



# Fully funded EV charging.

Doing right by **people**. Enhancing your **places**.  
For the good of the **planet** now, and in the future.



# Driving people to your places.

By 2035, legislation in the UK will require that all new cars on the market are electric. With rapid EV charging, you can lead the market by providing an in-demand service for your customers.

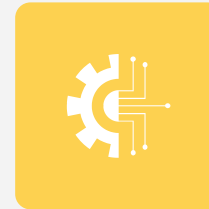


# Benefits of offering rapid EV charging to your customers.



## INCREASED FOOTFALL

Provide a highly demanded service for your customers and differentiate your site to attract new visitors.



## TURNKEY SOLUTION

Fully managed and funded by Osprey through a long-term lease.



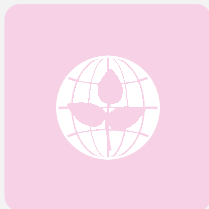
## PLANNING PERMISSION

Meet planning requirements with no CAPEX or OPEX.



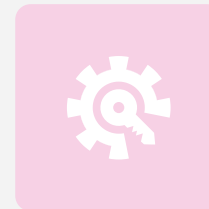
## LEAD THE MARKET

Future proof your asset by securing electrical supply before competitors.



## MEET ENVIRONMENTAL TARGETS

Demonstrate sustainability commitments and build a brand for the future.



## REVENUE GENERATING

Earn revenue from car parking bays at no cost to you.



# Why work with Osprey?

Our chargepoints are fast, reliable, and easy to use. We're building the charging network for the future of transport, to benefit the next generation and our planet.



# £75m

COMMITTED TO  
ULTRA-RAPID HUBS

# 99%

CHARGER UPTIME AND  
RELIABILITY

# 1000+

HIGH-POWERED  
CHARGEPOINTS

# 100%

RENEWABLE ENERGY POWERING  
OUR CHARGEPOINTS

UP TO

# 300kW

ULTRA-RAPID  
CHARGING SPEEDS

# 24/7

CUSTOMER SUPPORT AND  
REMOTE MONITORING



# We understand the needs of EV drivers.

At Osprey we put the quality of our customers' experience at the heart of our business. We make certain that our end product never lets them down.

**Simplicity:** easy to use and pay – PAYG contactless (debit and credit cards) on all chargers, optional app for extra benefits, open to all major roaming and fleet cards.

**Availability:** with multiple chargers at each location, EV drivers can be confident that a charger will be available when they arrive on site.

**Reliability:** with the latest technology supported by 24/7 monitoring and helpline, EV drivers can be confident that the charger will be working.

**Charging:** by choosing the optimum speed of charger for the site, EV drivers can be confident that they will get the charge they need in the time they will be at your site.

**Roaming:** Osprey are at the forefront of roaming and interoperability. We have partnerships with all major third party payment providers and fleet fuel providers including Shell Recharge, DKV, Paua and Allstar.

**Digital visibility:** each site is promoted and visible across a range of platforms, including Google, Waze, Apple Maps, in-car sat-nav systems, and all major chargepoint mapping platforms including Zap-Map, WattsUp and more.





 **Osprey**  
**Electric  
Vehicle  
Rapid  
Charging**

**Parking For  
Electric Vehicle  
Charging Only**



# How does it work?

Unlock the value of your property effortlessly with Osprey. Partner with us to exceed customer expectations and future-proof your sites with a reliable and convenient charging network.



# We make it easy for you.

At Osprey, we take care of the entire process, from funding charger installation to managing ongoing maintenance and customer service. Whether through a long-term lease arrangement or outright site acquisition, we ensure the seamless operation of chargers while delivering exceptional customer and site care.

Our forward-looking perspective extends the advantages well into the future, enhancing both the value of your asset and customer satisfaction. By tailoring lease terms, investing extensively in charging infrastructure, and adopting future-proofing strategies, we offer an enduring source of value.

Osprey's chargepoint deployment strategy is driven by the pursuit of the best possible experience for EV drivers in each location. Together with landlords and local authorities, we expand and optimise sites in response to demand, ensuring that your space is used as efficiently as possible throughout the lease term.

Moreover, Osprey's technological approach ensures scalability, guaranteeing a site that will cater to customer demand, and securing your investment for the future.

