

ARCHITECTURAL AND CONSTRUCTION PROJECT

Construction project Volume 2

Name of the construction project:	Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune
Facility:	Energy Storage: VIII
Facility address	Plot no. 303/57 precinct 0006 Jasin, Swarzędz Commune, Poznań County
Plot identification number:	302116_5.0006.303/57
Investor:	STS Logistic Sp. z o.o. Jasin, Rabowicka 6, 62-020 Swarzędz

Scope:	Design function performed:	Name and surname, specialty and construction license number:	Date of elaboration:	Signature:
ELECTRICAL INSTALLATIONS	Designer	MSc Eng Przemysław Konieczka Construction license in the field of installation of electrical and power networks, installations, and devices license no. WKP/0387/POOE/13	November 27, 2025	
	Permission Specification Permission Number			
	Designer	MSc Eng Maciej Śliwa Construction license in the field of installation of electrical and power networks, installations, and devices license no. WKP/0188/POOE/11	November 27, 2025	
DESIGN	Designer	MSc Eng Mikołaj Łukasik Unlimited building license for design in the construction and building specialty, license no. WKP/0047/POOK/12	November 27, 2025	
	Permission Specification Permission Number			
	Supervising Designer	MSc Eng Magdalena Kacprzak Unlimited building license for design in the construction and building specialty, license no. WKP/0262/POOK/19	November 27, 2025	

Poznań, November 27, 2025

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Pursuant to the regulations (Journal of Laws 2025, item 418), it is not necessary to attach a copy of the building permit or a certificate of membership in the appropriate professional chamber of designers. Details are available on the website of the Central Office of Building Control: <https://e-crub.gunb.gov.pl/>

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**DECLARATION OF DESIGNERS AND INSPECTORS ON THE IMPLEMENTATION
OF THE ARCHITECTURAL AND CONSTRUCTION DESIGN IN ACCORDANCE WITH
THE APPLICABLE REGULATIONS AND RULES OF TECHNICAL KNOWLEDGE**

Pursuant to art. 34 section 3d item 3 of the Act of 7 July 1994 (Journal of Laws of 2025, item 418) – Building Law (with subsequent amendments), we declare that the architectural and construction design entitled:

Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune.

Investment address: Plot no. 303/57, precinct 0006 Jasin, Swarzędz Commune, Poznań County

was carried out in accordance with the applicable regulations and principles of technical knowledge and in accordance with the concluded contract; inter-industry agreements were made; the documentation was issued in a complete state (complete from the point of view of the purpose it is intended to serve).

Scope:	Design function performed:	Name and surname, specialty and construction license number:	Date of elaboration:	Signature:
ELECTRICAL INSTALLATIONS	Designer	MSc Eng Przemysław Konieczka Construction license in the field of installation of electrical and power networks, installations, and devices license no. WKP/0387/POOE/13	November 27, 2025	
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Fire protection appraiser
Jacek Praczyk, license no. 536/2011
(name and surname, license no.)

Tarnowo Podgórne, December 04, 2025
(place, date)

AGREEMENT CARD

ARCHITECTURAL AND CONSTRUCTION PROJECT
in terms of compliance with fire protection requirements

Name of the project and construction project:

Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune

Date of project elaboration:

November 27, 2025

The address of the investment (building or fire protection device) or other data regarding its location:

Investment address: Plot no. 303/57, precinct 0006 Jasin, Swarzędz Commune, Poznań County

Name of the computer file or files with the agreed project:

PAB_2_2025.11.27

Date of project approval:

December 04, 2025

I confirm that the project complies with fire protection requirements:

☒ without comments;

☐ with comments:

.....
.....

Annotations (complete if applicable):

☐ the approval of the technical design also constitutes the approval of the design of the following fire protection devices:

-

-

☐ The agreement was made taking into account an insignificant deviation from the planned fire protection conditions in the plot or land development plan / architectural and construction design⁴;

☐ the agreement was made taking into account alternative solutions in relation to fire protection requirements.

*Signed
with a qualified
electronic signature*

¹ Please indicate whether this is a project:

- development of a plot or area,
- architectural and construction,
- technical,
- fire protection equipment.

² If the project is agreed with the comments, please provide the content of the comment or comments.

³ The fire protection device or devices to which the agreement applies should be indicated.

⁴ Delete what is not applicable.

