

Greensky Data

Large-Scale Data Center Portfolio in Finland

Portfolio Summary

Prime, Large-Scale Data Center Portfolio in Finland

Our portfolio is continuously expanding through active site origination

We have the best partners in the industry and a network that ensures successful projects

Optimal Locations for Large-Scale, High-Value Data Centers in Finland

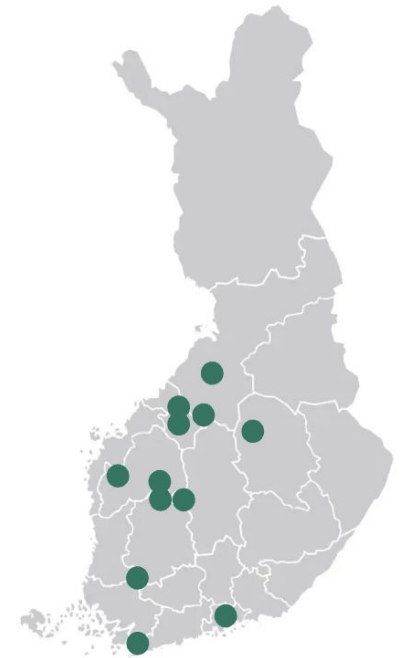
Number of projects: 6-12

Size per project: 100- over 500 MW (2 over 500 MW)

Expected RtB time for projects: 2027-2030

Grid connection secured with scalability advantage

Ongoing development and zoning



Nearly 100 GW of new data centers will be added until 2030, doubling global capacity

- By 2030, AI could represent half of all workloads with inference becoming the primary driver
- The sector is experiencing an infrastructure investment supercycle requiring up to \$3 trillion by 2030
- Active discussions ongoing with Centers for Economic Development, Transport and the Environment

Finland: Perfect for Secure, Reliable Data Center Operations

- Geopolitical Stability
- World's Most Reliable Grid
- Ample Space & Prime Sites
- Cold Climate & Renewable Energy
- Skilled Workforce & Tech Expertise
- Clear Permitting Process

Ähtäri DC site

Site location	Kantala Industrial Area, Ähtäri municipality, South Ostrobothnia, ~2 km from the Ähtäri town center, Approx. central coordinates: 62.549621, 24.111052
Site area	6,8 hectares
Target DC capacity	40 MW
Accessibility	Highway 18 (Myllymäentie Road): 1km, National road 68 (Virtaintie Road): 1km Train station (Ähtäri): ~2,5 km, Airports: (Jyväskylä) ~100 km, (Helsinki-Vantaa) ~320 km

Located on the property 989-402-1-286

Located in zoned area, where:

