Fortis Fund Stapylton Hyperscale Data Centre

(Project Cerebrum AU)

$5m Approvals Phase Capital Raise Prescribed Project (Queensland)

Presented by: Fortis Fundamenta Pty Ltd (Fund & Investment Manager)
Trustee & Custodian: Quay Wholesale Fund Services Pty Ltd
Key visual: Aerial render of Stapylton HDC campus / masterplan.

“Thank you for your time. Today we’re presenting a $5m wholesale capital raise into the Fortis Fund to drive approvals and early value creation for a 1 GW sovereign hyperscale data centre campus in South-East Queensland – a project with an estimated completion value of around $20 billion.”

FORTISFUNDAMENTA

Executive Summary

Early-stage entry into a $20B sovereign AI infrastructure asset.

- Fortis Fund seeking $5m to fund planning, approvals, grid pathway and operator engagement for the Stapylton Hyperscale Data Centre.
- Site: 50 Johnstone Road, Stapylton – single 38-hectare landholding on the Gold Coast–Brisbane growth corridor.
- Vision: 1 GW AI-ready hyperscale campus, ~200,000 m² of data halls, 100 MW on-site solar for cooling, closed-loop river-based cooling.
- Estimated fully developed value: ~A$20B.
- Following meetings with the Deputy Director-General and Deputy Coordinator-General, the project is proceeding as a Queensland Government Prescribed Project / Coordinated Project supported by a Ministerial Infrastructure Designation (MID).
- Objective of this round: De-risk by obtaining planning and grid approvals, secure operator Letters of Intent and/or commitments, and position the project as Queensland's anchor AI compute hub.

The Investment Offer

FORTISFUNDAMENTA

Fortis Fund $5m wholesale capital raise

Structure:

Fund: Fortis Fund (wholesale, managed investment scheme).

- Fund Manager & Investment Manager: Fortis Fundamenta Pty Ltd.
- Trustee & Custodian: Quay Wholesale Fund Services Pty Ltd.

Use of Proceeds ($5m):

- Planning & approvals (PP + MID, environmental, hydrology, traffic, ecology).
- Architecture, engineering & specialist consultants.
- Grid connection studies and applications with Powerlink/Energex.
- Operator engagement and commercial term-sheet development.
- Legal, project management and fund management costs.

Investor Outcome:

