



Delivering London's Future Together



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Introduction





About ZEVHub

ZEVHub provides individuals and businesses a better charging experience through re-energising and greening brownfield real estate.

ZEVHub is more than just charging, we are insight driven and looking to build the link between physical infrastructure and the digital world to make fleets and drivers more efficient.

Executive Summary

*Infrastructure And
Mobility Solutions For
The Smart City*

ZEVHub is a Fleet focused charging proposal with EV charging income supported by subleasing, valeting and retail income.

Management combines considerable experience in EV charging, renewable energy, supply and management, property, retail and the fleet and taxi trade

Battery storage will be introduced on sites post launch; as part of energy purchase and management strategy to increase profitability of sites

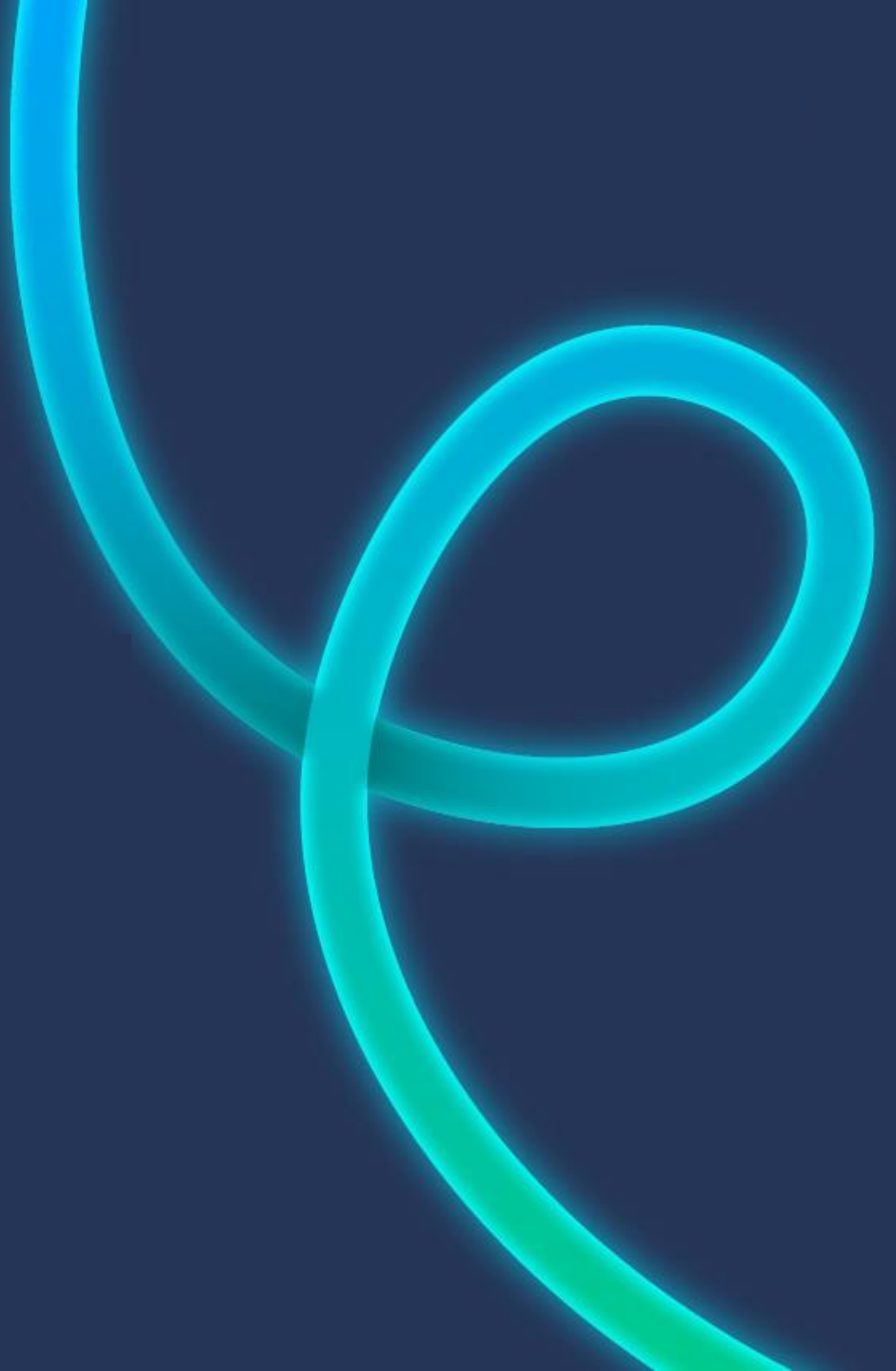
Strong relationship with AA-rated European utility guaranteeing charging operations, maintenance of charging equipment and grid connection whilst committing to £2-5m of investment per site.

