

WELCOME

Point Tupper Data Centre Campus

EverWind Community Engagement Sessions

November 3-4, 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

EverWind has a team of 100+ employees, primarily from local communities, supported by technical partners.

Our Commitment

EverWind is committed to responsible development grounded in environmental stewardship, Indigenous partnership, community engagement, and long-term economic benefit.

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 historically developed area and uses existing roads, water, electrical, and port infrastructure wherever possible
- **Distance from neighbours:** Industrial siting and separation distances of greater than 1.8 kilometers
- **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

THIS PROJECT

TODAY

Marine terminal

About 100 direct employees and 75 full-time contractors

IN DEVELOPMENT

Data centre campus

95 MW Phase 1 plus 325 MW Phase 2, for a combined capacity of 420 MW

PROPOSED

Green hydrogen & ammonia

Environmental approvals and front-end engineering complete; participating in global auctions

IN DEVELOPMENT

New wind & energy storage

650+ MW of grid-connected onshore wind

200 MWh of battery storage for Phase 1

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
Ownership	**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 portfolio **Mi'kmaw consortium (Membertou-led)** will hold 51% equity ownership
Financing	**Privately financed** by EverWind, investors, banks and Indigenous partners **Anchored by Anthropic's 20-year lease**	**Financed separately** from the data centre campus
Operations	Data centre operations team supports daily operation and maintenance	Local technicians and service providers maintain the turbines; power flows to the provincial grid

How is it regulated?

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

	Federal	Provincial	Municipal
Electricity & grid	—	IESO Grid studies; Nova Scotia Power Contracts NS Energy Board oversight	—
Water supply	Fisheries Act	Water withdrawal approval under the Environment Act	Landrie Lake Water Utility; owned by Port Hawkesbury & Richmond County
Land, water & wildlife	Fisheries Act, Species at Risk Act, Migratory Bird Convention Act etc.	Wetland and watercourse approvals, Endangered Species Act	—
Backup power, emissions & noise	Canadian Environmental Protection Act - emissions reporting, as required	Industrial and Dangerous Goods Approvals	—
Construction & safety	Transportation of Dangerous Goods Act, Canada Labour Code	Occupational Health and Safety Act (electrical inspections; fire and equipment safety etc.)	Building and development permits
Wind farms	Fisheries Act, Species at Risk Act, Migratory Bird Convention Act etc.	Environmental Assessment, wetland and watercourse approvals	Land-use bylaws, development permits

Five principles for responsible data centres

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**

Going further in Nova Scotia: EverWind supports the Province's responsible-development conditions and has proposed a formal implementation agreement with the Province to document key commitments, reporting, and accountability.

Nova Scotian job creation

~2,000
Construction

Data centre	~1,000
Wind projects	~1,000

~215
Permanent positions

Data centre campus	~115
Wind projects and portfolio-wide roles	~100

TYPES OF PERMANENT ROLES

Data centre

- 24/7 data centre operators
- Facilities managers & supervisors
- Mechanical, electrical, controls & water specialists
- Maintenance planning & scheduling

Wind & EverWind team

- Turbine technicians & site maintenance
- Health, safety & environment
- Finance, HR & procurement

CONSTRUCTION TRADES NEEDED

- Electrical
- Heavy equipment & civil
- Building trades
- Engineering & project management
- Logistics

1 CREATE LASTING LOCAL BENEFITS

Voluntary community benefits

HOW IT WILL WORK

1 **Separate from taxes**
Dedicated funding, on top of the property taxes the project pays.

2 **Shaped with the community**
Priorities will be set together with local communities and our customer

3 **Grows with the project**
Tens of millions for Phase 1 alone, with more expected as development progresses.

PRIORITY AREAS UNDER DISCUSSION

- Community infrastructure & recreation
- Health & housing
- Education
- Trades training & workforce
- Broadband & connectivity
- Regional economic development

Tell us what matters to you: what should this funding support in your community?

