A DATA CENTRE SITE WITH A CREDIBLE PATH TO DELIVERY.

Kerantie 48 — lead site
Kerantie 31 — alternative site

Lieksa, Finland

EXTERNAL INVESTOR MATERIAL



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Elinvoimakeskus

WHY LIEKSA. WHY NOW.

A power-led industrial location with infrastructure already in place — and new investment strengthening the route to delivery.

NEW CONSUMPTION CAPACITY

~20 MW

Fingrid Lieksa-area connection capacity identified for new electricity consumption.

MAIN-GRID NODE

110 kV

Lieksa is served by a Fingrid transmission-grid substation.

GRID REINFORCEMENT

2028

Fingrid is renewing the Lieksa substation as part of its North Karelia investment programme.

ROAD ACCESS

A new Kevätniemi route to Road 73 via Kalliokatu is under construction through spring 2027 — improving logistics, resilience and traffic separation.

DIGITAL INFRASTRUCTURE

GlobalConnect announced a €2.8m programme to expand and modernise fibre infrastructure across Lieksa, Juuka and Nurmes in 2026.

ENERGY INTEGRATION

Lieksa has a 44 km district-heating network using more than 80% renewable fuel, plus an industrial lake-water system in Kevätniemi.

THE LIEKSA ADVANTAGE / Power, industrial land, road access, fibre and local delivery capability are concentrated in one investable location.

**Power figure: Fingrid Lieksa-area briefing, 27 May 2025.*

AN ESTABLISHED INDUSTRIAL OPERATING ENVIRONMENT.

Kevätniemi is already home to large-scale industrial activity, energy infrastructure and heavy logistics. A data centre joins a functioning industrial platform rather than creating one from scratch.

LOCAL PROOF POINTS

€353m

Industrial turnover in Lieksa in 2024 — an established production economy.

ROAD 73

New industrial access route strengthens construction logistics and operational resilience.

FIBRE

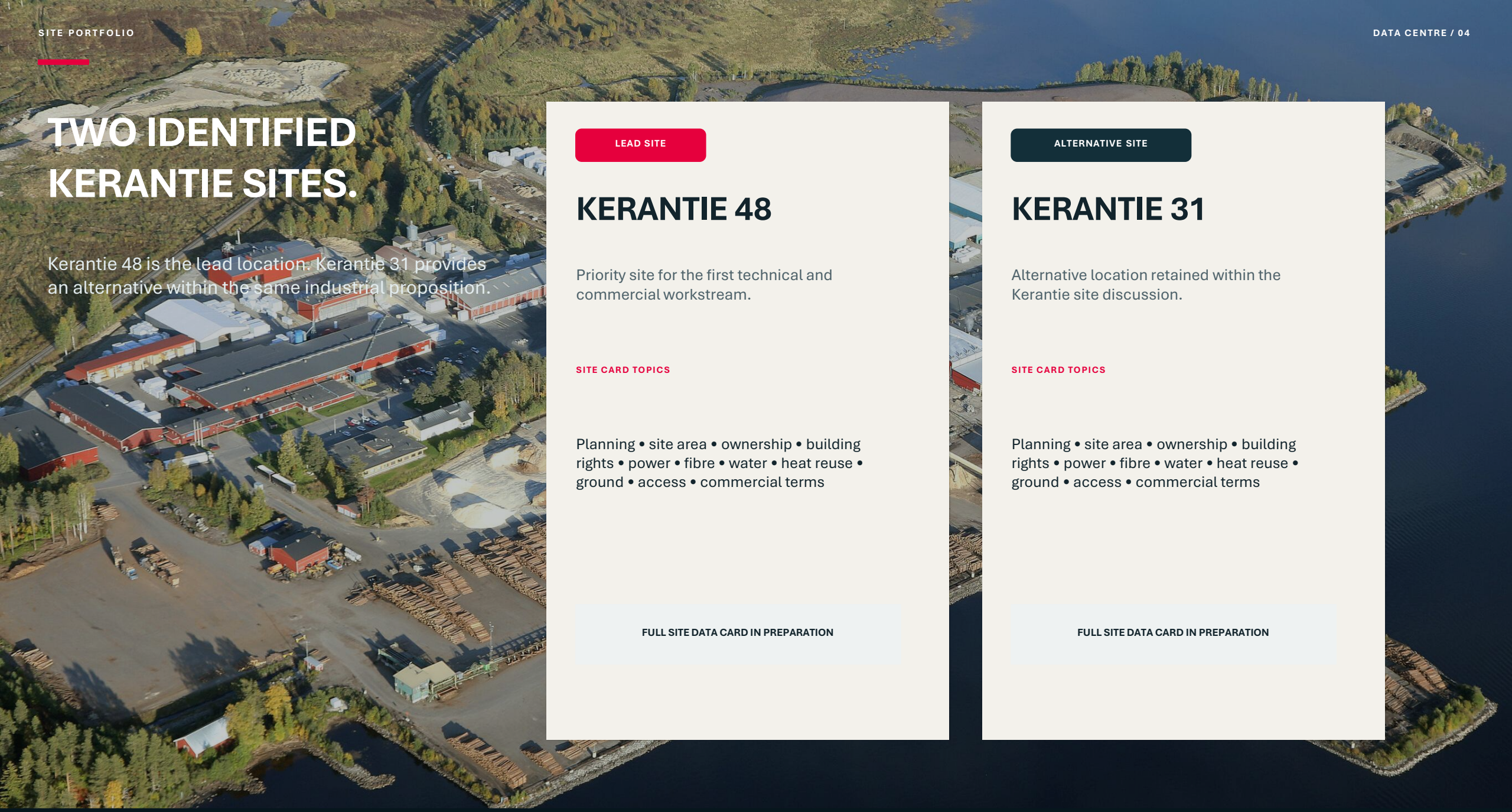
Open-fibre infrastructure is being expanded across Lieksa and the wider Pielinen region.

