

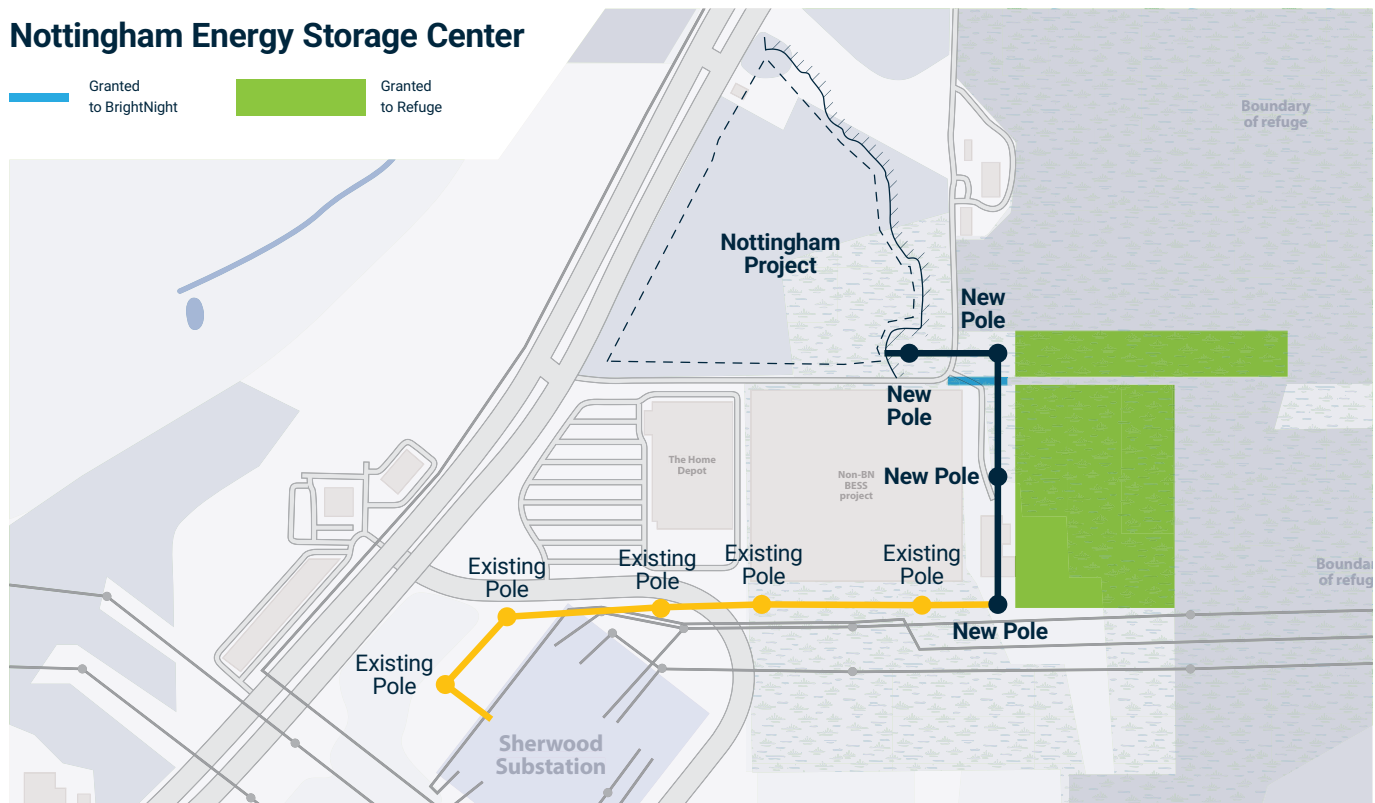
Meet the Nottingham Energy Storage Project

The Nottingham Energy Storage Project is a proposed 200-megawatt (MW) battery energy storage system (BESS) facility to be located along Highway 99 West in Washington County, Oregon. The project will be situated on approximately 11 fenced-in acres within a 32-acre tract of purchased land.