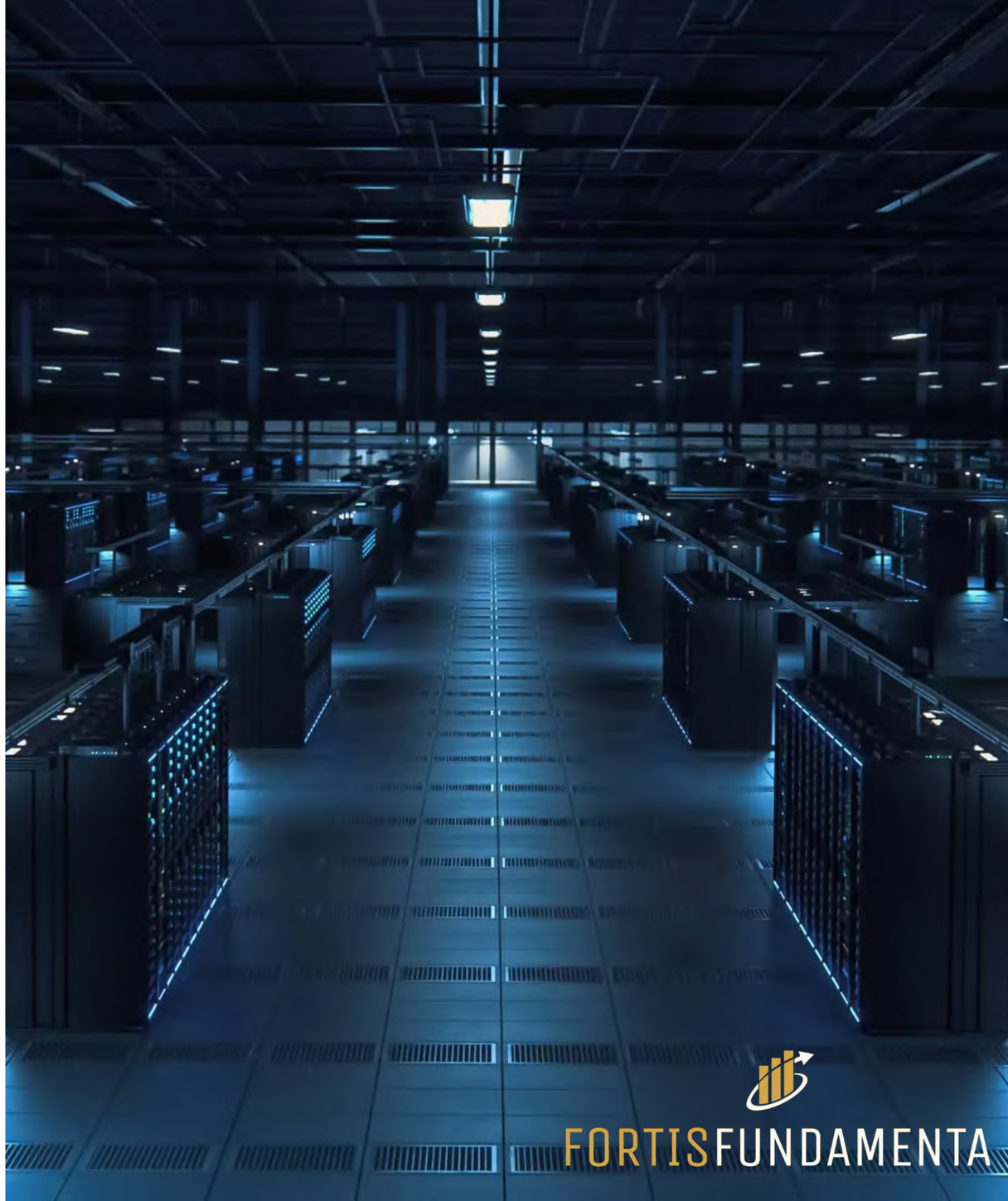
- Exposure to early-stage potential uplift from:
  - Planning approvals and government designations.
  - Operator LOIs and anchor tenancy agreements.
  - Structured land / development rights and future capital events.

Why Data Centres, Why Now

AI is re-wiring global infrastructure spend.

- Global data centre CapEx has surged into the hundreds of billions of US dollars annually, driven primarily by AI and high-performance compute.
- Hyperscale operators (AWS, Microsoft, Google, Meta, Oracle, OpenAI and partners) now control a large majority of global compute capacity and are racing to secure sites with:
  - Gigawatt-scale power access.
  - Stable, low-carbon energy.
  - Planning certainty.
- AI use-cases go far beyond chatbots:
  - Advanced research (medical, pharmaceutical, climate, materials).
  - Autonomous vehicles, robotics and industrial automation.
  - Defence, intelligence, cyber security and critical national systems.
- Countries and states that move first on AI compute infrastructure capture:
  - High-value jobs and R&D.
  - Strategic advantage in defence and national resilience.
  - Long-term tax and economic spill-overs.

“The bottleneck is no longer algorithms – it’s compute and energy. Whoever controls hyperscale compute capacity controls the pace of AI.”



Queensland's Moment & Risk

AWS has chosen NSW & VIC
Queensland is not yet on the map.

- Amazon Web Services has announced a 20 billion dollar expansion of Australian data centre infrastructure – focused on Sydney and Melbourne.
- Major Australian corporates (including tier-one banks) are migrating core systems onto public cloud run by these hyperscalers.
- As of today, Queensland is largely absent from existing hyperscale investment plans.
- Resulting risks:
  - Loss of high-value digital and AI jobs to other states.
  - Increased reliance on interstate compute for critical QLD systems.
  - Missed opportunity to host sovereign AI and defence-grade capability.
- Our response: Stapylton Hyperscale as Queensland's flagship AI campus – a project capable of anchoring a full hyperscale region in SEQ.

FORTISFUNDAMENTA

What is a Hyperscale Data Centre?

Think of it as a power station for intelligence.

- Campus-scale, modular facility containing multiple data halls and mechanical/electrical plants.
- Designed for hundreds of megawatts to 1+ gigawatt of IT load.
- Characteristics:
  - 24/7 always-on, concurrently maintainable.
  - High-density racks, direct HV grid interface, multiple fibre routes.
  - Tier III / Tier IV-style resilience.
- Hosts critical workloads:
  - AI training & inference.
  - Defence, health, finance, payments, telecoms.
  - Cloud regions for Big Tech platforms.

