

NDA Asset Utilisation Projects

Presentation to WCSSG

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Asset Optimisation

Land Phase 1

- Land Phase 1 intent is to dispose of the non-designated land at Wylfa, Bradwell and Oldbury.
- NDA has an obligation to obtain value for money from the best use of its assets.
- The timing of the current Asset Use Programme was being influenced by Government's announcement in January 2008 of its proposal to allow new nuclear build in the UK.
- In consultation with DECC, NDA has embarked on a review of many of its assets to determine the level and nature of market interest. NDA recognises that its Assets potentially have a role to play in any new nuclear build and, whereas NDA has no interest in this, it is liaising with DECC to ensure coherence between its interests and Government policy objectives.
- Phase 1 land currently being offered to the market. 7 parties currently accessing data room.
- Monies raised through asset sales will offset the costs of the NDA's primary mission of decommissioning.
- NDA site boundaries have been identified. Land disposal will be optimised for value purposes, (this is still being discussed with SLC's and Regulators so not to hinder our decommissioning mission)

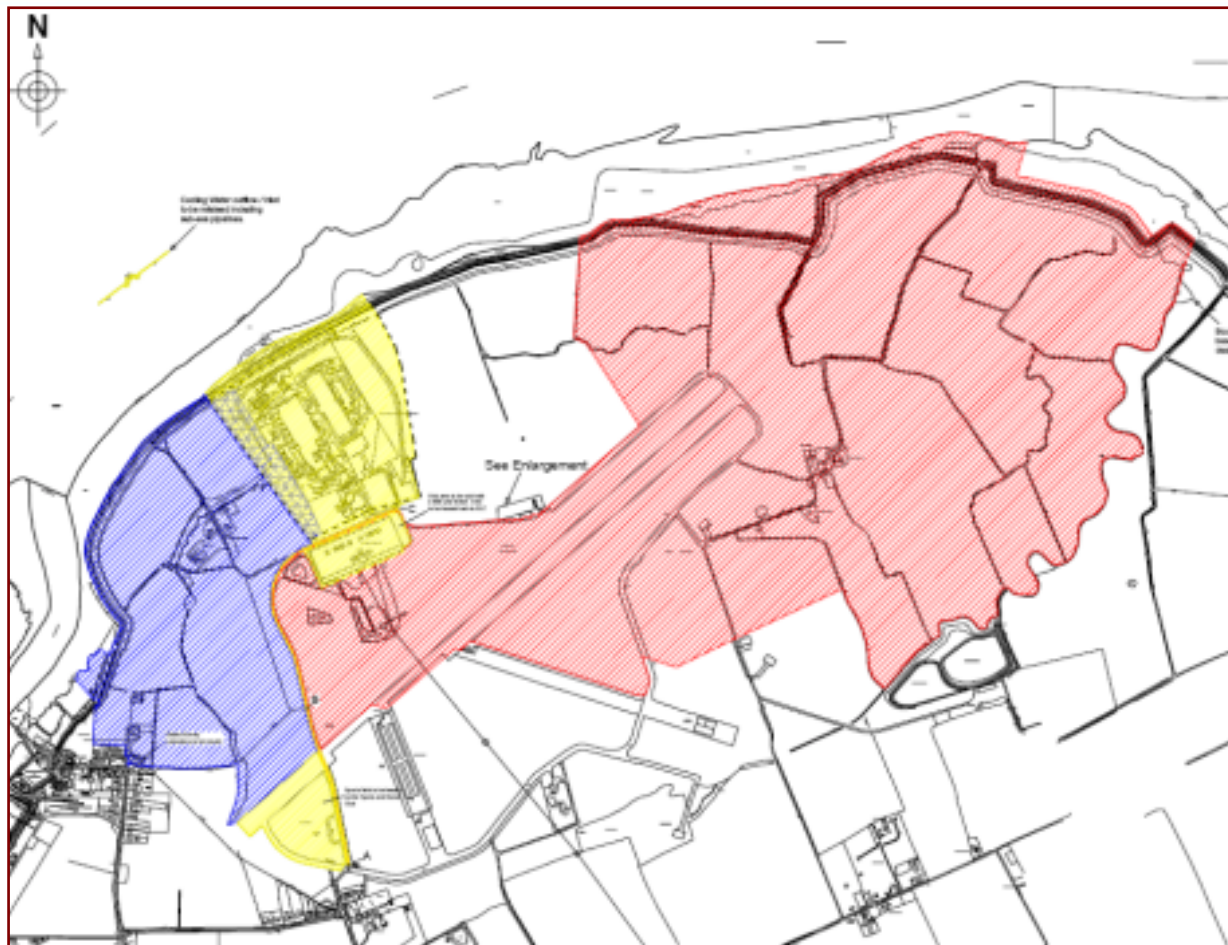
Asset Optimisation

Land Phase 1 - Bradwell

**Bradwell, Southminster,
Essex**

**Site area approx 197
hectares**

**Coastal location
adjoining former Bradwell
Nuclear Power Station
(closed 2002)**



*Values & boundaries are approximates and are for illustrative purposes

