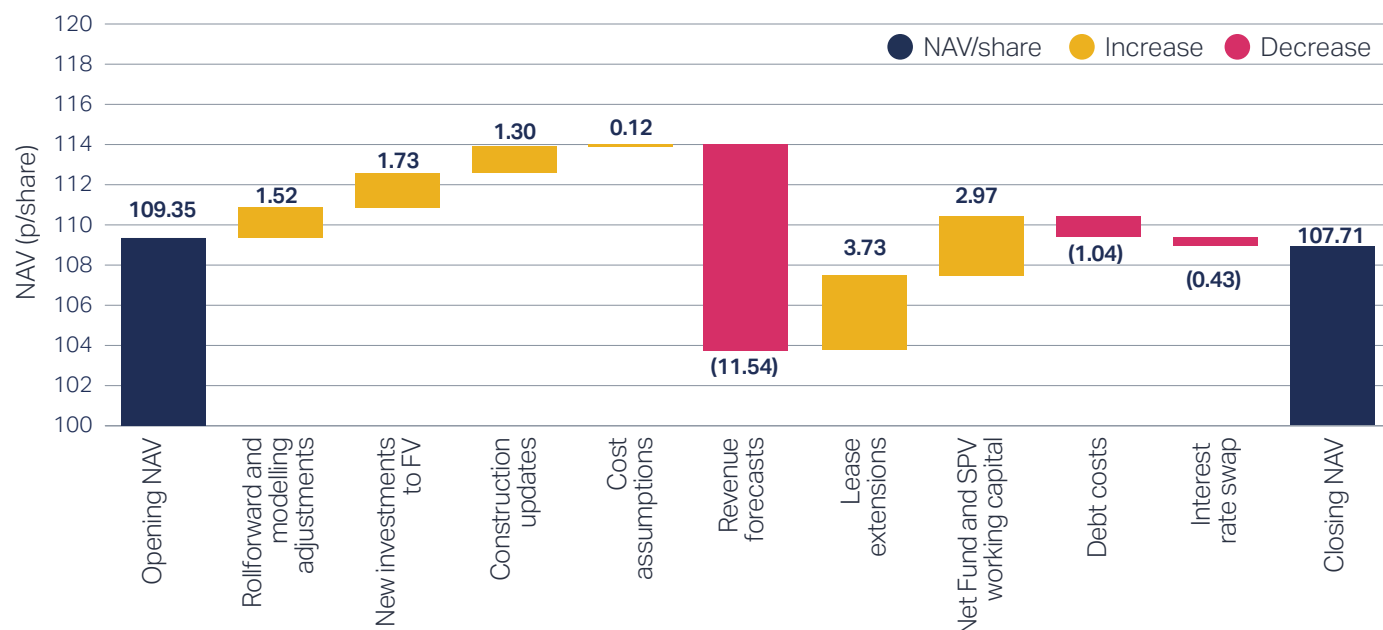
Highlights

- Underlying portfolio revenues increased 76.9% year-over-year to £31.7mn (H1 2024: £17.9mn) with underlying portfolio EBITDA up 97.6% to £20.5mn (H1 2024: £10.5mn), reflecting an improving revenue rate as well as increased operational capacity
- First and only Gigawatt scale operational portfolio in Great Britain with operational capacity of 1,072MW / 1,701MWh
- 330MWh of initial augmentations completed to date, taking the portfolio's average duration to 1.6 hours and a further 350MWh programme of augmentations underway
- Transaction reflecting the portfolio's carrying value concluded through an equity fundraising into the Glassenbury Project, which is now being augmented to a 2-hour duration with the capital raised
- Sharp increase in long-term contracted revenues with 939MW, or 88%, of the operational portfolio signing long-term revenue floor contracts in addition to the two-year revenue tolls with Octopus Energy
- NAV marginally declined 1.5% to 107.71p per share in the period (December 2024: 109.35p) reflecting further reductions in third-party revenue forecasts largely offset by:
 - increased valuations for projects that have been under construction now being valued as operational assets; and
 - cash generation retained in the portfolio
- Debt drawn as of 30 June 2025 of £160.0mn (31 December 2024: £150.0mn) and cash on hand of £48.2mn (31 December 2024: £43.7mn) in the portfolio resulting in net debt of £111.8mn. Net debt to NAV was therefore 18% at the period end
- After the period end, a crucial refinancing was completed unlocking capital for growth

1. By operational capacity

2. As at 31 December 2024 updated annually

NAV (p/share) bridge from 31 December 2024 to 30 June 2025



Source: Gresham House Energy Transition, 30 June 2025

Portfolio earnings update

While the mid-year 2025 NAV per share reflects a further decline in third-party revenue forecasts, GRID's portfolio generated strong actual revenue growth and outperformance against revenue forecasts so far in 2025.