“Every time you tap your card, stream a movie, back up photos, or call on an AI model – you’re hitting a data centre. Hyperscale takes that to an industrial, gigawatt level.”

FORTISFUNDAMENTA

Global Scale Benchmarks

500 MW to multi-GW campuses are becoming standard.

- US, Europe and Asia are building 500 MW to 1+ GW ‘megacampuses’.
- OpenAI, Nvidia and partners are pursuing multi-gigawatt global programs for AI-specific compute.
- Europe has seen $10B+ single-site data centre investments.
- In Australia, NSW and VIC already have gigawatt-scale campuses in various stages of development.
- Key insight: Scale and speed matter – operators prefer:
  - Pre-approved, government-backed sites.
  - Clear line-of-sight to 1 GW and beyond.

FORTISFUNDAMENTA

The Stapylton Proposal (Project Cerebrum AU)

1 GW hyperscale campus at 50 Johnstone Road, Stapylton.

Project Facts:

- **Location:** 50 Johnstone Road, Stapylton – Gold Coast-Brisbane growth corridor.
- **Site Area:** ~380,000 m² (single title).
- **River Frontage:** ~420 m to the Albert River.
- **Planned Built Form:**
  - ~200,000 m² of data halls in a modular campus layout.
  - Multiple dedicated cooling ponds and plant yards.
  - On-site substation and HV yard.
- **Compute & Energy:**
  - Target 1 GW peak compute grid draw.
  - 100 MW of on-site solar dedicated to cooling.
  - Integration options for additional off-site renewables and storage.
- **Estimated Completion Value:** approx. A$20B multi-stage build-out.

Why Queensland & Why Stapylton

Strategic, sovereign and commercially compelling.

- **Strategic Resilience:**
  - Diversifies national compute footprint away from Sydney/Melbourne.
  - Provides redundancy and latency improvements for SEQ's 3.8m+ residents.
- **Sovereign Capability:**
  - AI and data infrastructure that can support defence, intelligence and critical industries.
- **Location Advantages:**
  - Strong transport & communications links between Brisbane and the Gold Coast.
  - Existing HV easements near the southern boundary of the site.
  - River adjacency enabling advanced, low-carbon cooling.
- **Economic Benefits:**
  - Thousands of construction and operational jobs.
  - R&D cluster potential for AI, cyber, cooling tech and chip design.

FORTISFUNDAMENTA

Why Queensland & Why Stapylton

Strategic, sovereign and commercially compelling.

- **Strategic Resilience:**
  - Diversifies national compute footprint away from Sydney/Melbourne.
  - Provides redundancy and latency improvements for SEQ's 3.8m+ residents.
- **Sovereign Capability:**
  - AI and data infrastructure that can support defence, intelligence and critical industries.
- **Location Advantages:**
  - Strong transport & communications links between Brisbane and the Gold Coast.
  - Existing HV easements near the southern boundary of the site.
  - River adjacency enabling advanced, low-carbon cooling.
- **Economic Benefits:**
  - Thousands of construction and operational jobs.
  - R&D cluster potential for AI, cyber, cooling tech and chip design.

FORTISFUNDAMENTA

Energy & Sustainability

Net-zero cooling and future-proofed energy strategy.

- **Closed-loop cooling design:**
  - River-water heat exchangers + engineered cooling ponds.
  - Non-consumptive use; return flows engineered to meet water quality objectives.
- **Solar-powered cooling:**
  - Dedicated 100 MW of solar PV primarily allocated to cooling load.
  - Objective: net-zero cooling energy over a typical year.
- **Future-proof compute:**
  - Campus designed for ongoing hardware refresh cycles (GPU generations, liquid cooling, photonic chips, etc.).
  - Capacity to integrate higher-efficiency processors and alternative cooling tech over time.
- **Pathways to deep decarbonisation:**
  - Renewable PPAs.
  - Behind-the-meter storage and potential BESS integration.

Planning Pathway Prescribed Project + MID

Government-backed approvals and grid coordination.