BrightNight anticipates breaking ground in 2027 and bringing the system online in 2028. The Nottingham Energy Storage Center will deliver increased reliability and clean energy to meet Oregon's growing electricity needs, while utilizing existing energy infrastructure to minimize environmental and land-use impacts. By locating energy storage capacity close to where electricity demand is growing, the project strengthens grid reliability and reduces the need for additional long-distance transmission infrastructure.

This project is being developed by BrightNight, an American clean energy company dedicated to helping communities access the safe, affordable, reliable, abundant power they need to thrive. BrightNight's team of industry veterans prioritize clean energy projects that maximize the existing grid and minimize impacts to the surrounding area.

Nottingham Energy Storage Center



Washington County, is Oregon's economic engine, and it is facing headwinds.

4 to 5X

Each job created by a Silicon Forest anchor employer creates four or five more jobs in the surrounding region.¹

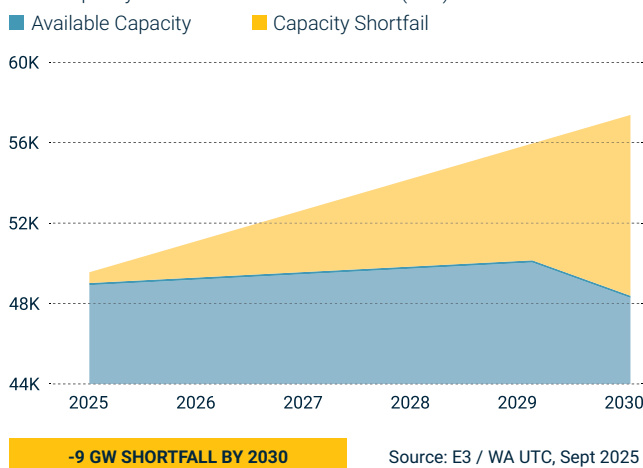
8,800

Number of jobs lost in the greater Metro region in 2025, led by contraction in high wage tech and manufacturing sectors.²

Increasingly, economic development leaders are seeing the region's congested grid as an opportunity bottleneck.

Projected PNW Resource Adequacy Gap

Peak Capacity: Need vs Available Resources (MW) 2025 – 2030



For generations, the region produced more power than it consumed and major employers flourished in Washington County.

That has begun to change. As demand for electricity has grown, Oregon struggled to keep up. A growing economy means MORE demand, not less. Unfortunately, the Pacific Northwest is increasingly struggling just to meet existing needs. Left to our current trajectory, the Pacific Northwest is looking at a 9 GW supply/demand gap by 2030.³

The result is an energy bottleneck that is making potential employers look elsewhere.

"Power is the bottleneck. It doesn't matter how good the labor pool looks or how much dirt is available if the substation down the road is already maxed out or if the local utility says it'll be 36 months before you can get transmission upgraded. Projects are dying on the vine because we just don't have enough juice where it counts."

— Strategic Consultant, Cushman & Wakefield⁴

¹ <https://www.opb.org/article/2025/07/18/mass-layoff-intel-less-revenue-oregon-semiconductor-industry-economic-driver/>

² <https://olis.oregonlegislature.gov/liz/2026R1/Downloads/PublicTestimonyDocument/250264>

³ E3 Report to WUTC 22 Sept

<https://www.utc.wa.gov/sites/default/files/2025-10/Revised/V3/E3/Presentation/RA/Study/September/22/WA/RA/Meeting.pdf>

(Slide 2: Accelerated load growth and continued retirements create a resource gap beginning in 2026 and growing to 9 GW by 2030)

⁴ <https://www.areadevelopment.com/corporate-site-selection-factors/q3-2025/electrons-are-the-new-gatekeepers.shtml>

How will the Nottingham Energy Storage Project help?

