

WELCOME

Point Tupper Data Centre Campus

EverWind Community Engagement Sessions

November 3, 2026

EVERWIND

Land acknowledgement

This project is located in Mi’kma’ki, the ancestral and unceded territory of the Mi’kmaq people, who have been the caretakers of this land since time immemorial and continue to be today.

EverWind’s projects are being developed in partnership with Mi’kmaw communities, with a shared commitment to Indigenous leadership, respect for rights and knowledge, and meaningful, long-term collaboration.

We also recognize African Nova Scotians as a distinct people whose histories, cultures and contributions have shaped Nova Scotia for more than 400 years and continue to enrich communities across the province.

ABOUT THE PROJECT

Who we are

EverWind is a Canadian company developing industrial energy and infrastructure projects across Nova Scotia.



Marine Terminal

We own and operate the Point Tupper Marine Terminal in the Point Tupper Heavy Industrial Park.

Nova Scotian Employer

We have a team of 100+ employees, mostly from local communities.

Our Commitment

We are committed to protecting the environment, working with Mi’kmaw partners, listening to the community and creating long-term jobs.

The Point Tupper site







- **Industrial land:** EverWind-owned land inside the Point Tupper Heavy Industrial Park
- **Long industrial history:** Point Tupper has supported major industrial activity for more than 50 years
- **Previously developed:** The campus is sited in a previously developed area and uses existing roads, water, electrical, and port infrastructure wherever possible
- **Distance from neighbours:** Industrial siting several kilometres from the nearest community
- **Water source:** Landrie Lake is a human-constructed reservoir, expanded in the 1960s to supply water to the Point Tupper Industrial Park

ABOUT THE PROJECT

The Point Tupper Energy Hub

TODAY

Marine terminal

About 100 direct employees and 75 full-time contractors.

PROPOSED

Green hydrogen & ammonia

Environmental approvals and first stage engineering complete.

THIS PROJECT

IN DEVELOPMENT

Data centre campus

95 MW (first phase) plus 325 MW (second phase), for a combined capacity of 420 MW.

IN DEVELOPMENT

New wind & energy storage

650+ MW of grid-connected onshore wind

200 MWh of battery storage for Phase 1

MW (megawatt): how much power is produced or used at any moment
MWh (megawatt-hour): how much energy is produced or used over time. 1 MW running for 1 hour = 1 MWh

The project at a glance



$10B+
in planned private investment in Nova Scotia

$8B+
data centre campus

~$2B
new onshore wind

SCHEDULE

LATE 2027
First 95 MW data centre online.

2028
First wind projects online.
Data centre campus expands to 420 MW, subject to approvals.

2029
Remaining wind projects online.

Ownership, financing and operations

	Data centre campus	Wind projects
Scope	**95 MW** Phase 1 + **325 MW** Phase 2 = **420 MW** total	**650+ MW** across four projects: Bear Lake, Windy Ridge, Kmtnuk and Upper Afton
Who owns it?	**EverWind** develops, builds and owns the campus **Mi'kmaw consortium (Membertou-led)** in active discussions for minority ownership	**EverWind** develops, builds and owns 49% of the wind projects **Mi'kmaw consortium (Membertou-led)** will hold 51% ownership
Who pays for it?	**Privately financed** by EverWind, investors, banks and Indigenous partners Anchored by a 20-year lease with **Anthropic**, a leading AI company	**Financed separately** from the data centre campus
Who runs it?	Data centre operations team supports daily operation and maintenance	Local technicians and service providers maintain the turbines; power flows to the provincial electrical grid

How is it regulated?

Every part of the project is covered by existing federal, provincial, and municipal Acts and regulations.

Federal
Government of Canada

- Protects fish, wildlife and birds
- Sets safety rules for workers
- Sets rules for moving fuel safely
- Tracks air emissions

Provincial
Province of Nova Scotia

- Ensures the NS grid can supply the power
- Sets the electricity cost
- Approves taking water from Landrie Lake
- Approves wind farms, wetland work and backup generators
- Inspects electrical and workplace safety

Municipal
Richmond County & Port Hawkesbury

- Owns the water utility that supplies the campus
- Issues development and building permits
- Sets local land-use rules for wind farms

Each approval comes with conditions we must follow.

Meeting Canada's five principles

In September 2026, the Government of Canada launched **Canada's Responsible Data Centre Development Principles**. EverWind and Anthropic have both signed them, and the project has been designed to meet and exceed these principles.