Asset Optimisation

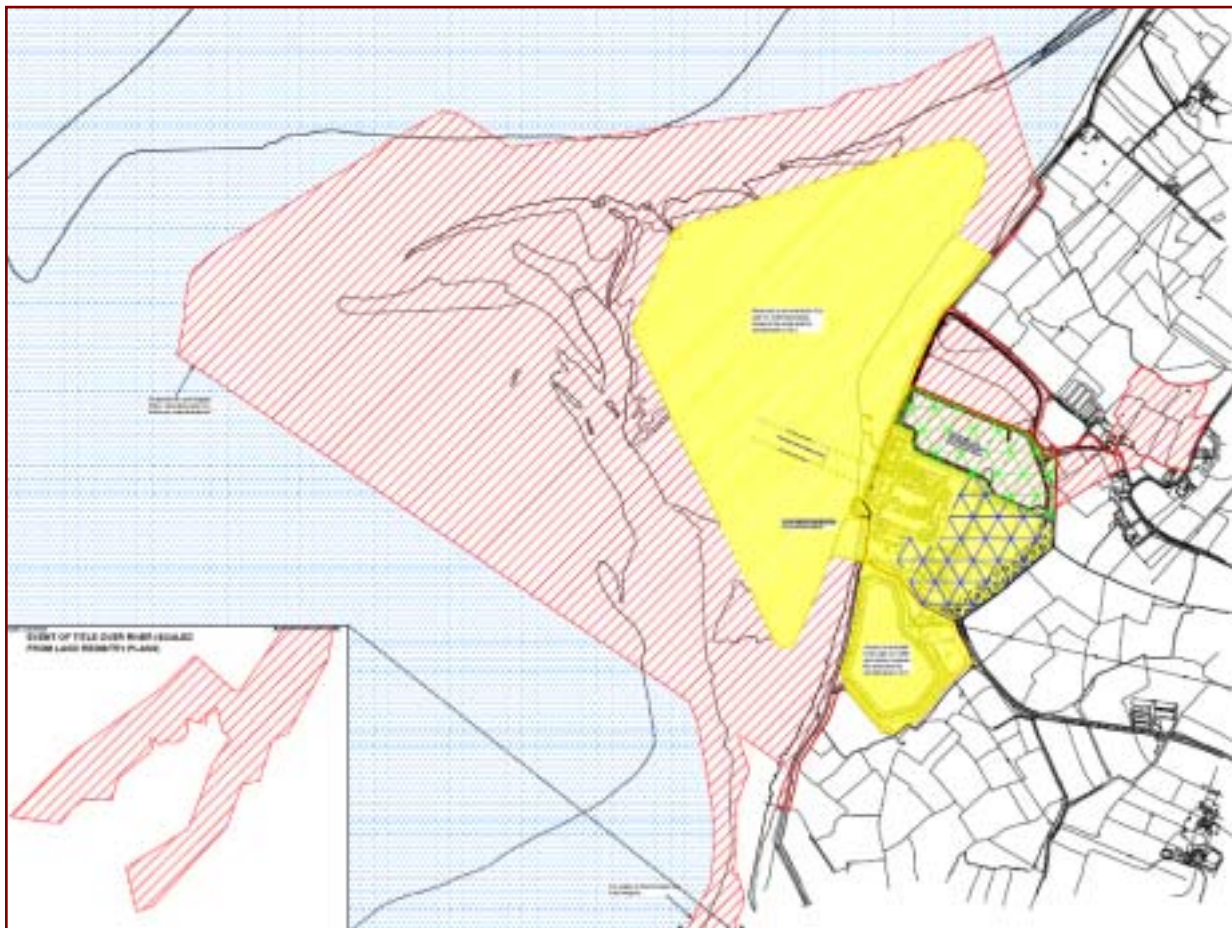
Land Phase 1 - Oldbury

Oldbury, Oldbury on Sea, South Gloucestershire

29.98 hectares of undesignated land including approx 663 hectares of estuarine land including River Severn Tidal reservoir.

Further land comprising of the former silt lagoon to be sold subject to re-licensing and de-designation.

Adjoining Oldbury Nuclear Power Station



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Asset Optimisation

Land Phase 1 - Wylfa

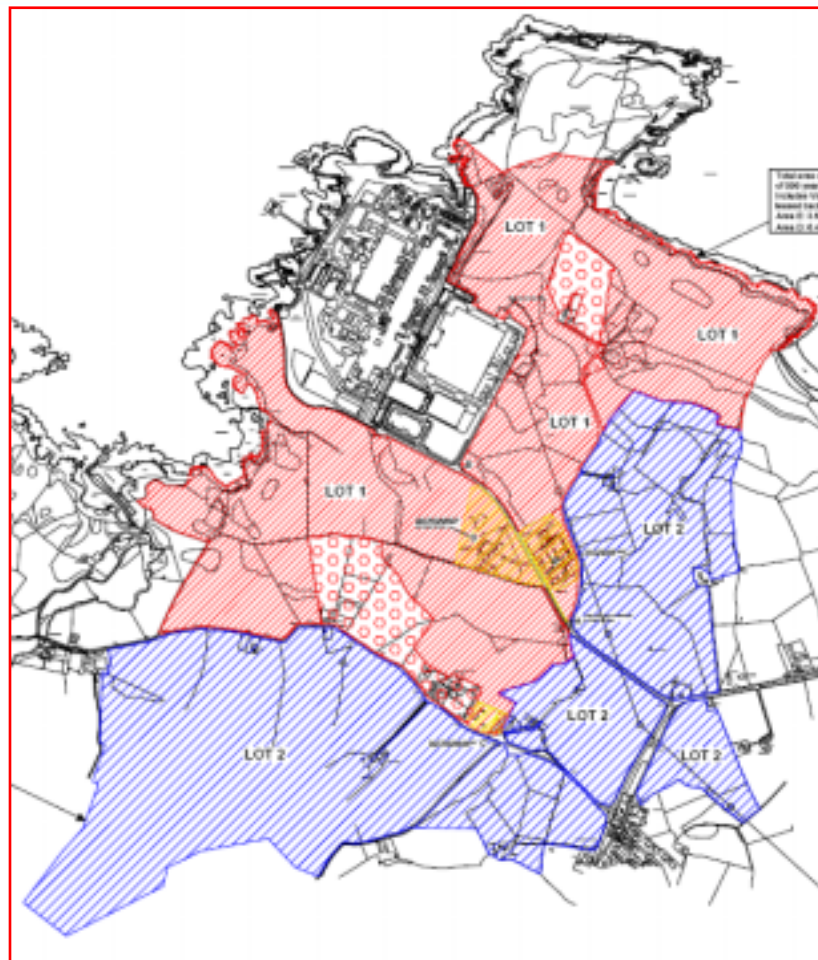
Wylfa, Cemaes Bay, Anglesey, Gwynedd

Two lots comprising approx
152.27 hectares

Lot 1 (NDA Wylfa / EDF Wylfa
1) 82.72 hectares

Lot 2 (EDF Wylfa 2) 69.55
hectares

Adjoining Wylfa Nuclear
Power Station (closes 2010)