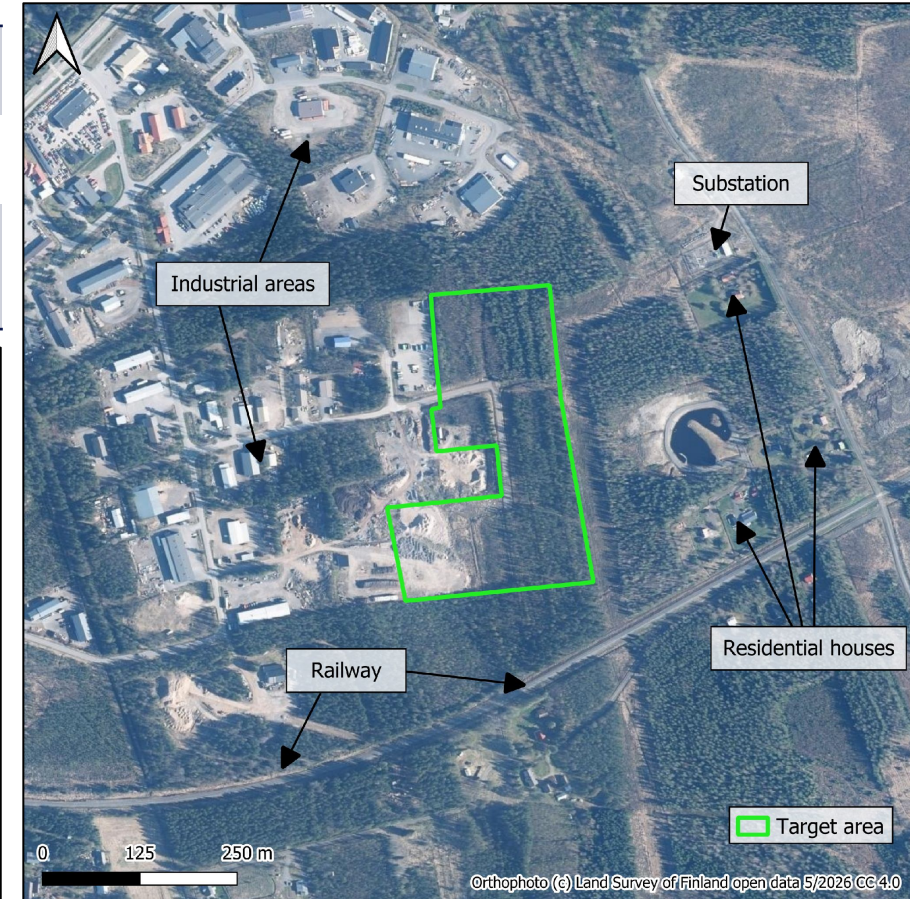
- T = block area for industrial and warehouse buildings.
- TY-1 = block area designated for industrial buildings that do not cause environmental disturbances. Apart from traffic generated by the operations, the activities must not cause any other environmental harm.
- The surrounding areas are zoned as industrial (T) and recreation areas (VL).

