



POWERING TOMORROW

FORT ERIE EV BATTERY PLANT SITE **FOR SALE**

Transforming Battery Manufacturing
with Sustainable Solutions

POWER | WATER | LABOUR | LOGISTICS

The Opportunity

270 combined acres of future employment lands strategically located only minutes from the US / Canada border, immediately adjacent the QEW and accessible via two full interchanges directly into the subject lands. The lands represent an exceptional opportunity to develop the largest assembled block of potential employment lands in the Niagara Region.

WHY FORT ERIE?



IN EXCESS OF **130MW** OF POWER AT A **70% LOAD FACTOR** TO ADEQUATELY HANDLE CONSUMPTION OF OVER **65,000,000 KWH** PER MONTH.

ABUNDANT AND RELIABLE

Fort Erie offers consistently clean power from renewable sources, aligning with our mission to minimize environmental impact.

INFRASTRUCTURE

With existing water/wastewater management systems in place, our development site is primed for efficient operations.

SKILLED LABOR

The greater Fort Erie area boasts a diverse labor market with access to a range of skills and education levels, supported by nearby colleges and universities.

DEAL STRUCTURE

Capital preservation: option to lease the design build or purchase the land outright.



Immediately adjacent to the QEW and accessible from two full Interchanges.



Ideally positioned to be developed as a major industrial and logistics park.



Located at the gateway to the most populous dynamic economic regions in Canada.



Largest block of potential employment lands in Niagara Region.



Strategically located within minutes of the busiest Canada-US border.



Identified as strategic block of lands to accommodate the expansion and future growth of industrial development and employment in the area.



Access to deep water ports, and logistics to effectively move raw materials to the site and finished product around the World.

POWERING PROGRESS: UNDERSTANDING GLOBAL ADJUSTMENT (GA)

Global Adjustment (GA) is a crucial component of electricity costs in Ontario, covering infrastructure, generation resources, and conservation programs. Our commitment to sustainability extends to managing these costs efficiently, ensuring a balanced approach to energy consumption.

Top US States vs Province of Ontario by Electrical Production

STATE	TWh	% OF WHICH IS RENEWABLE	POPULATION	RENEWABLE TWH PER RESIDENT (100K TO INDEX)
1 Texas	525.6	26.5%	30,503,301	0.4566194
2 Florida	258.9	6.0%	22,610,726	0.0687019
3 Pennsylvania	239.3	3.1%	12,961,683	0.0572325
4 California	203.4	43.0%	38,965,193	0.2244619
5 Illinois	185.2	13.7%	12,549,689	0.2021755
6 Ontario	146.9	89.4%	15,500,632	0.8472467
7 Alabama	144.8	9.9%	5,108,468	0.2806164

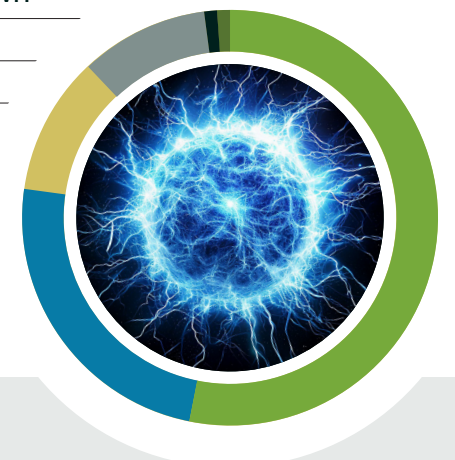
By Renewable Energy Production

STATE	RENEWABLE PRODCT. TWh	CO ₂ IN MT PER TWh
1 Texas	139.3	406
2 Ontario	131.4	28
3 Washington	88.4	92
4 California	87.4	219
5 Iowa	47.4	358
6 Oregon	42.2	128

Here is how Ontario's electricity system performed in 2022:

2022 ENERGY OUTPUT 146.9TWH

- Nuclear 78.8 TWh or 53.7%
- Hydro 38.0 TWh or 25.9%
- Gas/Oil 15.2 TWh or 10.4%
- Wind 13.8TWh or 9.4%
- Solar 0.75 TWh or <1 %
- Biofuel 0.3 TWh or <1%



DRIVING PROSPERITY: THE FUTURE OF ONTARIO'S AUTOMOTIVE SECTOR

Driving Prosperity positions Ontario as a North American leader in developing and building the car of the future through emerging technologies and advanced manufacturing processes. To find out more about Ontario's Automotive Plan please scan the QR code on the next page.

DEMOGRAPHICS	10 KM	20 KM	30 KM
2022 Total Population	32,412	47,084	231,547
2032 Total Population	36,256	53,660	265,827
Labour Employment Rate	91.6%	91.8%	91.2%
Average Age	47.2	46.8	44.7
2022 15+ Edu University Degree	4,202	6,142	32,373
Population in the Labour Force	15,622	23,413	116,743



THE PEACE BRIDGE

QEW

FULL INTERCHANGE

Gilmore Rd.

QEW

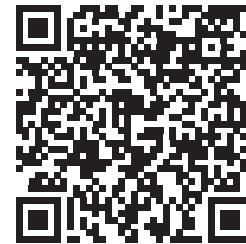
Sunset Dr.

FULL INTERCHANGE

MEGA-SITE

The site is comprised of 270 acres under direct ownership. Additional lands can be available

To find out more about Ontario's Automotive Plan please scan the QR code below.



Ready to partner with us in transforming battery manufacturing? Contact us today to **learn more about how we can work together** to create a cleaner, more sustainable future.

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