DAVIS PIER
a kainos company

Economic benefits of the data centre

BENEFIT	ESTIMATE	WHAT IT MEANS
Construction spending	**~$2.4B**	Spent directly with Nova Scotia workers and businesses
Construction GDP	**~$2.0B**	About 3% of Nova Scotia's economy for a year
Operating GDP	**~$137M** per year	~$2.7B over the initial 20-year term
Provincial corporate income tax	**~$1.5B** over 20 years	~$75M per year
Municipal property tax	**~$110M** over 20 years	~$5.5M per year, about 30% of Richmond County's operating budget

What could ~$75 million per year in provincial tax be used for? Each year, roughly the cost of:

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

GDP = value created in Nova Scotia. Project figures: Davis Pier modelling, subject to final design, assessment and tax treatment; annual figures are 20-year averages. Comparisons: NS GDP ≈ $65B (2024); RN and teacher (TC5) top-of-scale salaries $97,483 and $90,865; average family doctor MSI payment $327,371 (2024-25); public housing ≈ $564K/unit; Richmond County 2025-26 operating budget $17.47M.

2 DON’T SHIFT ELECTRICITY COSTS TO CANADIANS

Protecting electricity customers

Our electricity costs will not be passed on to Nova Scotians.

The project pays its own way

EverWind covers the added cost of the power it uses, plus the cost required to connect to the grid.

Adds new renewable supply

About $2 billion to build 650+ MW of new Nova Scotia onshore wind, added alongside the new demand.

Homes and businesses first

EverWind will be an interruptible customer that can reduce grid use during peak periods. Batteries and backup generation are fully project-funded.

Benefit to other ratepayers

Uses spare grid capacity and pays toward fixed costs. EverWind expects significant net benefit to other ratepayers over the project’s life.

Who sets the rates? The Nova Scotia Energy Board. EverWind’s electricity tariff is being developed and will be submitted by Nova Scotia Power to the Board for approval.

2 DON’T SHIFT ELECTRICITY COSTS TO CANADIANS

Connecting to the grid, one phase at a time

Most of the time, the grid has power to spare. Outside peak periods, Nova Scotia Power can supply the campus from existing available sources.

PHASE 1 · 95 MW

Targeted late 2027

- ✓ System Impact Study complete (IESO Nova Scotia)
- ✓ Nova Scotia Power Facilities Study complete
- ✓ Connects through the existing 138 kV service at the EverWind terminal
- ✓ No new transmission line needed
- ✓ No new Nova Scotia Power substation needed

EXPANSION · 325 MW

Targeted 2028, subject to required conditions

- → System Impact Study complete
- → New transmission and substation infrastructure, funded and built by EverWind
- → Proceeds only after studies, cost allocation and approvals

Homes and businesses come first. EverWind is an interruptible customer: the system operator (IESO) or Nova Scotia Power can direct the campus to reduce its grid use on 10 minutes’ notice. Battery storage supports continuity during outages or interruptions, with backup generators operating only when grid power, available wind power, and battery storage are insufficient.

New Nova Scotian onshore wind power



650+

MW of new generation

80+

turbines

- **~$2 billion** investment
- **Approved** environmental assessments
- **2026:** construction planned to begin, following financial close
- **2028:** first wind projects planned to come online
- **2029:** balance of the wind portfolio planned to come online

2 DON’T SHIFT ELECTRICITY COSTS TO CANADIANS

Our own batteries and backup power

Paid for by the project. Not by ratepayers.

WHEN THE GRID IS AT CAPACITY, *homes and businesses come first. The campus steps back and runs on its own supply:*

1 FIRST

Our wind supply

650+ MW

of new wind, supplying about ⅔ of the campus’s power once online (from 2028).

2 THEN

Our batteries

~2 hours

of power for Phase 1 from 200 MWh of batteries.
More batteries for Phase 2.

3 LAST RESORT

Backup generators

Emergency only

Up to 102 MW of diesel backup for Phase 1, used only if the grid, wind and batteries fall short. Not a regular power source.