Architectural and construction design – descriptive part

1. GENERAL INVESTMENT DATA AND BASICS OF THE STUDY

1.1. Basics of elaboration

1.1.1 Investor's order.

1.1.2 Map for design purposes.

1.1.3 On-site inspection, sketches, photographic documentation.

1.1.4 Decision on development conditions no. 53/2025 of June 9, 2025 issued by the Mayor of the City and Commune of Swarzędz.

Construction law and related regulations, implementing regulations, construction standards.

1.2. General investment data

Investment:

Construction of a container-based energy storage facility consisting of a transformer-inverter station and a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure in Jasin, Swarzędz commune.

2. TYPE AND CATEGORY OF THE BUILDING.

Energy storage facilities with a power of up to 2 MW and a capacity of up to 5.15 MWh, along with the necessary technical infrastructure.

Construction category: VIII (other constructions)

Construction Category Coefficient (k): 5.0

3. INTENDED USE AND UTILITY PROGRAM OF THE BUILDING.

The investor has planned an investment involving the construction of an energy storage facility with a capacity of 2MW and 5.15MWh at a photovoltaic installation connected to the distribution network operator Glosbe sp. z o.o. at a low voltage of 0.4 kV, the aim of which is to improve the stability of the National Power Grid (KSE) and the country's energy security.

Distribution Network Operator Glosbe conducts electricity distribution activities under license no. DEE/384/49612/W/OPO/2018/AJ issued by the President of the Energy Regulatory Office in the area of Jasin, Rabowice, and Siekierki Wielkie.

The function of the designed facility is to store electrical energy. The energy storage facility operates by collecting electricity from the Glosbe DSO, converting it in a transformer-inverter station, and storing it in battery devices in a battery warehouse until it is reintroduced into the Glosbe DSO network.

There is no provision for permanent staff on the premises and people will stay there occasionally for the duration of service or fault removal.

The facility is located on a plot with access from a public road and there is an entrance and road infrastructure enabling the entry of service vehicles.

The maintenance of energy storage facilities will involve periodic servicing of electrical devices in accordance with manufacturers' recommendations and national regulations.

4. SPATIAL LAYOUT AND ARCHITECTURAL FORM OF THE BUILDING.

Architectural form

The planned investment, in accordance with the issued decision on development conditions no. 53/2025 of June 9, 2025, consists in the construction of one energy storage facility in a container structure consisting of individual parts with the parameters specified in points 2.5. and 2.6 of the decision.

Energy storage is a complete, ready-made technical device delivered by the manufacturer, constructed as a prefabricated container and placed on a foundation slab. The modules are assembled on-site according to the manufacturer's instructions.

A foundation slab was designed on which a concrete container in the shape of a cuboid with a height not exceeding 4 m will be placed, made of walls and a ceiling with fire resistance REI 240, containing the technical infrastructure of the energy storage.

Spatial layout

The energy storage facility will be located within the vicinity of technical, warehouse, and production facilities, and will therefore be oriented in a manner that is compatible with the surrounding development, in accordance with the Site Development Plan. Due to the use of REI240 enclosure, the distance between the technical device and the wall of the adjacent building will be approximately 3 meters. Access to the existing development will therefore be maintained.

Color

Facade colors: natural concrete color/gray.

Finishing colors: black/gray/red in reference to the finishes of the surrounding buildings.

Equipment

The accompanying technical infrastructure of the energy storage facility includes:

- energy conversion module and distribution devices in the transformer-inverter station compartment of the energy storage,
- energy storage batteries and distribution devices in the energy storage battery compartment,
- electrical equipment, control and monitoring systems, cabling built into the container;
- the container will be equipped with a cooling system, alarm system, fire protection system, fire and explosion protection.

All the above devices are ready-made devices, supplied by the manufacturer in the form of modules, assembled on site.

The planned installation will be connected to the investor's power grid, in accordance with the technical conditions and the assurance of Glosbe Sp. z o.o. dated April 17, 2025, reference number: ZD/EE/001/2025.

5. CHARACTERISTIC PARAMETERS OF THE BUILDING.

In the course of the administrative proceedings, acting at the request of the Investor, the Mayor of the City and Commune of Swarzędz issued a resolution of 19 November 2025 on clarifying doubts in the decision on development conditions no. 53/2025 of 09 June 2025, according to which the planned investment consists of the construction of one energy storage unit in a container structure consisting of individual parts with the parameters specified in points 2.5. and 2.6 of the decision.

