

Clean Energy Council's Best Practice Charter

Energy Estate

First Nations

Energy Estate acknowledge the First Nations' Peoples of the land, the seas, the sky and the waterways where our projects are located and where our team work and live . We respect their rich history, their deep & ongoing connection to Country, to their Community & to Culture. We pay our respects to their Elders past and present.

Our development values are that our projects will support First Nations self-determination, ensuring respectful engagement and recognising their unique rights and interests in the energy transition.



Introduction

Energy Estate was established in early 2018 to accelerate the transformation of the energy sector and the decarbonisation of industry, and to be a vehicle to deliver global scale decarbonisation. 7 years later, with a deeply experienced and multi-disciplined team, we have established a portfolio of over 10 GW of renewable energy, storage and green hydrogen projects with a strategically diversified range of technologies and industry partners.

Energy Estate was one of the first renewable energy developers to put communities and regional economic development at the centre of our development principles.



General Adherence

As set out on our website <https://www.energyestate.com/development-principles> we have a Project Impact Framework (Impact Framework) that sets out our development principles that form the bedrock for the way in which we develop our projects.

Energy Estate's Impact Framework has been created based upon our team's deep and enduring commitment to, and experience of, benefit sharing frameworks for clean energy development. It applies to all projects we develop globally including those projects that we partner on.

From decades of experience leading Australia's first subnational government renewable energy auctions with benefit sharing and economic development objectives to award winning utility scale solar projects delivering benefits for local communities and contracted to one of the nation's largest financial institutions, our team understand how to realise impact.

Our Impact Framework has a comprehensive approach to achieving impact which is aligned with national and global sustainability frameworks, including the Infrastructure Sustainability Council of Australia Framework, UN Sustainable Development Goals and Equator Principles and the Clean Energy Council's Best Practice Charter.

Our Impact Framework has 13 principles:

1. Partner with traditional owners to gain a deep understanding of their connection to the land and the waters ; explore how to achieve together positive outcomes (skills & capability building, pre-employment training and business opportunities through work packages).
2. Focus on enduring community-centred outcomes
3. Commit to biodiversity, environment, marine environment restoration and regeneration
4. Prioritise and preserve the use of agricultural land
5. Collaborate with wider energy market participants and support common infrastructure solutions to reduce impact
6. Create & deliver skills, training and education
7. Prioritise local procurement and employment
8. Deliver secure and dignified work
9. Develop projects with legacies
10. Commit to diverse representation
11. Provide industry stewardship & leadership
12. Drive circular economy principles
13. Accelerate Australia & NZ reaching its Net Zero targets

Best Practice Principles



Our impact framework (reviewed since last year) now has 13 principles that integrate or capture the Best Practice Principles

	Best Practice Charter Principle	Our Impact Framework principle
1	We will engage respectfully with the local community, including Traditional Owners of the land, to seek their views and input before submitting a development application and finalising the design of the project.	First Nations First and Centre Diverse Representation Legacy of Projects
2	We will provide timely information and be accessible and responsive in addressing the local community's feedback and concerns throughout the life of the project.	Community Centred Outcomes
3	We will be sensitive to areas of high biodiversity, cultural and landscape value in the design and operation of projects.	Nature positive , Biodiversity and Vegetation Regeneration
4	We will minimise the impacts on highly productive agricultural land and explore opportunities to integrate agricultural production.	Legacy of Projects
5	We will consult the community on the potential visual, noise, traffic and other impacts of the project, and on the mitigation options.	Community Centred Outcomes
6	We will support the local economy by providing local employment and procurement opportunities.	Local Employment Local Procurement Skills, Training & Education
7	We will offer communities the opportunity to share in the benefits of the project, and consult them on the options available, including the relevant governance arrangements.	Community-Centred Outcomes Partnerships
8	We commit to using the project to support educational and tourism opportunities where appropriate.	Skills, Training & Education Local Employment Community Centred Outcomes
9	We will demonstrate responsible land stewardship over the life of the project and welcome opportunities to enhance the ecological, cultural and/or agricultural value of the land.	Legacy of Projects Stewardship & Leadership
10	During the life of the project, we will recycle waste materials where feasible and commit to responsible decommissioning or refurbishment/repowering of the site at the end of the project's life.	Driving circular economy outcomes; Net Zero by 2025 Stewardship & Leadership



In the following pages we set out case studies where we can demonstrate adherence to the Clean Energy Council's Best Practice Charter including a reference to which principle of the charter the case study is demonstrating (referred to as BP Principle). It is noted that this is not an exhaustive list of activities but a cross section of examples,

Case study : BP Principles 1, 6 & 7

Moah Creek Wind Farm & CQP 1 / 2

In October 2024 CQP and the Darumbal People Aboriginal Corporation RNTBC (the Traditional Custodians of the land at the project site) signed an Indigenous Land Use Agreement (ILUA) and a Relationship and Benefits Agreement that collectively will deliver opportunities and benefits to the Darumbal People for generations to come.