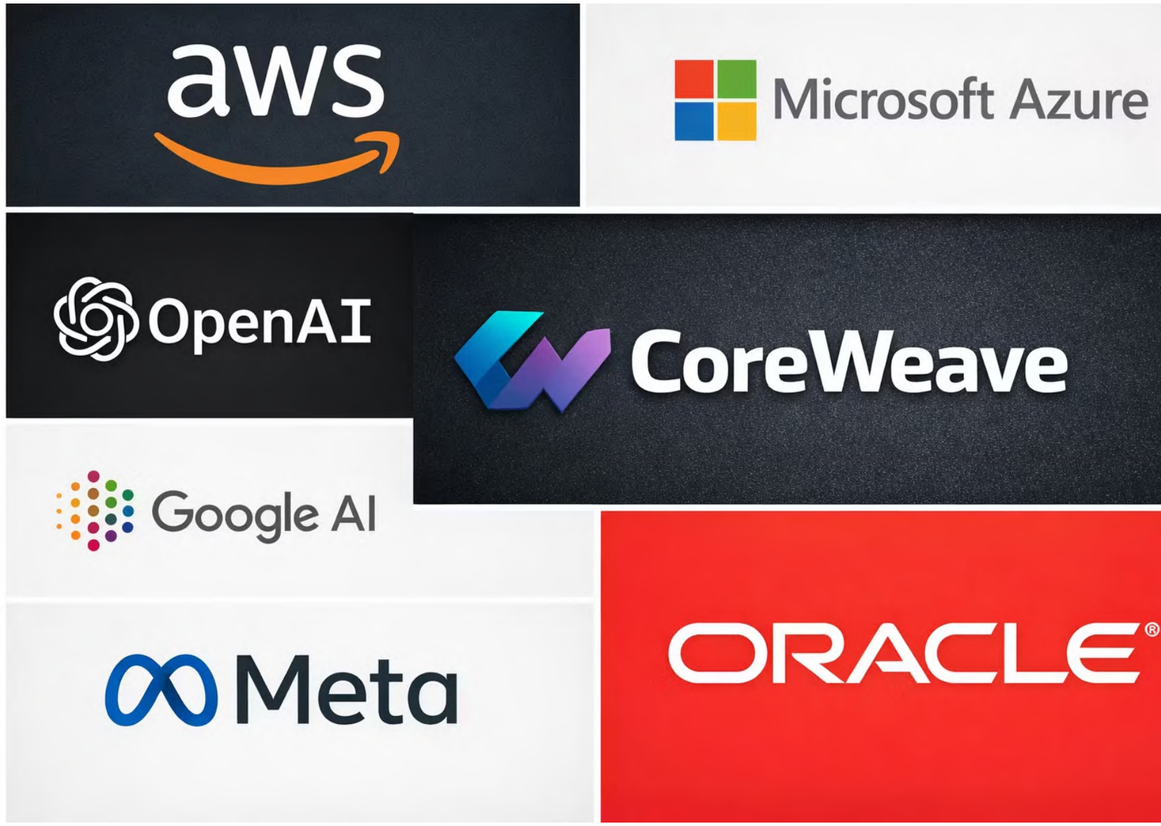
- Following meetings with the Deputy Director-General and Deputy Coordinator-General, the project is proceeding as a Prescribed Project (PP) supported by a Ministerial Infrastructure Designation (MID).
- Why this matters:
  - CP provides whole-of-government coordination – essential for a 1 GW asset.
  - MID provides planning certainty, streamlining the statutory approval process.
  - Together they de-risk grid connection and multi-agency alignment, which are the main reasons hyperscalers choose one jurisdiction over another.
- Outcome for investors:
  - Higher probability of timely approvals.
  - Clearer pathway to securing operator commitments and financing.

FORTISFUNDAMENTA

Operator Engagement Pipeline

All major hyperscalers are in the conversation.

- Active and/or early-stage engagement with:
  - AWS
  - Microsoft Azure / OpenAI
  - Google (already operating international fibre into QLD)
  - Meta
  - Oracle
  - CoreWeave and related AI-focused providers.
- Prior to this project, none were seriously assessing QLD sites of this scale. Now they are.
- Feedback themes from operators:
  - Need certainty on planning pathway and grid capacity.
  - Prefer government-endorsed projects with a single coordinating proponent.
  - Require scalability to 1 GW+ and strong sustainability credentials.
- Objective in this $5m round:
  - Secure formal LOIs / MOUs with one or more anchor operators.



FORTISFUNDAMENTA

Economic Impact for SEQ

Thousands of jobs and a long-term digital backbone.

