

AGROVOLTAIK PROJECT KUMAR PIANTI

Prato, Toscana, Italy
13th of July 2026



PRESENTATION of:

- * The investment & project management companies
- * Our team of technical & legal advisors
- * The project & timing: 25 HAS agriculture & 10 MWP solar energy



AGROVOLTAIK PROJECT KUMAR PIANI Prato, Toscana, Italia



Many thanks to offer us the opportunity to present our project and final PAS request to the town of Prato:

- Especially to major *Mr. Matteo Biffoni* and his executive secretary, *Mrs. Rossella de Masi* and *Mrs. Donatella Palmieri*, general director of the commune of Prato.
- To the responsible persons of the different of the different departments, as:
 - *Dr. ssa Simona Fedi*, Director of the SUAEP office.
 - *Arch. Mr. Francesco Caporaso*, director of the Energy & Environmental offices.
 - *Arch. Mrs. Pamela Bracciotti*, director of the Urbanistic department.
- And to our team of technical & legal advisors, which will be part of our presentation.

Presentation of the Kumar investment group & their activities in the agriculture sector

- * The Kumar group will get 98 years old this year, and is currently in the 4th generation, 100% family owned.
- * The core business is focused into spices and food.
- * The company also stepped into the nursery activity in Switzerland (Baumschule), importing and growing plants to sell to the european market.



Activities of the group in the agriculture sector in India

- * Today, Nature's Miracle, India's first and foremost fully Hydroponic Glass Greenhouse, located in Greater Noida.
- * The company produces fruits and vegetables which match the highest standards of quality that's prevalent in the international market.
- * The hydroponic vegetables are grown in a pollution free and sustainable environment and this vision inspired to research and train the Kumar team to produce good and healthy food for our clients.



The Origin



1869

Unsere Wurzeln

Peter Karl Bernhard gründet als natu
1869 in Zuzwil eine kleine Baumschu
Familienunternehmens, das aus Leic
entstand - und bis heute lebt.

← Zurück Weiter →

Kumar Group in Switzerland

- In 2020, Kumar acquires Bernhard Baumschulen AG, which is a 150 years old nursery in the eastern part of Switzerland.

The nursery currently employees 23 people, we grow and as well trade plants in the Swiss market.

In 2024, around CHF 3 million were invested to build a nursery park for premium customers.



bernhard
baumschule

The nursery park in Switzerland



A good client from Vanucci Pianti , Pistoia

Bernhard Baumschulen AG is a customer of Vannuci Piante since 2004.

Every year ,Bernhard Baumschule, purchases plants from Vanucci for EUR 1.5-2.0 Million €.



About **una storia di coraggio** dal 1938

Nel 1938 Vannino Vannucci senior lascia la posizione di operaio specializzato in orticoltura e decide di lanciare il suo proprio business in Pistoia. Anni a seguire suo figlio Moreno, con la visione di come la sua azienda sarà nel futuro, compie le giuste scelte per raggiungere questo obiettivo con grande passione e amore per il verde e le piante...



Vannucci Piante nel Mondo



What does FUTURE ENERGY Consulting Services offers



future energy
CONSULTING SERVICES

Our global project management commitment



Project Development

**Investment
company**

**Local SPV
company**



*Project Management & Coordination
of the global project realisation,
funds & financial institutes*

*Selection of the right
components & EPC
companies*

*Longterm PPA contracts
& viability studies*

Strangolagalli (Italy)
988 Kwp

SOLAR
General Contractor AG



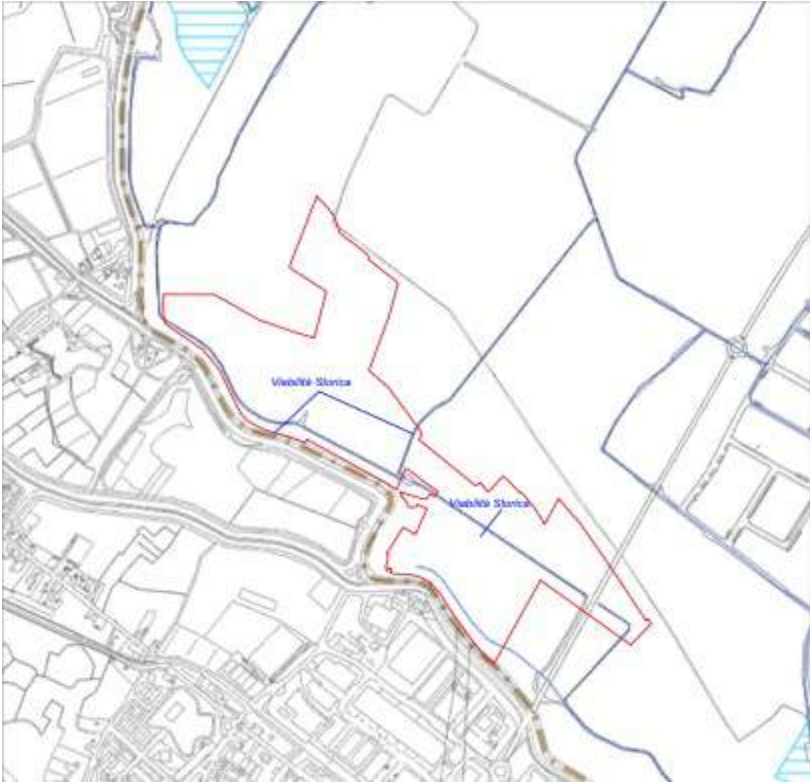


“Kumar Piante Societa Agricola”
has been constituted in 2022
and is owner of the land in
Prato since 2023, buying 30 Has
of an abandoned plant nursery.



Location of the property

In the south of Prato,
close to the Torrente Ombrone
and Via XVI



All the property has been cleaned and the lager restored



Who is part of our team for the Prato project:



Future Energy



*Marc Royen,
Ceo
Project
Management*

Connect Group



*Dr. Fabio Marchetti
Expert in Legal &
administrative
advices*

Hydetek



*Eng. Battista Pintus
Expert in
PV & energy
systems*

Sinergia



*Dr. Luca Gardone
Expert in
environment
consultant*

Inland



*Arch. Andrea Meli
Expert in
Landscape
design*

Di Prinzio



*Dr. Mirando Di Prinzio
Expert in
Agronomic
advices*

Proconsult



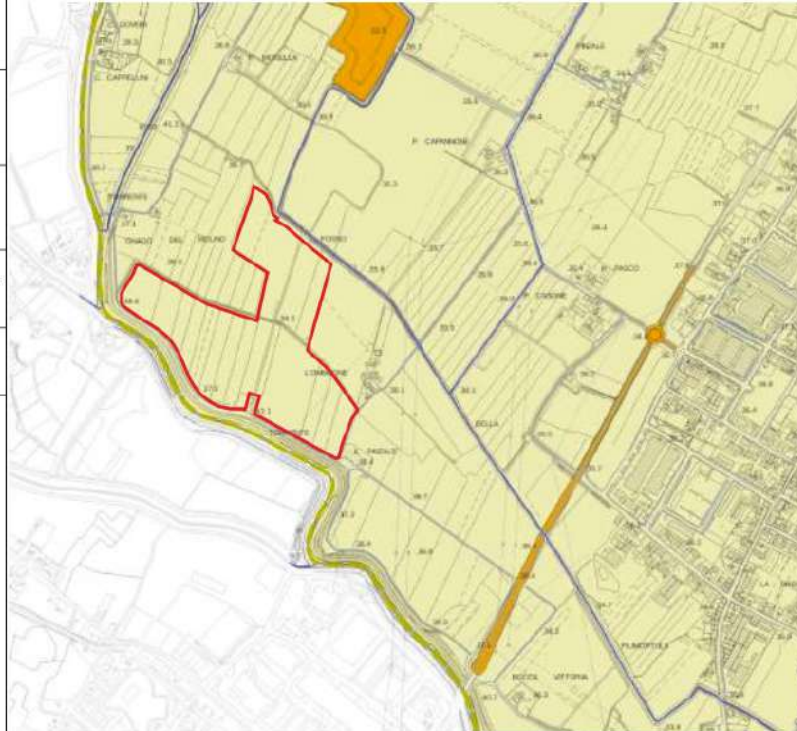
*Eng. David Royen
Quality control
PV & energy
systems*

Evaluation of the geologic conditions the previous viability studies

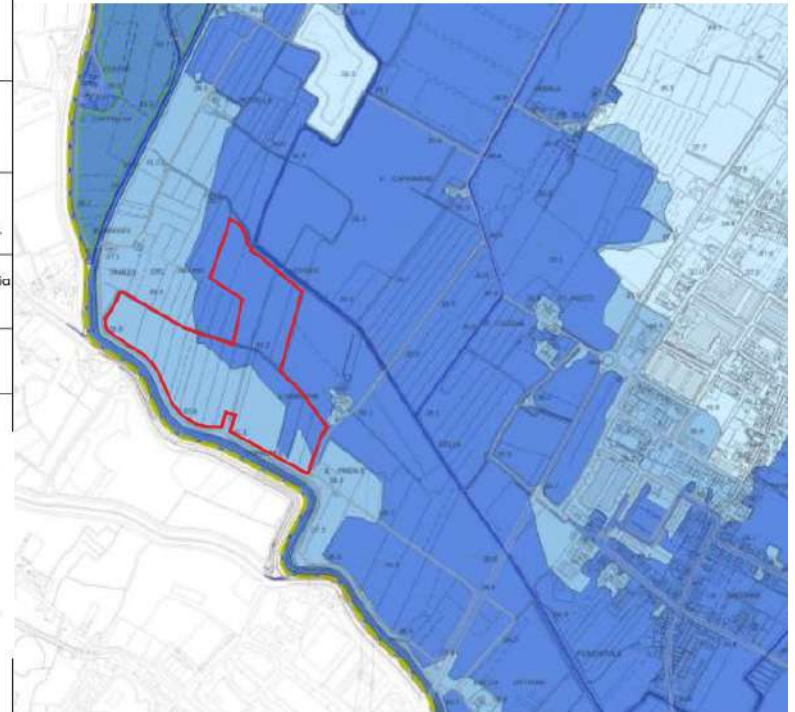


Dr. Luca Gardone

COMUNE DI PRATO
IMPIANTO AGRIVOLTAICO 9,99 MWP DA INSTALLARSI NEL COMUNE DI PRATO
Committente KUMAR PIANTE SOCIETA' AGRICOLA ARL
ELABORATO: Carta della pericolosità Geologica (estratto da cartografia allegata P.S. Comune di Prato Scala 1:10.000)
TAVOLA 4 SCALA GRAFICA
Legenda: Classi di pericolosità G.4 - molto elevata G.3 - elevata G.2 - media G.1 - bassa
 Perimetro di intervento



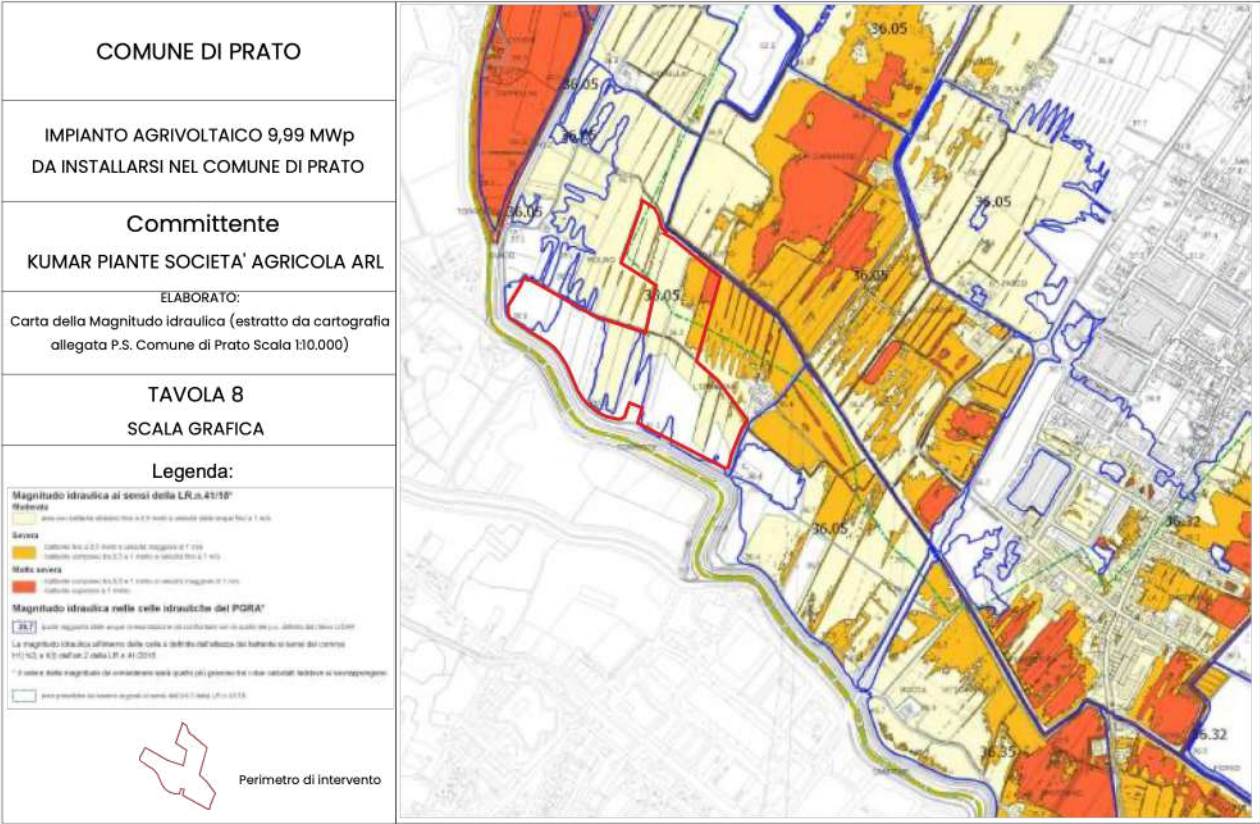
COMUNE DI PRATO
IMPIANTO AGRIVOLTAICO 9,99 MWP DA INSTALLARSI NEL COMUNE DI PRATO
Committente KUMAR PIANTE SOCIETA' AGRICOLA ARL
ELABORATO: Carta della pericolosità Idraulica (estratto da cartografia allegata P.S. Comune di Prato Scala 1:10.000)
TAVOLA 6 SCALA GRAFICA
Legenda: Pericolosità idraulica con base idraulica idraulica di dettaglio Area destinata alla realizzazione delle misure di protezione previste nel PGRA Area destinata alla realizzazione di opere di registrazione idraulica previste da altri atti
 Perimetro di intervento