Together we built a shared vision for the project based on mutual respect and an emphasis on understanding the importance of the cultural values of the Darumbal People. We worked closely with them for several years so as to ensure that the benefits provided by the project would align with their long-term goals and aspirations – and this is demonstrated by the range of benefits provided under the two agreements.

The agreements reached reflect the importance for CQP to partner with the Darumbal from the early stages of this project so that the transition to renewable energy that is underway in Queensland must occur fairly for First Nations people and their communities. Collectively, they will provide a pathway for the wind farm to deliver enduring economic and social benefits to the Darumbal, as well as recognition and preservation of their cultural heritage and values.



Case study : BP Principles 1, 2 & 6

Moah Creek Wind Farm & CQP 2 / 2

Other Multiple activities have occurred in the 12 months to July 25 that deliver on alignment with Clean Energy Council's Best Practice Charter

In Q3 2024 e established the Community Consultative Committee (CCC) for the Moah Creek Wind Farm. Its role is to facilitate open and structured communication between the project team at CQP and the local community, provide local insights and feedback to inform project planning, construction, and early operations, promote transparency and trust, ensuring that community concerns are acknowledged and addressed

In November 2024 Moah Creek Wind Farm and CQP sponsored and attended the attended the 2024 First Nations Chamber of Commerce and Industry (FNCCI) summit that included a range of topics to include use of First Nations businesses, how renewables can support economic prosperity for First Nations peoples, the protection of Country and cultural heritage.

Under the terms of the Relationship & Benefits Agreement for Moah Creek Wind Farm we recruited and appointed the Darumbal Liaison officer in April 2025 – Tyler Malone . The role is designed to drive and maximise the Darumbal Peoples' and First Nations participation in the wind farm – including building capacity and identifying training or support needs for their community.

In May 2025 we hosted a Meet the Contractor event .Attendees included local contractors, suppliers, and community members. The project team shared: Upcoming tender opportunities; details on construction timelines, commitments to local employment and First Nations engagement. The event reinforced the role of Darumbal people and local businesses in the delivery of the wind farm.



Meet The Contractors Event Moah Creek Wind Farm

16 May 2025



Case study : Principles 1, 2, 3 , 4, 5, 6 , 8

Hargraves Energy Hub 1 / 2

Hargraves Energy Project is located approximately 39 km southwest of Mudgee, on the Country of the Wiradjuri People. It is situated in the Mid-Western Regional Council Local Government Area. The developer is Green Belt Energy – a JV between Energy Estate and fellow Australian company Effiway Advisory.

Hargraves is a large-scale renewable energy development, on the edge of NSW's Central West Orana Renewable Energy Zone, and combines ~ 600 MW of wind and 250MW of solar generation with long duration battery energy storage. The project is planning to connect directly to the existing TransGrid 500kV lines to the east of the site.

Our design philosophy for the project takes into account the issues raised by communities across the CWO region in respect of the existing developments of wind, solar and BESS projects and transmission. For example, the current design enables the continuation of agricultural practices within the Project area to enhance resilience and sustainability to maximise agricultural production.

We are looking to maximise the use of existing Transgrid 132kV corridors and partner with other developers to limit the environmental impact of Hargraves and other projects being developed in the region and maximise the benefits to communities.

We have engaged with the communities early in the development and we are seeking their input into the design of the project prior to any submissions for planning approval. We had a stall at the Mudgee Small Farm Field Days on 11 & 12 July where we consulted with a range of community stakeholders about the proposed project location and benefits.

A key commitment by us is support for existing industries in this region such as tourism and the wine industry. This has been pushback from the local community and councils against the RE industry because impacts such as tying up tourism accommodation during the construction period of large scale RE projects was not taken into account by the developers. We will work with councils and local stakeholders to ensure that this issue is addressed ahead of time.



