

INVICTUS BESS + LOAD

Location: Santa Anna, Texas

Site Overview

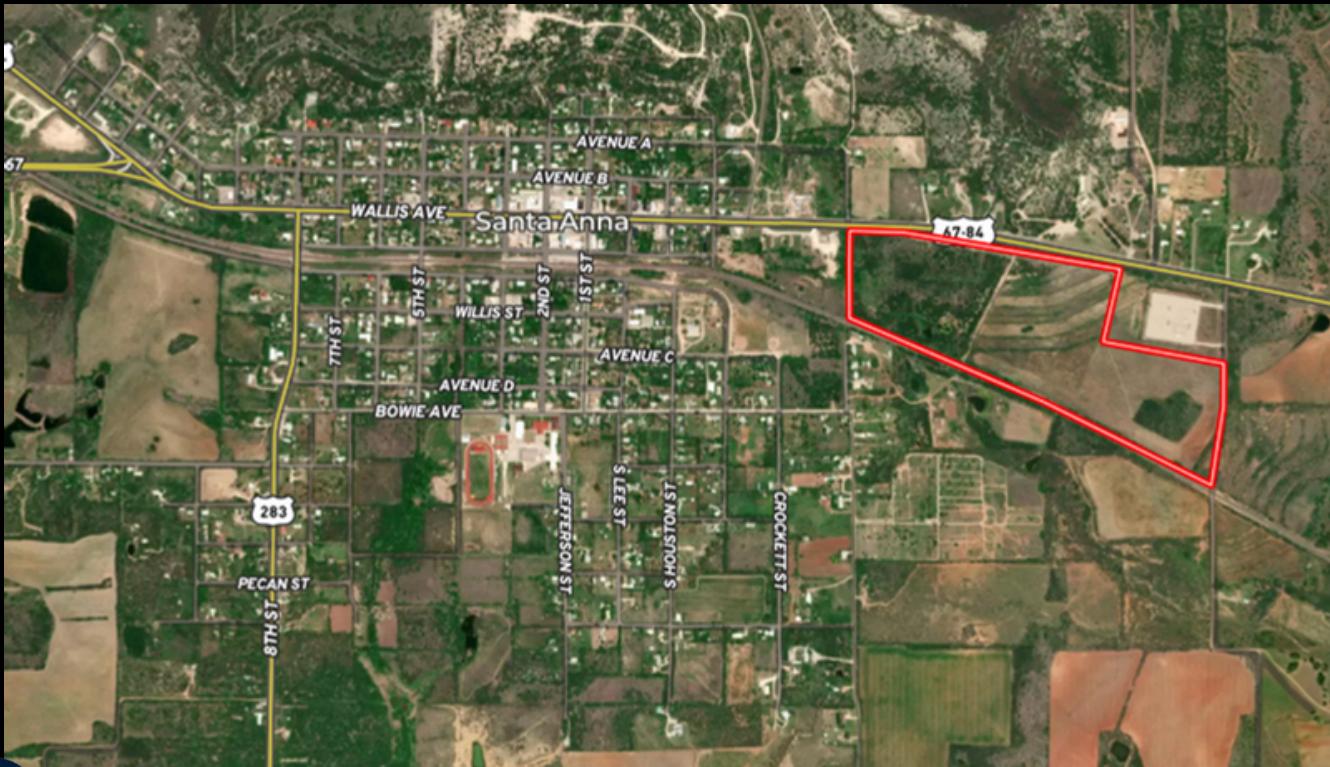
- **Acreage:** 82.49 acres
- **Ownership:** Deeded, Unencumbered
- **Zoning:** Agricultural (Unincorporated)
- **Utility Grid:** 138kV & 69kV AEP / ERCOT
- **Fiber:** TBD
- **Water:** City
- **Gas:** Dela Gas Line COD 2028

AEP Utility Load Study

- 150MW 2028

ERCOT BESS

- 140 MW – Q1 2028



8888CRE WHERE POWER MEETS PERFORMANCE

Proprietary & Confidential

Transmission- Adjacent Energy Campus

140 MW BESS + 150 MW Load

Santa Anna, Texas
Coleman County

8888CRE and Roxanne Marquis present the Load & Battery colocated on an 82.49 acre site in AEP ERCOT territory with 138 kV and 69 kV access, a transmission substation adjacent, and a power pathway aligned to 150 MW load by 2028 and 140 MW BESS in 2028.