The evaluation of the geologic conditions



Dr. Luca Gardone



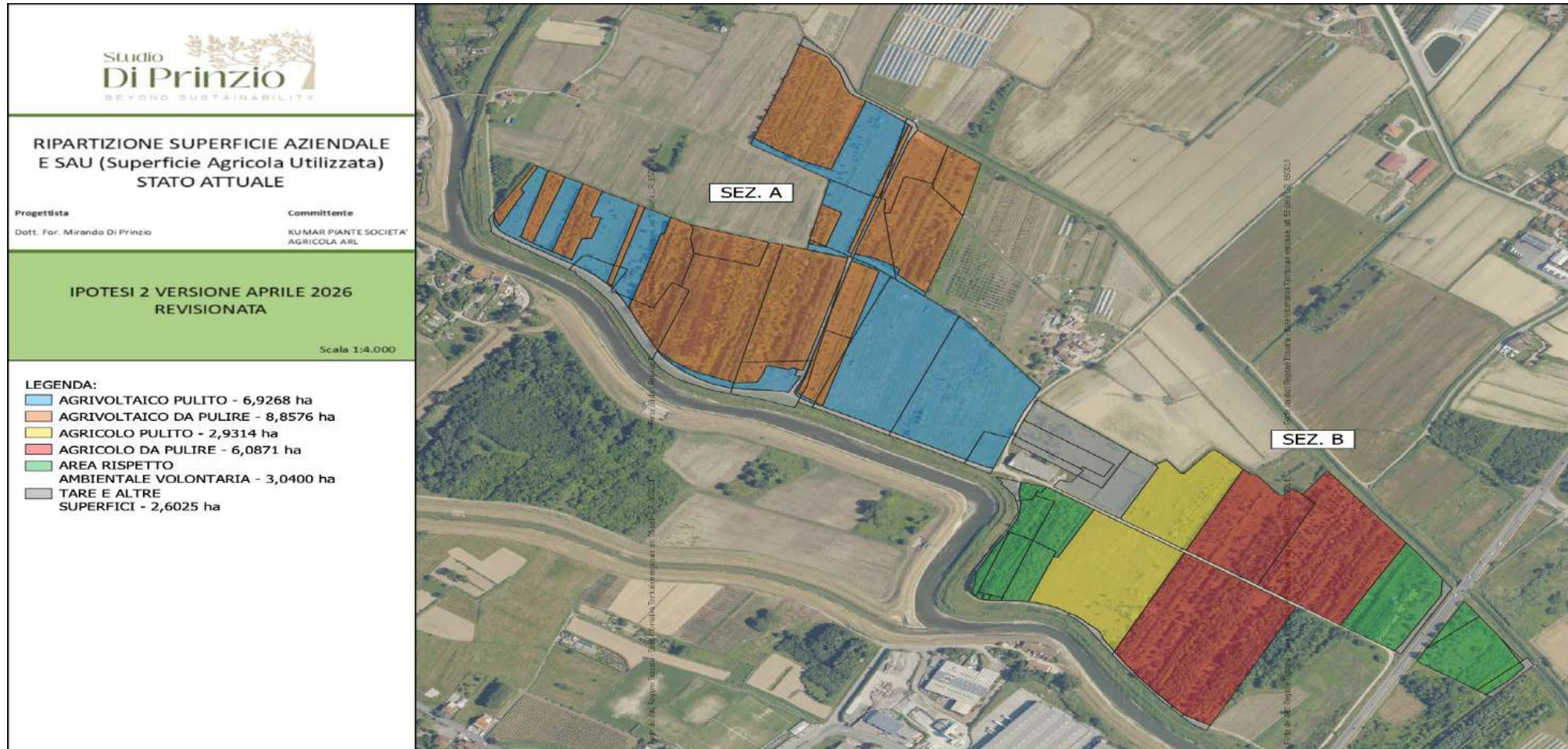


Comune	Foglio	Particella	Sup catastale (mq)	Settore	Superficie Agricola Utilizzabile "SAU" post recupero (mq)	Ex vivaio rilasciato ad Area di rispetto ambientale volontaria (mq)	Tare e altre superfici (mq)
Prato	88	29	8.400	A	4.329	-	2.071
Prato	88	30	25.250	A	24.308	-	942
Prato	88	32	17.800	A	16.654	-	1.146
Prato	88	34	2.690	A	2.550	-	140
Prato	88	35	19.560	A	19.056	-	504
Prato	88	36	19.360	A	18.896	-	464
Prato	88	37	1.730	A	1.522	-	208
Prato	88	44	15.470	B	10.700	-	4.770
Prato	88	46	920	B	-	510	410
Prato	88	48	2.850	B	-	2.850	-
Prato	88	76	3.270	A	3.270	-	-
Prato	88	77	13.660	A	13.237	-	423
Prato	88	79	22.300	A	21.353	-	947
Prato	88	80	8.180	A	7.870	-	310
Prato	88	81	4.840	A	4.598	-	242
Prato	88	86	13.010	B	13.010	-	-
Prato	88	96	9.600	A	9.600	-	-
Prato	88	99	3.130	A	3.130	-	-
Prato	88	133	4.540	B	-	-	4.540
Prato	88	134	660	B	-	-	660
Prato	88	145	2.000	B	-	1.872	128
Prato	88	151	2.930	B	-	-	2.930
Prato	88	152	29.030	B	28.468	-	562
Prato	88	154	1.200	B	-	710	490
Prato	88	189	4.560	A	4.083	-	477
Prato	88	233	29.924	B	19.441	9.510	973
Prato	88	257	7.160	B	-	6.791	369
Prato	88	259	65	B	-	65	-
Prato	88	260	307	B	-	307	-
Prato	88	262	22.593	B	18.613	3.518	462
Prato	88	264	1.057	B	-	818	239
Prato	88	266	2.685	B	-	2.685	-
Prato	88	276	4.760	A	3.343	-	1.417
Prato	88	285	1.076	B	-	1.076	-
Tot (mq)					248.031	30.712	36.024
							30.779

[illegible]

A detailed recount & evaluation of all the existing plants was realized and a concrete program established for the future destination of all of them.