Case study : Principles 3, 4

Hargraves Energy Hub 2 /2

The Agrisolar Cooperative Research Centre (CRC) is a proposed 10-year, ~\$100 million initiative (2026–2036) aiming to scale up agrisolar adoption across Australia. It focuses on integrating solar energy generation with agricultural activities to support climate resilience, biodiversity, and food security. <https://agrisolarau.com/crc>

Its stated mission is to inform wholistic system designs that enable large scale uptake of agrisolar, ensuring climate resilience for farmers and food security for Australians

The CRC is currently in the bid development phase. Stage 1 bid for the was lodged on Friday, 25 April 2025. Stage 2 will be lodged in October 2025.

CRC has a number of partners to include the renewables industry. Energy Estate is one and Hargraves Energy is submitted as a project under the scheme.

The next step is to engage in collaborative project planning with the CRC team.



Our Partners



Case study : Principle 8

The Energy

Energy Estate is one of the founding shareholders of The Energy.

The Energy is a new digital, education and webinar publication launched in early 2025. This publication is dedicated to covering the business of energy focussing on the people, capital, projects and emerging technology driving the energy transition.

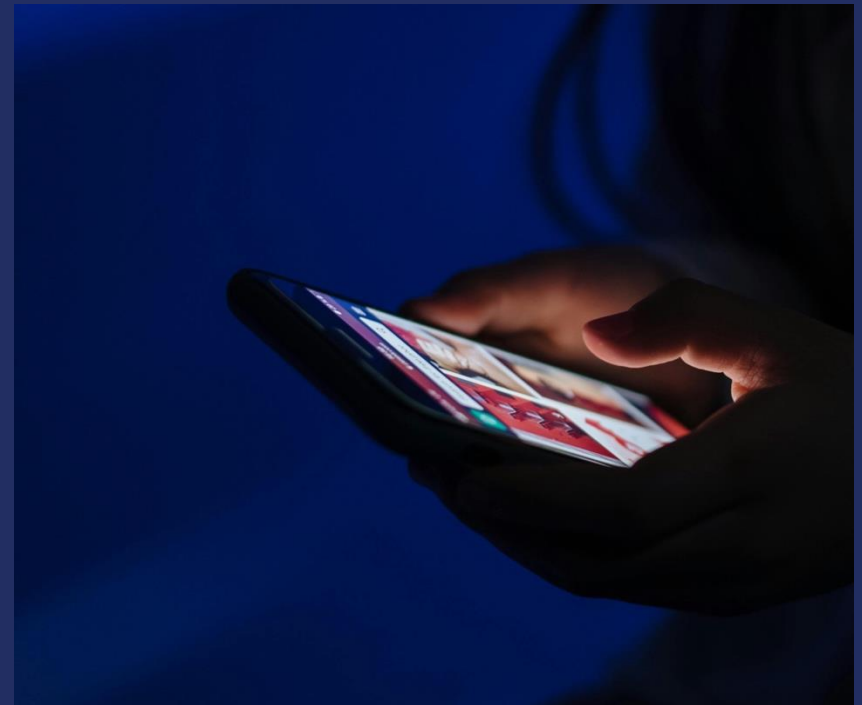
Vincent Dwyer, co-founder of Energy Estate, is chair of the board of directors of The Energy. Energy Estate has been involved with The Energy since its inception and we actively participate in its governance and strategy.

Energy Estate has helped to attract an outstanding advisory panel – led by Simon Corbell, formerly a team member at Energy Estate.

Unlike other publications The Energy is focussed on education and learning not just news and commentary. The Energy Learning provides professional development education delivered by leading experts in the energy transition. The first module - Energy Concepts with Dr Gabrielle Kuiper – will be launched shortly.

We believe The Energy will play a key role in education of stakeholders across the industry, complementing the work of CEC and others such as RE-Alliance and Smart Energy Council.

Our investment in The Energy and our support for its activities demonstrates our commitment to the energy sector and why we are seen to “walk the talk”.



Case study : Principles 6 & 7

Cool Sheet

Energy Estate is the only external investor in the Australian technology company Coolsheet. Coolsheet designs and manufactures PV Thermal system. In 2025 Coolsheet installed its pilot commercial-scale PVT system at the North Sydney Olympic Pool redevelopment, overlooking Sydney Harbour.

