Premier GROUP

INVESTMENT OPPORTUNITY

Next-Generation Data Centers for AI Inference

Hokkaido, Japan

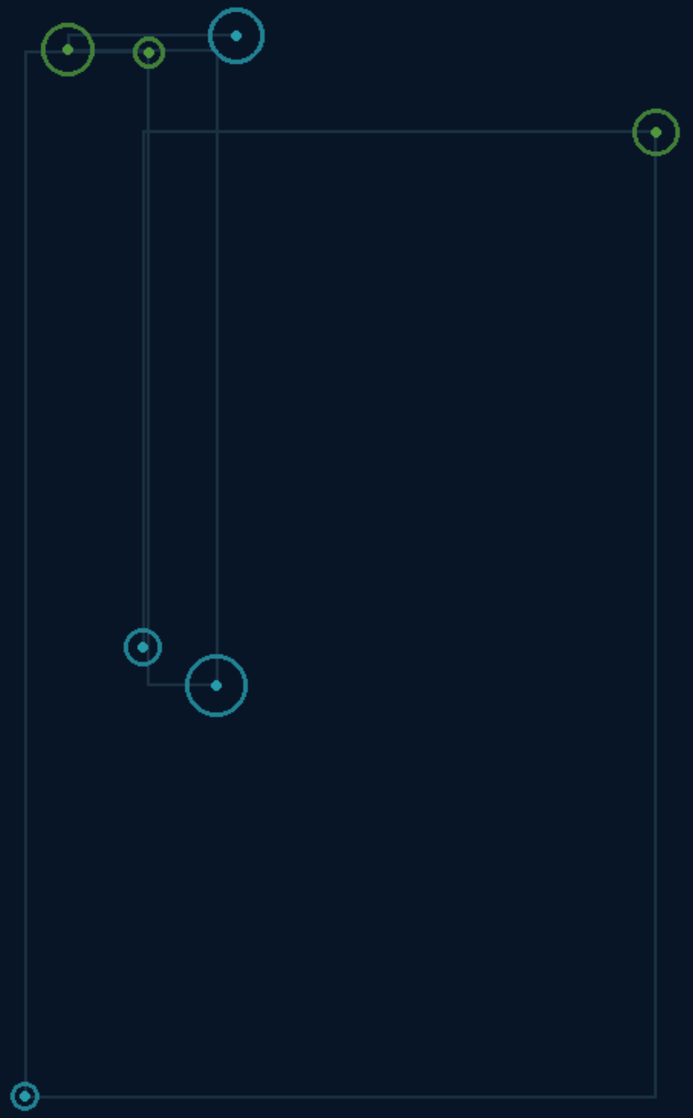
premier-industrial.eu

Active since 2006

10+ Countries

14 GW Global Portfolio

50+ Projects in Japan



Premier Group

ABOUT US

Independent Power Producer & Data Center Developer

- Founded in 2006 in Zaragoza — we develop renewable energy projects from the initial phase through to “Ready to Build.”
- Started with photovoltaic, added wind and — following our strategic alliance with German fund KGAL — today operate as an Independent Power Producer (IPP).
- 18 years of experience and presence in 10+ countries, including Spain, Japan, Romania, Italy, Brazil, France and the Philippines.
- 100% of development executed in-house, without relying on third parties — demonstrated across projects worldwide totaling 14 GW.
- Consolidating our position as an IPP while driving hybridization, BESS and Data Center projects in key markets.

STRATEGIC FINANCIAL PARTNER

KGAL (Germany) — one of Europe's largest investment & infrastructure funds — provides financial backing, rigor and a shared long-term vision through joint monitoring. The ESPF 5 fund expands our capacity to finance construction and energy sales of developed projects.

KEY CLIENTS & PARTNERS

Repsol · Cubico · Macquarie · Blackstone · Enel · Sacyr · Greenalia

Large corporates and funds specialized in renewable energy.

PREMIER GROUP AT A GLANCE

FOUNDED

2006 · Zaragoza, Spain

TRACK RECORD

18 years of experience

COUNTRIES

10+ · across 4 continents

EXECUTION MODEL

100% in-house — no third parties

GLOBAL PORTFOLIO

14 GW

IN JAPAN (SINCE 2012)

50+ projects developed · 820 MW pipeline (PV, Wind & BESS) How leading Data Center development powered by our own renewable energy.

Why Japan - why now

THE OPPORTUNITY

MARKET DRIVERS

- Surging AI & cloud demand: $28B+ hyperscaler commitments (AWS, Microsoft, Oracle) and 3x data center power demand by 2034 — Wood Mackenzie projects 57–66 TWh.
- Stable & subsidized framework: METI's GX/DX strategy prioritizes Hokkaido as a GX Strategic Zone for decentralized AI infrastructure, eligible for regionalization subsidies.
- Premier's 14-year track record: 50+ projects executed in Japan with Macquarie, Blackstone, PAG, Sonnedix, Pacifico Energy and KKR — proven access where Tokyo waits 5–10 years.