ENERGY

Existing industrial heat, district heat, biogas and circular-economy activity create local energy-system interfaces.

TWO IDENTIFIED KERANTIE SITES.

Kerantie 48 is the lead location. Kerantie 31 provides an alternative within the same industrial proposition.



LEAD SITE

KERANTIE 48

Priority site for the first technical and commercial workstream.

SITE CARD TOPICS

Planning • site area • ownership • building rights • power • fibre • water • heat reuse • ground • access • commercial terms

FULL SITE DATA CARD IN PREPARATION

ALTERNATIVE SITE

KERANTIE 31

Alternative location retained within the Kerantie site discussion.

SITE CARD TOPICS

Planning • site area • ownership • building rights • power • fibre • water • heat reuse • ground • access • commercial terms

FULL SITE DATA CARD IN PREPARATION

KERANTIE 48

LEAD DATA CENTRE SITE





INVESTOR SITE CARD

Kerantie 48

PLANNING STAGE

SITE DATA PENDING

POWER CONNECTION

SITE DATA PENDING

GROUND / GEOTECHNICAL

SITE DATA PENDING

PROPERTY ID

SITE DATA PENDING

FIBRE / CARRIER ROUTES

SITE DATA PENDING

FLOOD / DRAINAGE

SITE DATA PENDING

AREA SIZE

SITE DATA PENDING

WATER / WASTEWATER

SITE DATA PENDING

ENVIRONMENT / PERMITS

SITE DATA PENDING

OWNERSHIP / TENURE

SITE DATA PENDING

INDUSTRIAL WATER

SITE DATA PENDING

ROAD ACCESS

SITE DATA PENDING

BUILDING RIGHTS

SITE DATA PENDING

DISTRICT HEAT / HEAT REUSE

SITE DATA PENDING

COMMERCIAL TERMS

SITE DATA PENDING

KERANTIE 31

ALTERNATIVE DATA CENTRE SITE





Kiitos, löysin sen! Alan tulla vanhaksi!

INVESTOR SITE CARD

Kerantie 31

PLANNING STAGE

SITE DATA PENDING

POWER CONNECTION

SITE DATA PENDING

GROUND / GEOTECHNICAL

SITE DATA PENDING

PROPERTY ID

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SITE DATA PENDING

DISTRICT HEAT / HEAT REUSE

SITE DATA PENDING

COMMERCIAL TERMS

SITE DATA PENDING

~20 MW

NEW CONSUMPTION CONNECTION CAPACITY

Fingrid's Lieksa-area briefing identifies approximately 20 MW for new electricity consumption at the Lieksa substation.