By integrating solar energy with decarbonised process heat, Coolsheet delivers a compelling climate-tech solution for low-grade thermal load facilities such as aquatic and recreation centres, hotels and resorts. Only 25% of the sun's energy hitting a solar panel is currently converted to electricity, leaving 75% to be absorbed and emitted as waste heat. PV thermal technology harnesses the waste heat through a lightweight 'water jacket' attached to the back of the solar panel, storing it in hot water tanks as a thermal battery or using it as a pre-heat loop for heat pumps. The installation maximises the on-site renewable energy generation from the limited rooftop area.

A Renewable Heat Future Made In Australia

Founded in Sydney, Coolsheet™ is Australia's first PV-Thermal manufacturer - one of only around 50 worldwide. Coolsheet Chairman, Doug Smith commented "the economics of gas no longer stack up for heating water, even before you factor in its outsize impact on emissions. With structural supply shortages forecast for Australia and New Zealand from 2027/28 and process heat accounting for nearly 50% of industry energy use, our mission at Coolsheet has sharpened to helping commercial customers get off gas."

Images: Coolsheet being installed at the North Sydney Olympic Pool (top) and Energy Estate team members co-founder Simon Currie with Coolsheet Chief Technical Officer Tom Hoole (bottom)



Case study : Principles 1, 6, 7

Bio NQ

BioNQ is a large scale bioenergy project developed by Energy Estate in North Queensland. BioNQ is being developed by Energy Estate in partnership with Queensland Cane and Renewables, one of the leading local cane growing associations.

The partnership brings QCAR into the development of the BioNQ project from the early stages of development. The principles of the partnership for BioNQ are:

- Co- Design
- Co-Governance
- Co-Ownership

Key features of this project is that it will diversify the income streams for the NQ sugar industry and underpin investment in critical infrastructure including new water pipelines, roads and electricity transmission.

The BioNQ project will be located at Abbot Point and the feedstocks for the biorefinery will include sugarcane and other suitable feedstocks from new plantations catalysed by investment in new water infrastructure in this region. The biorefinery will use proven technology to convert biomass to SAF, renewable diesel and methanol leveraging the natural advantages of the Burdekin sugar cane growing region in proximity to the Abbot Point State Development Area (APSDA). The Project will be located within the APSDA, making use of the existing infrastructure such as roads, rail and port, as well as new-build facilities to produce SAF via ethanol using the AtJ (Alcohol to jet fuel) process. The carbon dioxide by-product will be purified and converted to methanol and/or urea using green hydrogen produced by electrolysis of water using renewable power.

QCAR put out a media release recently about the partnership with Energy Estate after a meeting in Townsville. We also have strong support from the Queensland Government for BioNQ (please see letter of support from the Deputy Premier)



MEDIA RELEASE

20 October 2025

**Networking opportunities:
QCAR and Energy Estate forging a pathway to sustainable prospects and security for sugarcane farmers**

Queensland Cane Agriculture and Renewables (QCAR) met with representatives from Energy Estate in Townsville recently to be briefed again on its BioNQ Project ahead of a presentation to the QCAR Board.

QCAR Chief Strategy Officer Michael Kern and QCAR Herbert District Manager Lawrence DiBella discussed the project and future opportunities and prospects with Energy Estate's Chief Projects Officer Simon Currie and Project Director HyNQ, Claire Speedy.

QCAR's Lawrence DiBella said Energy Estate's BioNQ Project, at the Abbot Point State Development Area, would generate biofuels from cane feedstock to produce sustainable aviation fuel, renewable diesel and methanol.

"QCAR and Energy Estate have been working with QCAR keen to see value-adding opportunities for sugarcane grown by our members, in addition to other crops," he said.

Over three years Energy Estate has built a reputation in the market for sound strategic advice, initiated and exited over 1.24GW of utility-scale renewable-energy development opportunities, advised on over 4GW of M&A (Mergers & Acquisitions) development transactions and accelerated a further pipeline of over 10GW of development investment opportunities.

Energy Estate is developing large scale renewable infrastructure projects in North and Central Queensland (including Gladstone and Abbot Point), on the Walcha plateau and Hunter Valley (NSW), Texas and California (USA), New Zealand and elsewhere internationally.

"QCAR is investigating opportunities as to how the project might be developed and how members could be involved with the project proposed at Abbot Point," Mr DiBella said.



