

An aerial photograph of a solar farm installed in a lush green field. The solar panels are arranged in neat, parallel rows, stretching across the landscape. The surrounding area is a vibrant green, with a few scattered trees and a clear sky. The overall scene conveys a sense of clean, sustainable energy production in a rural setting.

**JBM**  
SOLAR

GROUND MOUNTED

# SOLAR

**The Opportunity for Landowners**



# YOUR TRUSTED PARTNER

**JBM** is one of the largest solar developers in the UK, we have a strong track record of delivering large-scale solar farm and battery energy storage projects since 2012.

- ✓ More than **1,300MW developed**, equivalent to the needs of more than 400,000 UK homes
- ✓ **Over £800m of capital** allocated to the construction of JBM projects
- ✓ Negotiated in excess of 100 land agreements
- ✓ Backed by RWE Renewables, one of the largest electricity generators in the UK
- ✓ **Extensive in-house expertise**, including planning, grid & design, project management and financing
- ✓ **Long-standing relationships** with industry leading consultants, land agents and solicitors
- ✓ **Sensitive to the needs of local communities**, we deliver biodiversity enhancements and offer support to local projects

# YOUR OPPORTUNITY

The UK has made a legally binding commitment to have a **zero-carbon economy by 2050**. Large-scale solar farms are being built and operated across the UK, with strong commitment from utility providers and government. **JBM is partnering with landowners who want to achieve attractive long-term investment returns and secure their land for future generations.**

## High returns for landowners

You can secure attractive long-term investment returns from your land:

- **Attractive passive rental income** – potentially more than £800 per acre/per annum, i.e. a 3x multiple on conventional agricultural yield with no fixed costs
- **Additional revenue-based payments** – to reflect any over-performance of the solar scheme
- **Battery rent** – additional battery rent payments for no additional land uptake
- **Long-term security** – index-linked income for 40 years
- **Freehold retention** – at lease end, the site is decommissioned and returned to agricultural use
- **Zero cost** – JBM covers all legal, development and construction costs
- **Dual land-use** – the option to continue to graze sheep
- **Diversifying your income** – earn new long-term income following the loss of EU agricultural subsidies in the UK

**42+**  
projects  
developed

**50** MWac  
average UK  
project size

### Our vision

To develop in excess of **4GW of solar farms and BESS** across the UK in the coming years.

That's enough renewable energy to power over **1 million households** for the **next 40 years** or meet the domestic needs of Birmingham, Leeds and Manchester combined.