- **Construction Phase:**
  - Multi-year construction program.
  - Estimated several thousand job-years across civil, structural, electrical, mechanical, specialist trades.
- **Operational Phase:**
  - Thousands of high-skill, long-term roles in:
    - Data centre operations and engineering.
    - Cyber security and network operations.
    - AI / ML, software and R&D occupations.
    - Facilities, energy and vendor ecosystem.
- **Spill-overs:**
  - Attraction of AI startups, digital SMEs and global tech partners.
  - Partnerships with universities, TAFEs and research institutions.
  - Training pathways for the next generation of Queensland's digital workforce.

FORTISFUNDAMENTA

24-Month Capital Deployment Plan (Use of $5m)

A focused approvals and value-creation program.

Months 0–3:

- Finalise PP + MID lodgement requirements and detailed scope.
- Commission key consultants (planning, environmental, engineering).
- Initiate grid connection studies and coordinate with Powerlink/Energex.
- **Months 3–6:**
  - Progress environmental assessments and technical studies (flood, hydrology, ecology, traffic).
  - Refine campus masterplan with key operator input.
  - Structured workshops with target hyperscalers.
- **Months 3–12:**
  - Draft and negotiate LOIs / MOUs with one or more anchor operators.
  - Progress detailed design for substation and key infrastructure.
  - Community and stakeholder engagement.
- **Months 6–24:**
  - Secure key statutory approvals.
  - Convert operator LOIs into conditional commitments.
  - Prepare for next capital phase (development equity / JV structures).

FORTISFUNDAMENTA

Risk Matrix & Mitigation

FORTISFUNDAMENTA

Focused on the three risks hyperscalers care about most.

Risk	Description	Mitigation
Grid Connection	Ability to deliver 1 GW capacity with adequate redundancy.	PP + MID enable whole-of-government coordination; early engagement with transmission and distribution operators; staged grid upgrades aligned to operator commitments.
Planning Certainty	Large, complex sites can be delayed by multi-agency processes.	Prescribed Project status with MID fast-tracks and coordinates approvals; experienced planning and architectural consultants appointed.
Operator Commitment	Project value depends on securing hyperscale tenants.	Early and ongoing engagement with all major hyperscalers; design tailored to their requirements; government partnership improves confidence.
Environmental & Community	River adjacency, traffic and amenity concerns.	Closed-loop, non-consumptive cooling design; robust environmental studies; multi-stage community and stakeholder engagement plan.
Capital Intensity	Hyperscale DCs are multi-billion dollar undertakings.	Fortis Fund focuses this round on approvals and value uplift; later phases expected to be funded via operator capex, infrastructure funds, debt and JV partners.

Investment Thesis (Why InvestNow)

Asymmetric upside from approvals-driven value creation.

Timing:

- NSW & VIC are ahead but are running our of Electrical Grid Capacity
- QLD is now catching up via this Prescribed Project.
- First hyperscale-ready, approved site in QLD is likely to secure anchor operators.
- **Strategic Value:**
  - Sovereign, defence-relevant AI compute.
  - Long-term infrastructure with 20- to 30-year+ demand profile.
- **Financial Upside:**
  - Modest $5m raise unlocks a path to a multi-billion dollar campus.
  - Material uplift from land, approvals and operator commitments alone.
- **Downside Protection:**
  - Land retains industrial value even without full DC build-out.
  - Approvals and studies enhance site value for alternate large-scale uses.