QCAR Herbert District Manager Lawrence DiBella, left, and QCAR Chief Strategy Officer Michael Kern, right, attended a meeting with Energy Estate's Chief Projects Officer Simon, at back, and Project Director HyNQ Claire Speedy, second from right, at Townsville.

Case study : Principles 6, 7, 8, 10

Make Australia Make Again Campaign

Energy Estate has led a campaign to promote local manufacturing and supply chains since 2021. This is an ongoing campaign which is gaining an increasing number of supporters from industry and Government.

We regularly attend industry events and are outspoken in our support for investment in local manufacturing for the clean energy sector and other sectors of the economy. This campaign has also been taken internationally with presence at key events such as World Hydrogen Summit, Australian Green Steel and Iron delegation to Sweden and OceanRE Summit.

We invest in companies building local supply chains (such as Coolsheet) and advocate for local supply chain commitments to be mandatory in Federal and State programs such as the CIS and NSW LTESA.

Simon Currie leads this campaign is recognised for his commitment to the development of robust and enduring local supply chains.

Our goals for the coming year are building partnerships with other like minded advocacy groups such as the Circular PV Alliance and supporting investment in building local supply chains through the Future Made in Australia program.

A particular focus for the Make Australia make Again campaign is the opportunity to support the growth of the AI Economy through manufacturing of the products required to build AI Factories (data centers).



Case study : Principles 3, 6, 7, Accommodation Solutions Australia

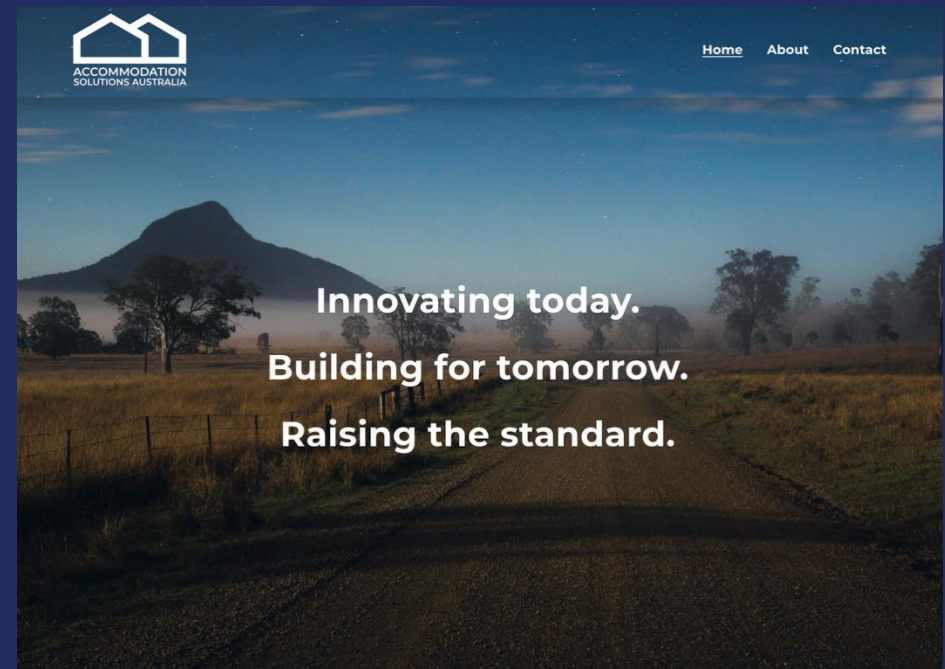
Accommodation Solutions Australia (ASA) is a joint venture between the Hinman Group and Energy Estate launched Q3 2024

ASA is pioneering a scalable real estate investment model designed to deliver durable and sustainable workforce accommodation for major infrastructure projects in regional, rural, and remote Australia. Our approach establishes staged developments that provide long-term housing solutions while offering investors a structured opportunity to participate in a high-demand sector. With a focus on delivering premium manufactured home estates, ASA is creating an asset that can be on-sold as a fully operational community, addressing both workforce housing needs and broader social and affordable demands.

In Rockhampton, ASA has secured strategically located sites and, in collaboration with two premium Australian manufacturers, has developed durable, sustainable, thoughtfully designed buildings. These structures are uniquely reverse engineered to seamlessly transition into legacy homes. The initial stages will offer a full-service turnkey solution and self-contained options, with the flexibility to expand. The third stage will introduce lots for traditional homes.

Our master plan incorporates expertly designed facilities and landscaping, making this a desirable and functional place to call home.