Launch customers include blue chip companies, Public Bodies and London Black Cab fleet owners willing to sublease and utilize chargers

Targeting site returns of over 30% with risk mitigated by subleasing revenues from strong site co-tenants and site investment process validation.

ZEVHub is seeking to collaborate with the Cross River Partnership in helping London reach a zero-emission future. By working with CRP, fleets, councils and other stakeholders, ZEVMHub will establish e-mobility and logistics hubs in strategic urban locations which will provide the infrastructure for fleets to transition.

Market Overview



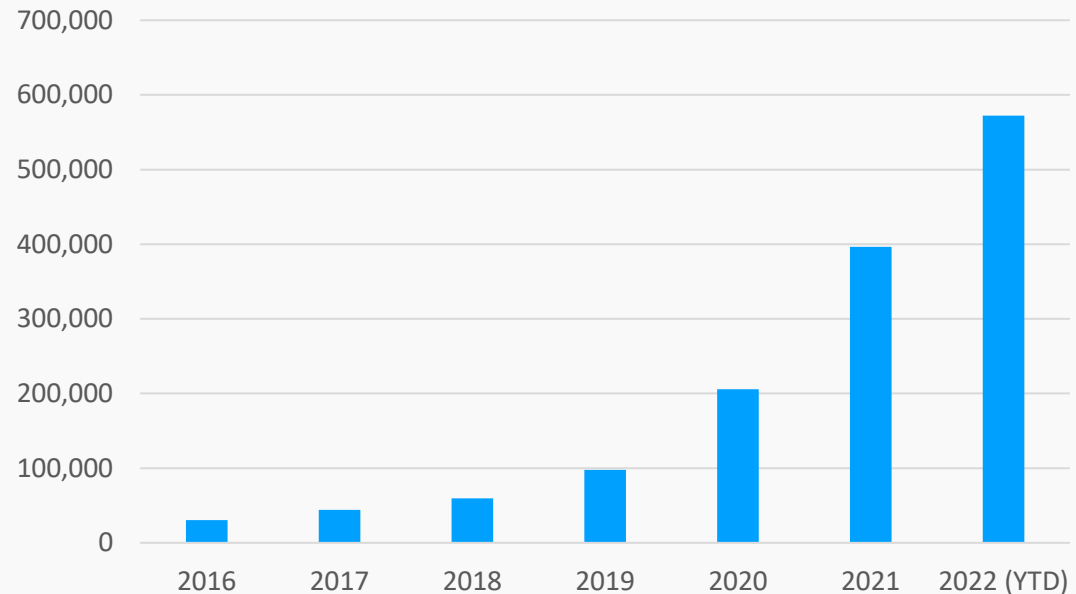
The New Normal

Alike to the iPhone market uptake, the rise in plug-in market share equates to 20.6% in 2022 YTD.

Charging infrastructure remains the largest barrier to uptake for commercial fleets.

SMMT estimates the UK will need 2.3m chargepoints by the end of the decade. There are currently only around 25,000

Cumulative number of battery-electric cars in the UK
(2016 to date)



Source: SMMT, September 2022

There is an opportunity to mitigate fuel anxiety and eliminate range anxiety by rolling out EV charging stations and charging hubs for smart cities and the post-petroleum world

Transition of Fleets

EV Growth will be driven by a combination of new low emission regulations, a decrease in the cost of electric vehicles and commercial fleets transitioning to electric vehicles.

Fleets represented 60% of all new car and van sales in 2019

Black cabs make up 20% of London's EVs

BVRLA committed to registering 400,000 BEVs each year by 2025, which could represent 80% of UK EV sales

Private hire fleets such as Addison Lee have announced 100% EV Fleets by 2022 and Uber and FreeNow are to be fully electric by 2025

16 of the UK's largest van operators have signed the Clean Van Commitment and investing an initial £40 million to electrify over the next 2 years.