**1,300+** MW  
developed

**>98%**  
planning  
success rate

### Republic of Ireland

9 Projects 326 MW

### UK

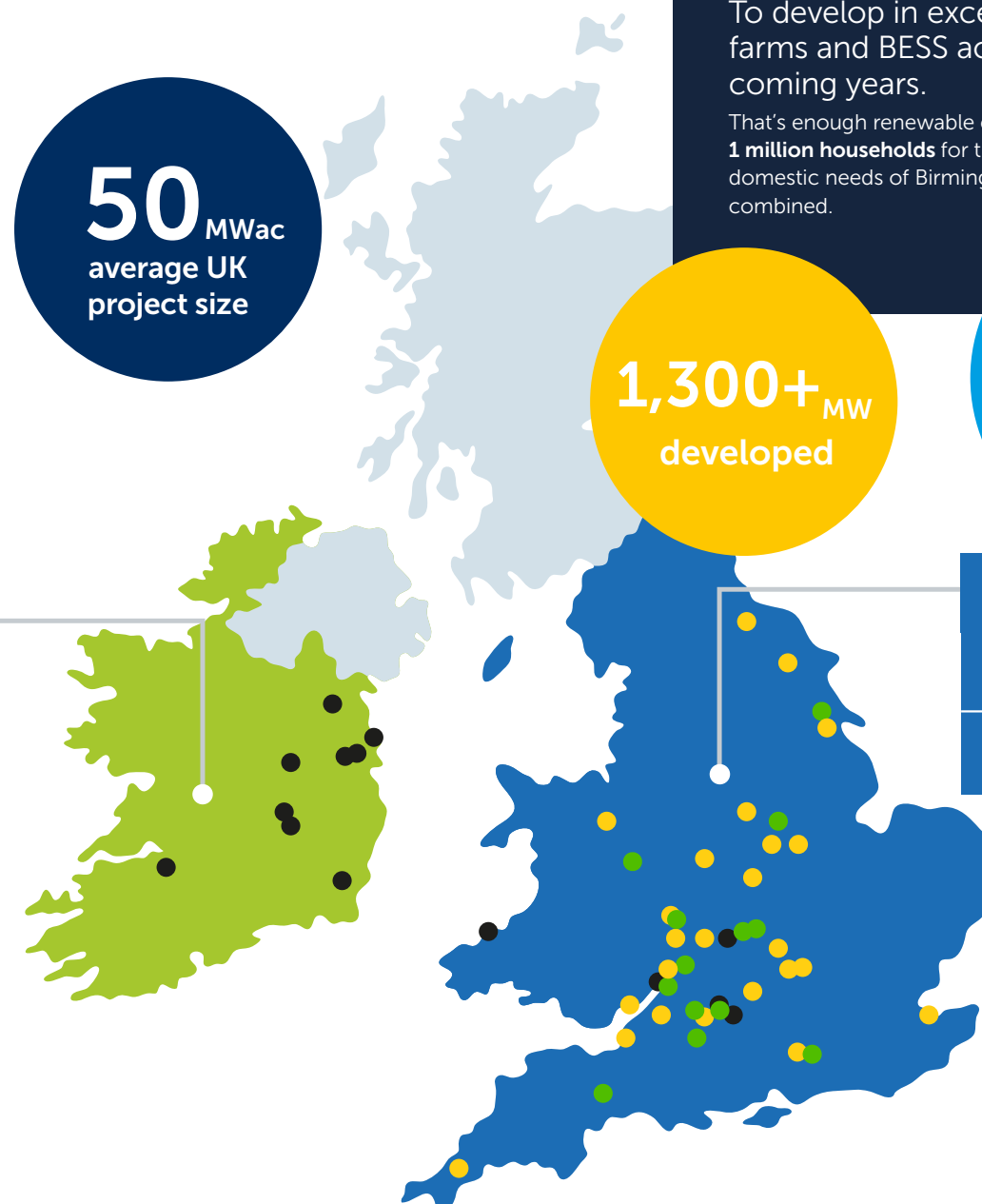
UK delivered  
14 Projects 930 MW

UK Advanced portfolio  
28 Projects 2,540 MW

## Our requirements

**JBM seeks landlords meeting this criteria:**

- A typical project size of **150-250 acres** across one or multiple landowners
- Individual parcels that are **50 acres or more** as part of a wider scheme
- **A 40-year lease** on your land
- Preferably **grade 3 land** or worse
- **Minimum 3-year option**, with option to extend if required



- Consented Projects
- Advanced Portfolio
- Sold JBM Projects

# The development process

When you sign up with JBM, depending on the nature and size of the scheme, the development process can take between three and five years and typically includes the following key steps:

## 1 Identification of grid opportunities

Our in-house grid team identify viable opportunities for a connection into the electrical grid.

## 2 Site identification

We identify sites which are close enough to the grid infrastructure and suitable for solar development, considering planning, topographical and grid constraints.

## 3 Landowner engagement

We approach landowners and where sufficient interest is generated, we arrange to visit the site and meet with the landowner and/or their agent.

## 4 Letter of Authority

Interested parties sign a letter of authority giving JBM the ability to discuss the potential for a grid connection on your land in more detail with the distribution network operator ("DNO").

## 5 Heads of terms

We agree key commercial terms with you for an option to lease. This will include 12-month exclusivity agreement so that we can start incurring significant planning and grid application costs.

## 6 Grid connection offer

With signed Heads-of-Terms, we pay for and submit a formal grid application. Once a viable grid connection offer has been returned by the DNO, we secure the connection.

## 7 Option agreement

With an grid secured and favourable planning prospects we sign the option-to-lease agreement, giving us the right to enter a long-term lease on your land. The lease will be pre-agreed at this time, ready for signature once planning has been secured.

## 8 Planning application

We prepare all documents required and submit a planning application. This requires land surveys and engagement with the planning authority.

## 9 Grid connection design

Once planning consent is received, preparations begin with the DNO to prepare the grid connection.

## 10 Construction + commissioning

Once planning and grid connection are secure, we sign the lease and construction commences. Your rental payments begin on lease completion. Depending on the scheme, commissioning typically takes 3-6 months from construction.

## 11 Operation

Once built, there will be minimal traffic activity. Operations and security are monitored remotely, and the land is maintained. You will have the option to graze sheep on site for the duration of the project.

## 12 Decommissioning

At the end of the lease, the solar farm is decommissioned, the land is reinstated and returned to the landowner.

## What next?

If you have received this brochure it means we have already identified a nearby grid connection opportunity and carried out a high-level planning analysis of your land to confirm suitability.

**If you are interested in finding out more about the opportunity, please get in touch.**



**Joe Anderson**  
Land Manager  
M +44 (0) 7425 779865  
E Joe.Anderson@jbm-solar.com



**Matthew Armstrong**  
Land Manager  
M +44 (0) 7920 615938  
E Matthew.Armstrong@jbm-solar.com



**Ed Johnston-Stewart**  
Land Manager  
M +44 (0) 7442 095900  
E Ed.Johnstonstewart@jbm-solar.com



**Dan Hansel**  
Land Associate  
M +44 (0) 7443 072627  
E Dan.Hansel@jbm-solar.com

**JBM**  
SOLAR

T +44 (0) 20 3709 3150  
E land@jbm-solar.com  
W www.jbm-solar.com

33 Broadwick Street, London  
W1F 0DQ, United Kingdom

JBM Solar is a member of:

