

CERTIFICATE OF ALLOCATION OF BIODIVERSITY NET GAIN UNITS

25/06/2026

TOE Certificate Ref: INV-0354

1. Development Details:

Purchaser: Monster Energy Europe Ltd

Development Site: Monster Energy Europe Ltd, 7 Cowley Business Park High
Street Cowley

Planning Reference: 79465/APP/2025/2857

2. Sales & Gain Site Details:

TOE certify that this BNG unit sale has been registered on the National
Biodiversity Gain Sites Register and allocated to the following Gain Site:

Register Reference	Habitat Type	Units Purchased (pre-SRM)	Units Registered (post- SRM)	Area (ha)
BGS-150424001	Other neutral grassland	0.14	0.11	0.026
BGS-150424001	Floodplain wetland mosaic and CFGM	0.18	0.13	0.0356

3. TOE's Commitment

This Certificate is issued in accordance with our Standard Terms & Conditions
January 2026. We are committed to implementing your biodiversity offset to the
highest possible standards of skill, care and integrity ensuring that:



- Habitat Management and Monitoring Plans for our partner Biodiversity Gain Sites are properly adhered to and are updated as required.
- Gain Site performance data is collected and quality-assured through third party verification, and shared with the relevant agencies, including the local Environmental Records Office.
- All required monitoring reports are submitted to the Local Planning Authority.

Regards



Nick Adamson – Head of Finance & Operations