Delivering essential infrastructure upgrades

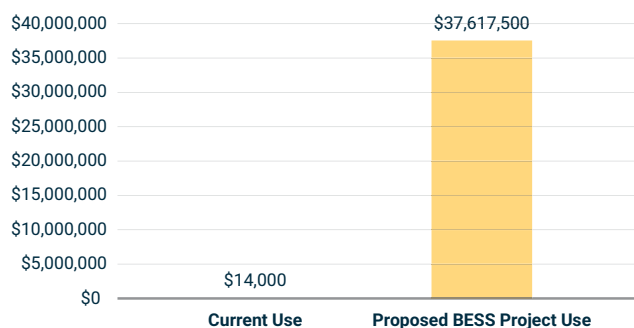
- **Integrating clean energy:** Right now, the grid is too congested to deliver the full value of available energy resources. The Nottingham Energy Storage Center will enable increased energy integration, helping to meet statewide goals for cleaner energy and a more resilient grid.
- **Expanded capacity for economic growth:** Washington County's economy is built on advanced technology and powered by clean energy. This project brings much-needed capacity and resilience needed to attract and retain major employers.
- **Rapid deployment where it is needed:** Utility-scale battery projects can be delivered in a fraction of the time required for other energy infrastructure solutions.

Note: In its current use, the property would generate approximately \$14,000 in cumulative local revenue over a 20-year period – this project would provide a 2,692-fold increase over current revenues (in 2026 dollars).

Generating local jobs and revenue

- **During a 12-month construction phase:**
 - 73 direct construction jobs and 106 additional indirect and local jobs,
 - \$19.6 million in associated local wages and benefits,
 - \$64.1 million in local economic
 - \$2.2 million in state and local tax revenue (in 2026 dollars).
- **Over a 20-year period:**
 - \$37.6 million in cumulative local revenue from taxation of the land and taxation of the associated capital investments (in 2026 dollars).

Estimated Cumulative Washington County Revenue Over 20 Years (2026 Dollars)



Meeting critical needs with minimal impact

- **Strategically located near existing infrastructure:** Located on a small footprint less than a quarter mile from an existing substation, the project builds upon an established energy corridor rather than introducing new large-scale infrastructure to previously unaffected areas.
- **Environmentally responsible design:** BrightNight incorporates industry-leading engineering and environmental planning practices to mitigate potential impacts to wildlife, habitat, and surrounding land uses. After an extensive analysis, this the U.S. Fish and Wildlife Service has determined that the project will provide a net benefit to the nearby Tualatin River National Wildlife Refuge.

Land stewardship

We are committed to leaving the land healthier and more vibrant than we found it.

To that end, we have partnered with the US Fish and Wildlife Service to donate 11.2 acres of currently unprotected land to the Tualatin River National Wildlife Refuge in exchange for 0.1 acres of existing access road. The USFWS will retain access easement for Refuge management.

The donated land has been identified in the Refuge's Comprehensive Conservation Plan as a priority area for future scrub-shrub wetland restoration and will improve habitat connectivity, reduce fragmentation, and expand opportunities for landscape-scale restoration that benefits migratory birds, native fish, amphibians, and other wildlife.

BrightNight's planned 0.2 mile transmission interconnection line will be built to Avian Power Line Interaction Committee (APLIC) design standards and other avoidance and minimization measures, which are expected to substantially reduce any potential impacts.

The USFWS's Net Benefit Assessment states:

"After considering both the conservation benefits of acquiring and restoring the wetland habitat and the anticipated localized impacts associated with the adjacent transmission line, the Service concluded that the long-term ecological benefits of the exchange outweigh the impacts and that the exchange furthers the Refuge's establishing purposes, advances the mission of the National Wildlife Refuge System, and improves the Refuge's ability to protect and manage habitat in a more contiguous and ecologically functional landscape."

As part of our ongoing land stewardship and maintenance program, we will remove invasive or diseased vegetation and re-establish a native plant community. This work brings both aesthetic improvements to the tract and helps restore the health of the watershed.

Community Benefit

BrightNight works closely with project communities to understand local needs and create meaningful community benefit strategy. We are currently in the process of gathering community input for the Nottingham Energy Storage Project. Among the ideas currently under consideration are:

- Partnerships with area K-12 schools
- Joint-projects with local gardening communities
- Enhancements to regional trails and recreation areas
- Support for local emergency services

Frequently Asked Questions

How are BESS projects installed?

A BESS project consists of multiple battery enclosures that house the batteries. Apart from the batteries, each enclosure will have independent temperature control, safety systems and communication equipment. Enclosures are placed on concrete pads or piles on the ground that support the weight of the enclosures. Conduits will be dug for cabling from battery enclosures to the inverters and from inverters to the project substation.

