

A DILIGENCE BRIEF FOR INFRASTRUCTURE TEAMS

The 24-Month Path to Power.

How dedicated behind-the-meter generation delivers 100-400 MW on a project-controlled schedule - independent of the interconnection queue.

~24 mo

Notice to Proceed to power online

400 MW

liquid-cooled, high-density capacity

N+2

reliability architecture, A/B at the POD

Q3 2028

initial capacity target

Time-to-power is now the schedule risk.

Compute roadmaps are approved in quarters. Utility interconnections for large loads are delivered in years. For loads above 100 MW, multi-year waits are now standard, and waits of five or more years are widely reported across major U.S. markets - driven by load studies, transmission upgrades, and queue backlogs that no customer can compress.

For a data center, an AI campus, an advanced manufacturing facility, or a defense installation, that mismatch is a structural risk: the calendar, not the capital, becomes the constraint.

Dedicated behind-the-meter (BTM) generation changes whose clock the project runs on. Generation is built at the load, delivered at a defined Point of Delivery (POD), and contracted as a service with performance terms, metering, and remedies. The schedule is driven by permitting, equipment lead times, and site scope - factors a developer manages, not a queue position.

THE TWO CLOCKS

Utility interconnection

Schedule controlled by the utility and regional queue. Waits of 5+ years widely reported for large loads.

Dedicated BTM generation

Schedule tied to Notice to Proceed. Smartland targets power online in approximately 24 months from NTP.

Six steps from first call to energized load.

- 1 A 15-minute scoping call**
Load profile, density roadmap, redundancy requirements, target dates. We respond plainly: what we can serve, and when.

- 2 Capacity availability request**
A formal response on available MW by timeline at a defined Point of Delivery.

- 3 Reservation and contracting**
Capacity reserved under contract terms written for procurement, lender, and investor diligence: defined outage classifications, metering, and remedies.

- 4 Notice to Proceed**
The clock starts. From NTP, schedule is driven by permitting, equipment lead times, and site-specific scope.

- 5 The ~24-month build**
Modular 10 MW RICE generation installed and commissioned in blocks; segmented MV distribution; A/B delivery at the POD; UPS-backed controls; black-start capability.

- 6 Energization under SLA**
Load comes online under a contract-backed SLA - not marketing uptime. Capacity scales with your phases.

Initial capacity is targeted to come online in Q3 2028 and is reserved in sequence. A reservation made this year holds a 2028 position; the same conversation a year from now is a conversation about the next phase.

The datasheet.

CAPACITY RANGE	100-300 MW air-cooled - up to 400 MW liquid-cooled Sized to the customer's IT load and density roadmap.
GENERATION	Modular 10 MW RICE units Reciprocating engine generation in segmented blocks for granular redundancy and maintenance rotation. High-efficiency combined-cycle available depending on requirements.
RELIABILITY	N+2 - segmented MV distribution - A/B at the POD UPS-backed controls and black-start capability.
BALANCING	Generation + battery storage + intelligent controls Continuously balance customer demand while delivering very high reliability, power quality, and operational flexibility.
SERVICE LEVEL	Contract-backed SLA Clearly defined outage classifications and contractual remedies suitable for procurement, lender, and investor diligence.
INTEGRATION	CHP available where beneficial Heat offtake evaluated per site and per customer economics.
TIMELINE	~24 months from Notice to Proceed Initial capacity targeted to come online in Q3 2028.

Designed so a failure never reaches your racks.

Redundant by design. N+2 generation with modular 10 MW units means any single failure - or two simultaneous ones - is absorbed by the architecture, not your load.

A/B to every POD. Segmented medium-voltage distribution delivers independent A and B feeds at the point of delivery, mirroring the internal topology of a modern data hall.

Balanced to your demand. On-site generation, battery energy storage, and intelligent control systems work together to continuously balance customer demand - through AI training spikes and everything else - while delivering very high reliability, power quality, and operational flexibility.

Black-start capable, UPS-backed controls. The plant can restore itself without the grid, and its control layer rides through events.

The honest boundary. Dedicated generation is not the answer to every load. If your timeline is flexible, your market's queue is short, or your load is small enough to be served from existing capacity, a standard interconnection may cost less and carry less complexity. Where dedicated BTM capacity wins is when the calendar is the constraint - and many operators run both paths in parallel: BTM energizes the first phases while the interconnection matures.

Where, and who.

Eastern Ohio. Gas pipeline access from one of North America's most productive supply regions, industrial-zoned land, and energy-community bonus eligibility - with active site evaluations underway, including potential redevelopment of the Muskingum River plant site.

Southwest Virginia. Tazewell County and the surrounding region sit inside the PJM footprint, with access to natural-gas infrastructure and proximity to data-center growth corridors.

The team. Smartland Energy is backed by a proven private equity platform. Our leadership team has decades of experience building and commissioning more than 10 GW of gas and renewable capacity globally, including:

PROJECT	LOCATION	CAPACITY
GNPower Dinginin	Bataan, Philippines	2 x 725 MW
West Offaly Power Station	Shannonbridge, Ireland	150 MW
Lough Ree Power Station	Lanesborough, Ireland	100 MW

We integrate the components most developers split: capital, generation technology, gas supply, permitting, land acquisition, and regulatory strategy.

■ 06 - NEXT STEP

Start with the 15-minute call.

Bring three things, even rough:

- 1 **Your load range - today's requirement and where the roadmap goes.**
- 2 **Your density roadmap - air-cooled now, liquid-cooled later is a common answer.**
- 3 **Your go-live date - the date your load must be energized.**

We respond to every inquiry within one business day.

DIRECT LINE **(877) 313-5777**

WEB **smartlandenergy.com/contact**

CAPACITY REQUESTS **smartlandenergy.com/request-capacity-availability**

This brief summarizes information published at smartlandenergy.com as of June 2026. Capacity figures, timelines, and reliability descriptions are stated conservatively for procurement, lender, and investor review and are subject to definitive agreements.