☐ Zoning is suitable for data center development according to municipality

Located within the service area of the water and sewer network

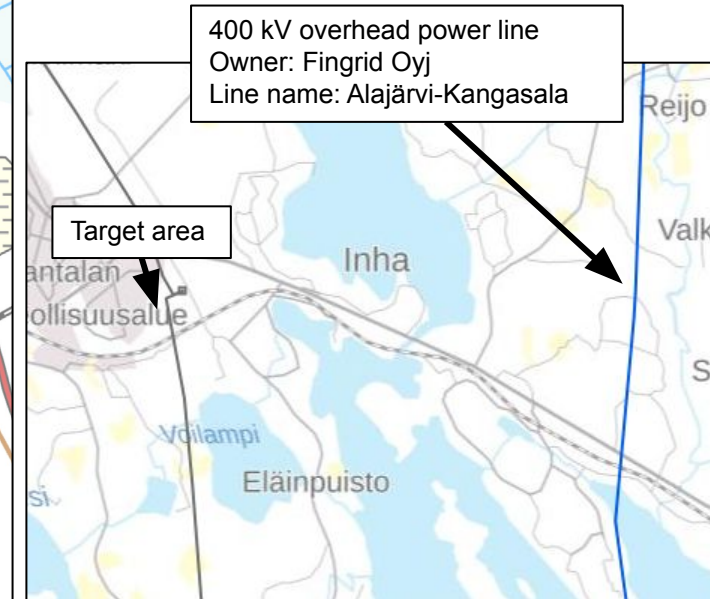
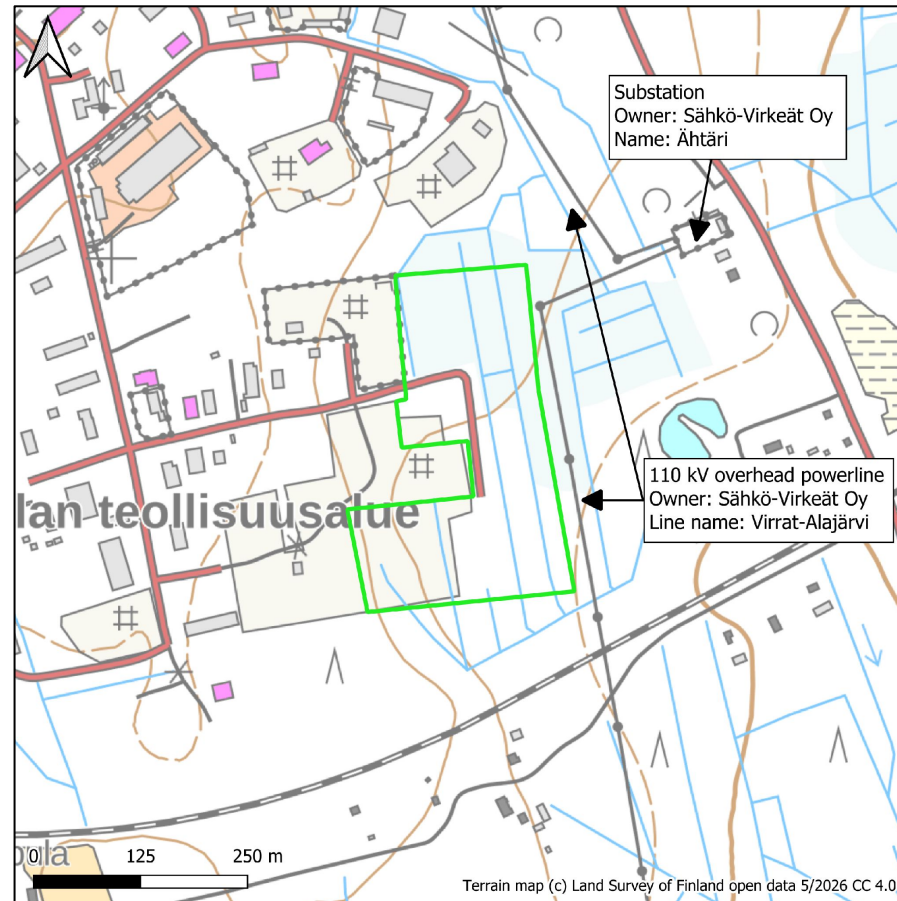