Dr. Mirando Di Prinzio



And the future use at all the different areas established

85 % of the total property will be used in the future for agriculture activity



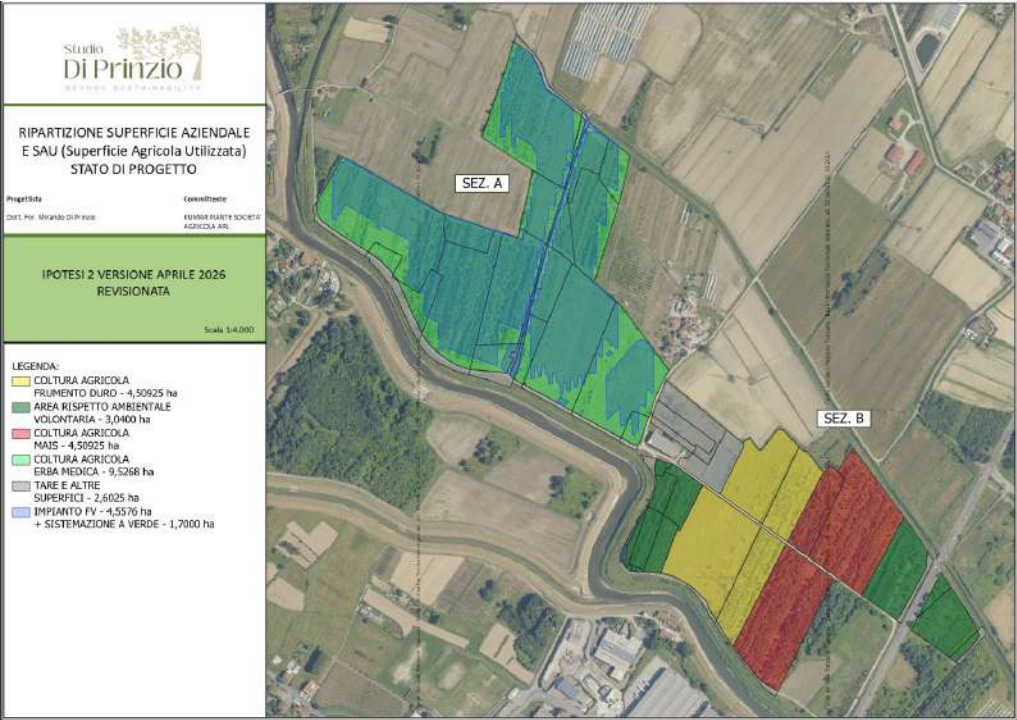
Dr. Mirando Di Prinzio

COMPANY FARM AREA AND UTILISED AGRICULTURAL AREA (UAA) vs PROJECT STATUS

SECTION A			
BREAKDOWN OF AREAS – CURRENT STATUS			
Use category	Area (ha)		GSP (€)
Productive uncultivated land	6,9268		0
Former nursery to be closed	8,8576		0
Utilised Agricultural Area (UAA)	15,7844		0
Headlands and other areas	0,9624		0
Total farm area	16,7468		0
BREAKDOWN OF AREAS – PROJECT STATUS			
	Area (ha)	Standard GSP (€/ha)	GSP (€)
PV system	4,5576	–	–
Landscape green area / MEU planting	1,7000	–	–
Agricultural crop area	9,5268	–	–
Share of UAA allocated	60%	–	–
Forage crop – alfalfa	9,5268	598.00	5.697,03 €
Project GSP			5.697,03 €
Potential forage GSP	15,7844	598	9.439,07 €
GSP retained			60%

SECTION B			
BREAKDOWN OF AREAS – CURRENT STATUS			
Use category	Area (ha)		GSP (€)
Productive uncultivated land	2,5314		0
Former nursery area scheduled for closure	5,0871		0
Utilised Agricultural Area (UAA)	9,0185		0
Non-productive and ancillary areas	1,6401		0
Voluntary environmental buffer area	3,0400		0
Total farm area	11,6986		0
BREAKDOWN OF AREAS – PROJECT STATUS			
	Area (ha)	Standard GSP (€/ha)	GSP (€)
PV system	0	–	–
Landscape green area	0	–	–
Agricultural crop	9,0185	–	–
% of allocated UAA	100%	–	–
Durum wheat	4,50925	1516	6.836,02
Grain maize	4,50925	1934	8.720,89
Projected GSP			15.556,91
Potential durum wheat GSP	4,50925	1516	6.836,02
Potential grain maize GSP	4,50925	1934	8.720,89
Potential cereal GSP			15.556,91
GSP retained (%)			100%

EVIDENCE OF AGRICULTURAL CONTINUITY	
Potential farm UAA (ha)	24,80
Project farm UAA under agricultural use (ha)	18,55
% Farm UAA retained	75%
Potential farm GSP (€)	24.995,98
Project farm GSP (€)	21.253,94
Farm GSP retained (%)	85%



Cronoprogramma

[illegible]

The masterplan proposed will marry the photovoltaic project with a green environment



Arch. Andrea Meli



INQUADRAMENTO FOTOGRAFICO



LEGENDA OPERE A VERDE

TIPOLOGIA	CONSISTENZA
Restituzione distanza di intervento	2.385 metri
Area di nuova piantagione nuclei arborei/arbustivi naturalistici	1.735 mq
Area di recupero vegetazione arboreo/arbustivo esistente	1.480 mq
Recupero/vegetazione esposta di bosco	305 metri (superficie circa 912 mq)
Recupero/vegetazione esposta campitura	374 metri (superficie circa 721 mq)
Slope perimetrali	1.111 metri (superficie circa 1.480 mq)
Affoll di progetto di cui:	668 esemplari di cui:
Filari arborei interni di progetto	250 esemplari 98 filari - superficie circa 9.180 mq
Filari arborei perimetrali	110 esemplari 120 filari - superficie circa 2.100 mq
Area di nuova piantagione nuclei arboreo/arbustivi naturalistici	75 esemplari superficie 1.735 mq

CONSISTENZE AREE

Area di nuova piantagione		Area di recupero vegetazione	
①	470 mq	①	240 mq
②	370 mq	②	752 mq
③	860 mq		
Totale area di nuova piantagione: 1.720 mq		Totale area di recupero vegetazione: 1.492 mq	

TIPOLOGIE OPERE A VERDE

Slope esposta di recupero Quercus ilex	Slope perimetrali Alnus incana Salix alba Rosa canina
Slope centrale di recupero Corylus avellana Corylus heterophylla Corylus cornuta	Filari perimetrali Alnus incana Salix alba Rosa canina Rosa rugosa
Nuclei boscati di nuova piantagione Alnus incana Corylus avellana Corylus heterophylla Corylus cornuta Corylus rostrata Quercus ilex Quercus robur Tilia sp.	Filari interni Alnus incana Salix alba Rosa canina Rosa rugosa
Nuclei boscati di recupero Alnus incana Corylus avellana Corylus heterophylla Corylus cornuta Corylus rostrata Quercus ilex Quercus robur Tilia sp.	

SPECIE VEGETALI SELEZIONATE



KEYPLAN



- Area esposta agricola
- Area agricola esistente della presenza dei boschi dell'azienda
- Area agricola a campi aperti

LEGENDA COMPONENTI IMPIANTO

- Trasformatore 50 kVA (2 avvolgimenti da 27)
- Trasformatore 27 kVA (2 avvolgimenti da 27)
- Trasformatore 10 kVA (2 avvolgimenti da 27)
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MASTROPAN DI INSERIMENTO PAESAGGISTICO
RELATIVO AL PROGETTO DI IMPIANTO AGRICOLO DEDICATO ALLA COLTIVAZIONE DI AGRICOLTURA NEL COMUNE DI PRATO

PROGETTO MA02
TIPOLOGIA Piano paesaggistico
SCALA 1:1.000
FORMATO ISO A0

PROGETTISTA [Nome]
DATA [Data]
VERBALE [Data]
REDAZIONE [Data]
APPROVAZIONE [Data]

Some nice areas of trees will be maintained and other reused for the green area around the FV installation



Arch. Andrea Meli

Some nice exemplars could be offered to the municipality for new public areas.



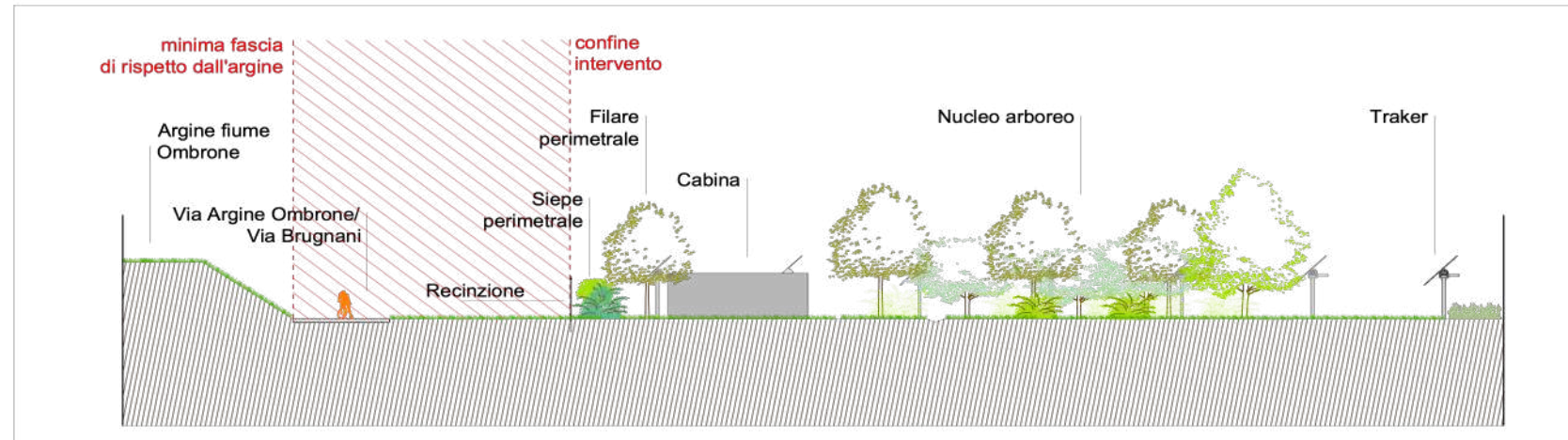
Fig. 6 – Planimetria catastale superficie agricola utilizzabile aziendale post-recupero- scala 1:4.000.

Examples of planimetric section at via Ombrane

Arch. Andrea Meli



Sezione B - B'



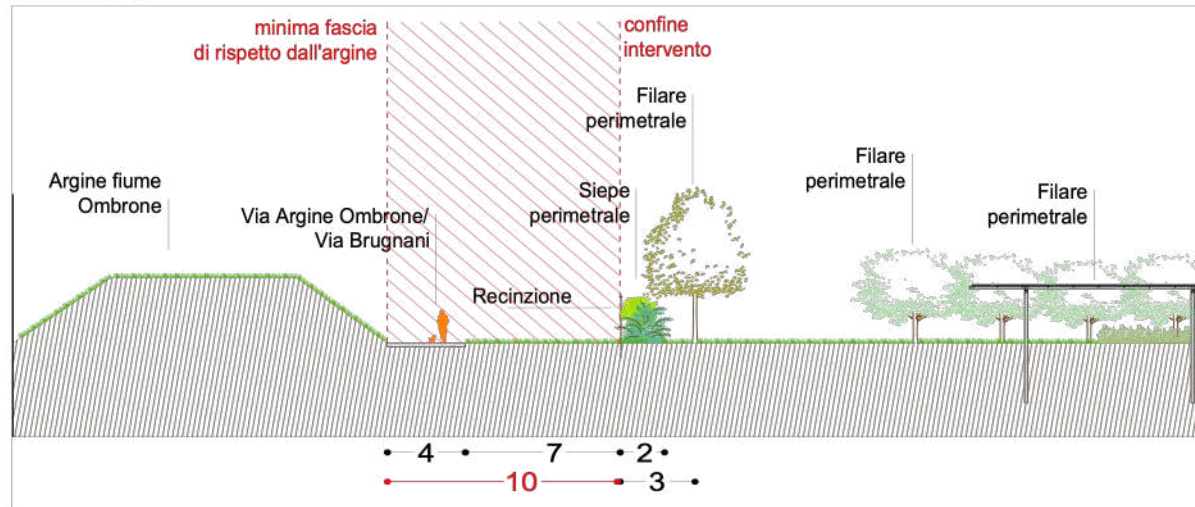
Examples of planimetric section in front of the lager & entrance



Arch. Andrea Meli



Sezione A - A'



Examples of plants which will be maintained at the center road of the PV plant

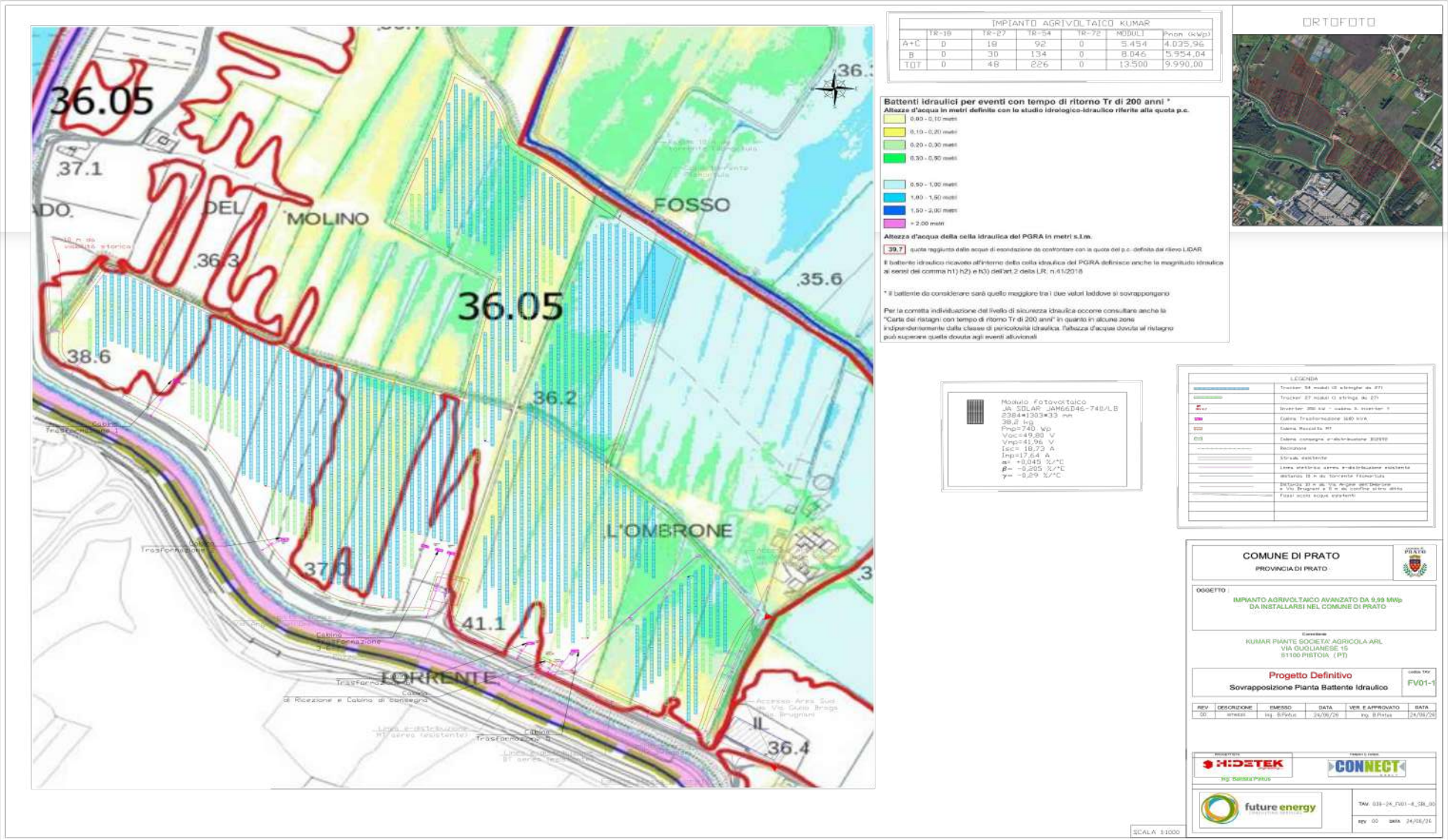


Arch. Andrea Meli



Previous studies to the photovoltaic project

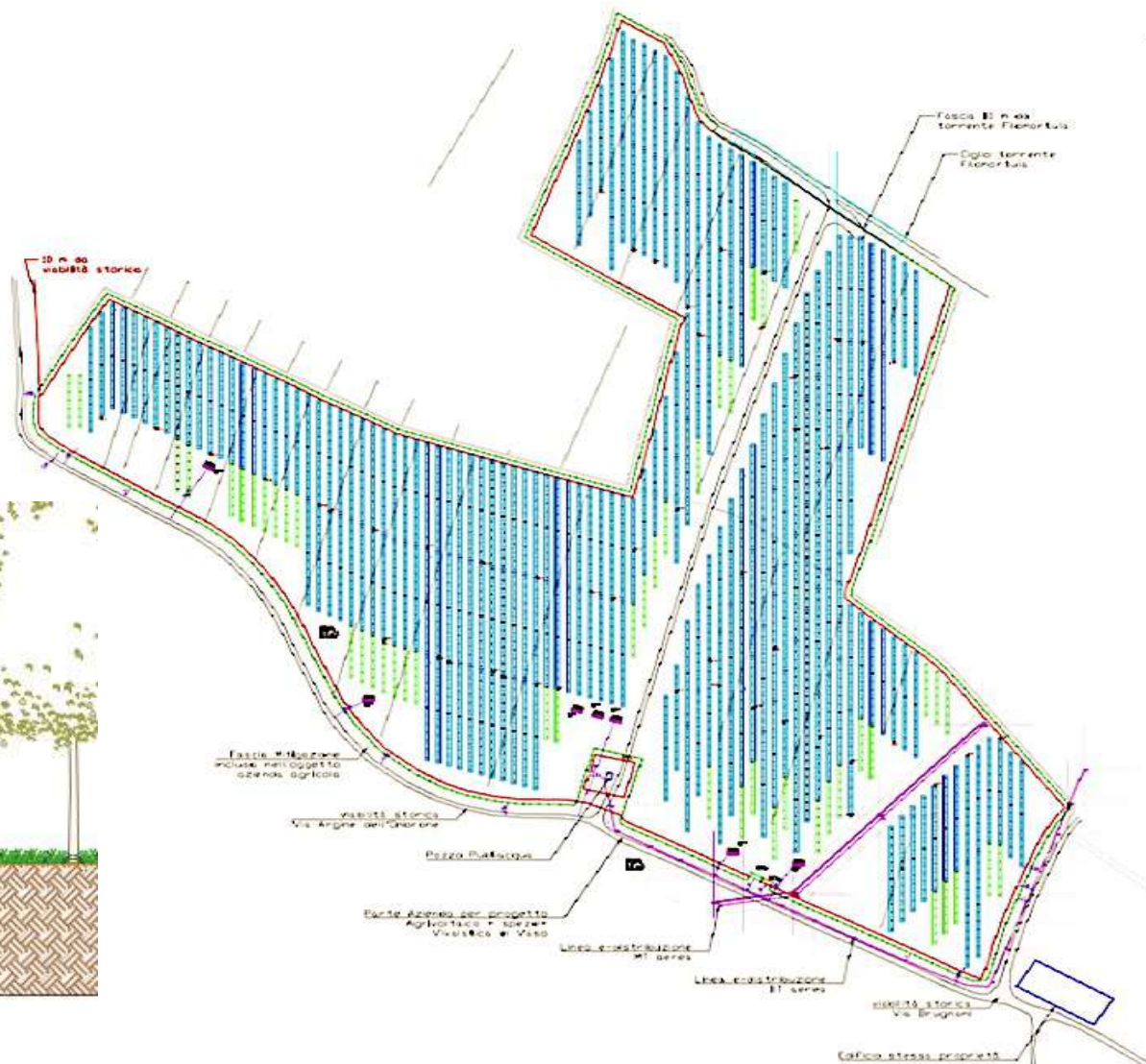
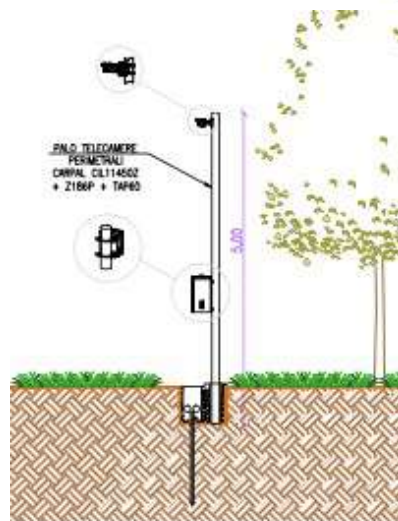
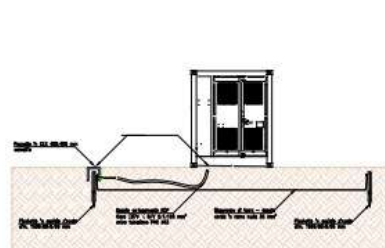
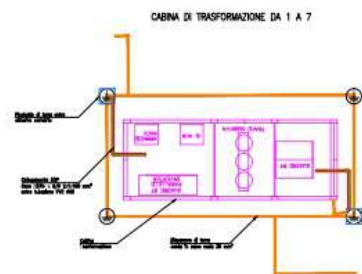
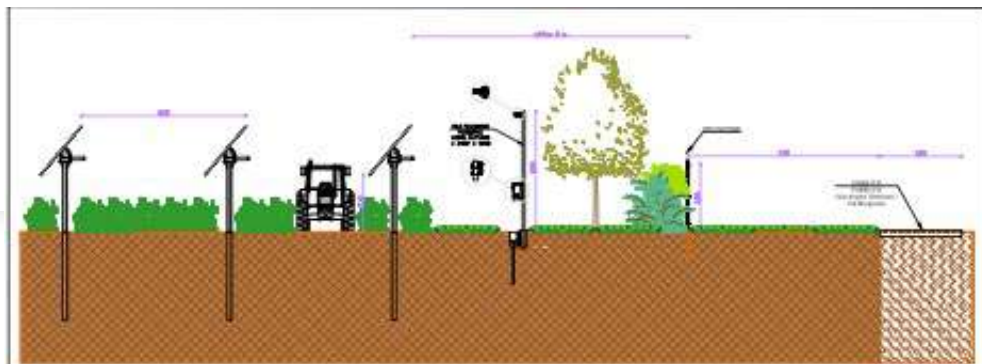
Ing. Battista Pintus



Final layout of the photovoltaic plant



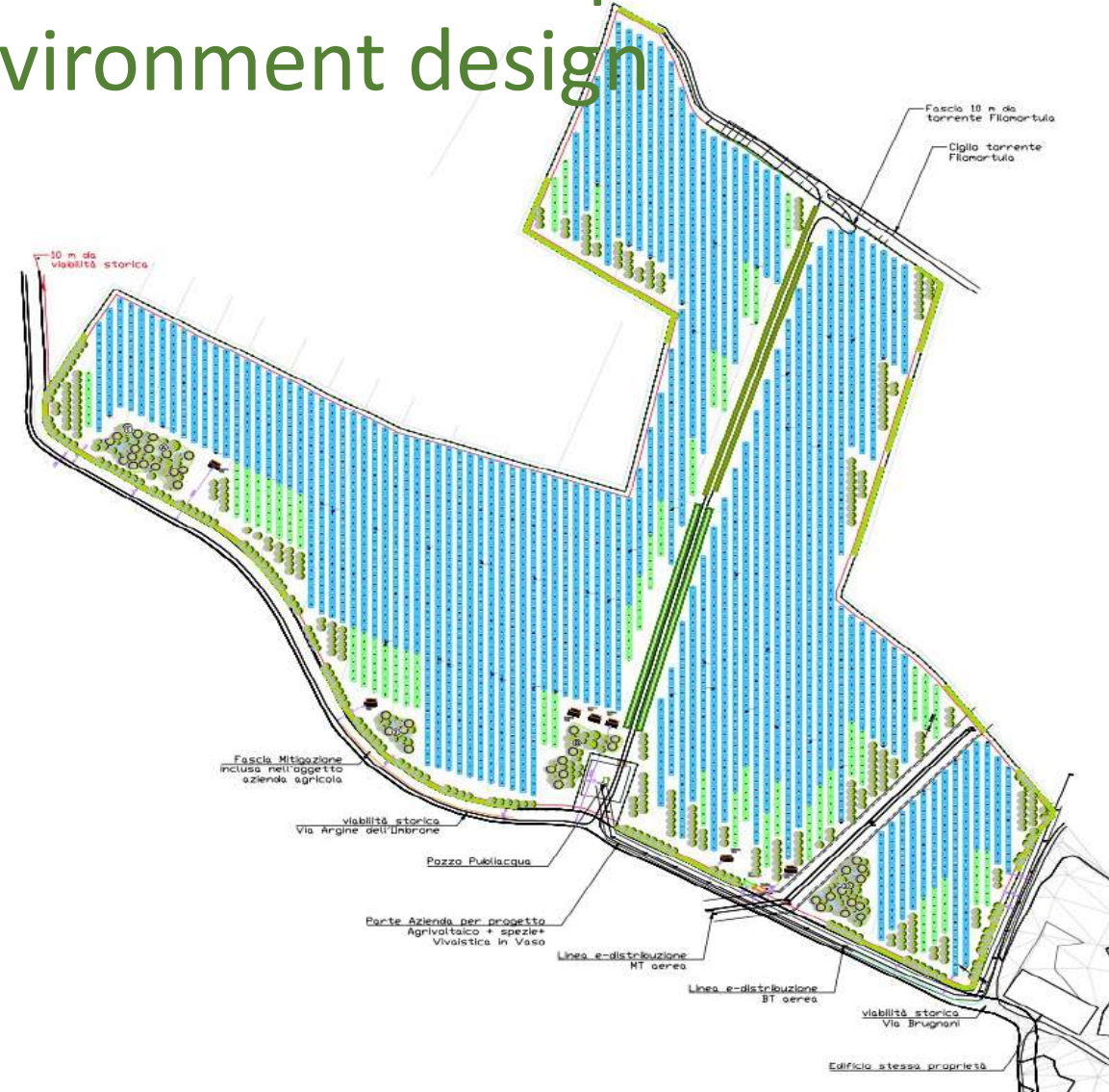
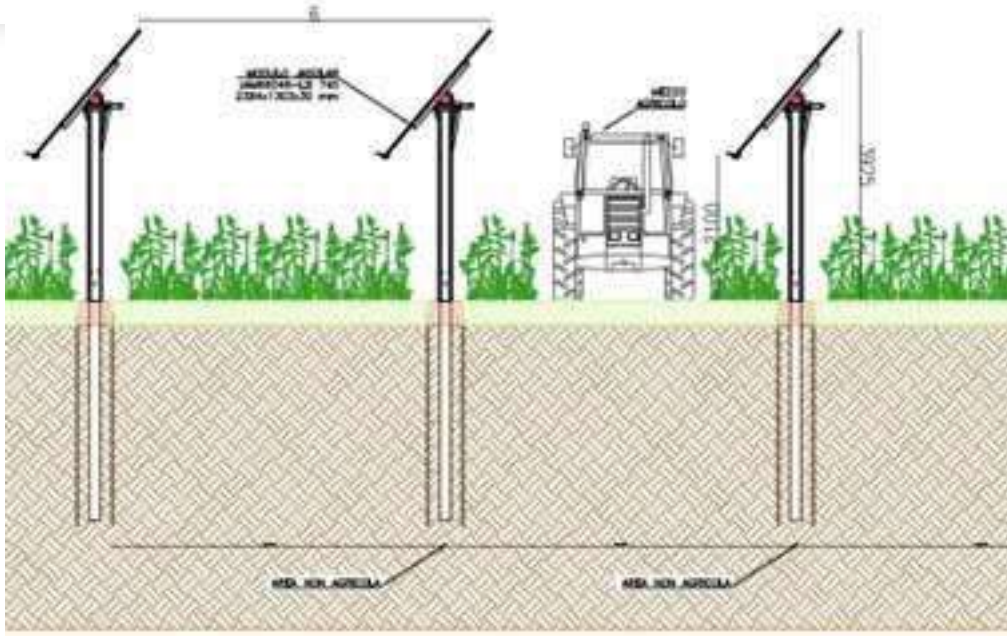
Ing. Battista Pintus