Company	Size of fleet	EV commitments made to date
AstraZeneca	17,000	Fully electric fleet by 2025
Royal Mail	41,500	Only new EVs bought by 2030
Mitie	5,300	Fully electric fleet by 2025
Openreach	27,000	Fully electric fleet by 2030
Ocado	1,700	Net zero emissions by 2035
Centrica	15,000	Fully electric fleet by 2025
DHL	7,500	Zero logistics-related emissions by 2050
Lloyds Banking Group	350,000	Net zero emissions across customer and corporate fleet by 2030
Rentokil	19,000	Fully electric fleet by 2030
Tesco	5,500	Fully electric van fleet by 2030
Zenith	48,000	Fully electric by 2030
Fleet Alliance	37,000	Fully electric by 2030

Business Model and Launch



Bermondsey



Site Type: Leased SE London Hub



Address: Mandela Way, Bermondsey SE1



Status: Site Secured, soft launch January 2023



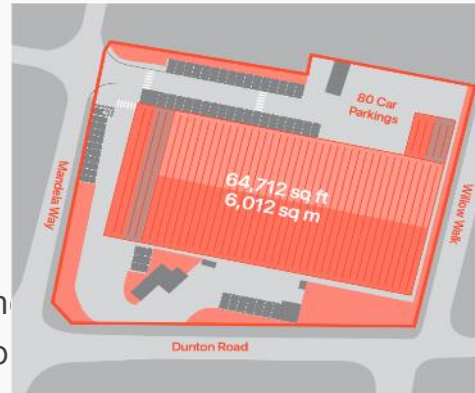
Location: Strategic location close to A2 and within easy reach of central London (London Bridge 5 mins drive). Area heavily utilized for break stops by black cabs, local fleet occupiers include DPD, Royal Mail



Asset: c65k sq. ft warehouse/offices on a secure, self-contained 2.3-acre site with 62 (being reduced to 52) car spaces



Strategy: Install x20 150kW super rapid EVCPs (x40 car bays), 3 MW power and energy storage, rooftop solar installation, establish self service café, valeting & other fleet customer services, anticipate 24/7/365 opening



Strategy

- Value- and customer-centric proposal offering speed and availability
- Taxi and commercial fleets – e-mobility logistical hubs
- Traffic and population dense urban areas
- Redeveloping a future proofing brownfield sites
- Convenient secure, reliable, clean charging
- 40 rapid chargers
- 30-minute dwell-time
- Healthy food & beverage offering
- Valeting and other fleet customer services
- Other e-Mobility services
- Energy and data storage & management