Our people are experts, so you don't have to be.

Partner with Osprey and reap the rewards of a stress-free partnership that unlocks both your property's potential and a seamless charging future.



## Quality.

We choose the best sites – accessible, well-located and safe - with potential to have multiple chargers now and in the future.

## Technology.

We are independent of all manufacturers and install the optimal rapid charger for each site, intelligently and seamlessly managed by our own software platform, Osprey Iris.

## Income.

We ensure that you earn as much income as possible from the EV chargers on your site by paying competitive rents and driving footfall.

## Experience.

We set a very high benchmark and have a proven track record with hundreds of rapid and ultra-rapid chargepoints installed.

## Funding.

We fully fund a turnkey supply, installation and maintenance solution to charging, so it is in our interest to create a first class charging experience our customers want to use.





# Charging solutions.

Our charging solutions cater to a wide range of needs, with options available from rapid chargers (60kW) through to ultra-rapid chargers (300kW).





## 60kW-150kW

### Wallbox Supernova

- Modular and scalable unit
- 5m long cables with cable management
- Combined RFID and contactless bank card reader



## 75kW

### Tritium RTM 75

- Modular design
- 6m long cables with cable management
- Combined RFID and contactless bank card reader



## 300kW

### Kempower S Series

- 5m long spring-loaded cables
- Dynamic load-balancing allows more chargers per site
- Compact charger design with smaller footprint

## Compact site: 3-4 rapid chargepoints.

Designed to deliver energy to electric vehicles at a rate that matches the duration of their stay, our low-voltage solution optimises the number of chargepoints installed on a smaller grid connection. Ideal for locations where your customers will stay for approximately one hour, these sites provide an effective and convenient charging experience that aligns with drivers' needs.



### Accessible site design.

Osprey's unique charging bay layout is designed to meet the **BSI PAS 1899** accessibility standards, introduced in 2022. This site design has been independently audited and verified by independent inspection body, ChargeSafe.

## Hub site: 6-12 rapid chargepoints.

Perfect for larger areas where people will stay for under an hour, our hub sites guarantee increased availability and customer turnover. By securing maximum grid capacity and using a single power 'bank' to dynamically distribute power among multiple charging posts, we ensure efficient energy allocation for every vehicle. This not only enhances the customer experience but also maximises kilowatt-hour sales per chargepoint, leading to enhanced site income and profit share.



# Super-hub: 16+ rapid chargepoints.

Turn your property to an EV charging destination with Osprey's super-hubs. Tailored for larger or busier sites, these solutions attract a wave of new EV driving customers, contributing to a large increase in footfall. Through innovative technology that distributes power dynamically across parking bays, we ensure that vehicles receive the energy they need, optimising both customer satisfaction and revenue potential. Osprey's superhubs provide a seamless charging experience, are future-proofed and unlock the potential for substantial kilowatt sales per chargepoint.



## Finishing touches.

Osprey goes the extra mile to enhance the overall experience at our charging locations with a range of thoughtful finishing touches to create inviting environments. Ample, well-designed lighting ensures safety and accessibility, even during evening visits. Stylish canopies provide protection from the elements, ensuring a comfortable charging experience in all weather conditions. Clear and informative wayfinding signage guides users seamlessly to our charging points. Attractive screening of electrical infrastructure harmoniously blends the charging area with its surroundings, while landscaping adds a touch of greenery and aesthetics, creating spaces that are not only functional but also visually appealing. These finishing touches reflect our dedication to providing a holistic and enjoyable charging journey for both EV drivers and property owners alike.





# Case studies.

Osprey has a proven track record of high quality, and work continuously and transparently with our Partners to build the charging network for the next generation of drivers.





# Caledonian Retail Park. Leftfield Capital.

Osprey and Leftfield Capital partnered to bring ultra-rapid charging to Caledonian Retail Park, located in Wishaw, Scotland, just a few minutes' drive from the M74. This site boasts an array of 8 dynamic load-balancing chargers, each able to deliver up to 300kW.

Central to this hub is the dynamic load-balancing technology that optimises energy distribution across all chargers at the site. This innovation ensures that each vehicle receives the power it requires in real time, eliminating energy wastage and increasing customer turnover.

Caledonian Retail Park has been meticulously designed with the chargers located in-bay and large hatched areas either side of the charging bays, ideal for drivers with reduced mobility. This design is unique to Osprey and has been independently verified by ChargeSafe. This hub layout ensures a comfortable customer experience for all drivers, while aligning with the PAS 1899 accessibility standards.

Further to this, the associated electrical infrastructure – encompassing the substation, feeder pillar, and power cabinets – has been strategically located within an existing, unused space within the retail park, adjacent to the hub. This thoughtful placement optimises operational efficiency whilst preserving the site's visual aesthetics through a discreet enclosure.

Caledonian Retail Park exemplifies Osprey's approach to creating more efficient, more accessible transportation ecosystems and is a testament to the value proposition offered to landlords and investors seeking to enhance their assets.



# Salmon's Leap super-hub.

## Freehold acquisition.

Our Salmon's Leap Super-hub, strategically situated adjacent to the arterial A38 Devon Expressway, serves as a notable milestone in Osprey's portfolio as the first freehold site. With 16 dynamic load-balancing 300kW chargers, it is the largest rapid charging hub in the South West region, addressing the longstanding deficiency in reliable charging infrastructure in the area.

The hub's existing premises have been leased to Strawberry Fields Farm, leading to the establishment of a farm shop and café. This integration aligns perfectly with our commitment to enhancing charging experiences, amplifying the hub's value proposition beyond a mere charging stop.

The incorporation of dynamic load-balancing chargers underscores the hub's commitment to technological innovation. This technology optimises energy allocation, reducing charging times and avoiding power wastage.

A defining feature of Salmon's Leap is the inclusion of two extra-long bays tailored specifically to accommodate commercial and towing vehicles. This consideration caters to both holidaymakers and importantly the growing number of electric vans and increasingly heavier goods vehicles on the road. Further, Salmon's Leap also integrates two extra-wide bays in addition to the standard Osprey accessible site design.

Salmon's Leap not only addresses a regional infrastructure void but shows what best practice looks like in sustainable transportation. Through partnerships, innovative technology, and an unwavering focus on elevating the customer and community experience, Salmon's Leap sets a precedent for the future of charging infrastructure.

**300**<sub>kw</sub>  
charging speeds

**16**  
high-powered  
charging points

**A38**  
located just by the  
Devon Expressway A38

**2**  
extra-long  
towing bays



**“Well done Osprey, Salmon’s Leap is a great opportunity to bring the benefits of electric vehicle charging both to thirsty passing customers (car and driver), innovative infrastructure and the local community. Vehicle charging is here to revolutionise how cars, businesses and communities can make an economic ecosystem to benefit all parties.”**  
– Matthew Burgon, Osprey Customer



**People. Places. Planet.**

# **Electrifying the next generation.**

With strong relationships, a proven track record, the right people and the best technology, Osprey is providing the highest quality EV charging experience while helping to make the planet a cleaner, greener place.



# Who are we?

Osprey is one of the largest, most popular and fastest-growing rapid electric vehicle charging networks in the UK. Our vision - to play a leading role in the electrification of transport - means our chargers are thoughtfully placed, reliable and simple to use, and accept multiple forms of payment to be truly open-access. Every one is powered by 100% renewable electricity.

# Our investors.

Osprey is funded by two leading global investment businesses.

**Investec Bank** is a major institutional investor with total assets of £50.6bn and funds under management of £45bn. They have multiple significant investments in the long-term infrastructure and renewable energy sectors.

**Cube Infrastructure Managers** primarily focuses on equity investments in European infrastructure, specifically public transport, renewable energy and fibre communication. Cube IM invests in infrastructure companies providing services sustaining or enhancing living conditions for the population.

Cube IM believes that Environment, Social and Governance considerations are one of the levers to decrease risk and create value for the infrastructure companies in which the funds invest. Consequently, since 2016, Cube IM has been formally implementing ESG principles in its main portfolio management processes and, more particularly, through the careful selection of the sectors in which the funds managed by Cube IM invest.

Cube IM was proud to be honoured in the SWEN ESG Best Practice Awards in 2018 and in 2019 in the Infrastructure category and again in 2020 in the Engagement category.



# People. Places. Planet.