



Seinäjäoki, Finland FIN01

September 2025



FIN01 | EXECUTIVE SUMMARY



Opportunity to lease up to 500MW of capacity in Finland market.



DATA CENTRE CAMPUS

- Campus layout consists of 5 compounds ranging from 80MW to 160MW IT capacity – 500MW+ campus total
- Repeating 40MW building blocks (4 x 10MW data halls)
 - Initial 30MW RFS by December 2026 with firm customer commitment
 - Expanding to 80MW by Q3 2027 and 110MW by Q4 2027
 - Further expansion available from Q3 2028 onwards
- Direct Liquid Cooling (130kW+/cabinet) suitable for AI or can be tailored for air cooled



POWER

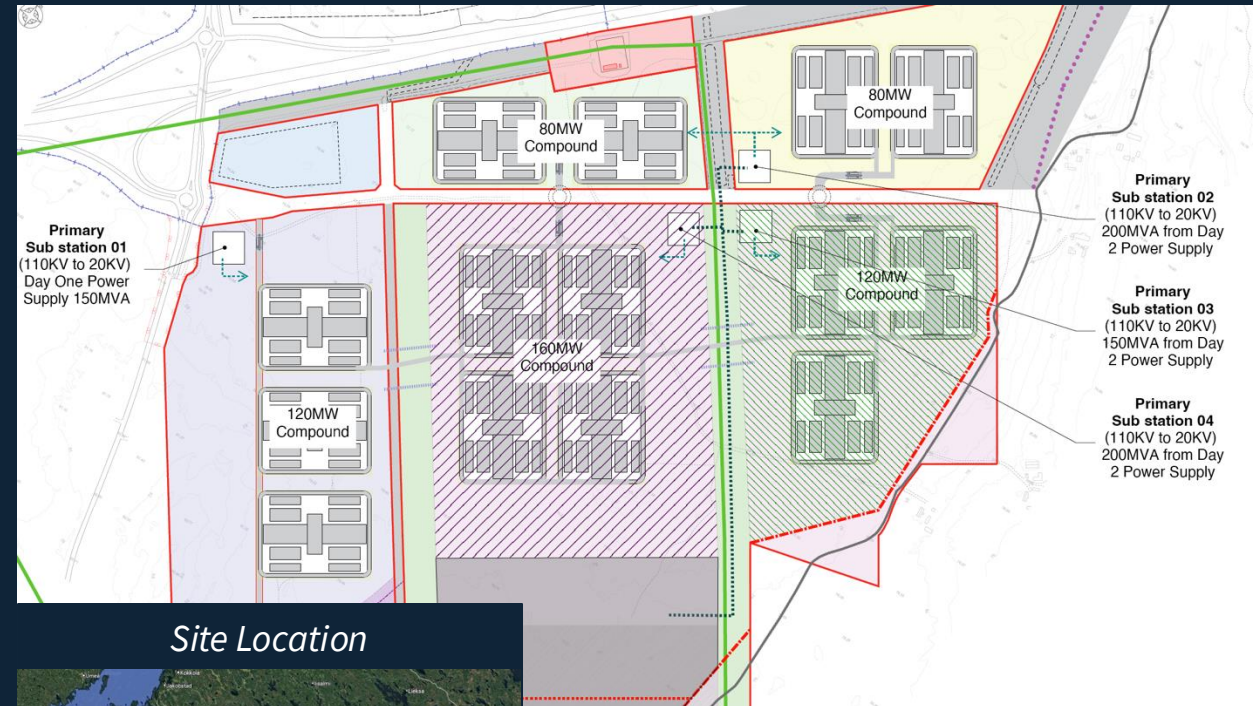
- Scalable to 700MVA, 100% renewable energy
 - 32MVA available from existing network
 - 150MVA available within 18 months
 - 550MVA available within 36 months
- Lowest power cost in Europe at ~€0.05-€0.06/kWh



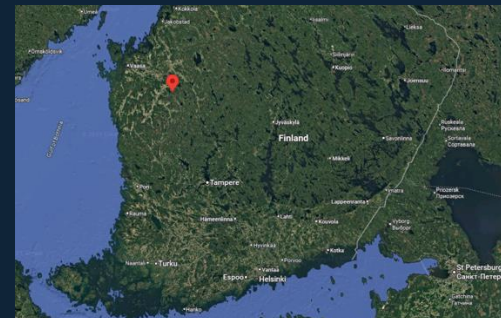
LAND

- Freehold, total estate up to 155 hectares
- 43 hectares already zoned for DC
- Highly supportive Municipality