Zoning plan. Source: Ähtäri map service

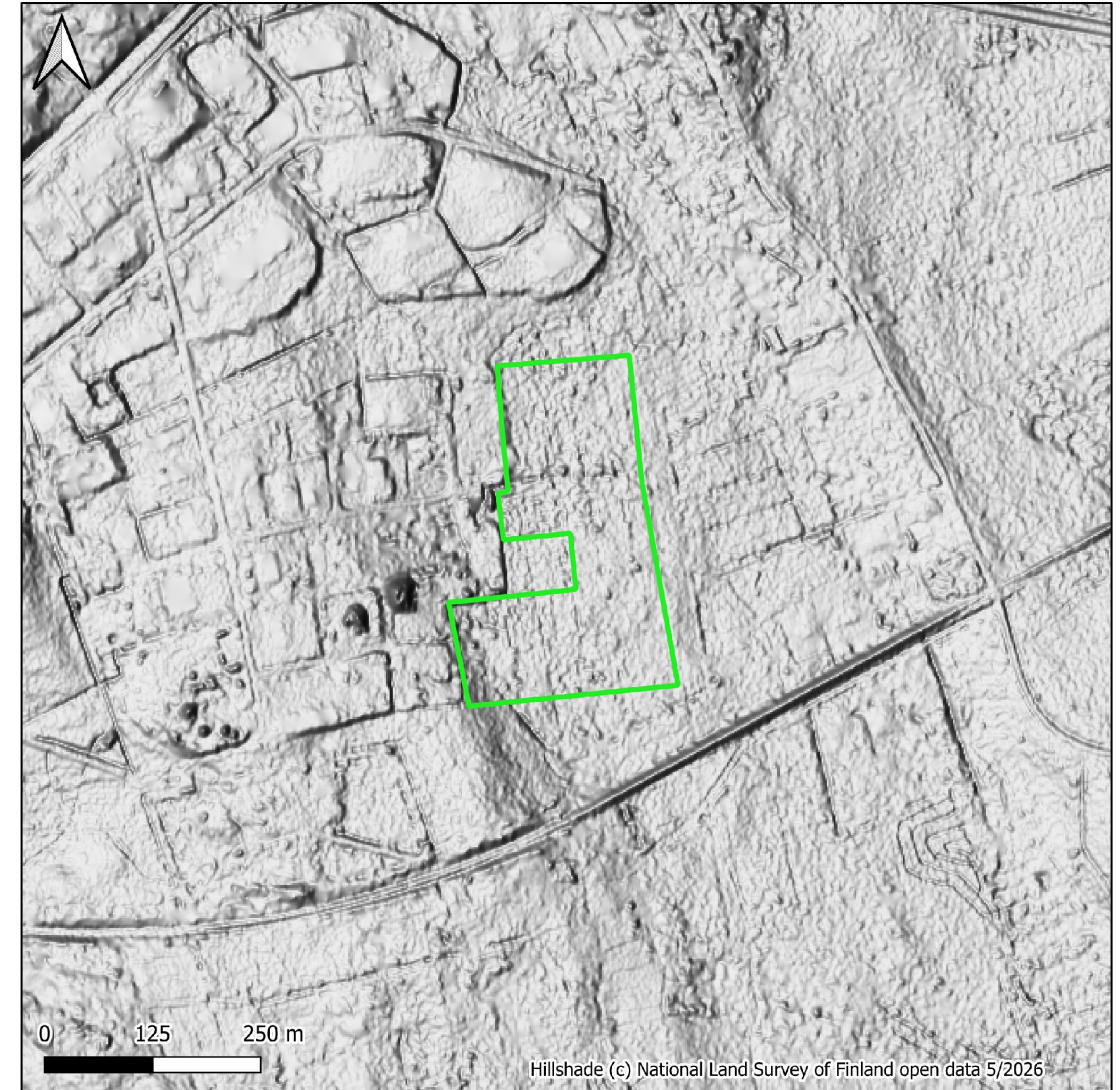


Ähtäri DC site

- 110 kV power line runs in the immediate vicinity of the target area.
- Substation is located approximately 200 m from the target area to the east/northeast.