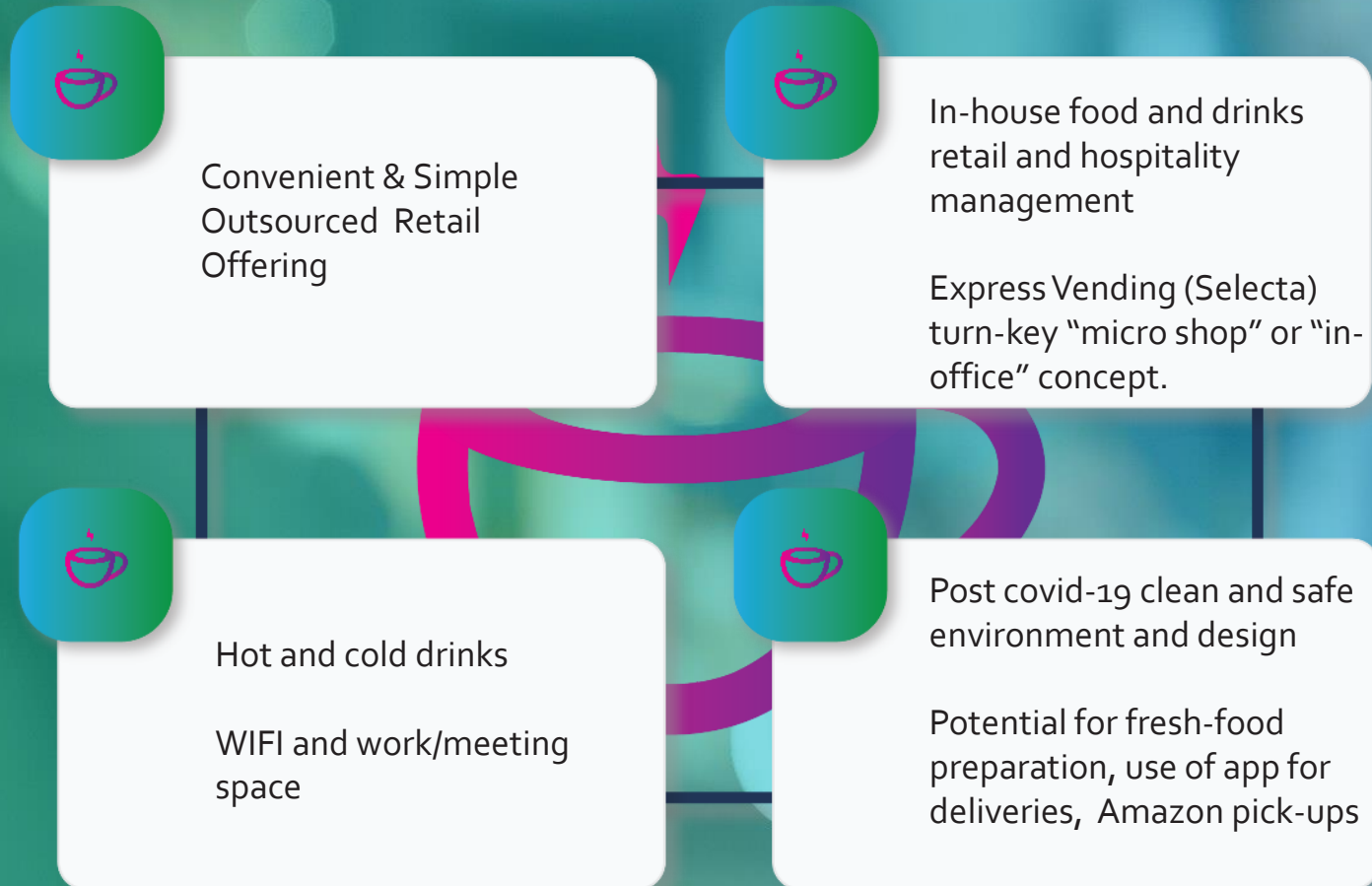




Strategic Co-Tenanting

ZEVHub will sub-lease Bermondsey with a selection of high-quality cotenants supporting the rents.

Strategic mobility co-tenants not only support rents but also help develop ZEVHub's into logistical e-mobility hubs





F&B Vending



Software and
Back office



Turnkey
contractor
and funder



Installation



Grid
connection



Equipment


Operations

Organisation includes arms-length and strategic partnerships to ensure the execution and ongoing operations of both Launch and Roll Out

Technology

Leading chargepoint manufacturer; Power Electronics,

- ⚡ Provide a DC microgrid design, incorporating a load balancing system.
- ⚡ Modular and cost efficient
- ⚡ 2 - 5 MW energy storage system
- ⚡ Smartphone apps for iOS and Android
- ⚡ Data processing & analytics with a cloud system back up
- ⚡ ZEVHub will own software and data
- ⚡ Blue-chip Back office (Greenflux)
- ⚡ Contactless payment options
- ⚡ Booking app
- ⚡ Financed hardware and guaranteed equipment operations and maintenance.



NB Station Gen 3

150kW
Dual dispensers
Dynamic charging
Turn-key solution
Maximum flexibility user-friendly interface
Smart power balance
Back-office integration OCPP 1.6



Other Key Partners

ZEVHub has been establishing relationships with key stakeholders including fleets, government branches, NGOs, property/surveying organisations and local councils

Pipeline



Battersea



Site Type: Leased, SW London Hub



Address: Battersea SW11



Status: Pipeline



Location: Prime south London location close to Clapham Junction



Asset: Large site (approx. 1.5 acres)



Strategy: Install 20-50 x 150kW super rapid CPs, 5 MW power and energy storage. We look to incorporate a self-service café, valeting & other fleet customer services. We anticipate 24/7/365 opening and split rental with a site partner.