Load
150 MW 2028



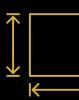
Battery
140 MW 2028



Power
138kV
Sub Station adjacent



Zoning
AG



Size
82.49 ac



Fiber
Zayo 2028



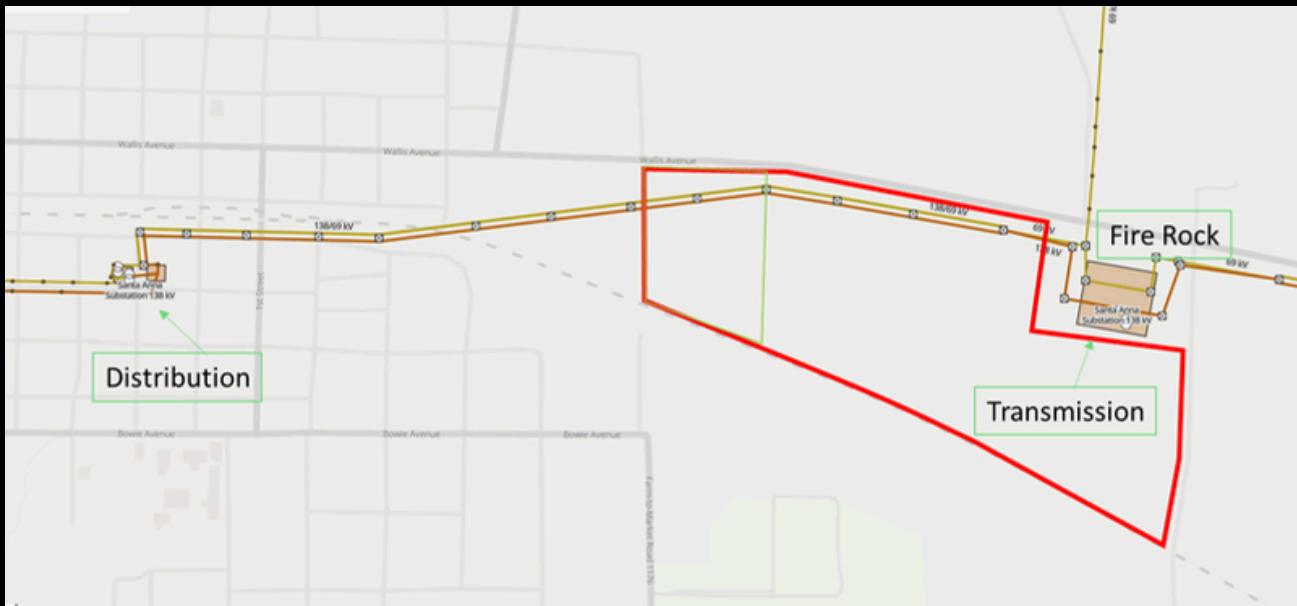
Speed To Market
Interconnection 2028



Utility
AEP / ERCOT

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Data Center Land Specialist
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+1 972-805-7587

GRID ADJACENCY & POWER CONTEXT



Property boundary, adjacent 183 kV transmission substation, 138kV and 69 kV lines, and nearby switching and distribution substations labeled.

Grid Proximity

Adjacent 183kV transmission substation
138 kV & 69kV lines cross the property
Switching & distribution substations ~5000ft

Studies & Timing

ERCOT Full Interconnection Study underway
BESS: 140 MW Battery Energy Storage System
Load studies: 150 MW transmission
Target interconnection date: March 2028



Adjacent Transmission Substation



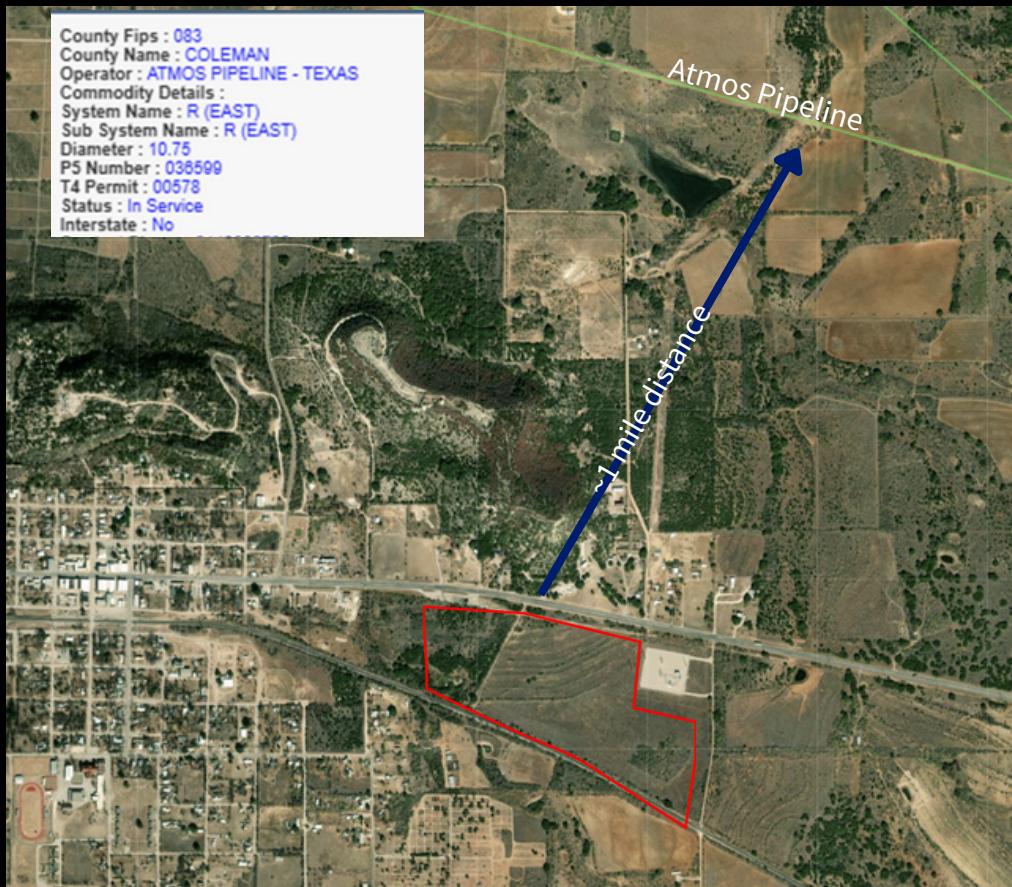
Switching Substation ~5k
linear feet away