1

Data centres must

Create lasting local benefits

2

Data centres must

Not shift electricity costs to Canadians

3

Data centres must

Minimize water use and environmental impacts

4

Data centres must

Be transparent about local impacts

5

Data centres must

Bring strategic value to Canada

1 CREATE LASTING LOCAL BENEFITS

Jobs, taxes and community investment

~2,000
construction positions (data centre and wind)

~$2.4B
spent in Nova Scotia during construction

~215
permanent positions (data centre and wind)

~$110M in property tax over 20 years
~$5.5M per year, ~30% of Richmond's budget
plus ~$290M from wind projects over 35 years

Voluntary community benefits
tens of millions for Phase 1, separate from taxes; priorities set with the community

The project is projected to generate ~$75 million a year in provincial corporate income tax. This could pay for:

~770 nurses' salaries *or* **~825** teachers' salaries *or* **~230** family doctors' pay *or* **~130** public housing units

SEE THE BOARDS: **Nova Scotian job creation · Voluntary community benefits · Economic benefits of the data centre**

2 DON’T SHIFT ELECTRICITY COSTS TO CANADIANS

Protecting electricity customers

No costs

passed on to Nova Scotia ratepayers

650+ MW

of new Nova Scotia onshore wind

200 MWh

of battery storage for Phase 1

The grid has extra power most of the time

outside peak periods, Nova Scotia Power can supply the campus from existing sources.

Homes and businesses come first

when the grid is at capacity, the campus steps back and runs on its own supply.

The project pays for the power it uses

plus the cost to connect to the grid. Your power bill won’t go up because of us.

Independent oversight

Grid Operator (IESO): grid impact studies
Nova Scotia Energy Board: electricity rates

SEE THE BOARDS: **Protecting customers · Grid connection · Onshore wind · Batteries and backup power**

3 MINIMIZE WATER USE AND ENVIRONMENTAL IMPACTS

Low water use, limited footprint

LANDRIE LAKE SAFE YIELD · 34M L/DAY

~0.3% → ~1.5%

Average daily use by the campus:
Phase 1 → full campus

80%+

still available, even after today's users and the full campus



■ Today's users, incl. Town of Port Hawkesbury ~18% ■ Full campus ~1.5% ■ Still available 80%+

Closed loop

the cooling fluid is reused; none is discharged to local waterways

Air does most of the cooling

water-assisted cooling only on the hottest days (above ~25–27 °C)

No project-driven increase

in water rates

Previously developed land

sited mainly on previously developed land. The campus is outside the Port Hawkesbury Watershed Protected Water Area

Meets provincial standards

air quality and noise are being modelled; emissions will comply with provincial standards

SEE THE BOARDS: **Environmental considerations · Closed-loop cooling · Water use from Landrie Lake**

Open about local impacts

Public

pre-construction noise model results will be made public

Reported

water use monitored and reported publicly

Proposed

implementation agreement with the Province

No shortcuts

each phase must clear independent checks before it can connect and operate

Your top questions answered

sound, traffic, water, backup power, jobs and community benefits

Ask us anything

everwinddc.com/#ask
info@everwinddc.com

More sessions to come

open houses and hiring & supplier sessions; dates to be announced

SEE THE BOARDS: **What will it mean for our community?** · **Holding ourselves accountable**

5 BRING STRATEGIC VALUE TO CANADA

Why this matters for Canadians

> **“Building more capacity here at home will give Canada greater resilience and choice, while helping Canadian researchers, innovators and businesses build, deploy and scale.”**
>
> Government of Canada, launching the Responsible Data Centre Development Principles, September 2026

Why now?

As more Canadians use AI, Canada needs more computing capacity, and clean power to run it.

6th

Canada’s worldwide rank in use of Claude (Anthropic’s AI assistant)

~25%

Canada’s data-centre capacity per person, compared with the U.S.

AI computing capacity at home

Canadians are heavy AI users. This project builds computing capacity here in Nova Scotia.

Supports Nova Scotia businesses

Helps attract more businesses to the Strait area and steady work for local suppliers

SEE THE BOARDS: **Why here, and why now?** · **Building AI infrastructure in Canada**

NEXT STEPS

Stay involved

We'll keep meeting with the community and local businesses as the project moves forward.

More open houses

We'll hold more open houses as planning advances. Dates to be announced.

Hiring & supplier sessions

We'll hold sessions on job and contracting opportunities. Dates to be announced.