Finsbury Square



Site Type: Leased Central London Hub



Address: Finsbury Square, City, EC2A 1RR



Status: Pipeline



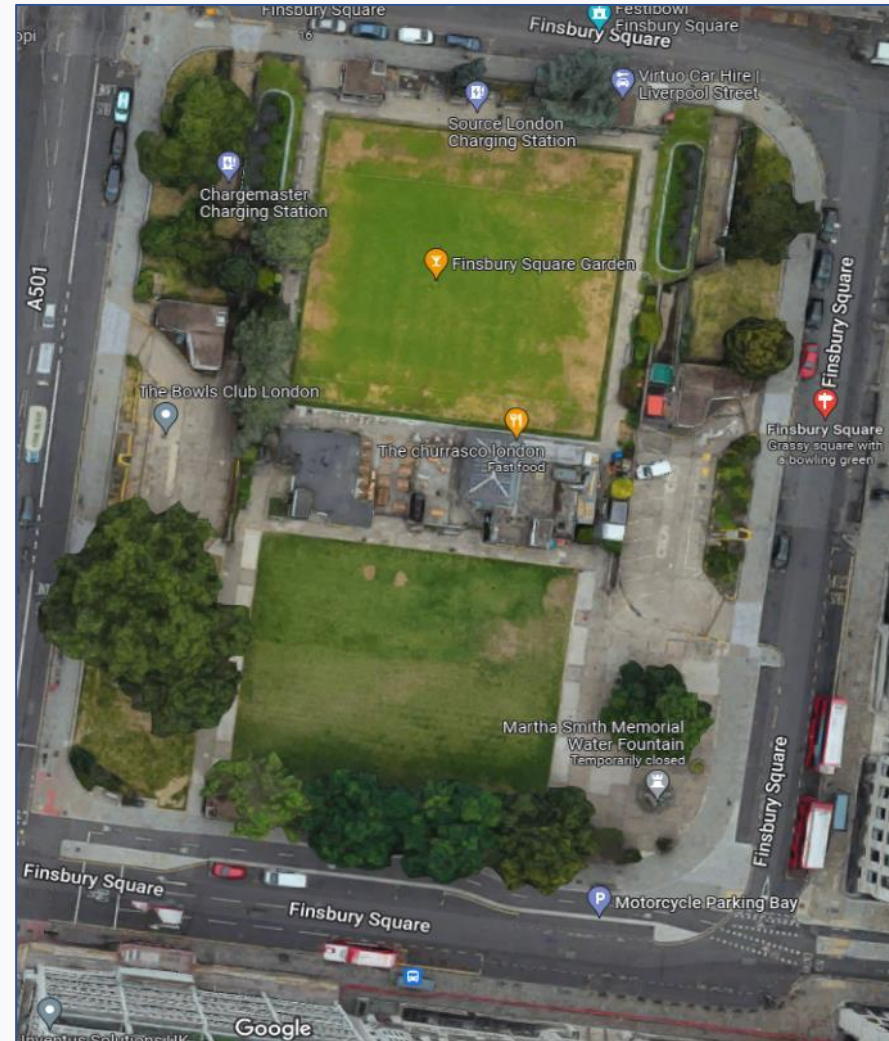
Location: Central London location close to City and Shoreditch



Asset: 258 spaces (around 280 in total including surface bays), around 70,000 sq. Ft with approx. 2 MW power available



Strategy: Potential for site refurbishment with 20 x rapid and 100 fast chargers, 3 MW power and energy storage. Installation of a self-service café, valeting & other fleet customer services. We anticipate 24/7/365 opening. There is the potential for up to 5 MW of energy storage



