

GIGA-42

Digital-Industrial Investment Platform

The Opportunity

GIGA-42 is building next-generation industrial ecosystems for Europe's energy-digital transition in the most favorable location allowing for cost leadership

GIGA-42 is a joint venture platform between Scale42 & GIG (Global Interconnection Group) developing European digital, industrial & electricity infrastructure and real estate.

GIGA-42 is seeking project level and programmatic equity from strategic capital partners who share our vision

GIGA-42 Project Pipeline and Scope

Multi-country, multi-project pipeline that spans:

- Iceland, Norway, Sweden and Finland with additional opportunities being explored in the UK, and Switzerland.
- Direct ownership of Industrial Real-Estate, Digital Infrastructure, Data Centres
- GIGA-42 enable additional opportunities in our industrial ecosystems such as power distribution and grid services, heat networks, aqua- & agri-culture, water and renewables.

Market Context

Northern Europe is well positioned to meet the requirements of traditional and digital industry, offering:

- Abundant low-cost renewable energy
- Cold climate for superior energy efficiency
- Global fibre connectivity
- Political stability and ESG alignment

GIGA-42 Platform Founders:

Scale42

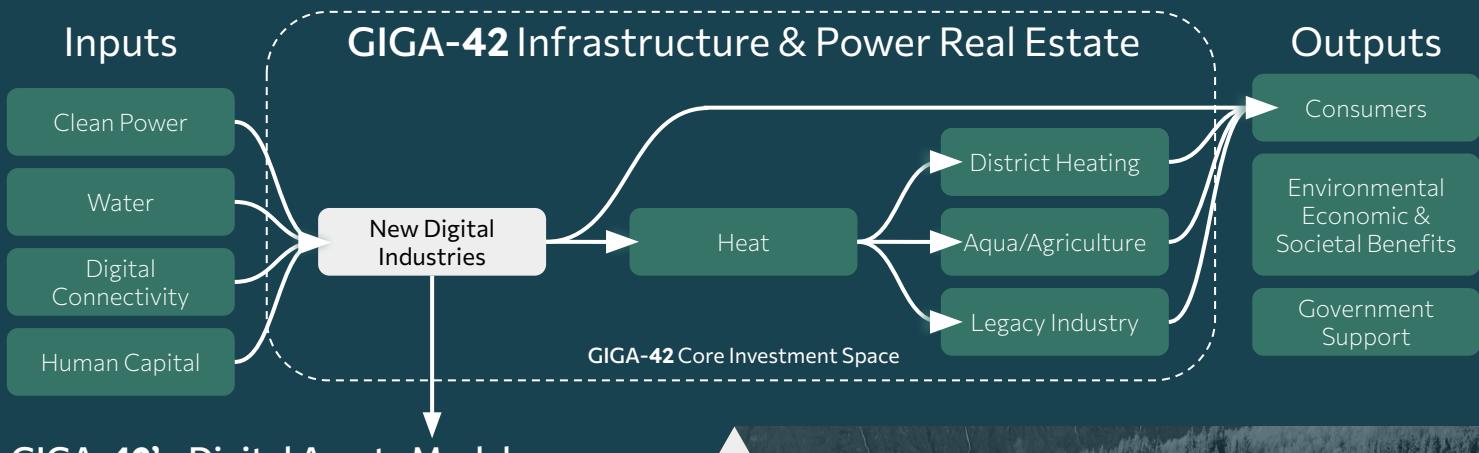
- A Nordic AI Data Centre Developer building next generation, net-zero data centres
- Established entrepreneurs, previously founded NScale, Europe's largest data centre hyperscaler.
- Proven expertise in strategic site origination drives high capital conversion into realized returns.

Global Interconnection Group (GIG)

- Listed infrastructure platform that enables a transition to low cost, clean energy, flagship project; ASC, HVDC interconnector between Iceland and the UK
- Subsea, electrical and fibreoptic engineering expertise
- Experience in structuring infra and real estate projects

GIGA-42's Vision for Data led 21st Century Industrial Assets

There is a critical shortage of industrial assets meeting the requirements of today's growth industries, GIGA-42's integrated Infrastructure and Power Real Estate approach maximizes stakeholder & investor value



GIGA-42's Digital Assets Model

Our approach is simple, successful Data Centre Projects require an alignment of three factors:

- Site - Land, Power & Connectivity
- Client - Specification, Scale & Timing
- Capital - Risk, Returns & Duration

GIGA-42 sits at the heart of this trinity as a development and operational partner, aligning and then executing projects.