INVICTUS PROJECT - ERCOT

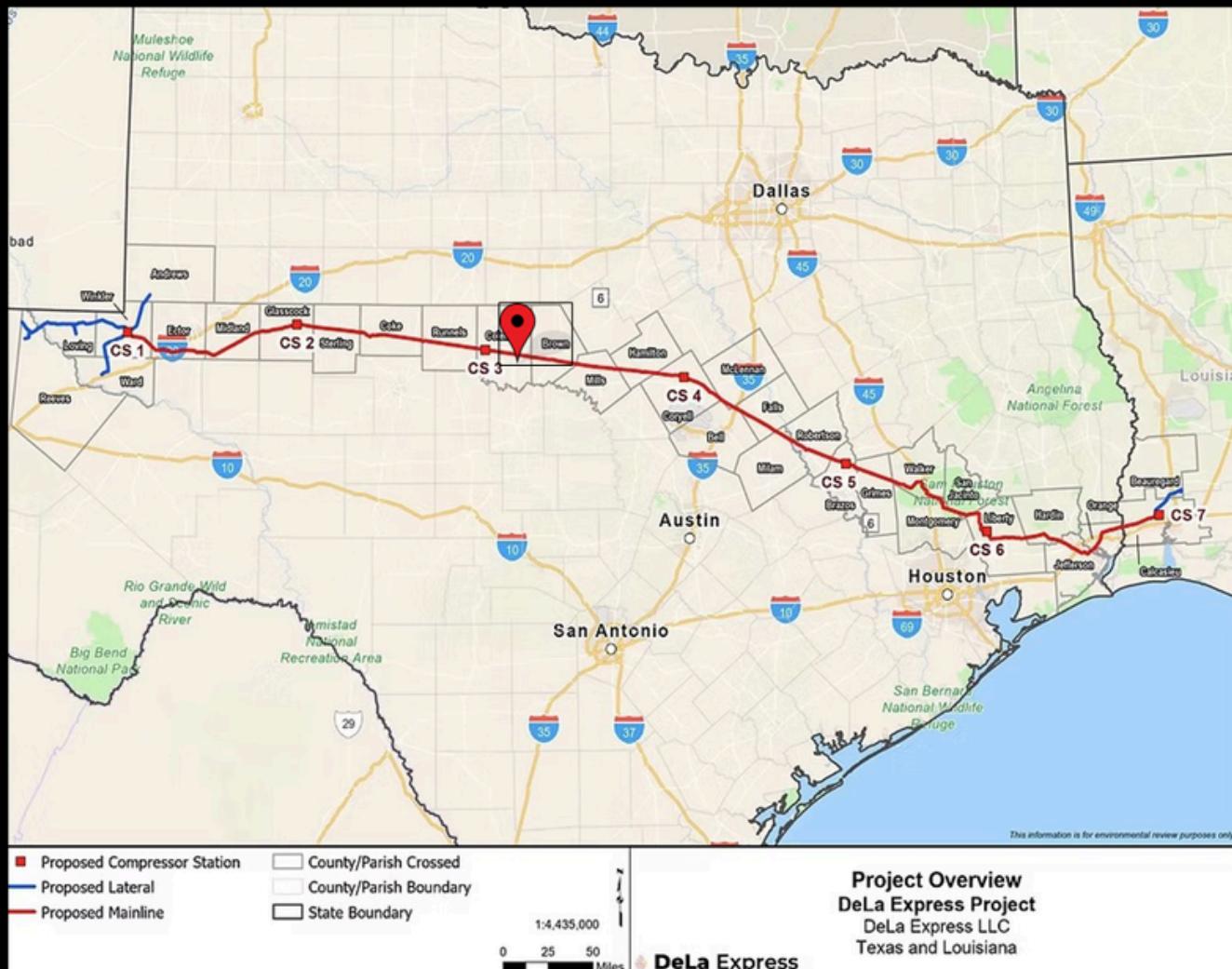
| File Name | Version | Type | Attached on |
|--|---------|-----------------------|-------------|
| Deed of Trust.pdf | | Proof of Site Control | 10-10-2023 |
| PaymentInvoice_1699289774399.pdf | | Electronic Signature | 11-06-2023 |
| PaymentReceipt_1699289774403.pdf | | Electronic Signature | 11-06-2023 |
| ElectronicSignature.pdf | | Electronic Signature | 11-06-2023 |
| LonestarAttestation.pdf | | Electronic Signature | 11-06-2023 |
| INVICTUS ENERGY STORAGE PROJECT (140.53 MW) - PSL01 SUBSTATION SINGLE LINE DIAGRAM-D 24x36.pdf_REV B.pdf | | One-line | 11-21-2023 |
| INVICTUS ENERGY STORAGE PROJECT (140.53 MW) - CSL01 COLLECTOR SINGLE LINE DIAGRAM-D 24x36.pdf_REV B.pdf | | One-line | 11-21-2023 |
| Gen_Form_INVICTUS ENERGY STORAGE_140.53 MW RARF-10-10-23_R2_V5.5 (1).xls | | Other | 11-21-2023 |
| Transmission_FormINVICTUS ENERGY STORAGE_10-10-23 R2 V5.4 (1).xls | | Other | 11-21-2023 |
| Lone_Star_Infrastructure_Protection_Act_INVICTUS ENERGY STORAGE-1.pdf | | Other | 11-22-2023 |
| GENERAL_SITE_ESIID_Information_INVICTUS ENERGY STORAGE_10-25-23_R2_V5.5 (1).xls | | Other | 11-22-2023 |
| Screening Study Report_23INR0794_FINAL.doc | | Screening Study | 03-29-2024 |
| Deed of Trust.pdf | | Proof of Site Control | 05-15-2024 |
| SC_ST_FAC_DYN_23INR0794_06-01-2024.xlsx | | Project Details | 06-01-2024 |
| GENERAL_SITE_ESIID_Information_INVICTUS_05-31-24_R3_V5.5.xls | | Other | 06-03-2024 |
| Gen_Form_INVICTUS_142MW RARF_05-31-23_R3_V5.5.xls | | Other | 06-03-2024 |
| Transmission_FormINVICTUS_05-31-24 R3 V5.4.xls | | Other | 06-03-2024 |