Along with our carefully chosen development and delivery partners, we have the expertise and regional commitment to achieve this vision.



Case study : Principles – All Better Data Centre Initiative

The fastest growing sector globally is the AI sector and Australia is currently ranked second globally for data centers in development. Data centers are major users of power and water and are increasing competing with other industries for available land and other resources.

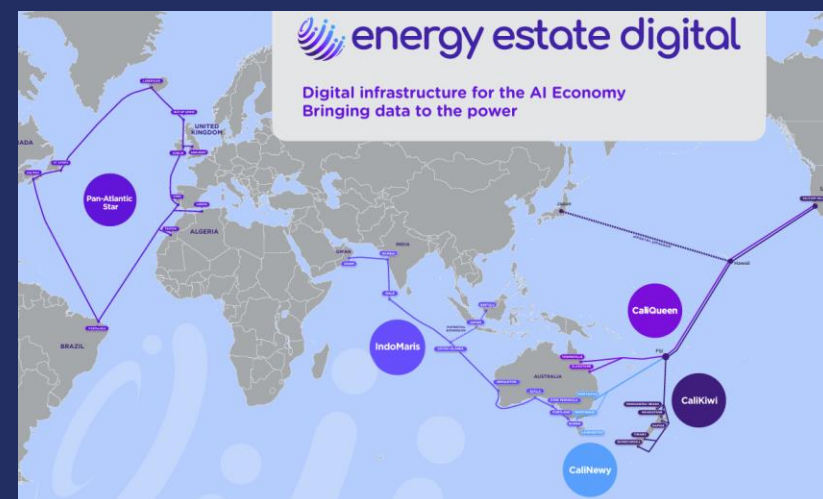
Energy Estate has been leading an initiative focussed on Better Data Centers – working with Greenhouse in Sydney and other key stakeholders.

In June 2025 we held to organise the first Australian Data Center Power and Water Summit in Sydney. This was very well attended and brought together a cross section of the energy, water and data center industries together with Government. The key note speaker was the NSW Treasurer who spoke about the new Investment Delivery Authority – which has an initial focus on accelerating investments in renewable energy and data centers.

We have promoted the development of data centers in regional locations throughout 2024 and 2025. We launched EE Digital in Townsville and Newcastle in December 2024 with our CaliQueen and CaliNewy subsea data cables from California. In 2025 we launched a new subsea data cable – IndoMaris which will connect renewable energy resource rich regions of Australia with the rapidly growing demand in India.

In 2026 we will be helping to run a program in Sydney and regional centers which will advocate for Better Data Centers including innovation challenges to promote the integration of Australian technology into data centers to improve sustainability.

<https://www.informa.com.au/event/conference/energy-utilities/australian-data-centres-power-water-summit/>



Case study : Principles – All

Noosa Power & Energy Summit June 25

The inaugural Noosa Power & Energy Summit in June 2025 brought together key stakeholders from across Australia's energy sector to explore the future of sustainable power. The event focused on the latest innovations in renewable energy, including battery storage, electric vehicles, and smart grid technologies. Discussions centered around reducing carbon emissions and the role of government policy in supporting the energy transition. Collaboration between public and private sectors was a recurring theme, with speakers emphasizing the need for unified efforts to meet national energy targets.

Energy Estate 's Simon Currie hosted a session - *Power Panel: Policy, Economics, Infrastructure and Renewables Development*. He introduced *Energy Estate's CaliQueen project – a data cable from California to Queensland powered by renewables in Queensland*.

He highlighted the urgent need for regulatory reform to support the growth of renewable energy. He presented policy frameworks that could drive investment in clean energy infrastructure and shared successful international examples. Simon also emphasised the importance of a stable regulatory environment to attract long-term capital and foster innovation. He addressed technical challenges like grid integration and proposed solutions to improve reliability while increasing the share of renewables in Australia's energy mix.



EE Digital's Vision

State of the art digital infrastructure connecting global markets to abundant power and water resources

New cables between California and Australia and New Zealand will connect energy and infrastructure precincts in strategically located regions with direct access to renewable energy, 24/7 power solutions, water and other enabling infrastructure.

The precincts will support the development of data center campuses and other energy intensive industries such as manufacturing, critical minerals processing, transport and renewable fuels.

Our first cables – CaliQueen, CaliNewy and CaliKiwi – will connect our San Luis Industrial