Underlying portfolio revenue of £31.7mn and EBITDA of £20.5mn represented growth of 76.9% and 97.6% respectively, compared to H1 2024. This was supported by improved merchant revenues, a full period of tolling income and greater operational capacity through the period.

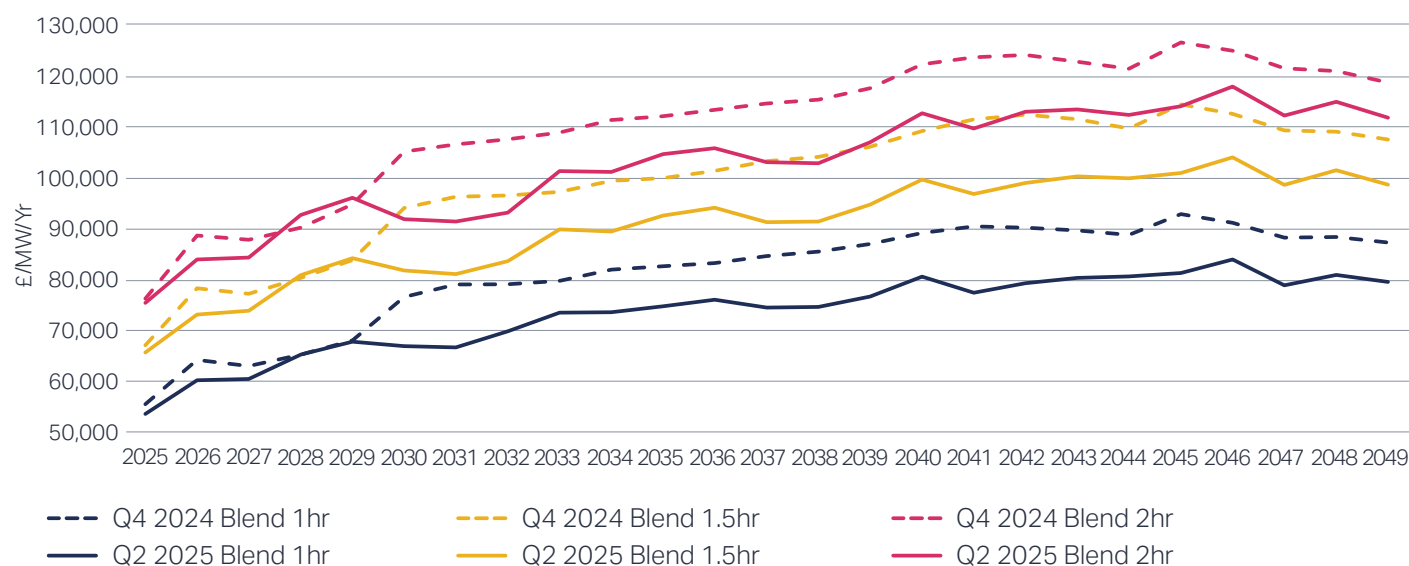
Revenue rates have remained fairly flat since Q4 2024 but sit at much higher levels than in the low of Q1 2024. Floor contracts signed for the portfolio have minimum revenues at levels significantly higher than the previous low revenue mark in February 2024, providing greater downside protection in future.

The Manager is also seeing ongoing incremental evidence of progress by NESO in terms of control room systems, and by Ofgem in terms of anticipated regulatory changes, which are expected to drive a further recovery in revenues as projected by third-party forecasts. The Ofgem-led regulatory rule change (codenamed GC0166) will require BESS operators to communicate the exact amount of electrical energy in a battery to allow the control room to confidently reserve that energy in lieu of gas-fired generation – something that has so far not been possible and perpetuated the prioritisation of gas for the provision of flexibility.

While the above does not guarantee a reduction in skip rates, it is encouraging to see that NESO process improvements are continuing to take place.

Forecasts and projections are based on assumptions and market conditions that may change.

Q4 2024 vs Q2 2025 curve comparison



Source: Gresham House Energy Transition, 30 June 2025

Targets may or may not materialise. Capital at risk. Past performance is not a reliable indicator of future performance.