Oxford



Site Type: Tesco Site Oxford



Address: 7 Sandy Lane, Oxford OX4 6AR



Status: Pipeline



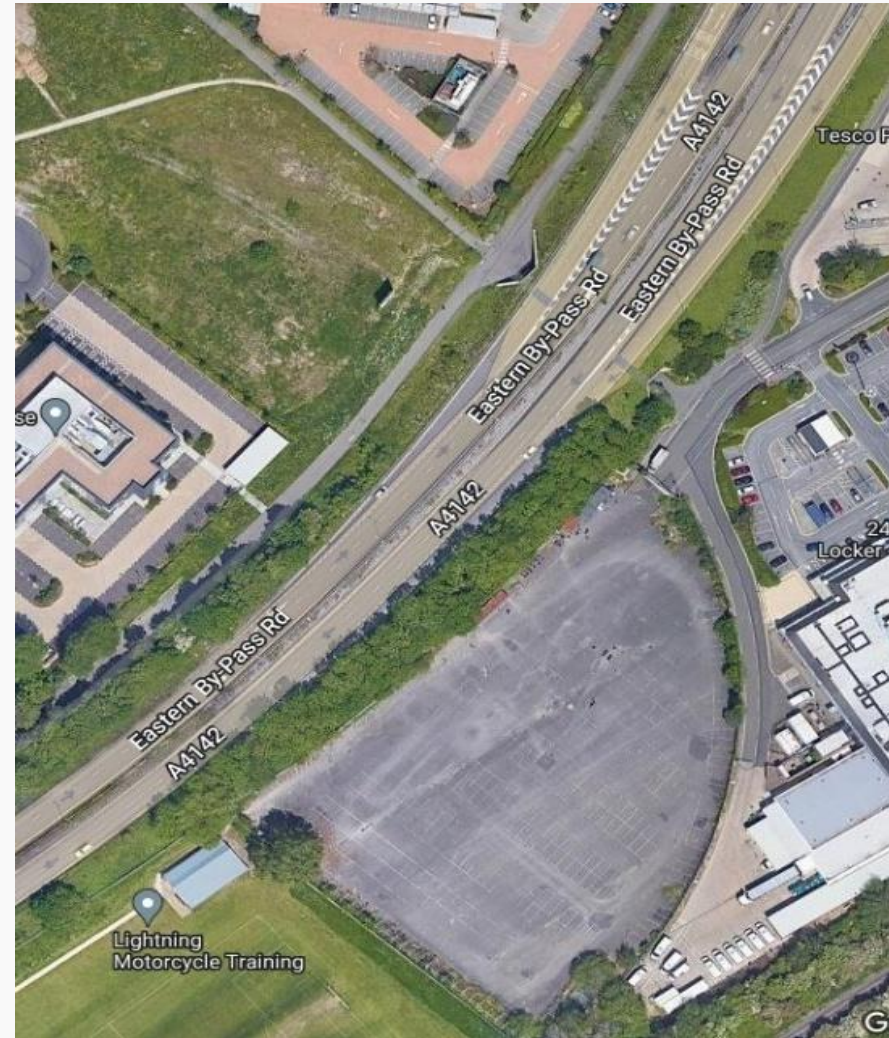
Location: South Oxford next to A4142 and an industrial estate with high volume of fleet operators, adjacent to the Pivot Power Energy cable giving further power opportunities.



Asset: Large site, approximately 2.7 acres, Pivot Power gives access to up to 50 MW of power



Strategy: c. 40-50 x bays of rapid charging supported by a 5 MW power and energy storage. Introduction of our services package to support drivers with 24/7/365 access. We aim to split the rental with a site partner



Bermondsey B



Site Type: Leased SE Hub



Address: 23 Mandela Way



Status: Pipeline



Location: Opposite Bermondsey A site, opportunity to expand hub significantly



Asset: 1.6 acres available, 2 MW power available



Strategy: Potential for site refurbishment with 20 rapid chargers with additional solar and energy storage. Establish our services package with 24/7/365 opening. There is the potential for up to 5 MW of energy storage.



Bristol



Site Type: Leased Bristol Site



Address: Cribbs Causeway, Bristol, BS34 56TA



Status: Pipeline



Location: Patchway Trading Estate, adjacent to shopping centre, motorway and dozens of fleet operators



Asset: 28,500 sq ft site,



Strategy: c. 20 bay's of rapid charging supported by 5 MW power and energy storage. As per other sites we will install a self service café, valeting & other fleet customer services, available 24/7/365. Again there is the opportunity to split the rental with a site partner.



South Mims



Site Type: Leased Service Station Location



Address: 23 Bignells Cor, Potters Bar EN6 3QQ



Status: Pipeline



Location: Junction of M25 and M1



Asset: 232,000 sq. ft



Strategy: There is an opportunity to install a Solar canopy with up to 10 MW of energy. 100 rapid chargers, potential for site refurbishment, and additional solar and energy storage. We would look to introduce our service package for fleet customers with 24/7/365 access. There is the potential for up to 5 MW of energy storage.



