

**Part I
Guidelines and Instructions**

Certification, Project and Pricing Data (CPPD)

This CPPD form comprises Part I through Part VIII and is included as Section 1 of Appendix A to the RFP. Parts II through VIII of this Attachment must be completed in this Excel spreadsheet and submitted according to the instructions in Part I and the remainder of the CPPD form. Additionally, bidders must complete and submit the Bid Fee Submittal Form. Please read these instructions in their entirety.

Proposals will include a full rated capacity of up to 700 MW and at least 40 MW for transmission-connected proposals or 1 MW for distribution-connected proposals, a guaranteed commercial operation date prior to January 1, 2033, and an hourly production/delivery profile. If submitting multiple proposals with different capacity sizes, commercial operation dates, or production schedules, please submit separate CPPD forms for each unique proposal and indicate the filename of each CPPD form on the Bid Fee Submittal Form.

Part II - Proposal Certification and Authorization and Bid Contact Information

Proposal Certification, name of the bidder, project name and contact info.

Part III - Proposal Identification and Definitions

Part III requires the bidder to provide a summary of how this proposal meets the Definitions included in the RFP and to define, if applicable, any other, non-CPEC, environmental attributes being offered.

Part IV - Eligible Facility Summary Information

Part IV provides technical information about a facility and facility parameters to be considered in the evaluation. If the bid proposal is for a one phase project, please complete Part IV(a). If the bid proposal includes phases of development, Part IV (a) must be completed for the first phase and Part IV (b) must be completed for the second phase. No phase can be smaller than 100 MW.

Part I (continued)
Guidelines and Instructions

Part V - Operational Information (Expected Hourly, Monthly and Annual Charge/Discharge)

The forms are used to convey the information about the operation of the entire facility. A written description of the operation of the facility is required, including assumptions regarding impacts of the pursuit of non-contract revenue streams, availability assumptions, constraints, etc.

Distribution-connected projects should reflect any constraints imposed by any interconnection agreements or Interconnecting Utility's tariff governing interconnections and operational parameters, whether actual or reasonably assumed. This written description is meant to be a guide for the Evaluation Team in interpreting the data entered in Part V.

If the bid proposal is for a one-phase project, please provide data in tab Part V (phase 1). If a proposal includes phases of development, you must provide separate data for each relevant phase, in tabs 'Part V (phase1)' and 'Part V (phase2)', respectively.

Charging and discharging data entry must be provided in an 'hourly profile' format. Hourly profile data is entered in Part V(a)(i), and provides for greater modeling accuracy during the evaluation process. It is requested that the bidder provide hourly charge and discharge data representative of a specific year (8760 or 8784 data points). Table Part V (a) will be populated automatically from your data entered in Part V(a)(i), creating the project's 12 x 24 annual energy production. This hourly profile data should represent the first year of commercial operations under the long-term contract. It should not include the going forward impacts degradation and maintenance, which are captured in Part V (b) and (c). Bidders are required to provide an hourly profile specific to 2012 weather patterns. 2012 is chosen as a "typical meteorological year" and assures consistency in evaluation of bids.

Part V (b) and Part V (c) provide monthly adjustment factors for up to 30 years to adjust for varying maintenance intervals or declining output (degradation). The factors are for specific months and years, so the factors should coincide with the expected commercial operation date or the guaranteed delivery start date of the bid. Because of this calendar convention, there are 31 years of factors to accommodate partial years at the beginning and end of a 30 year offer. The values should be expressed in decimal format, where 1 means no change to the output. Any reductions should be reflected as 1 less the outage rate (i.e. a 1% decrease in output should be input as 0.99).

Part V (d) reflects the expected amount of overbuild above the full rated capacity of the facility. Part V (d) will be used to help clarify for the Evaluation Team the purpose of the overbuild capacity during the contract services term to mitigate the impacts of degradation of facility output. The factors are for specific months and years, so the factors should coincide with the expected commercial operation date or the guaranteed delivery start date of the bid. Because of this calendar convention, there are 31 years of factors to accommodate partial years at the beginning and end of a 30 year offer. Part V (d) is not intended to be an adjustment factor applied to hourly profile data entered in Part V (a) (i). If the factor declines below 1, the expectation is the impact to production will be reflected in the degradation adjustment factor in Part V (c).