MARKET SIZE

Japan's data center market is projected to grow from $12.8B (2025) to $38.9B (2031) — a 20.4% investment CAGR (Arizton). Premier holds a 15-site land portfolio with 60 kV grid connection voltage across priority locations.

FASTER, MODULAR, DEDICATED

While large-scale campuses (e.g. Tomakomai) address hyperscale demand, Premier delivers faster, modular and dedicated capacity for AI inference, sovereign workloads and regional edge — with significantly shorter lead times.

$12.8B → $38.9B

20.4% CAGR

60 kV Grid

15 Sites

Japan Data Centers Sites - Hokkaido & Beyond

PROJECT PORTFOLIO

Project	Municipality	Power (MW IT)	Grid Connection	Voltage
Iwamizawa, Higashiyama	Iwamizawa	4 MW	~3 yrs	60 kV
Ishikari, Tobetsu	Ishikari	4 MW	3–5 yrs	60 kV
Shibetsu, Keibajo	Shibetsu	5 MW	4–5 yrs	60 kV
Shiraoi, Ishiyama	Shiraoi	5 MW	4–6 yrs	60 kV
Iwamizawa, Mikasa	Iwamizawa	4 MW	4–6 yrs	60 kV
Yubari, Naganuma	Yubari	4 MW	4–6 yrs	60 kV
Bibai, Sorachidanchi	Bibai	5 MW	6–8 yrs	60 kV
Sunagawa	Sunagawa	5 MW	6–8 yrs	60 kV
Tomakomai, Rinkuukashiwabara	Tomakomai	5 MW	5–7 yrs (est.)	60 kV
Yubari, Minamikiyomizu	Yubari	4 MW	5–7 yrs (est.)	60 kV
Yubari, Kuriyama	Yubari	4 MW	5–7 yrs (est.)	60 kV
Kamikawa, Shintoku	Kamikawa	4 MW	5–7 yrs (est.)	60 kV
Ishikari, Atsuda	Ishikari	4 MW	>10 yrs	60 kV
Abuta, Makari	Abuta	4 MW	>10 yrs	60 kV
Furano, Yamabe	Furano	4 MW	>10 yrs	60 kV

Priority Sites - 3 to 6 years to connection

PRIORITY PROJECTS

Iwamizawa, Higashiyama

4 MW IT

LAND (type/price)
1.48 Ha · Forest · ¥15.0M

GRID CONNECTION
~3 Years

Sub-4 MW capacity — connection line works only

Ishikari, Tobetsu

4 MW IT

LAND (type/price)
1.16 ha · Mix Land · ¥16.0M

GRID CONNECTION
3–5 Years

Adjacent to 66 kV Tobetsu Line tower — streamlined connection

Shibetsu, Keibajo

5 MW IT

LAND (type/price)
1.00 ha · Mix Land · ¥10–30M (Tender)

GRID CONNECTION
4–5 Years

Flood-safe site (1-in-1,000-year river)

Shiraoi, Ishiyama

5 MW IT

LAND (type/price)
1.75 ha · Industrial · ¥64.75M

GRID CONNECTION
4–6 Years

City-owned land — permits ready, construction can begin immediately

Iwamizawa, Mikasa

4 MW IT

LAND (type/price)
1.28 ha · Industrial · ¥10–30M (Tender)

GRID CONNECTION
4–6 Years

City-owned industrial site — fully prepared for immediate acquisition

Yubari, Naganuma

5 MW IT

LAND (type/price)
1.75 ha · Industrial · ¥64.75M

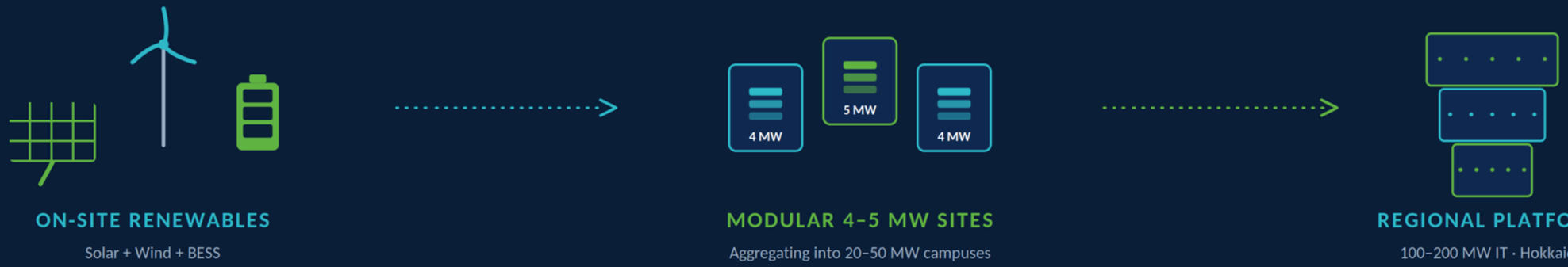
GRID CONNECTION
4–6 Years

City-owned land — permits ready, construction can begin immediately

Fast-track edge & AI Inference Campuses

BUSINESS MODEL

Modular 4–5 MW sites — aggregable into 20–50 MW campuses with phased build-out toward 100+ MW



01 · Flexible Power Solutions

On-site renewables: Premier Solar + Wind + BESS behind-the-meter, delivering long-term cost certainty independent of grid tariffs.

02 · Contract Model

Long-term PPA / colocation agreements. Fixed pricing in ¥/kW·month. Capacity from 4–50 MW per site, scaling to 100+ MW per campus.

03 · Key Advantages

Ultra-fast permitting (6–12 months, METI subsidy eligible) vs. a 5–10 year Tokyo grid wait. Grid works run in parallel — priority sites live in 3–6 years. Land secured and controlled by Premier as single partner for land, permits, grid and energy.

KEY ADVANTAGES AT A GLANCE

40% Lower PUE vs Tokyo | **Liquid-Cooling Ready (60–120 kW/rack)** | **Dedicated or Co-Location Models**

Market fit: AI Inference · Sovereign Cloud · Dedicated GPU Clusters · Regulated Workloads · Edge Computing

From 4 MW to a 200 MW Platform

SCALABLE BY DESIGN

A modular path that grows with AI demand — from a single site to a full regional platform

PHASE 1 · 4–5 MW SITE
Single modular deployment

PHASE 2 · 20–50 MW CAMPUS
Phased aggregation of sites

PHASE 3 · 100–200 MW PLATFORM
Full regional AI & edge infrastructure

PHASE 1

4-5 MW Sites

Priority cluster ~18–20 MW IT — ready for phase-1 deployment.

PHASED AGGREGATION

20-50 MW Campus

4–5 MW sites aggregated into a regional campus through phased build-out.

LONG-TERM PLATFORM

100-200 MW IT

Full regional AI & edge infrastructure platform across Hokkaido.

WHY IT MATTERS

Unlike single large-campus developments that require 5–10 years for grid, Premier's modular model allows clients to start with 4–5 MW and scale in phases as their AI demand grows — while securing grid capacity early.

Who Buys Hokkaido Capacity — and Why

USE CASES & CUSTOMER PROFILE

Workloads aligned with METI's Watt-Bit Collaboration & Digital Infrastructure Plan 2030 — designed to relieve the Tokyo grid bottleneck.

Batch Inference & Training

Batch inference, fine-tuning & regional model serving for AI labs and hyperscalers. Latency-tolerant, power-intensive — Hokkaido's free cooling cuts PUE ~40% vs Tokyo.

Sovereign & Regulated

Japanese financial institutions (FSA-regulated) and healthcare / APPI-regulated workloads. Jurisdiction over latency and disaster-risk diversification from Tokyo/Osaka.

Edge & Northern Japan

Autonomous driving, smart manufacturing & IoT for Hokkaido/Tohoku; local serving and content caching for ISPs/CDNs; submarine cable landings on the Japan Sea coast.

GPU-AS-A-SERVICE

Dedicated NVIDIA H100 / H200 / B200 clusters for AI startups, neoclouds & research. 60–120 kW racks, liquid-cooling ready, 100% renewable PPA at fixed ¥/kW·month.

TCO & SUSTAINABILITY

Up to 40% lower cooling costs vs Tokyo/Osaka. Green certificates (Scope 3). Fixed ¥/kW·month pricing. The fastest route to operational AI capacity in Japan.

Premier in Japan: 14 Years of Execution

2012

1. Launch

Tokyo subsidiary opened; first foreign PPA

2013

2. First PPA

First PPA signed with a foreign company in Japan

2016

Project Growth

Wind and PV projects across Hokkaido

2021

BESS Pipeline

Accelerated BESS development; 500 MW pipeline

2024

DC Start

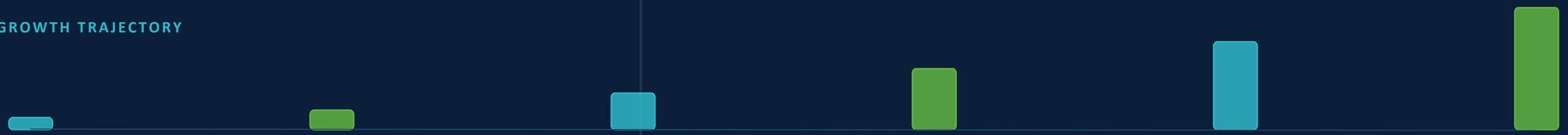
Started Data Center developments; at least 40 MW IT

2026

Scale-Up

DC portfolio grows to 200 MW IT

CAPACITY GROWTH TRAJECTORY



14 GW
Global Portfolio

15+
Countries

820 MW
Japan Pipeline

Next steps

LET'S BUILD THE FUTURE TOGETHER

Timeline to first MW online: 18–30 months (depending on site and grid works)

01

NDA & Information Package

Sign a mutual NDA to receive full technical due diligence on priority sites.

02

Site Visit — Japan

On-site tour of Hokkaido and central Japan priority locations with the local Premier team.

03

Term Sheet

Define acquisition or partnership structure and agree commercial terms.

04

End-to-End Execution

Permitting (6–12 months) · Grid connection · Land & regulatory · Ready-to-Build delivery.

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