FIN01 Campus Overview



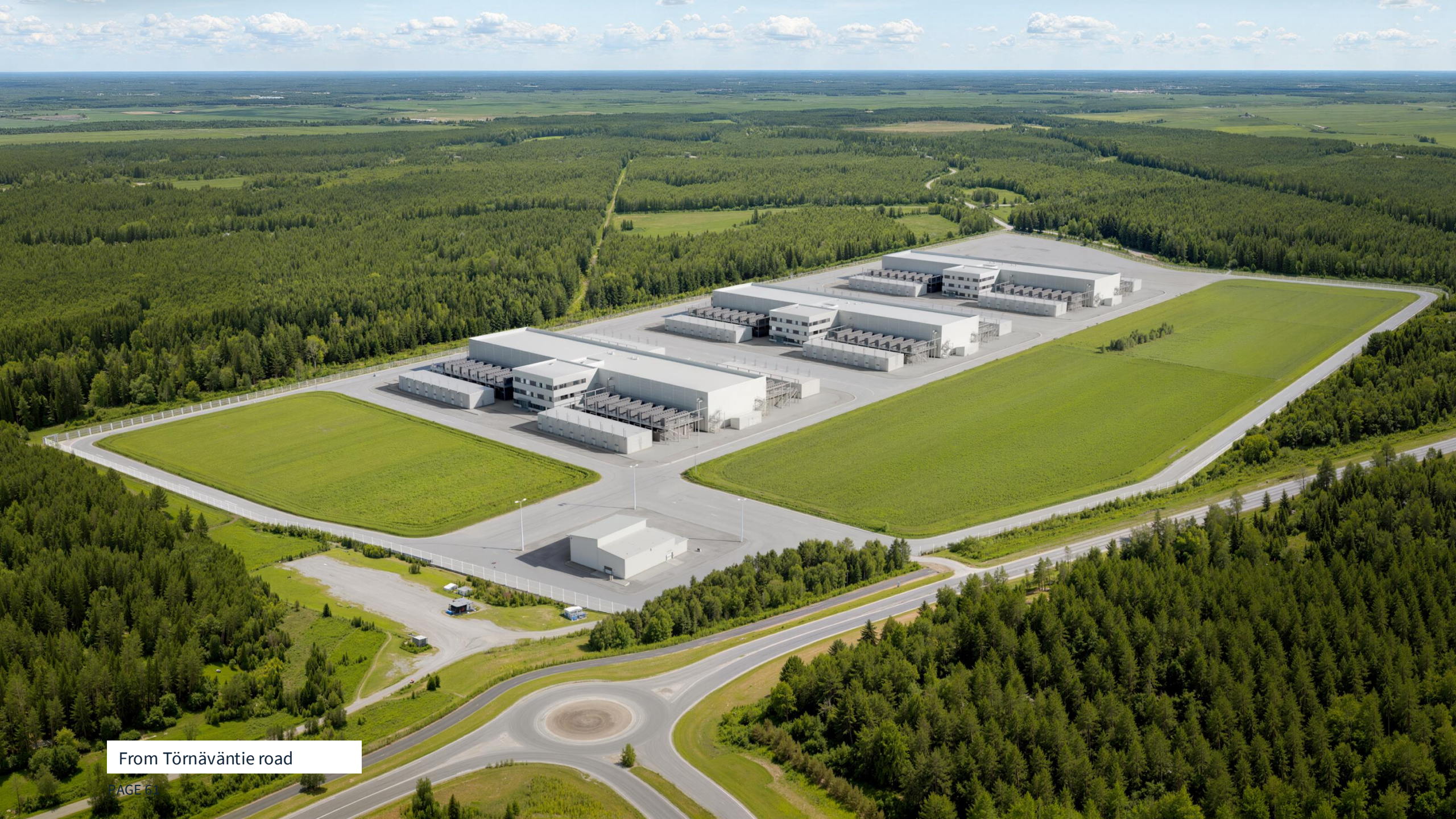
Site Location



Address: 19, 60280, Seinäjoki, Finland

Coordinates: 62.72782, 22.88929

IT Capacity: >500MW



From Törnäväntie road

FIN01 | SEINÄJOKI OVERVIEW



Seinäjoki combines strategic location, skilled workforce and strong connectivity to power a 500+MW data centre campus.

Strategic Location

- Well-established city with a population of 70,000
- Situated in western Finland, ~300km north of Helsinki

Skilled Labour Pool

- Engineering graduates from the Seinäjoki University of Applied Sciences
- Strong adjacent industries for workforce recruitment (e.g. electricity generation and distribution sectors)
- Near manufacturing hub in Vaasa with Hitachi / ABB / Wärtsilä presence

Strong Rail and Air Links

- One hour drive from Vaasa airport – 3 flights/day to Helsinki and direct flights to Stockholm (both take about an hour)
- Seinäjoki airport provides options for charter or freight flights
- Major train line through Seinäjoki to Helsinki with trains every hour to the nearest city, Tampere (the 3rd largest city in Finland)

Extensive Fiber Connectivity

- Carrier-neutral development site
- Several nationwide trunk network operators with meeting points in Seinäjoki