There is also a Part V (Informational) which provides conversion of the hourly generation profile into monthly on- and off-peak quantities prior to the monthly adjustment factors according to standard NERC definitions. This takes the profile for Part V (a), and makes adjustments for the average number of days over a 30 year period. No input information is required.

Part I (continued)
Guidelines and Instructions

Part VI - Pricing

This part is used to capture the Environmental Attribute prices for each contract year in the term. Pricing must conform to Section 2.2.1.3 of the RFP. If the bid proposal is for a one phase project, please complete Part VI (a). If the bid proposal includes phases of development, Part VI (a) must be completed for the first phase and Part VI (b) must be completed for the second phase.

Part VI (a) (i) is auto-populated templates from Part VI to ensure proposals conform with RFP Section 2.2.1.3(a). No input information is required.

Part VII - Environmental Attribute Delivery Schedule

The forms are used to convey the information about the quantity and timing of CPECs and/or environmental attributes to be delivered. Part VII (a) provides the anticipated monthly schedule quantity of CPECs intended to be delivered under the Long-Term Contracts. This should account for any and all multipliers under the Clean Peak Standard as applicable. No adjustment factors from Part V will be applied.

If the bid proposal is for a one-phase project, please provide data in tab Part VII (phase 1). If a proposal includes phases of development, you must provide separate data for each relevant phase, in tabs 'Part VII (phase1)' and 'Part VII (phase2)', respectively.

The only input required in Part VII (b) is the confirmation of the Contract Maximum Amount, as defined in the Form Long-Term Contracts. Required of the bidder is a confirmation of the monthly amounts for the proposal in total and the share for each EDC in Part VII (b). Part VII (b) (i) is auto-populated and details the Contract Maximum Amount calculation. Part VII (b) is intended for use in Exhibit G of the Long-Term Contracts for transmission-connected projects and Exhibit C of the Form of Confirmation for distribution-connected projects and not intended for use during evaluation.

Part VII (Other) provides a description of the schedule for delivery for non-CPEC Environmental Attributes, if applicable.

Part VIII - ISO-NE Capacity Auction Qualification

Part VII provides spaces to describe the amount of capacity and the capacity commitment

Part II (a)
Proposal Certification and Authorization (Appendix C)

A proposal will be considered incomplete unless all required signatures are provided.

The undersigned certifies that he or she is an authorized officer or other authorized representative of the Bidder, and further certifies that:

(1) the Bidder has reviewed this RFP and all attachments and has investigated and informed itself with respect to all matters pertinent to this RFP and its proposal; (2) the Bidder's proposal is submitted in compliance with all applicable federal, state and local laws and regulations, including antitrust and anti-corruption laws; (3) the Bidder is bidding independently and that it has no knowledge of non-public information associated with a proposal being submitted by another party in response to this RFP other than a response submitted: (a) by an affiliate of that bidder or (b) for a project in which that bidder is also a project proponent or participant, which, in each case, must be disclosed in writing to the Evaluation Team with each such bidder's or affiliated bidder's proposal; (4) the Bidder has no knowledge of any confidential information associated with development of the RFP; (5) the Bidder's proposal has not been developed utilizing knowledge of any non-public information associated with the development of the RFP; (6) the Bidder has not obtained any confidential bidding-related information directly or indirectly from any of the Distribution Companies, in preparation of its bid; (7) except as disclosed by the Bidder in the relevant portions of its response, the Bidder is not an Affiliated Company of any Massachusetts investor-owned electric Distribution Company and no Distribution Company which is seeking proposals pursuant to the RFP has a financial or voting interest, controlling or otherwise in the bidder or the bidder's proposed project; (8) the bidder accepts that confidential information about their proposal might be shared with any members of the Evaluation Team, the Evaluation Team Consultant, the Independent Evaluator, ISO-NE or Other Authorities personnel; the bidder shall abide by/accept all rules and protocols put in place to maintain a fair, competitive, and transparent solicitation process; and (9) the bidder will continue to observe these requirements throughout the RFP process.