| Single Line Drawings - Invictus Battery Energy Storage Project - 05-31-24.zip | | One-line | 06-03-2024 |
| Gen_Form_INVICTUS_142MW RARF_06-04-24_R4_V5.5.xls | | Other | 06-04-2024 |
| PaymentInvoice_1718100341504.pdf | | Electronic Signature | 06-11-2024 |
| PaymentReceipt_1718100341508.pdf | | Electronic Signature | 06-11-2024 |
| DODElectronicSignature.pdf | | Electronic Signature | 06-11-2024 |
| Santa Anna, Coleman County_.kml | | Other | 06-20-2024 |
| Executed land purchase agreement.pdf | | Proof of Site Control | 06-20-2024 |
| Invictus POI 138kV Fire rock substation bus.kmz | | Other | 06-21-2024 |
| RarfDeclaration.pdf | | Electronic Signature | 10-10-2024 |
| UTF-8Purchase Agreement 3c- Santa Anna Texas (1).pdf | | Proof of Site Control | 04-28-2025 |
| Attestation Form signed.pdf | | Electronic Signature | 05-05-2025 |
| SC_ST_FAC_DYN_23INR0794_05-06-2025.xlsx | | Project Details | 05-06-2025 |
| SC_ST_FAC_DYN_23INR0794_05-06-2025.xlsx | | Project Details | 05-06-2025 |
| 6.2025 GSA Land Holdings Attestation Form signed.pdf | | Other | 06-25-2025 |
| Attestation_WetSign (1).pdf | | Other | 07-07-2025 |
| RarfDeclaration.pdf | | Electronic Signature | 10-08-2025 |
| Change Request Notes àæ INR 23INR0794.docx | | Other | 12-18-2025 |

| Estimated Date | FIS Fee | FIS Fee Paid | Declarative | IRR | Turbine or Inverter Model | Site Control Proof | FIS Application Complete |
|----------------|---------|--------------|-------------|-----|---------------------------|--------------------|--------------------------|
| 6/11/2024 | 3000 | Yes | eCheck | | SC4000US-MV-US | 6/21/2024 | 6/21/2024 |

GAS INFRASTRUCTURE - IN SERVICE NOW



FUTURE ENERGY OPTIONALITY

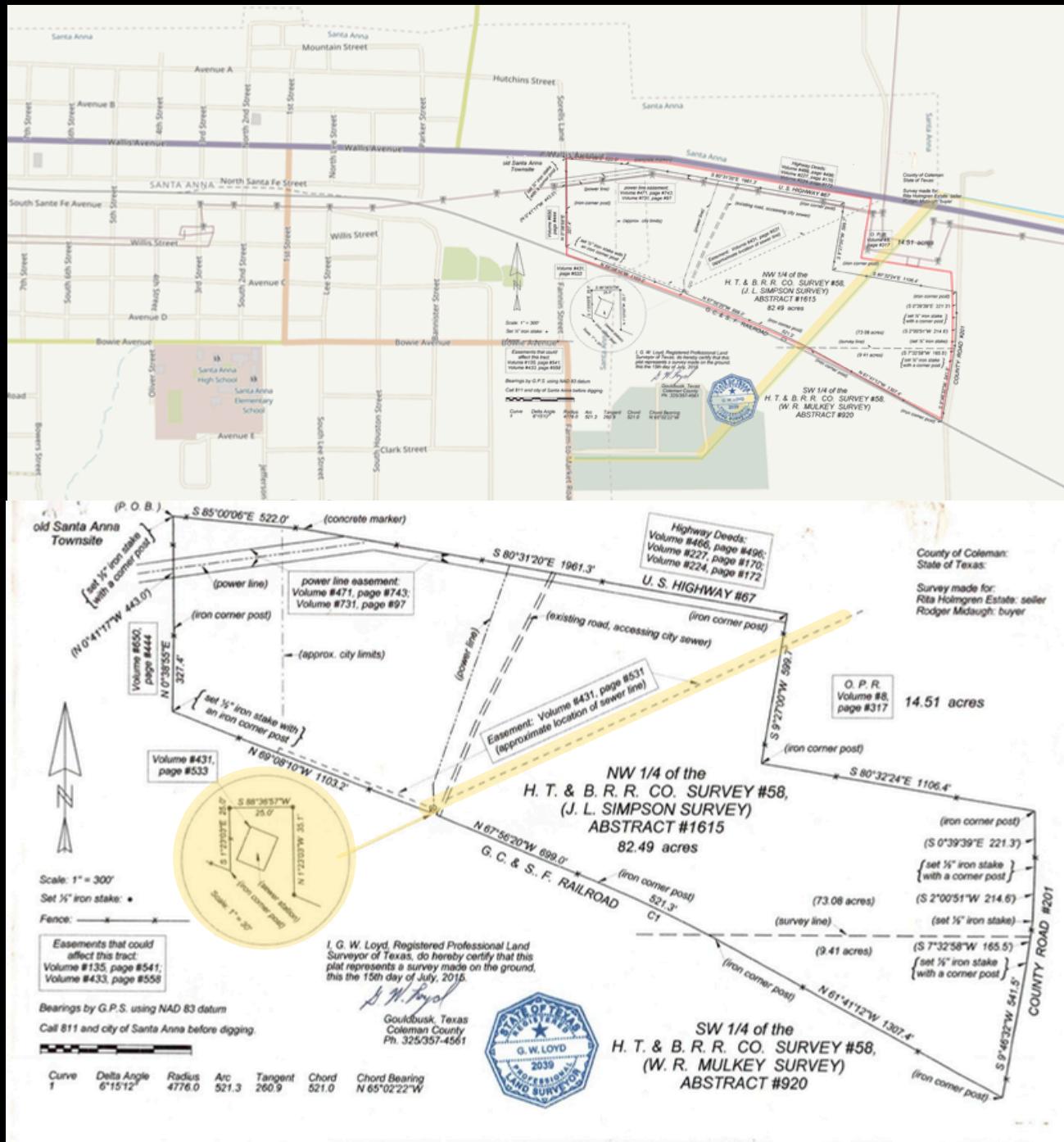


The site is located near the planned DeLa Express Pipeline, an interstate-scale natural gas project expected to be operational by 2028. This proximity provides long-term fuel optionality that can support future energy strategies, grid resilience, or infrastructure flexibility, without reliance on gas as a primary power source.

The DeLa Express Pipeline is designed with pipeline diameters ranging from 24 to 42 inches and capacity to transport up to 2,000 MMscf per day of natural gas. Construction is expected to begin in 2026 with targeted completion in 2028.

Map pin indicates the approximate location of the Santa Anna Energy Campus relative to the planned DeLa Express mainline.

MAP - WATER & SEWER LINES



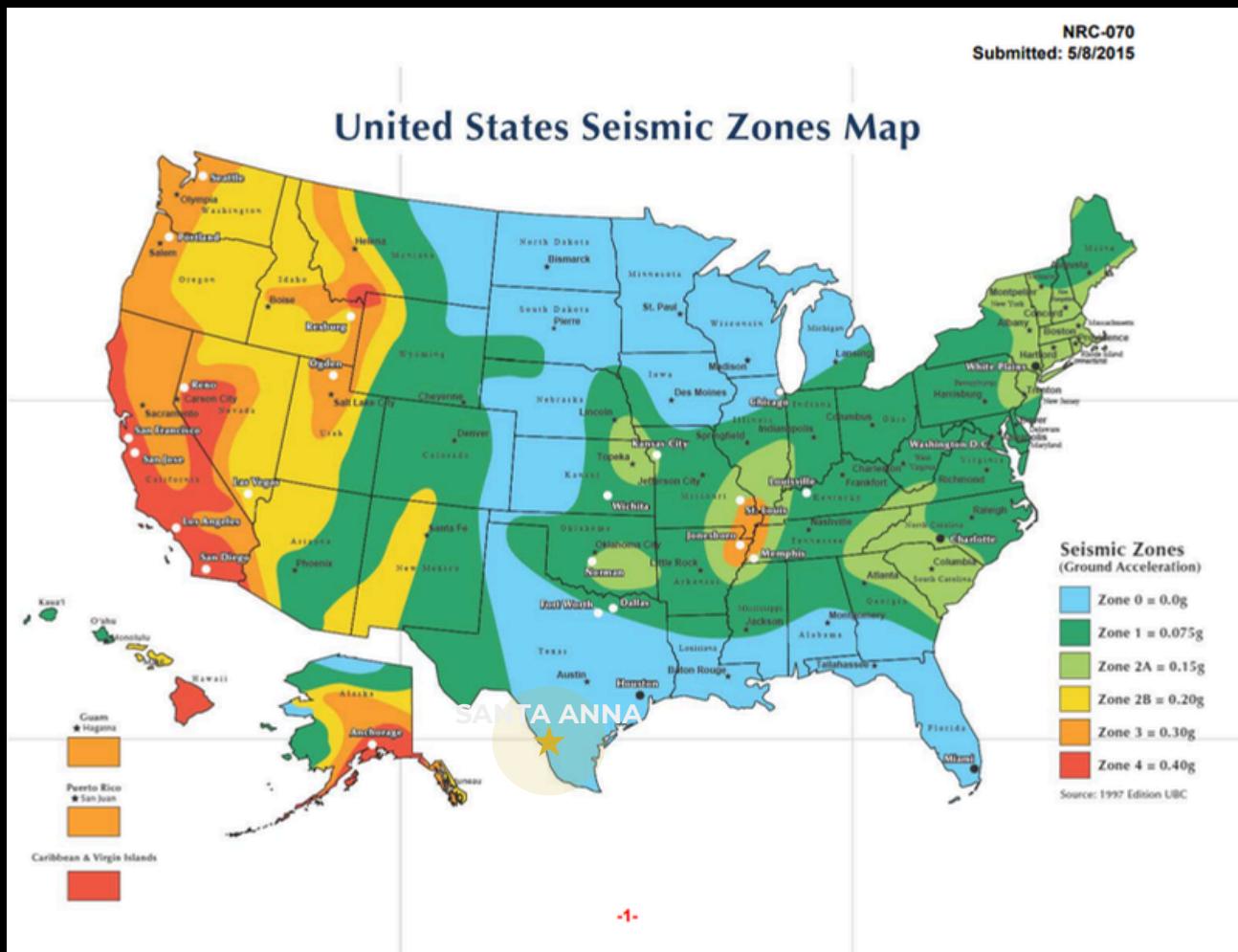
SITE IMAGES



MAP - ELEVATION



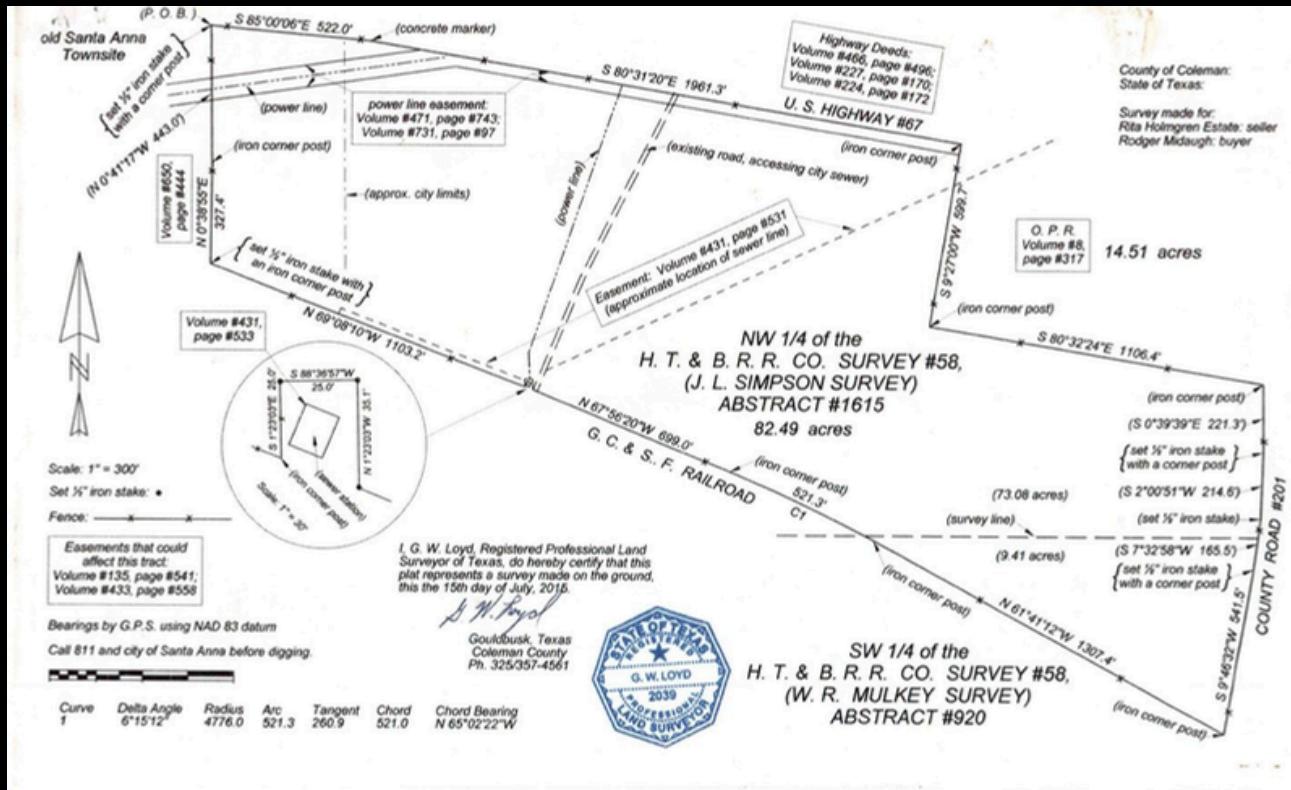
MAP - NERC SEISMIC ZONES



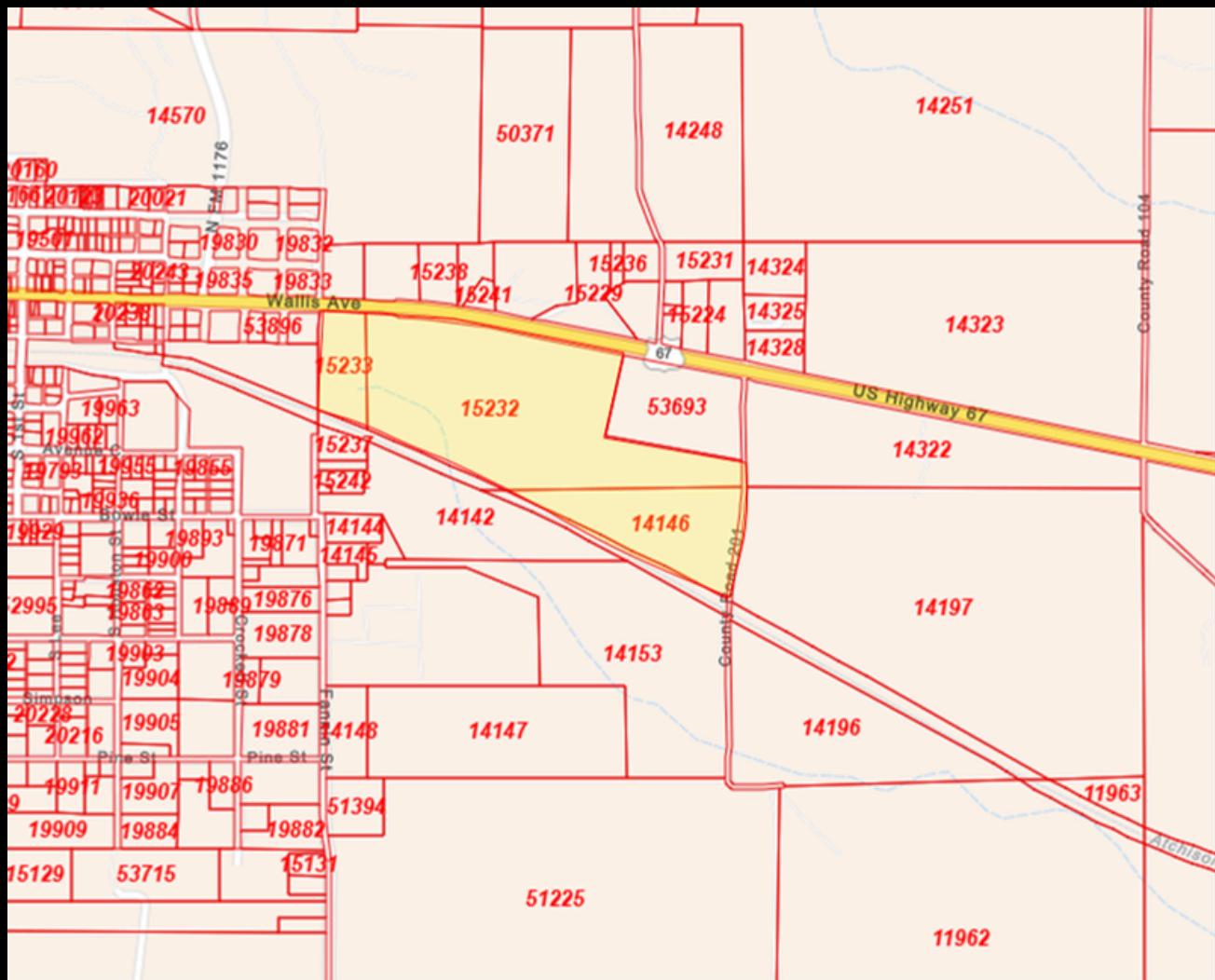
SITE VIDEO



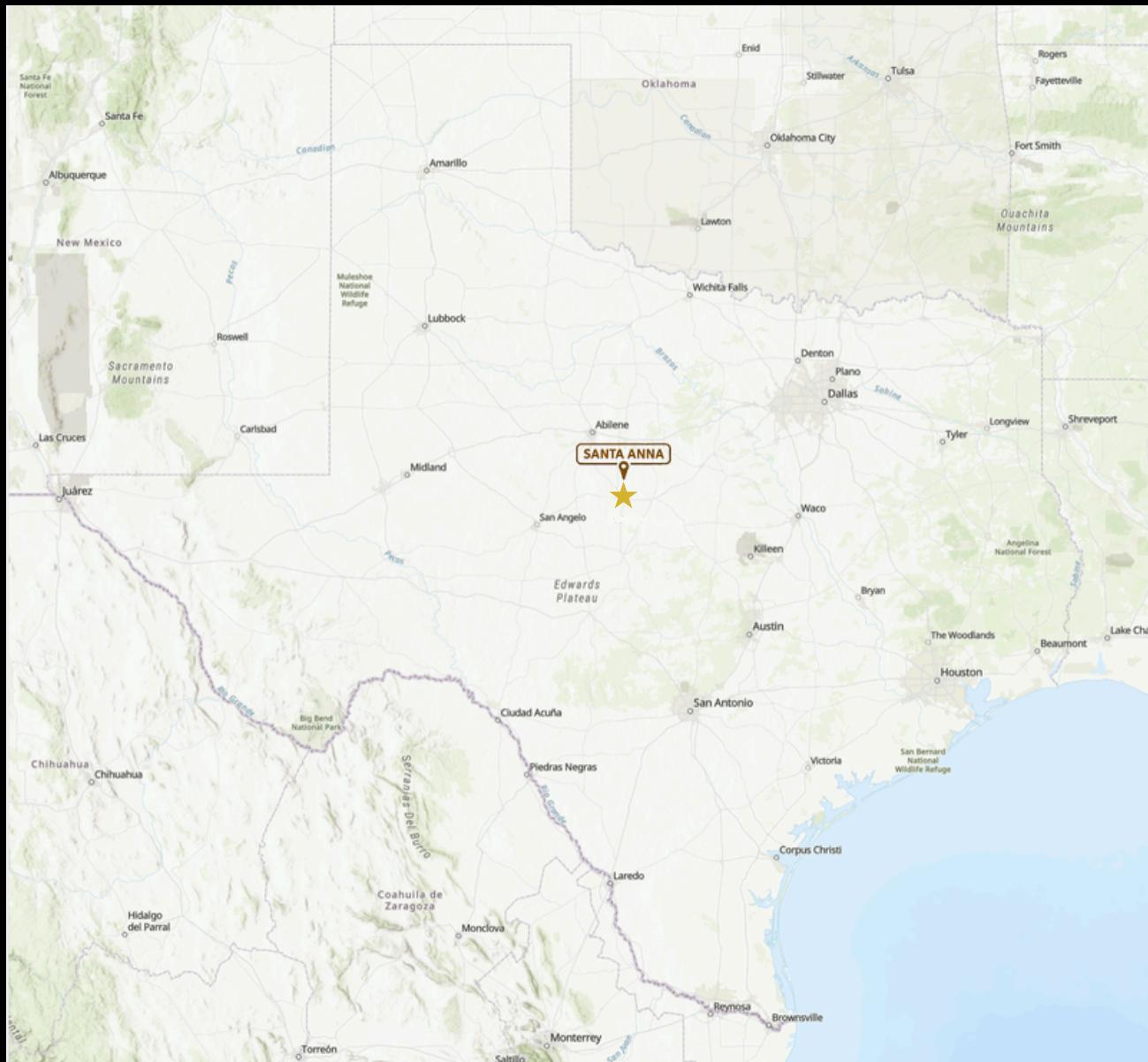
SURVEY



MAP - PARCEL ID



LOCATION



Santa Anna Zoning Ordinance <https://codelibrary.amlegal.com/codes/santaannatx/latest/overview>