POWER AVAILABLE AT LIEKSA NODE

Source date: 27 May 2025

FINGRID NODE

110 kV

Established transmission-grid substation in Lieksa.

SUBSTATION RENEWAL

2028

Fingrid investment programme strengthens the Lieksa node.

FUTURE UPLIFT

+~50 MW

Planned Lieksa–Uimaharju line renewal adds connection capacity in the Lieksa area.

THE CONNECTION PATH

01 DEFINE LOAD

Initial MW • final MW • phasing • target energisation

02 DEVELOP SITE

Land-use / permit package and connection concept

03 AGREE CONNECTION

Fingrid / network application and connection agreement

SCALABILITY / Fingrid's May 2025 Lieksa briefing identified a further ~50 MW connection-capacity uplift from the planned Lieksa–Uimaharju 110 kV renewal, with scope to bring investment forward where regional demand develops faster.

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FEATURES THAT TURN INTO OPERATING ADVANTAGES.

The proposition is strongest when each infrastructure fact is translated into what it can do for the operator.

FEATURE → BENEFIT

FEATURE

110 kV Fingrid node in Lieksa

WHAT IT MEANS FOR YOUR PROJECT

A direct route into Finland's transmission-grid infrastructure from an established high-voltage location.

FEATURE

GlobalConnect fibre investment

WHAT IT MEANS FOR YOUR PROJECT

A €2.8m expansion and modernisation programme is strengthening the regional fibre platform around Lieksa.

FEATURE

Industrial lake-water system in Kevätniemi

WHAT IT MEANS FOR YOUR PROJECT

Creates additional cooling and process-water design options beyond potable-water supply alone.

FEATURE

44 km Nevel district-heating network

WHAT IT MEANS FOR YOUR PROJECT

More than 80% renewable fuel today — and a local network that creates a route for productive reuse of recovered data-centre heat.

FEATURE

New route from Kevätniemi to Road 73

WHAT IT MEANS FOR YOUR PROJECT

Improves construction logistics, separates traffic flows and strengthens industrial access resilience.

FEATURE

Established industrial corridor

WHAT IT MEANS FOR YOUR PROJECT

The project sits among existing industrial users, infrastructure and a municipality accustomed to production investment.

START FROM AN INDUSTRIAL BASE — NOT FROM ZERO.

Lieksa's proposition is to compress the path from site selection to an investment-ready project through prepared land, active infrastructure investment and one local delivery interface.

01 ZONING-READY STARTING POINT

Lieksa has a zoning-ready plot within the proposition, avoiding the need to begin the project from an unplanned greenfield position.

02 ONE LOCAL INVESTOR INTERFACE

LieKe and the City bring planning, land, utilities and municipal decision-makers into one coordinated workstream.

03 ACCESS INVESTMENT ALREADY MOVING

The new Kevätniemi route to Road 73 is scheduled through spring 2027 — infrastructure delivery is already underway.

04 GRID INVESTMENT IN PROGRAMME

Fingrid's Lieksa substation renewal is scheduled for completion in 2028, strengthening an existing 110 kV node.

DELIVERY AMBITION

SIGNIFICANTLY UNDER 3 YEARS

OPEN THE FAST-TRACK WORKSTREAM.

A short confidential project brief lets Lieksa bring the right site, utility, municipal and grid people into the first substantive technical discussion.

PROJECT INPUTS

Sponsor • funding route • operator / end user • initial and final MW • Fingrid / network status • target delivery programme

SPONSOR + FINANCE

Project sponsor, legal entity and funding route.

GRID STATUS

Existing Fingrid / network dialogue, enquiries or studies.

OPERATOR / END USER

The intended operator, customer or demand source.

DELIVERY PROGRAMME

Design, permits, procurement, construction and commissioning target dates.

POWER ENVELOPE

Initial MW, final MW, phasing and target energisation.

WHAT LIEKSA ACTIVATES

Site data room, municipal coordination, utility workstream and technical workshop.

NEXT MOVE / Confidential project brief → technical alignment workshop → site and grid workstreams in parallel.

THE NEXT MOVE IS A TECHNICAL CONVERSATION.

One team. Local decisions. Practical investor support — from the two Kerantie sites through infrastructure, planning and the grid workstream.

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START WITH THE RIGHT PERSON — THE WIDER TEAM IS AVAILABLE FROM THE FIRST DISCUSSION.

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