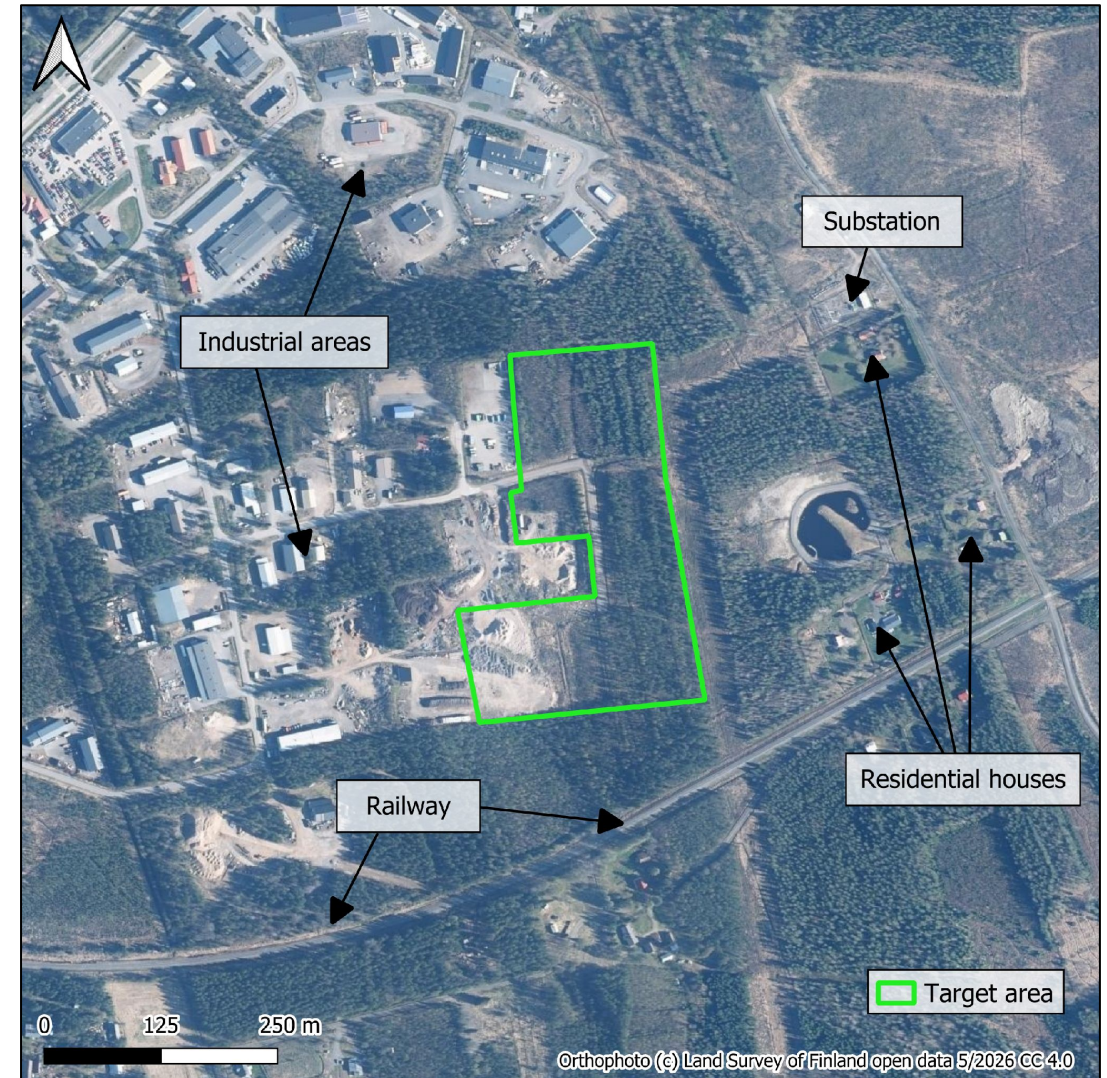


- According to the GTK soil map 1:20,000, the surface and subsoil types in the target area are sandy till.
- According to the GTK soil map 1:200,000, parts of the area are located in an area where the topsoil exhibits signs of waterlogging.
- The terrain within the target area is relatively flat (see the map on the right) and ground level varies roughly between +164...+169 (N2000). The ground level rises toward the west, and the ground level in the industrial area on the western side is roughly 3–5 meters higher than in the target area.
- Based on aerial photographs from the National Land Survey of Finland (1954–2025), the site has primarily been used for forestry, so the former land use does not pose significant risk of e.g. environmental contamination. In the southwestern part, the 2025 aerial image shows what appears to be the storage of soil or similar materials.
- No sites marked on National Soil Database System (MATTI) on the target area or nearby. MATTI-database lists properties that currently have or have been engaged in activities that may contaminate the soil.
- Target area is not located within or near a classified ground water area and there are no significant surface water bodies in the area.
- There are no Natura 2000 sites or state- or privately-owned nature reserves in the target area or surrounding areas.



Site summary

- DC capacity 40 MW **(IT)** □ no EIA needed
- Zoning ready □ the site is ready for building permitting and environmental permitting
- The area is located in an industrial area with existing infrastructure, such as road connections and water and sewer networks.
- Sähkö-Virkeät Oy 110 kV substation 200 m
- Preliminary agreement with DSO (Sähkö-Virkeät Oy)
- Potential for waste heat utilization. District heating line in the vicinity of the target area.





Together towards a sustainable future

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