Violation of any of the above requirements may be reported to the appropriate government authorities and shall disqualify the Bidder from the RFP process.

The undersigned further certifies that the prices, terms and conditions of the Bidder's proposal are valid and shall remain open, without modification except as allowed in this RFP, until October 31, 2027, unless otherwise extended by mutual agreement between the bidder(s) and the Distribution Companies.

The undersigned further certifies that he or she has personally examined and is familiar with the information submitted in this proposal and all appendices thereto, and based on reasonable investigation, including inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of the undersigned's knowledge and belief.

The undersigned understands that a false statement or failure to disclose material information in the submitted proposal may be punishable as a criminal offense under applicable law. The undersigned further certifies that this proposal is on complete and accurate forms as provided without alteration of the text. The undersigned further understands and agrees to the provisions of this RFP related to confidential information, and consents to the limited exchange and sharing of confidential information related to the Bidder's proposal as described in this RFP, including with members of the Evaluation Team, the Independent Evaluator, ISO-NE, or and adjacent Control Area personnel.

Project Title(s)

Lee BESS

(as Submitted to the Soliciting Parties)

Bidder Name UR-Silo Devco LLC

Bidder or Authorized Representative Jorge Romero Barbado

<u>Authorized Representative</u>	<u>10/7/2026</u>
Bidder Representative's Title	Date

<u>See signed Certification form provided separately</u>
Signature of Bidder or Authorized Representative

Part II (b)
Bidder and Contact Information

Contact Information For Project	
Name	REDACTED
Mailing Address	4107 Medical Parkway, Suite 210 Austin, Texas 78756
Courier Address (If Different)	
Telephone Number	
E-mail Address	REDACTED

Alternate Contact (Optional)	
Name	
Mailing Address	
Courier Address (If Different)	
Telephone Number	
E-mail Address	

Part III

Proposal Identification and Definitions

Bidder Name	UR-Silo Devco LLC
--------------------	-------------------

Project Title	Lee BESS
----------------------	----------

How this proposal meets the definition of "Mid-duration Energy Storage System"?

REDACTED

Is the proposal a new or existing facility? If existing, but the proposal to compete for a long-term contract is only for an upgraded portion, select new.

 New (New/Existing)

Is the proposal Transmission- or Distribution-Connected?	Distribution-Connected	(Tx/Dx)
---	------------------------	---------

Environmental Attribute Product: CPEC (CPEC/Other)

If other, please provide details of proposed Environmental Attribute:

How this proposal meets the definition of "Qualified Energy Storage System" per 225 CMR 21.02 of the Clean Peak Energy

REDACTED

Indicate primary Eligibility Criteria to be used to demonstrate the project will be a Qualified Energy Storage System per 225 CMR 21.05 of the Clean Peak Energy Portfolio Standard:

Charging coincident with periods of typically high renewable energy

Has this proposal reserved capacity or does the bidder intend to reserve the proposal capacity in either the Near-Term Resource Multiplier (NTRM) or Distribution Circuit Multiplier (DCM) programs within the CPS?

No	(Yes, No, No - but intended, N/A)
----	-----------------------------------

If intended, please identify which program. A reservation approval date response is not required.

(DCM,
NTRM,
N/A)

If intended, how much of the proposals capacity might be reserved under the selected program?

MW

Has the proposal already received its Statement of Qualification (SoQ) from DOER?

No (Yes, No)

If the proposal has not received its SoQ, what is the assumed date the proposal will receive the SoQ? (This date will be used to determine the assumption around the 10 year application of the NTRM or DCM during the evaluation)

mm-dd-yyyy

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED