

1. **Why did Ferma Energy pick this location?** Locations are selected based on multiple criteria. Ferma Energy begins by reviewing Electrical Transmission system ratings, constraints and other information provided by the IESO and Hydro One. Once a geographical area has been determined, we map out critical infrastructure and identify land parcels in proximity to power lines that can host large projects. We then filter these parcels based on the best available constraint information from topography, wetlands, flood plains, old forests, and site access among others. Preference is placed on non-prime farmland whenever possible. Once we have a list of parcels of land that seem to be feasible, Lease Agreements are then negotiated with willing landowners, and the development process begins. Land parcels are selected to meet the land classification requirements provided by the IESO, MOE and MECP.
2. **Who will be supplying the batteries and what will the Tier Quality be?** Battery selection will take place after the project has been awarded an IESO contract under the LT2-RFP. The batteries will be supplied by Tier 1 Manufacturers to ensure quality and warranty requirements for the safe operation of the BESS for its lifecycle. Common battery storage integrators include Tesla, Sungrow and Fluence.
3. **What are the fire risks and what are the mitigation measures?** BESS facility designs prioritize safety through proactive measures, such as fire detection and suppression systems, as well as robust thermal runaway prevention measures. Facilities will include fire-resistant enclosures and equipment layout designed to mitigate the spread of fire in the case of an incident. We are committed to following the highest recognized safety standards, including UL 9540A and NFPA 855. Site operations will also include 24/7 monitoring of the system, regular onsite visits, preventive maintenance, and vegetation control around the facility.
4. **Who will train the fire department? They will not know how to deal with a lithium-ion battery fire?** The development of a Safety Plan in coordination with the local Fire Authority is a key priority, undertaken well in advance of any project construction. A sample of Safety Plan measures may include:
  - Preparation of Site Security and Safety Response Plans in coordination with the relevant first responders.
  - Training of first responders prior to construction and as required thereafter.
  - Storage containers include integrated fire suppression systems, in compliance with the Ontario Fire Code.

5. **Will this affect the water table?** The project will not affect the water table. The equipment will be laid on the ground, with no penetration of the soil surface except for some insulated electrical cables for the interconnection of the batteries, as well as helical screw-piles for the battery unit foundations. The batteries are housed in specialized units that are self-contained to offer ingress/egress protection. Furthermore, best practices for fire response do not include the use of water except preventively on any nearby structures. Therefore, any water run-off in this scenario would be negligible and cleanup would be undertaken promptly to avoid rainwater mobilizing substances from the incident.
6. **How will this affect property values?** There is no objective data showing a link between BESS facilities and a reduction in property values. A hedonic difference-in-difference (DID) model study completed in 2025 on the impact of utility-scale battery energy storage system projects on property values in California, Massachusetts and New York, has found that houses near operational BESS facilities do not experience significant price changes compared to houses farther from the same project.
7. **What sound will the project emit when it is operating?** The battery units will emit a low level of sound due to the fans used in operation to maintain optimal temperatures. The sound is not constant, only when in use or during temperature control. During the development stage, the engineering team will place receptors at all the adjacent properties to ascertain the base-level of noise for the area. The system will then be designed to ensure that sound emitted during operation will be kept at or below the provincial sound level through the strategic placement of the batteries on the parcel, as well as acoustic barriers and the natural undulation of the land.
8. **Will there be lots of traffic on and off the property during operation?** Traffic on and off the property will be minimal once the BESS project is operational. There will be times of the year when crews go out to site to complete preventative and corrective maintenance, as well as seasonal landscaping and snow removal. However, the site will not have daily traffic, and it will be monitored and operated 24/7 from an off-site location.
9. **What are the benefits to the community?** The community will see both short-term and long-term economic benefits. The project will pay an increase in property taxes above the current farming taxes paid on the land. Local businesses will see increased patronage through consumables and rentals, and the project will enter into a Host Benefit Agreement with the community to offer additional budgetary

stimulus that can be used towards special projects the community deems necessary.

10. **Will there be lighting and security?** There will be sensor lighting and security monitoring installed for the safe operation of the project site. The site will be fully fenced by 6' chain link fence with barbed wire, and cameras with lighting will be interspersed to help maintain facility integrity during its operation.
11. **What will it look like?** The Battery containers will be less than 10 feet high. The entirety of the site will be fenced and a visual landscaping buffer will be created where it does not already exist, to act as a visual barrier.
12. **How does it work?** Ontario has been growing and our power demand peaks in the late afternoon. During the night we have an access of Nuclear and Wind energy that can be stored until needed. The batteries will be charged during the evening hours when power is abundant, and they will be discharged during the day to smooth out the demand peaks.
13. **Isn't this prime agricultural land?** No, the site that has been selected for the Fairfield BESS is a decommissioned aggregate quarry, with the site currently zoned as resource extraction. Ferma Energy will work with the Municipality to ensure that the project abides by all zoning requirements.
14. **How long will the project last? What happens after that?** The capacity contracts provided by the IESO are 20 years in duration. The typical life of these systems is between 20 and 30 years, potentially longer with modifications and upgrades. At the contract expiration, there could be negotiations with the IESO, Municipality and landowner to keep the facility running. Ultimately, when the project is no longer needed or capable of operating, decommissioning will take place in which the facility will be removed, most parts will be processed and recycled, and the land will be restored to its existing conditions. The long-term owner would ensure that funds are available to cover the complete decommissioning of the project. Sometimes, the municipality or other authorities will want to be named beneficiaries of the bond.
15. **Are you Canadian?** 2578822 Alberta ULC is a subsidiary of Ferma Energy Inc. which is a Canadian Corporation based in Ontario.