The parameters of the designed parts are as follows:

Part of the energy storage facility – transformer-inverter station:

- a) volume: 51.3 m³
- b) usable area: not applicable
- c) height, length, width: 3.42 m (height), 5 m (length), 3 m (width)
- d) number of floors: not applicable

Part of the energy storage facility – battery storage:

- a) volume: 102.6 m³
- b) usable area: not applicable
- c) height, length, width: 3,42 m (height), 10 m (length), 3 m (width)
- d) number of floors: not applicable

Foundation slab:

- a) external dimensions (length, width): 18 m (length), 6 m (width)

The total parameters of the designed facility (energy storage in a container structure) are:

Concrete container (container construction of energy storage):

- a) volume: 153.9 m³
- b) usable area: not applicable
- c) height, length, width: 3,42 m (height), 15 m (length), 3 m (width)
- d) number of floors: not applicable

The above-ground and maximum development intensity within the investment area is 0.25.

6. DESCRIPTION OF ENSURING THE NECESSARY CONDITIONS FOR USING THE FACILITY BY DISABLED PERSONS.

Not applicable.

In accordance with §54 and 55 of the "Regulation of the Minister of Infrastructure of 12 April 2002 on the technical conditions to be met by buildings and their location", the investment in question does not require the provision of necessary conditions for its use by disabled people.

7. TECHNICAL PARAMETERS OF A BUILDING CHARACTERIZING THE IMPACT OF THE BUILDING ON THE ENVIRONMENT AND ITS USE AS WELL AS ON HUMAN HEALTH AND NEIGHBORING FACILITIES.

a) water demand and quality, and the quantity and quality of discharged sewage:

No water or sewage system connected to the facilities

During the construction phase, water will be used for social, construction and maintenance purposes. The water supply will be provided by the Investor.

No wastewater is expected to be generated during the project's operational period. During the project implementation phase, the construction site will be equipped with a domestic wastewater collection system in the form of sanitary containers. Domestic wastewater from the construction team's base area will be collected by authorized entities.

b) emission of gaseous pollutants, including odorous, dust and liquid pollutants, specifying their type, quantity and range of spread:

The designed devices and facilities do not emit gaseous, dust or liquid pollutants

c) type and amount of waste generated:

Waste generated during the construction phase will be transferred to companies with appropriate waste collection and transportation permits. During the facility's operation, only waste related to the maintenance of technical equipment will be generated. Waste from maintenance will not be stored but will be transferred to a waste management company on an ongoing basis.

d) acoustic properties and vibration emissions, as well as radiation, in particular ionizing radiation, electromagnetic fields and other interferences, with the specification of the relevant parameters of these factors and the range of their spread

The designed devices do not generate ionizing radiation or electromagnetic fields exceeding the range of permissible values specified in specific regulations.

8. ANALYSIS OF TECHNICAL, ENVIRONMENTAL AND ECONOMIC POSSIBILITIES OF IMPLEMENTING HIGHLY EFFICIENT ALTERNATIVE ENERGY AND HEAT SUPPLY SYSTEMS, ENERGY CHARACTERIZATION OF THE BUILDING.

Not applicable.

9. ANALYSIS OF THE TECHNICAL AND ECONOMIC POSSIBILITIES OF USING DEVICES THAT AUTOMATICALLY REGULATE THE TEMPERATURE SEPARATELY IN INDIVIDUAL ROOMS OR IN A DESIGNATED HEATED ZONE.

Not applicable.

10. INFORMATION ABOUT THE ESSENTIAL ELEMENTS OF BUILDING AND INSTALLATION EQUIPMENT THAT ENSURE THE USE OF THE BUILDING IN ACCORDANCE WITH ITS INTENDED USE

The investment in the scope will consist of:

- battery energy storage with a transformer-inverter station (power conversion module) with a total capacity of up to 5.15 MWh and power of up to 2 MW
- LV 0.4 kV cable network

11. DATA REGARDING FIRE PROTECTION CONDITIONS

Basis of the elaboration:

This elaboration was prepared on the basis of the following legal acts and other documents and studies regarding the expansion of the facility:

- Regulation of the Minister of Internal Affairs and Administration of 7 June 2010 on fire protection of buildings and other construction facilities and areas (Journal of Laws No. 109, item 719, as amended),
- Regulation of the Minister of Infrastructure of 12 April 2002 on the technical conditions to be met by buildings and their location (Journal of Laws of 2015, item 1422),
- Regulation of the Minister of Internal Affairs and Administration of 24 July 2009 on fire water supply and fire routes (Journal of Laws No. 124, item 1130),
- Regulation of the Minister of Internal Affairs and Administration of September 17, 2021, on the approval of a plot or land development design, an architectural and construction design, a

technical design and a fire protection device design in terms of compliance with fire protection requirements (Journal of Laws of 2021, item 1722),

General characteristics:

There are no buildings designated for permanent human habitation within the investment area. The energy storage facility consists of a transformer-inverter station with a power conversion module and a battery energy storage unit. The container-based energy storage facility will be connected to the investor's transformer station.