Our understanding of each segment allows us to collaborate effectively with external stakeholders and partners to create value without constraints.



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Competitive Advantages for locating Data Centre Infrastructure in Northern Europe

Digital Connectivity

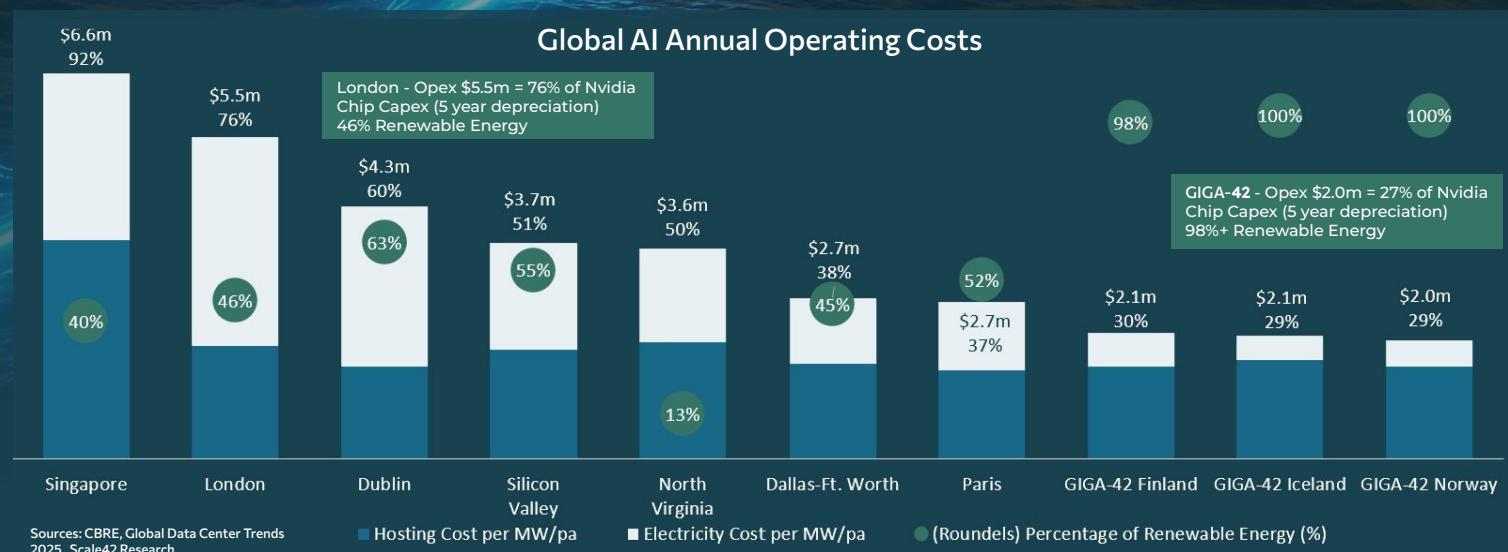
- Northern Europe is a key hub for strategic, next generation digital infrastructure
- GIGA-42** is looking to strengthen that infrastructure with ultra-fast, flexible, and scalable global data connections

Environmental Moat

- 98-100% Low-carbon electricity
- >4 °C climate lowers cooling required = reduced capex
- Low-cost land + modularity = reduced capex
- Overall power costs 75% lower vs European average.

Cost Leadership

- GIGA-42** clients' operating costs for a 1MW AI cluster c.\$1.9M annually vs. London @c.\$5.5M / 60% Lower
- Annual Opex <30% of Nvidia Chip Capex (5 year depreciation)
- Offering Net-Zero AI hosting in safe jurisdictions at scale and low cost

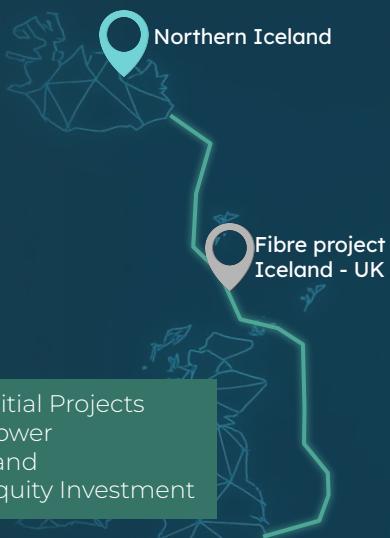


Join the GIGA-42 Platform

GIGA-42 is seeking strategic capital partners to join our platform. Investors participate via Acceleration Fees, upfront commitments that fund due diligence and project setup, unlocking:

- Preferred rights to invest in ready-to-build SPVs
- Early access to high-quality projects across data centres, power industrial real estate, and related infrastructure
- Alignment with **GIGA-42**'s development expertise and long term project pipeline

GIGA-42 Project Pipeline



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Initial Projects Available to Platform Partners



Northern Iceland - Data Centre with Heat Reuse

Two sites shortlisted in northern Iceland, for AI data centre development. Close co-operation with local stakeholders, including Icelandic electricity company and local government

- 50MW short-term power capacity
- Perfect climate for large-scale heat reuse
- Specialised geographical proposition
- 100% renewable energy usage



Kemi, Finland - Power Industrial Real Estate & Data Centre

Industrial island site with high electrical capacity and existing tenancies, perfect for short to long-term digital industrial real-estate investment project

- 180MW in short-term power capacity
- 190ha Island with >50ha buildable space
- Municipal support to rejuvenate industry
- €1.5m net operating income currently



Skellefteå, Sweden Data Centre

Greenfield site adjacent to existing energy infrastructure with fantastic potential for heat-reuse opportunities

- 100MW short-term power capacity
- 80ha with accelerated re-zoning
- Large local tech-centric population
- RtB target 2026



Oulu, Finland Data Centre

Real Estate opportunity to acquire existing data centre site with capacity to expand.

- 100MW
- Zoned for data centre
- City centre location
- RtB target H1 2026



Project Timeline



Investment Overview

Data Centre Co, operating under the GIGA-42 digital assets model

More information including investor return profile and financial modelling available on request.

Project Timeline



Investment Overview

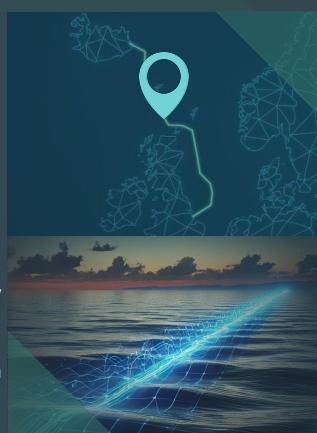
Power Real Estate Co, owning land, buildings, power infrastructure and tenancies

Data Centre Co, operating under the GIGA-42 digital assets model

Iceland-UK Subsea Fibre

Leverages seabed survey work undertaken on GIG's Atlantic Super Connection HVDC route. Reinforces Iceland's data and communications security

- Successor to FARICE 1 cable at end of life
- Strengthens Iceland's digital economy



Skibotn, Norway Specialised Data Centre

Located in Norway's lowest cost electricity market (NO4). Opportunity for specialised data centre use-cases.

- Zoned for industry
- Power allocation first in queue
- Located close to new potential Arctic subsea fibre links

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Leadership, Experience and Expertise



William Tasney
Founder & CEO
(Scale42)

9+ years in data centre development
Business strategy & market expertise
Led team in previous business from start-up to 8-figure \$ exit
Commercial property background



Amelia Henning
CEO
(GIG)

Former Principal at QIC Infrastructure Equity and MD in Global Infrastructure Debt at Barings.
Former roles at RBC Capital Markets and at HM Treasury



Jamie Stewart
CIO
(Scale42)

Previously at a leading London based Hedge Fund
Deep expertise in hedge fund public equities investing
Focused on Strategy, Partnerships and corporate development



Christian Kutscher
GIG Operating Partner (GIG)

Former Managing Director JPM Cazenove, London
Former roles at JPM and Merrill Lynch, NYC Senior PE and VC roles
Former Head of Origination and Strategic Partnerships at Lansdowne Partners



Lucinda Hamilton
Chief Legal Officer
(GIG)

Former Legal Director of Infrastructure Finance at Clifford Chance
Over 25 years advising on complex, high-profile global infrastructure and energy deals.



Bendik Fostervoll
Founder & CDO
(Scale42)

9+ years in data centre development
High voltage power systems test & integration
15+ years electrical engineering experience incl. North Sea Oil & Gas sector



Edmund Truell
Executive Chairman
(GIG)

Duke Street Capital and Disruptive Capital founder
Founder and **former** CEO of Pension Insurance Corporation
Expertise in leading strategic infrastructure investments.



James Collins
Founder & CTO
(Scale42)

9+ years in data centre development
Data centre system design & management
20+ years in IT Systems Administration, technical and service roles in UK



Richard A Johnson
Non -Executive
Director (GIG)

Former Managing Director at CBRE and JLL, with 35+ years' in global real estate
Ex-Global Head of Business Development for UBS's real assets platform
Former CEO of Standard Chartered /Istithmar JV in Asia
Leads HVDC factory development