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Asset Optimisation

Land Phase 1 - SMA

- On 24 September 2008 it was announced that NDA and EDF had entered a Simultaneous Marketing Agreement (SMA). EDF has acquired substantial land interests around the NDA land at Wylfa. NDA and EDF have agreed that the simultaneous marketing of their land interests at Wylfa is more likely to secure value for money than doing so separately. NDA has agreed terms with EDF in relation to the disposal of parcels of NDA and EDF's land at Wylfa, and NDA's land at Oldbury and Bradwell through a joint marketing process.
- This agreement is conditional on EDF's offer for acquiring BE becoming unconditional in all respects. Now complete.
- The detailed design of the sales process is an NDA matter but must meet a minimum specification set out in the SMA
- EDF land at Wylfa will be sold subject to conditions which relate to achieving SSA clearance and NPS clearance for Sizewell, Hinkley Point and Bradwell.
- The purchaser of EDF land in what is known as "Wylfa 1 land" will have an option to acquire the grid connection for Wylfa currently owned by EDF.

Asset Optimisation

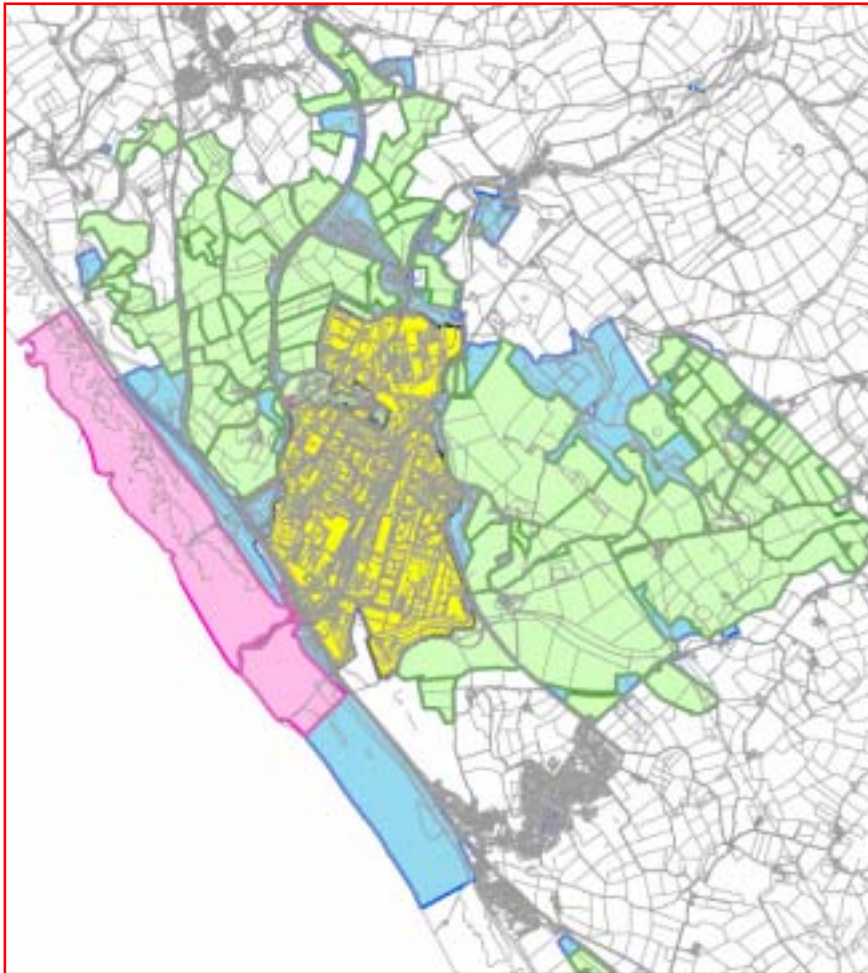
Land Phase 1 - Disposal Process

- **Expression of Interest & Confidentiality Agreement**
- **Virtual data room.**
- **Whilst the Data Room remains open, NDA and its Marketing Agent will meet with interested parties, to gain a better understanding of their interest and structure of their proposals.**
- **Electronic Auction. Parties informed of the highest bid and invited to bid again.**
- **This process will continue until no further bids are received within a given period.**

- *Work ongoing with Westlakes Renaissance for SSA*
 - *NDA will probably nominate*
- *Currently defining land holdings*
- *Sellafield land disposal project may enable disposition routes for NDA special materials*
- *NDA and Government liaising over timing*
- *Grid Connectivity remains an issue*