Information about the technical devices included in the energy storage:

The following devices are being designed:

- Container energy storage equipped with an alarm system, fire protection system, fire and explosion protection, and a gas battery cell extinguishing system.

The designed energy storage will not be installed in a building, but in accordance with the manufacturer's recommendations, it will be placed as a complete technical device on a foundation in the open air.

a) information about the internal area, height and number of floors

Energy storage container (technological device):

internal surface - not applicable

height: 3.42 m

number of floors: not applicable

b) fire hazard characteristics, including information on fire parameters of fire-hazardous materials and hazards resulting from technological processes, and, depending on the needs, characteristics of fires adopted for design purposes

Lithium-iron-phosphate batteries installed in energy storage containers characterized by increased thermal stability (also at high temperatures), increased chemical stability and an electrolyte that is not susceptible to ignition.

c) information on fire classification based on purpose and method of use

Not applicable - technological device

d) Information on the hazard category for people and the expected number of people on each floor, as well as in rooms whose emergency exit doors should open outwards

Not applicable.

e) information on the division into fire zones

Not applicable - technological device

f) maximum fire load density of individual fire zones PM along with the conditions adopted for its determination

Not applicable - technological device

g) Information on fire resistance class, fire resistance and degree of fire spread through building elements

Solutions used to prevent the occurrence and spread of fire

1. The battery energy storage container will be equipped with the following safety features:
 - fire and explosion protection in the form of battery charging and discharging current monitoring
 - fire protection system with alarm system with manual and automatic extinguishing system control, using local heat detectors, optical smoke detectors, flammable gas detectors and ventilation systems
 - fire extinguishing system using aerosol
2. The energy storage container is designed as a concrete container with a fire resistance of horizontal and vertical partitions (walls and ceiling) of at least REI240, which is intended to prevent the spread of fire in the event of ignition of the energy storage devices.
3. An ABC powder fire extinguisher with a 2 kg extinguishing agent mass will be located near the energy storage unit. Access to the equipment should be at least 1.0 m wide. The location of the fire extinguishers should be marked in accordance with the Polish Standards (PN).

h) information on the presence of explosives and explosion hazards, including rooms at risk of explosion

Risk of explosion of energy storage batteries.

i) Information on the conditions and strategy for evacuating people or rescuing them in another way, taking into account the number and fitness of people staying in the facility

There is no provision for permanent staff on the premises and people will stay there occasionally for the duration of service or fault removal.

j) information on the selection of fire protection equipment and other installations and devices for fire safety, together with a definition of the scope and purpose of their use

Fire shutdowns

The energy storage will be shut down by a fire switch. Remote shutdowns will remove the 15 kV AC voltage from the stations. Connections between the shunt trip units and the control buttons will be made using fire-resistant cables.

Fire protection for energy storage facilities

- fire protection system with alarm system with manual and automatic extinguishing system control, using local heat detectors, optical smoke detectors, flammable gas detectors and ventilation systems
- fire extinguishing system using aerosol
- the energy storage will be equipped with a valve for connecting the fire extinguishing water

k) information on the preparation of the building for rescue operations, including information on water intake points for fire-fighting purposes, outlets for powering fire-fighting equipment and other solutions intended for these operations, as well as lifts for rescue teams and access routes leading to them

Fire shutdowns

The energy storage will be shut down by a fire switch. Remote shutdowns will remove the 15 kV AC voltage from the stations. Connections between the shunt trip units and the control buttons will be made using fire-resistant cables.

The operation of the energy storage will be blocked in the event of a fire shutdown at the transformer station.

Access roads

Access to the energy storage facilities is provided by road access - plot no. 307/4, Rabowicka Street, via an internal road (plot no. 303/63 and 305/4).