Birmingham



Site Type: Leased Birmingham Site



Address: James Rd, Birmingham B11 2BA



Status: Pipeline



Location: Adjacent to a large industrial estate near a Veolia power station



Asset: 2.1 acre site, over 15 MW in power available



Strategy: c. 50 x bays of rapid charging and energy storage. There is also the opportunity to install our service package with 24/7/365 opening. Again, there is the potential for a split rent with a site partner



Team





Per Regnarsson

Executive Chairman/Interim CEO
*Renewables, infrastructure & corporate
finance (Merrill Lynch, JP Morgan),
Advisor to European automotive groups
(Fiat, Renault, Volvo) SME Executive &
Board roles*



John Lamond

Chief Financial Officer
*20 years of CFO experience specialising
in real estate and property including
Genesis Housing Association, Portman
Family Office and Magna Group*



Clive Southwell

Chief Commercial Officer
*12 years of working with electric
vehicles and charging infrastructure.
Director UK & Ireland for GreenFlux.*



Max Delamain

Executive Director
*Experienced builder of venture backed
companies; co-founder of LSE listed
cleantech company.*



Ben Browne Clayton

Chief Property Director
*30 years experience across most European
real estate markets in mainstream and
alternatives sectors*



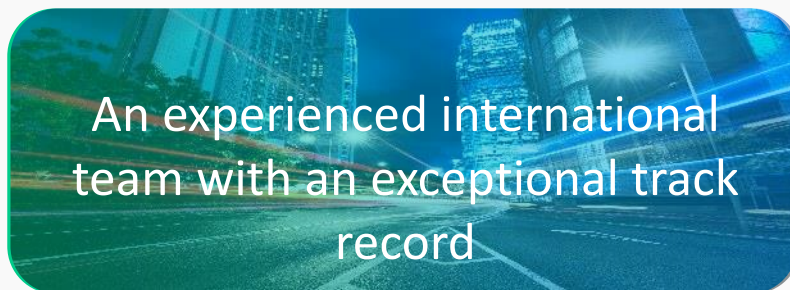
Katie Colledge-Price

Programme Delivery Director
*12 years experience in the EV and
Chargepoint Industry. Formerly
Sustainable Project Officer on Energy
Superhub Oxford*

Management

ZEVHub brings together a team of excellence including experience from the worlds of electric vehicles, real estate, renewable energy, finance, planning law and transport

Advisory Board



An experienced international team with an exceptional track record



Susan P Kennedy

Senior Advisor

Utilities Commission and Chief of Staff to California Governor. Founded Advanced Microgrid Services Inc in 2013, advanced energy storage and recently sold to Fluence Corp. Executive VP of Lyft Inc, the second largest ridesharing company in the United States.



Randolph Sesson Jr

Senior Advisor

Over 30 years' international experience in leadership roles for top-tier firms in financial services including Morgan Stanley and Goldman Sachs. With nearly two decades experience in chairing an educational and mentoring charity, with particular expertise in transport, infrastructure, logistics, oil and gas and real estate.



Gary Jackson

Senior Advisor

Brings 10+ years experience in mobility and start-ups, an expert in transportation logistics, strategies and innovation. Co-Founder of projects including Hailo, one of Europe's largest ride hailing companies, myTaxi and FreeNow which perform over 1 million trips per week.



Simon Tucker

Senior Advisor

Over 25 years at board level, working in London, Frankfurt, Geneva and sat on the board of Monarch airlines and co-founded Opdo. Practiced at implementing strategic change and sourcing finance, and as a hands-on operator. Nearly 4 years as finance director of Hertz. Big 4-trained and a Fellow Chartered Accountant

Working with **Cross River Partnership**





ZEVHub has been working with Innovate UK on their Zero Emission Freight (ZERF) Program, where we have engaged other key players looking to transition to net zero

Other Campaigns

Collaborating on developing urban logistics hubs and helping fleets transition to zero emissions by offering world class bespoke charging solution

How We Can Work Together

Clean Air Logistics

Clean Air Freight



London Borough of Hammersmith and Fulham:
Shared Electric Vehicle Scheme

Clean Air Villages (5?)

Thank You