Questions any time

Ask our team today, or email us:

info@everwinddc.com

or visit **everwinddc.com/#ask**

Suppliers: register your business

EMAIL

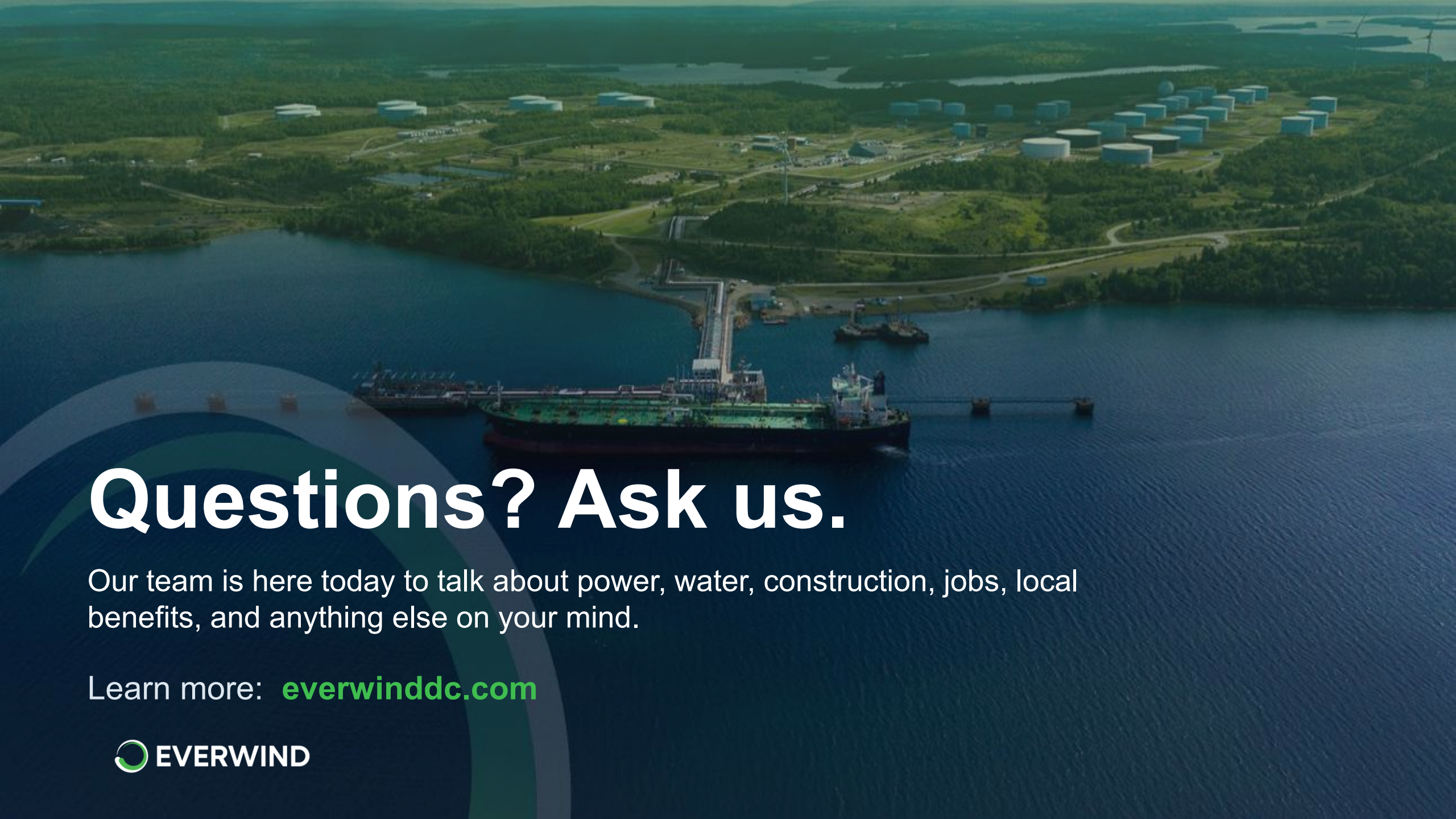
Supplierregistration@everwindfuels.com

CONSTRUCTION

- Civil works & earthworks
- Concrete & foundations
- Electrical, substation & transmission
- Building & mechanical trades
- Cranes & heavy lifting

SERVICES & SUPPLY

- Engineering & surveying
- Environmental services
- Trucking & transportation
- Fabrication & equipment supply
- Security, snow removal & road maintenance



Questions? Ask us.

Our team is here today to talk about power, water, construction, jobs, local benefits, and anything else on your mind.

Learn more: **everwinddc.com**

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