I) information about the location for fire safety reasons, including information about parameters affecting the permissible distances

The distance of the designed energy storage facility from the wall of the nearest Production and Storage zone with a fire load exceeding 4000 MJ/m^2 is approximately 3 m. For this reason, the energy storage facility will be enclosed with a fire partition with fire resistance of REI240.

12. Information and data on the adaptation of the facility to the conditions resulting from the decision on the conditions of development and land development

- Decision No. 53/2025 on development conditions issued by the Mayor of the City and Commune of Swarzędz on June 9, 2025 and the Resolution of the Mayor of the City and Commune of Swarzędz of November 19, 2025 on clarifying doubts in the decision on development conditions No. 53/2025 of June 9, 2025.

I. Arrangements regarding the conditions and requirements for shaping spatial order:

- *Type of investment: Construction of an energy storage facility in a container development consisting of a transformer-inverter station, a battery storage facility, along with the construction of a foundation slab and accompanying technical infrastructure – fulfilled.*
- *Function of the building: Technical infrastructure facilities – fulfilled.*
- *Building line: Not established. The location of the facility must comply with the provisions of the Regulation of the Minister of Infrastructure of April 12, 2002, regarding the technical conditions to be met by buildings and their location – fulfilled, designed facility is located in a development area consistent with the decision on development conditions.*
- *Above-ground development intensity: 0.1-1.0 – met, above-ground development intensity within the investment is 0.25.*
- *Maximum development intensity: 1.0 – met, the development intensity within the investment is 0.25.*
- *Share of building area:*
 - *Transformer-inverter station: maximum 20 m², battery storage: maximum 44 m² – fulfilled. Pursuant to the resolution of the Mayor of the City and Commune of Swarzędz of November 19, 2025, regarding the clarification of doubts in the decision on development conditions no. 53/2025 of June 9, 2025, the planned investment involves the construction of one energy storage facility in a container development, consisting of individual parts with the parameters specified in items 2.5. and 2.6 of the decision. According to the decision, an energy storage facility is designed in a single container development, consisting of a transformer-inverter station and a battery storage facility with total dimensions of 3 x 15 m, of which the inverter portion is 3 m wide and 5 m long (15 m²), and the battery portion is 3 m wide and 10 m long (30 m²).*
 - *Foundation slab: maximum 126 m² – fulfilled, designed size 6 x 18 m = 108 m²*
- *Parameters (maximum dimensions) of the building:*
 - *Transformer-inverter station: 4 x 5 m, battery storage: 4 x 11 m – fulfilled. Pursuant to the resolution of the Mayor of the City and Commune of Swarzędz of November 19, 2025, regarding the clarification of doubts in the decision on development conditions No. 53/2025 of June 9, 2025, the planned investment involves the construction of a single energy storage facility in a container development, consisting of individual parts with the parameters specified in items 2.5 and 2.6 of the decision. According to the decision, an energy storage facility is designed in a single container development, consisting of a transformer-inverter station and a battery storage facility with total dimensions of 3 x 15 m, of which the inverter section is 5 m long and the battery section is 10 m long.*
 - *Foundation slab: 7 x 18 m – fulfilled, designed size 6 x 18 m.*
- *Building height: Maximum 4 m – fulfilled, designed height 3.42m.*
- *Roof geometry: Flat roof – fulfilled.*

