

CAPACITY TEASER · CONFIDENTIAL UNDER NDA

STRATEGIC DATA-CENTRE CAPACITY

A 600–950 MW sustainable portfolio across three continents — flagship
rising at Egypt's subsea-cable crossroads. **150 MW leasing now**,
expandable to 500 MW.

MERIDIAN CAPACITY PARTNERS · DUBAI · GCC & MENA

THE MARKET MOMENT

**Demand is structural.
Supply is scarce.**

\$6.7T

data-centre investment needed by 2030

+165%

growth in power demand by 2030

<2%

vacancy in prime markets — effectively full

\$1T

global AI spending by 2027

While FLAP-D and Gulf primary markets run full, this is contiguous, deployable AI/HPC capacity you can actually secure today — not in 2030.

Sources: McKinsey · Goldman Sachs · Knight Frank. Industry projections; not guarantees.

THE PORTFOLIO

Six sites. Three continents. 600–950 MW.

- ◆ **Egypt flagship** — 150 MW leasing now, expandable to 500 MW
- ◆ Sustainable AI campuses across MENA and Europe, one design standard
- ◆ Engineered for AI from day one — you contract with a developer at scale
- ◆ Minimum order 50 MW • aggregated from 1 MW • Phase 1 live 2026

WHY EGYPT

The crossroads of three continents

10+ subsea cables cross Egypt, linking Europe, Asia and Africa — one low-latency address for three continents. In-region data sovereignty with European-grade latency, on cost-advantaged, sustainable power.

Sovereign-grade

European latency

Cable-rich

Cost-advantaged power

SPECIFICATIONS & COMMERCIAL

Engineered for AI. Sustainable by design.

Power density	100+ kW / rack
Cooling	Liquid / immersion-ready · desert-cooled
Efficiency	PUE $\leq$ 1.2 target
Renewables	Up to 50 MW on-site solar
Phase 1 available	150 MW → 500 MW
Minimum order	50 MW · aggregated from 1 MW
Timeline	Phase 1 live 2026

HOW TO ENGAGE

Reserve your capacity

1. **Register** your requirement (MW & timeframe) at meridiancapacity.com
2. **Sign** a short mutual NDA — the owner and exact location are confidential
3. **Receive** the full facility brief, indicative pricing and availability against your requirement

[MERIDIANCAPACITY.COM](https://meridiancapacity.com)

Facility specifications and figures are indicative planning assumptions, subject to approvals and contract, and confirmed under NDA. This document is a commercial capacity teaser and is not an offer of securities.