The environment proposals and the location of the transformer container basements adapted to the proposed environment design



Ing. Battista Pintus



Timing of the global project once obtained the PAS authorization



AGROVOLTAIC PROJECT KUMAR PIANTI PRATO				PAS july 2026	
IDENTIFICATION OF AREAS					
AGROVOLTAIC 10 Mwp		use	AGRO 25 Has		use
A 1	FV	A 1	B 1	agro activity	
A 2	FV	A 2	B 3	natural environment	
A 3	roads	B 2	lager / offices / services		
PROJECT TIMING	2º semester 2026	1º semester 2027	2º semester 2027	1º semester 2028	2º semester 2028
ACTIVITY					
plant cleaning	A 1	A 2	B 1		
surface adaptation	A 1	A 2	B 1		
internal roads	A 3				
lager / offices	B 2				
external fence	A 1		A 2		
external acceses	A 3				
fv instalation	A 1		A 2		
P&P container	A 1		A 2		
environment plants			A 1	A 2	
grid connection					
agro activity	B 3		B 1	A 1	

A new optimized access has been proposed



The first agreements & compromises were already obtained with the owners of the neighbour properties



Percorso Accessp:
Accesso Area Nord da Via delle
Risse - Via Mafrèdo Pasquinelli

COMUNE DI PRATO
PROVINCIA DI PRATO



OGGETTO:

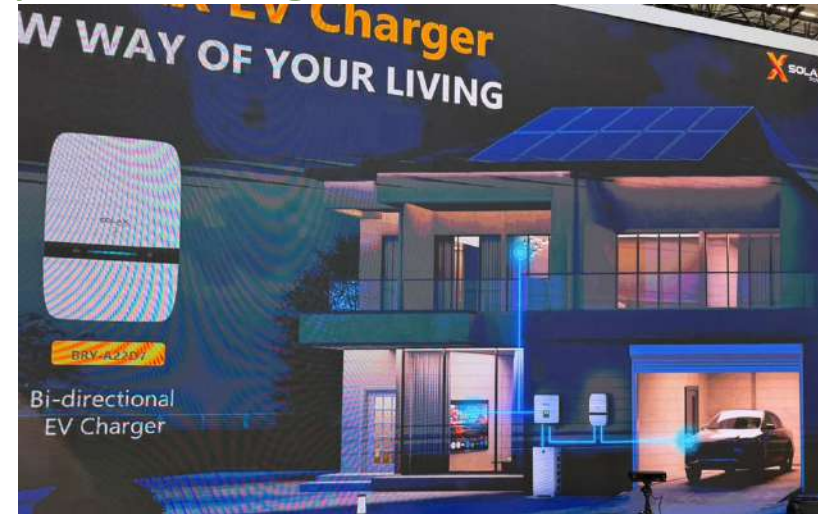
IMPIANTO AGRIVOLTAICO AVANZATO DA 9.99 MWp
DA INSTALLARSI NEL COMUNE DI PRATO

Global investment prevision and focus of the future activities, we are ready to start



- * The 10 Mw solar project we have designed is considered as a long term Project and an ideal mix of solar energy production and high quality agriculture activity.
- * Our intention is to make out of the Prato Project, a showcase and success story of how to install a state-of-the-art solar project together with high quality agriculture activity.
- * The investment in infrastructure and photovoltaic plant will be around 7 million €, and in the agro activity including the land acquisition, already 2 million € has been invested.
- * The solar plant will produce 17.000.000 kWh of clean energy, the grid connection authorization is already obtained, the energy will be sold to the local grid & neighbour industries.
- * A solar roof will be installed on the larger roof, control cameras around the property and a monitoring center to control the whole activity.
- * The new PAS presentation has been adapted to all the requested points and our team, maybe one of the best at the Toscana, is collaborating as much they can.

The Kumar Project in Prato could get a reference Project offering an education and practice center promoting local agriculture products & future energy technologies.

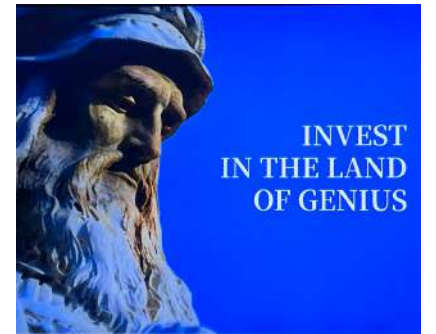


Regione Toscana



Other activities from Kumar Group already has been started, believing in a grate future at the Toscana

The Villa Gugliano at Pistoia has been adquired by the Kumar group in 2024, the villa will be restaured and the olive tree cultivation has been enlarged.



Thank you very much to offer us this opportunity for sharing your criteria and practice.

Our companies are ready to help and create the right conditions for our children and the generations that follows us.

Our logo, with the brave and noble horse, personalizes the essence of our group, and the slogan "attitude marks lifestyle", helps us in our day by day.

It is our attitude that marks our lifestyle, and it is what should move us to achieve our goals.

Marc Royen Peters

"Attitude marks lifestyle"