Construction and pipeline update

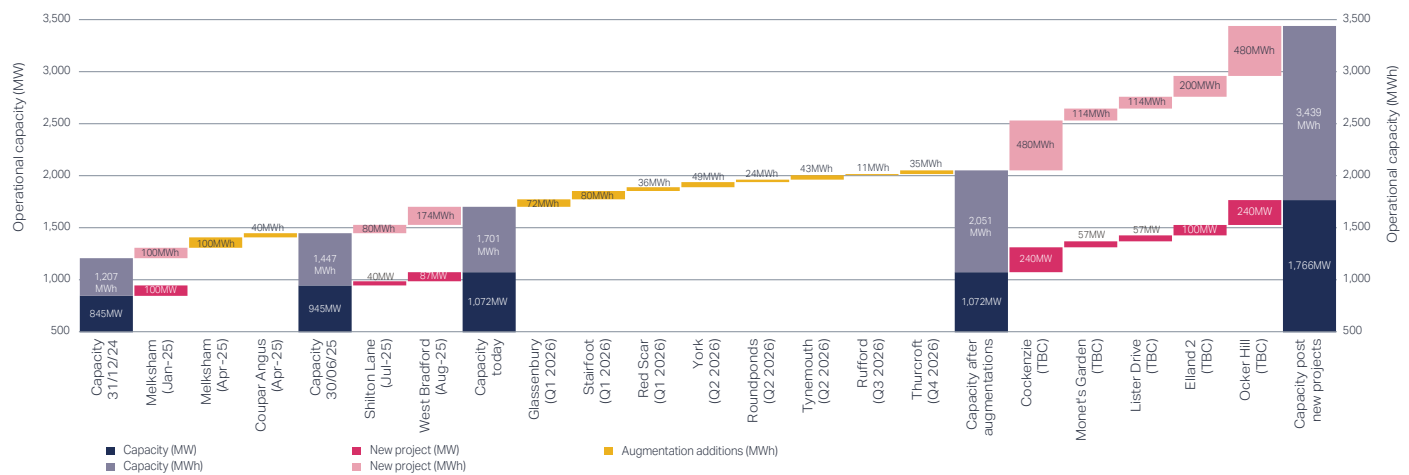
The investment portfolio and pipeline consist of 35 BESS projects across Great Britain, of which 29 are operational today. The operational capacity of the portfolio has now reached 1,072MW / 1,701MWh, with the conclusion of Shilton Lane and West Bradford after the period end. Operational capacity at 30 June 2025 was 945MW / 1,447MWh.

GRID now has the funding in place for the next phase of augmentation and construction has already started. This phase aims to add 350MWh to the nameplate capacity of the portfolio, across eight assets.

In addition, the refinancing in August 2025 has unlocked much of the capital required for the acquisition of 694MW of pipeline projects, whose construction is subject to successful completion of additional debt financing anticipated later this year. Details of the augmentations and new pipeline are provided below.

The pipeline of available projects extends beyond these but is subject to securing further funding as well as capital allocation considerations.

GRID portfolio growth since December 2024 (MW/MWh)



Source: Gresham House Energy Transition, 30 June 2025

Capital allocation update

The Board has reinstated fully covered dividends but is prioritising reinvestment over near-term cash returns to shareholders over the next two years.

In addition, the Company will retain the flexibility to repurchase shares from excess free cash flow as long as the Company's shares trade at a material discount to NAV per share.

More on the Company's capital allocation policy can be found in the 2025 Interim Report.

Construction completion timeline is estimated and could be subject to change.

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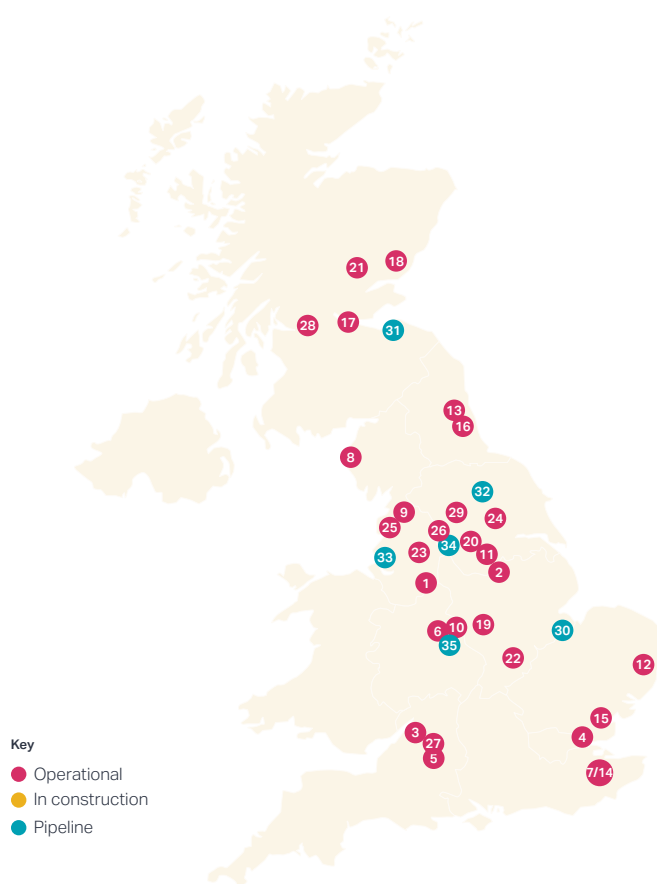