II. Arrangements for communication and technical infrastructure support:

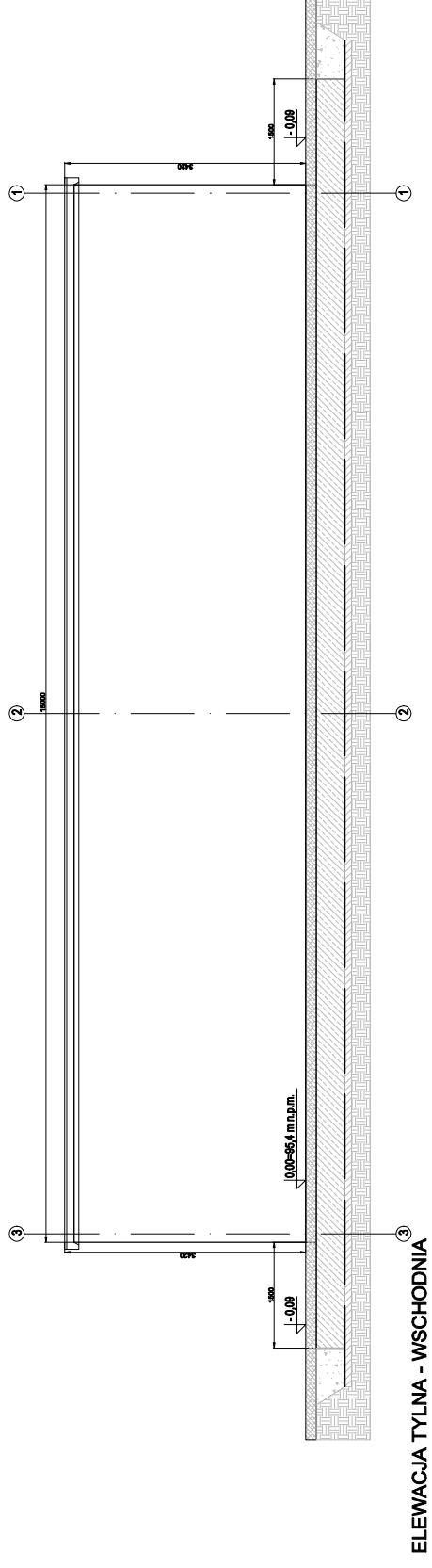
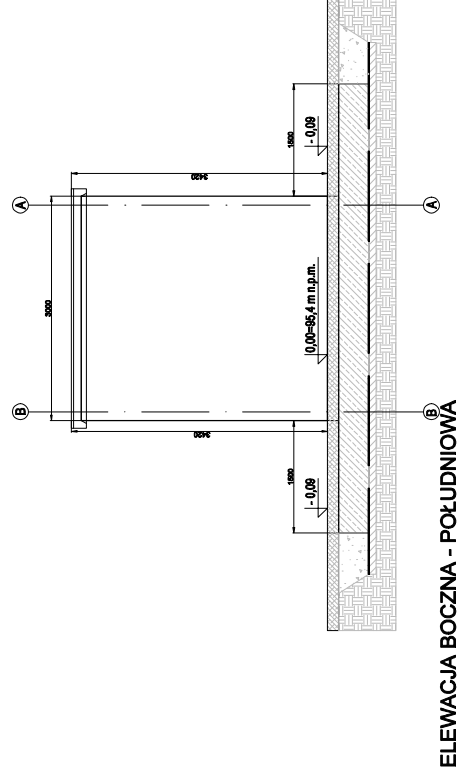
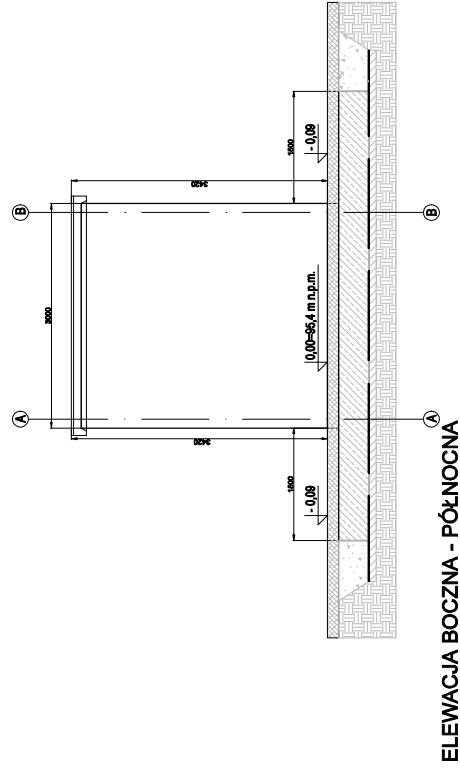
- *Communication: Access to the public road (Rabowicka) via an internal road (plots no. 303/63 and 305/4) – fulfilled, access to the road - plot no. 307/4 ul. Rabowicka via an internal road (plot no. 303/63 and 305/4).*
- *Electricity supply: As provided by the network operator – fulfilled, as provided by Glosbe Sp. z o.o. on April 17, 2025, reference number: ZD/EE/001/2025*
- *Rainwater and meltwater drainage: It is allowed to drain water to the property's own unpaved area - fulfilled, the designed container with a flat roof does not change the water conditions, water drainage in accordance with the existing conditions.*

III. Requirements for the protection of third party interests:

- *The designed construction works should meet the requirements specified in Article 5, Section 1 of the Building Law – fulfilled, the scope of impact does not extend beyond the Investor's area.*

Description prepared by:

Scope:	Design function performed:	Name and surname, specialty and construction license number:	Date of elaboration:	Signature:
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