



# Jolly Rock Storage Project Tender

200 MW / 400 MWh BESS · ERCOT · Young County, Texas

# The Opportunity



## Bidder Invitation

Polar Consulting, on behalf of Redelio Renewables, invites qualified bidders to submit proposals for the acquisition of a late-stage ERCOT battery storage development opportunity



## Offered Project

Jolly Rock Storage is a 200 MW / 400 MWh late-stage BESS project developed by Redelio Renewables that is being offered for sale as a development asset



## Sale Process

Redelio Renewables will collect bid proposals by July 31, 2026 with a target to select a bidder for award by August 7, 2026

# About Redelio Renewables

2.4 GW

Redelio Renewables U.S. BESS development target

920 MW

Redelio Renewables U.S. pipeline identified across four states

6 GW

Redelfi Italy BESS project pipeline

5 GW

Elio Group active project pipeline



Redelio Renewables is a joint venture formed through a partnership between **Redelfi S.p.A.** and **Elio Energy Group LLC** — two complementary firms combining deep financial expertise with proven greenfield development capability across the U.S. energy market.

Redelfi, headquartered in Italy and listed on the Euronext Growth segment of the Italian Stock Exchange, brings leadership in BESS infrastructure development with active pipelines of 6 GW in Italy and 1.2 GW in the U.S. Elio Energy Group, a utility-scale renewable project developer, contributes 20+ years of industry expertise and a 7 GW active pipeline with deep roots in the North American market.

Together, Redelio Renewables is targeting up to 2.4 GW of BESS development across key U.S. territories, with 920 MW already identified across Texas, Tennessee, Alabama, and Kansas.

## **Redelfi S.p.A** - Financial & Project Management Partner

Headquartered in Italy, listed on Euronext Growth (Italian Stock Exchange). Specializes in stand-alone BESS infrastructure with active pipelines across Europe and the United States.

## **Elio Energy Group LLC** - Technical & Development Partner

Greenfield utility-scale renewable developer with 20+ years of expertise. Focused on North America, with project lifecycle management and a proven track record across multiple asset classes.

# About Polar Consulting

100+

Energy utilities and power developers served

100k+

Energy transactions executed

Billions \$

Cumulative value of energy transactions

100 %

Rate of approval of overseen transactions



Polar Consulting is a next-generation energy and decarbonization advisory firm serving utilities, municipalities, power producers, and large energy users globally.

Polar Consulting was formed as a strategic partnership between BIP and a group of leading consultants within energy and sustainability to address pressing challenges in each domain.

Polar Consulting has established itself as a leading provider of managed energy transactions, having directly supported the transaction of gigawatts of generation capacity and numerous terawatt hours of energy supply, including significant amounts of carbon-free energy.

With decades of combined experience and a suite of digital tools, Polar helps clients help organizations navigate complex challenges in energy and sustainability while preparing for the demands of tomorrow.

## **Polar Consulting** – Transaction Administrator

Polar Consulting (Polar) holds well over a century of cumulative experience and expertise within the energy and sustainability domains, with leading experts in the fields of energy transaction management and sustainability advisory.

## **BIP Group** - Technical & Operational Support

BIP Group (BIP) is a leading multinational consulting company. BIP's teams provide customized, seamless digital experiences and innovative E2E business solutions to companies and organizations worldwide.



# Jolly Rock Storage

200 MW

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Project AC nameplate

400 MWh

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Energy storage capacity

45 Acres

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Project site control

138 kV

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Defined interconnection path

# Jolly Rock Storage Executive Summary



*A late-stage ERCOT BESS opportunity with site control, interconnection progress, and near-term development milestones.*

**200 MW**

AC Export/Import  
Capacity Request

**400 MWh**

Two-Hour Battery  
Energy Storage

**Q2 2027**

Expected RTB  
Timing

**Q3 2029**

Target COD

**45 Acres**

Battery Facility  
Site Control

## Bidder Value Proposition

- 📍 ERCOT-zone storage asset located in Young County, Texas with Oncor Delivery Company as transmission owner.
- ⚡ Defined 138 kV interconnection path located approximately 0.6 miles from the project site via Scobee Road.
- ☑ Screening Study complete, steady-state analysis complete, and FIS progressing through stability and short-circuit review.
- 🍃 Environmental review to date identifies no known material constraints; permitting path is conventional for a BESS project.

*Asset is positioned for a buyer seeking ERCOT battery exposure with meaningful development work already advanced.*

# Asset Overview – Jolly Rock Storage



**Q2 2027**  
RTB Target

**Q3 2029**  
Target COD



Location Map — Young County, Texas (no scale)

<b>Project</b>	Jolly Rock Storage
<b>Technology</b>	Battery Energy Storage System (BESS)
<b>Size</b>	200 MW AC / 400 MWh   210 MW DCp
<b>Market</b>	ERCOT
<b>Location</b>	Young County, Texas
<b>Transmission Owner</b>	Oncor Delivery Company LLC — 138 kV
<b>Queue Number</b>	29INR0084
<b>Interconnection Status</b>	Advanced (see Slide 9)
<b>Site Control</b>	Approximately 45 acres
<b>Environmental</b>	No known material constraints

# Site Control & Real Estate



*Battery facility land and interconnection real estate are materially defined, with easement/substation agreements progressing.*



*Battery Facility Parcel: 45 acres out of 240-acre*

## 45-Acre Site Control



Battery storage facility site control in place on a defined 45-acre portion of a 240-acre parcel.

## Direct T-Line Access



Transmission line access approximately 0.6 miles from site via Scobee Road — short, direct gen-tie path.

## Substation Option Purchase Agreement



10 acres under OPA for substation; 0.50-mile easement from project land to substation in progress.

# Interconnection Position



*Oncor steady-state analysis supports a defined interconnection path with manageable study findings for buyer diligence.*



*Transmission Map (no scale) | Queue #29INR0084*

## Interconnection Status

- ☑ Queue #29INR0084; 200 MW AC export/import request
- ☑ POI ~0.6 mi from project site; Oncor 138 kV transmission owner
- ☑ Screening Study complete; Steady State analysis complete
- ☑ FIS in progress — stability and short-circuit studies underway

## Key Steady-State Findings

- ✗ No new unacceptable P0 voltages or thermal loadings at requested output level
- ✗ No new unacceptable post-contingency voltage conditions for P1-P7 contingencies
- ✗ Discharging: 213 MW (101.38%) accommodated under P1/P7 without system upgrades
- ✗ Charging: up to 95.71% (Summer Peak) / 97.28% (HRML) without upgrade

# Development & Permitting Path




## Primary Anticipated Permits & Reviews

 **TCEQ**

### Construction General Permit


Triggered by 1+ acre of land disturbance. NOI required 7-10 days prior to construction.


 7-10 days prior to construction

 **EPA**

### SPCC Plan


Triggered by oil storage volume. Required prior to construction where applicable thresholds are met.

 Prior to construction

 **USFWS**

### USFWS Consultation / Permitting

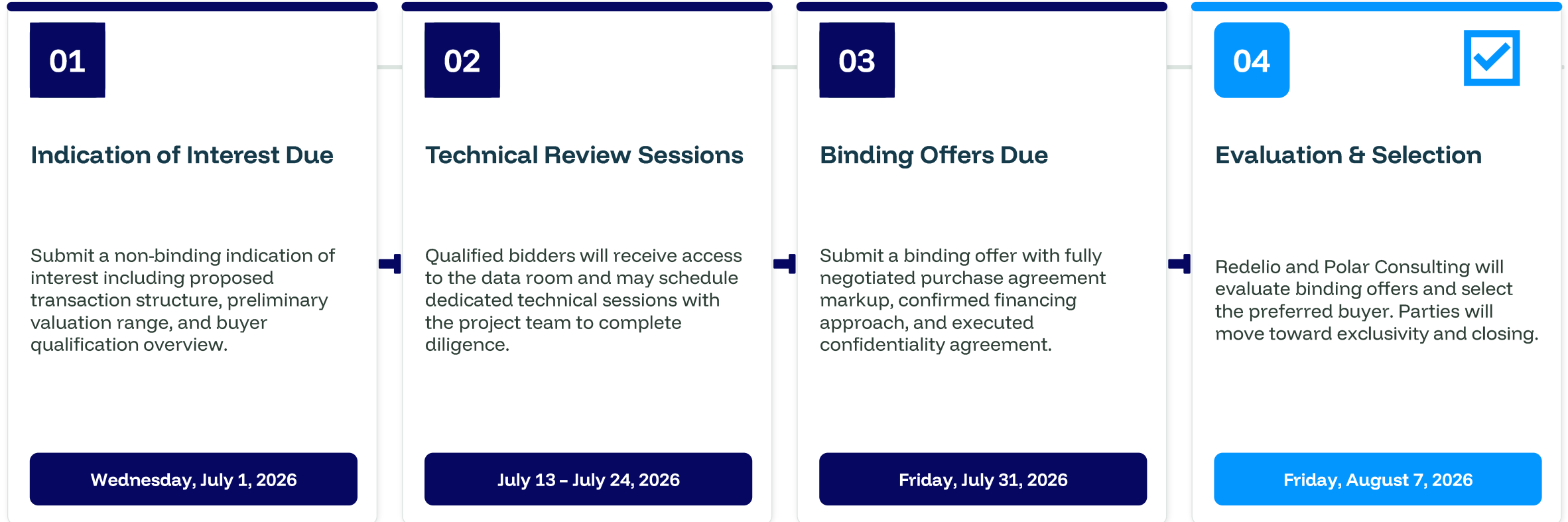
Triggered by impacts to federally protected species. Section 7 generally 1-6+ months; 10(a) permits 18-24+ months if required.

 1-24+ months depending on pathway

# Transaction Process & Next Steps



*Polar Consulting is supporting Redelio in buyer engagement and diligence coordination for the Jolly Rock Storage sale process.*





# Questions?

Please do not hesitate to reach out directly to a member of the Polar Consulting and BIP project teams with any questions regarding this opportunity.



**Sean Perry**

**Head of Transactions | Polar**

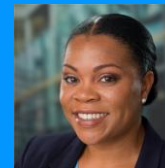
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*Building the transactional  
framework of the energy  
transition. Together.*

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