Portfolio and pipeline

| Project | Location | MW | Status |
|---|-----------------|-------|-------------------|
| 1. Staunch | Staffordshire | 20 | Operational |
| 2. Rufford | Nottinghamshire | 7 | Operational |
| 3. Lockleaze | Bristol | 15 | Operational |
| 4. Littlebrook | Kent | 8 | Operational |
| 5. Roundponds | Wiltshire | 20 | Operational |
| 6. Wolverhampton | West Midlands | 5 | Operational |
| 7. Glassenbury | Kent | 40 | Operational |
| 8. Cleator | Cumbria | 10 | Operational |
| 9. Red Scar | Lancashire | 49 | Operational |
| 10. Bloxwich | West Midlands | 41 | Operational |
| 11. Thurcroft | South Yorkshire | 50 | Operational |
| 12. Wickham Market | Suffolk | 50 | Operational |
| 13. Tynemouth | North Tyneside | 25 | Operational |
| 14. Glassenbury Extension | Kent | 10 | Operational |
| 15. Nevendon | Essex | 15 | Operational |
| 16. South Shields | Tyne and Wear | 35 | Operational |
| 17. Byers Brae | West Lothian | 30 | Operational |
| 18. Arbroath | Scotland | 35 | Operational |
| 19. Enderby | Leicester | 50 | Operational |
| 20. Stairfoot | North Yorkshire | 40 | Operational |
| 21. Coupar Angus | Scotland | 40 | Operational |
| 22. Grendon 1 | Northampton | 50 | Operational |
| 23. West Didsbury | Manchester | 50 | Operational |
| 24. York | York | 50 | Operational |
| 25. Penwortham | Preston | 50 | Operational |
| 26. Elland 1 | West Yorkshire | 50 | Operational |
| 27. Melksham | Wiltshire | 100 | Operational |
| Total operational | | 945 | |
| 28. Shilton Lane | Scotland | 40 | Energised: Aug 25 |
| 29. Bradford West | West Yorkshire | 87 | Energised: Aug 25 |
| Total operational or under construction | | 1,072 | |
| 30. Walpole | Cambridgeshire | 100 | Target TBC |
| Total portfolio owned by the company | | 1,172 | |

| Pipeline project | Location | MW | Status |
|---|-----------------|-------|-------------|
| 31. Cockenzie | Scotland | 240 | Target: TBC |
| 32. Monet's Garden | North Yorkshire | 57 | Target: TBC |
| 33. Lister Drive | Merseyside | 57 | Target: TBC |
| 34. Elland 2 | West Yorkshire | 100 | Target: TBC |
| 32. Ocker Hill | Midlands | 240 | Target: TBC |
| Total additional pipeline not owned by the Company* | | 694 | |
| Total portfolio and additional pipeline | | 1,866 | |

* Construction of additional pipeline not owned by the Company is not planned at this stage



Construction completion timeline is estimated and could be subject to change.

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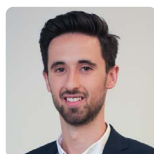
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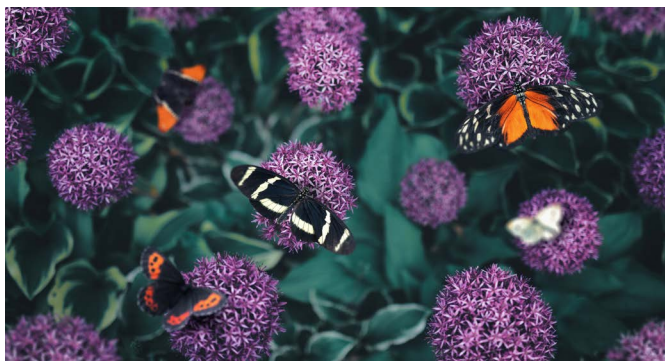
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Portfolio manager

Gresham House Asset Management Ltd (GHAM)

As the operating business of Gresham House, GHAM manages and advises funds and co-investments across a range of differentiated alternative investment strategies for third-party clients. Gresham House is a specialist asset manager and adviser with c.£8.7bn AUM.

Source: Gresham House as at 31 December 2024.

Important information

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Gresham House is committed to meeting the needs and expectations of all stakeholders and welcomes any suggestions to improve its service delivery.

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Gresham House
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