

18th September 2025

Australian Energy Regulator
GPO Box 520
Melbourne VIC 3001

Submission: Support for Ausgrid's Community Power Network Trial Waiver Application

Dear AER,

Green Peak Energy (**GPE**) welcomes the opportunity to provide feedback on Ausgrid's application for a trial waiver under the AER's Energy Innovation Toolkit to implement the Community Power Network (**CPN**) pilot.

GPE is a Distributed Energy Resource investment company specialising in behind-the-meter Power Purchase Agreement's (PPA's) across Australia and New Zealand. Established in 2017, GPE offers financial and renewable energy solutions to the Commercial & Industrial sector that create positive commercial and sustainability outcomes. GPE is a true long-term energy partner and works with business to future-proof on-site energy needs, increasing energy security and reducing carbon emissions.

GPE strongly supports the CPN initiative because it represents a practical, network-led model to accelerate Australia's renewable energy transition while improving equity and affordability for consumers. We agree with Ausgrid's central premise that coordinated deployment and orchestration of consumer and distributed energy resources can reduce overall system costs and share the benefits of local generation with all customers — renters, apartment dwellers and small businesses included. GPE is backed by CBRE Investment Management, who acquired a controlling interest in the company in 2022. The global real assets investment management arm of CBRE has over US\$155 billion of assets under management.

Our experienced and qualified management team have extensive expertise in the energy industry, covering utility-scale renewables, grid-connected and off-grid solar, battery storage and micro-grids.

The CBRE IM team bring together insights-driven perspectives, a rigorous investment and risk-mitigation process and investor-operator capabilities to execute on all aspects of an investment's lifecycle and drive better outcomes.

As an investor and long-term owner of more than 50 MW of behind-the-meter solar PPAs across Australia and New Zealand, GPE recognises the importance of stable, forward-looking regulatory frameworks to unlock capital. The CPN's approach—combining a spatial energy plan, reverse-auction procurement of large-scale rooftop solar, and DNSP-owned batteries earning only a regulated return—creates a replicable model for long-term investment in distributed renewables.

Through this scheme GPE sees a unique opportunity to unlock under-utilised industrial roof space. Many low-load warehouse buildings possess ample roof area suitable for solar but currently host only small systems sized to match modest on-site consumption. By pooling and redistributing surplus generation, the CPN can efficiently capture this otherwise wasted potential and deliver low-cost renewable energy to the wider community.

Moreover, the long-term offtake agreements envisaged in Ausgrid's proposal provide valuable certainty for commercial and industrial landlords. These agreements reduce the risk that changes in tenancy or load profiles over the 25-plus-year life of a solar system will undermine the project's economics, making larger-scale installations far more viable and attractive to investors.

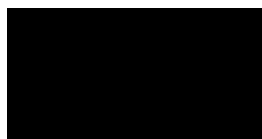
We believe Ausgrid's CPN pilot meets the eligibility requirements and innovative trial principles under the National Energy Rules and Laws. We recommend the AER to approve the requested trial waiver so this important initiative can proceed and inform the future of Australia's energy market. GPE would welcome further engagement with the AER and Ausgrid to share our expertise in financing and managing behind-the-meter solar and battery projects.

Thank you for considering our submission.

Yours sincerely,



Green Peak Energy Pty Ltd



CBRE Investment Management