FORTISFUNDAMENTA

The Fortis & Project Team

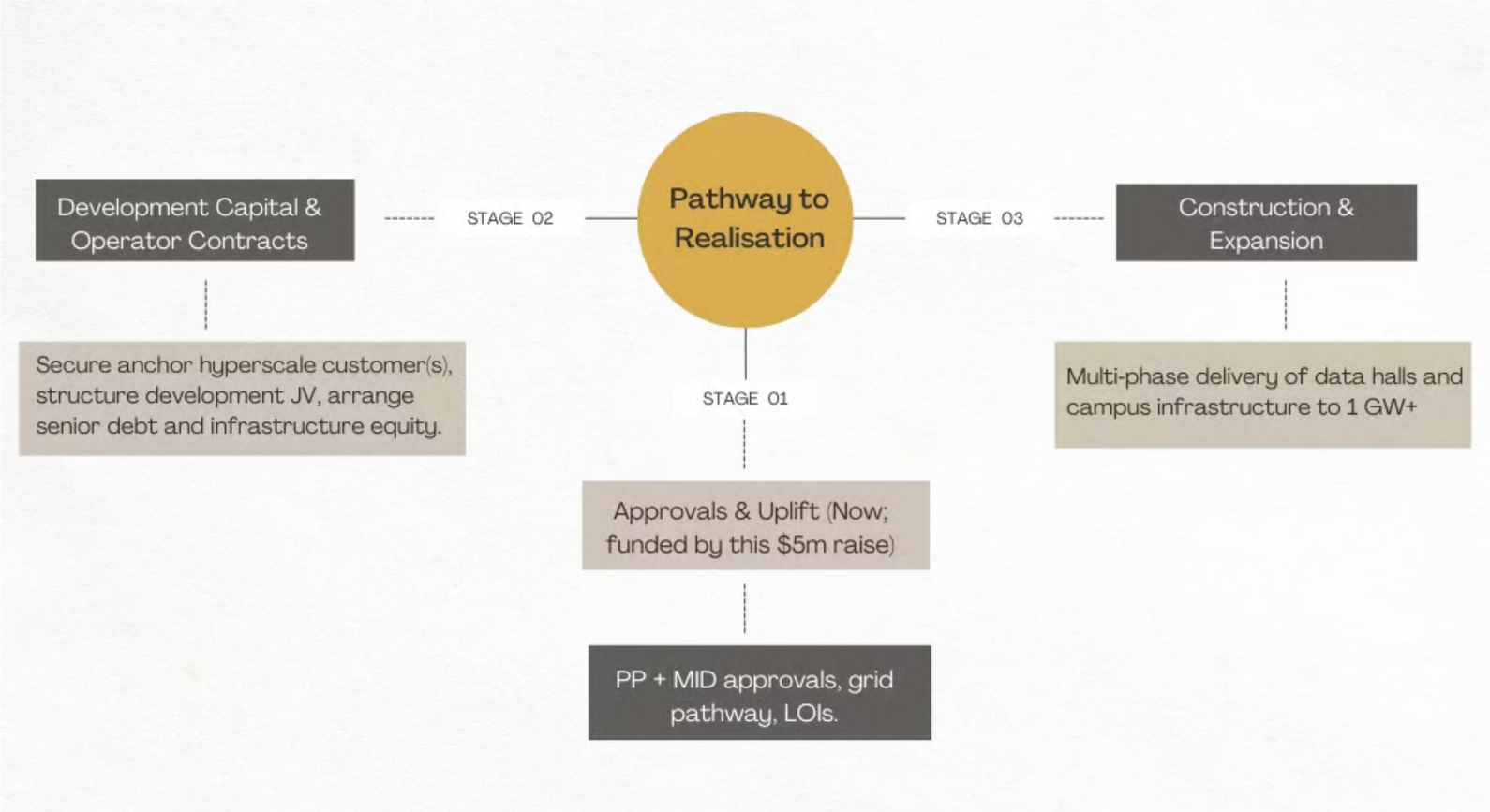
Led by experienced developers, operators and technical partners.

- **Fortis Fundamenta Pty Ltd** – Fund and investment manager with a track record in property development and capital projects.
- **Anthony Kosseris** – Founder and Managing Director; background in engineering, logistics, property development and complex project execution.
- **Greenbox Architecture** – Specialist data centre architects with extensive experience in large scale DC and technology facilities.
- **Ratio Consultants** – Planning, traffic and urban development specialists.
- Additional technical advisors in energy, environmental engineering and infrastructure.

FORTISFUNDAMENTA

Pathway to Realisation

From approvals to anchor operators to campus build-out.



FORTISFUNDAMENTA

Summary & Call to Action

Join us in delivering Queensland's flagship AI campus.

Key closing bullets:

- Rare opportunity to invest at the ground floor of a $20B+ strategic asset.
- Government is now formally engaged via Prescribed Project and MID.
- All major hyperscalers are increasingly capacity-constrained and looking for scalable, sustainable sites.
- Stapylton offers the power, land, cooling and location they need.

Closing line:

"We're inviting you to partner with us through the Fortis Fund to deliver Queensland's first hyperscale AI campus – and secure a seat at the table of the global compute economy."

FORTISFUNDAMENTA