Asset Optimisation

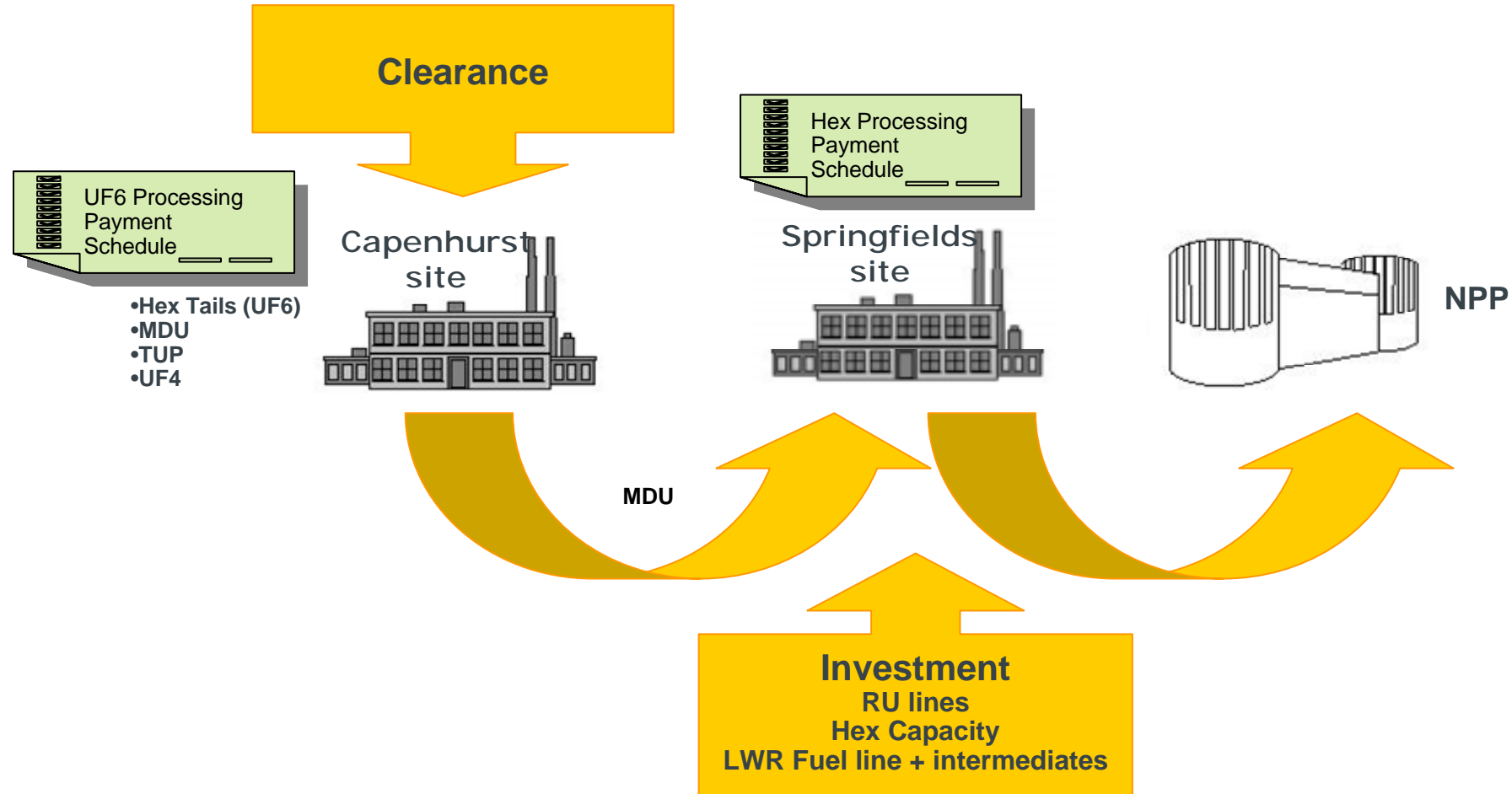
Land Phase 1.5 - Sellafield



Legend

-  SLC - Site Licenses
-  Leases in
-  Leases out
-  Freehold Land

Springfields, Capenhurst, Uranics - SCU Project



Springfields, Capenhurst, Uranics - SCU Project