Were other locations considered?

As an alternatives analysis prepared for the county special use permit showed, the project cannot be sited elsewhere due to a combination of technical, locational, and land availability constraints.

We evaluated over 40 potential sites, many of which were close to residential areas. We found that only the selected site met the project requirements.

- The project must be located within approximately one mile of the Sherwood Substation to ensure efficient interconnection, minimize electrical losses, and meet system reliability needs, making it inherently location dependent.
 - The project requires a contiguous area of relatively flat, buildable land with access and sufficient space to meet safety and code requirements.
-

Is this project going to require transmission lines across Onion Flats?

No.

What is being done to prevent bird strikes and injury or death to the diverse population of birds in the refuge?

BrightNight's approach to its project has always incorporated "best in class" concepts to avoid or mitigate wildlife impacts. These design measures include bird flight diverters to increase wire visibility reducing risk of bird strikes; siting the gen-tie along existing disturbed corridors and using existing infrastructure wherever possible to minimize the need for additional pole structures; avoiding crossings of sensitive habitats such as wetlands; and maximizing setbacks from the adjacent wildlife refuge.

Did you consider burying the power lines for this project?

The excavation required for undergrounding the gen-tie would likely increase our environmental impact, while adding to project complexity and cost. In addition, a buried 230-kV gen-tie typically takes significantly longer to repair during both planned and unplanned outages because faults are harder to locate and require excavation, specialized crews, and more complex equipment. In contrast, overhead lines are easier to inspect, access, and restore quickly.

What safety measures are you taking?

This project will incorporate only current generation lithium-ion batteries, which incorporate the latest technologies and greatly exceed first generation batteries for both performance and safety. In addition, BrightNight has incorporated multiple layers of safety design and coordination to protect the surrounding community in the unlikely event of a fire at the Tualatin BESS facility.

The facility is being designed to comply with all applicable county and state fire and safety codes and has been developed in coordination with Tualatin Valley Fire & Rescue. A fire planning and emergency response plan will be in place during facility operations.

The system will include UL-compliant energy storage equipment with integrated safety management and fire protection systems specifically designed to detect, contain, and manage thermal events.

Finally, the design ensures that, in the unlikely event of a fire, it will be contained and prevented from spreading to adjacent batteries, equipment, or surrounding areas—thereby minimizing risk to the broader community.

Does BrightNight intend to make improvements to infrastructure surrounding this site such as walkways, vegetation, and access trails?

Yes. We are currently in conversation with community organizations about useful contributions and we welcome additional suggestions and proposals for how to improve the local area and create lasting, positive impact.

How visible will the project site be to recreationalists in and around the refuge?

The main project site where the BESS will be located adjacent to Highway 99 and Home Depot property. We are incorporating vegetative screening as part of our site design to reduce visual impacts and better integrate the facility into the surrounding landscape. This includes planting and maintaining native vegetation around the perimeter to provide year-round screening and soften views from nearby properties and roadways. The approach is intended to complement existing vegetation where possible, while ensuring compatibility with operational and safety requirements. Due to these considerations and its proximity to Hwy-99, the project will have a minimal visual impact to those who use the publicly accessible areas of the Refuge.

How does this project benefit area residents struggling with high utility bills?

PGE has identified this project as critical, least-cost, least-risk addition to meeting the reliability needs of their system. Without critical energy infrastructure, other solutions would be more expensive, and the likelihood of service disruptions could be higher.

How will this facility be staffed and monitored after it is operational?

In addition to substantial job creation during the construction stage, BrightNight estimates that the facility will create 1 permanent direct operational job and 3 indirect jobs. These employees will maintain and monitor the facility for safety and performance.

Who is responsible for the decommissioning of a BESS project?

The owners of BESS projects, such as BrightNight, are required by their lease agreements with landowners to decommission the project. In addition, many jurisdictions at either the city, county and/or state level, also require bonding be established to ensure the decommissioning of the project once it has reached the end of its useful life.

Neither the county nor the landowners will be responsible for any costs associated with removing the project or restoring the land to its original condition.

Who can I contact with more questions?

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