EverWind pays
equipment, fuel and upkeep

No extra burden on the grid
no standby power needed for us

Low-emission Tier 4 engines
NOx exhaust treatment; will meet provincial air & noise standards

Environmental considerations

Established industrial park
Located within the Point Tupper Heavy Industrial Park, an area with a long history of industrial activity.

Protected water area
Campus is located outside the Port Hawkesbury Watershed Protected Water Area surrounding Landrie Lake.

Previously disturbed land
Sited mainly on historically developed and graded land, limiting disturbance of undisturbed areas.

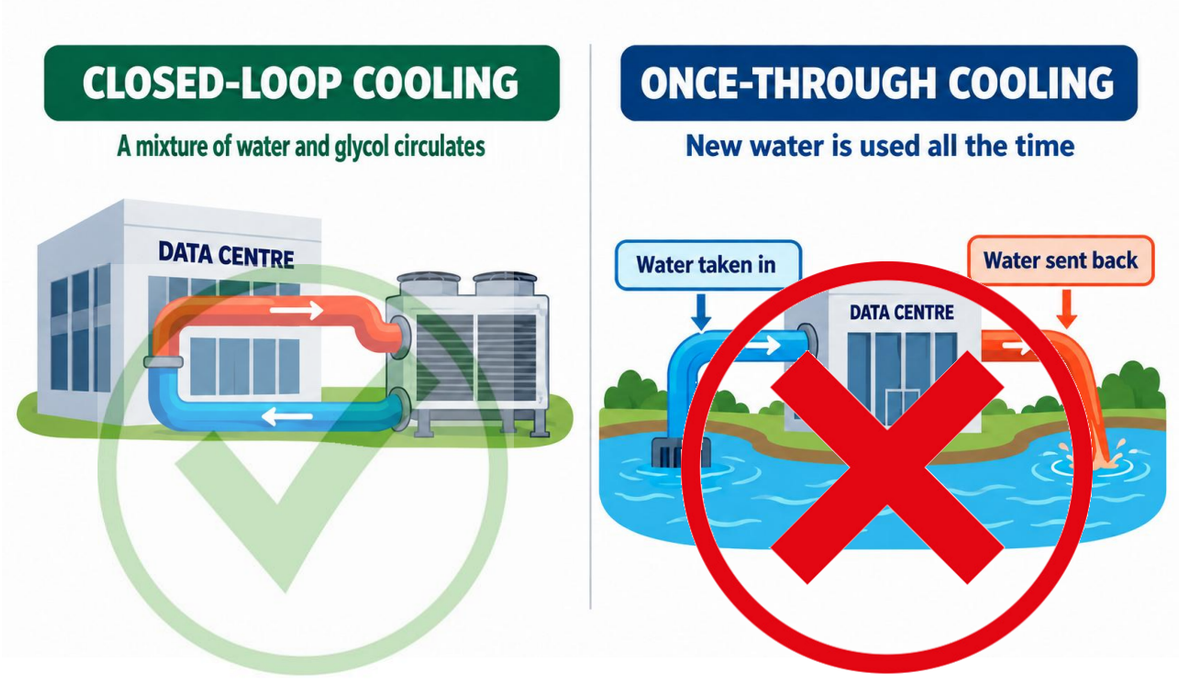
Environmental modelling
Air quality and noise emissions will comply with provincial standards.

Existing infrastructure
Uses established industrial roads and stormwater management systems, where available.



Environmentally sensitive features
Potential impacts to wetlands, watercourses and species at risk will be avoided and/or minimized.

Closed-loop cooling system



We use closed-loop cooling (left), not once-through cooling (right).

Closed loop
A water-glycol fluid circulates continuously; the same fluid is reused, not drawn in and discharged.

Air does most of the work
Heat is mainly removed by air cooling.

Water only on the hottest days
Adiabatic water-assisted cooling runs only when it is warmer than about 25-27 °C outside.

No discharge to local waterways
Fluid removed for maintenance is captured for recycling or proper off-site disposal.

3 MINIMIZE WATER USE AND ENVIRONMENTAL IMPACTS

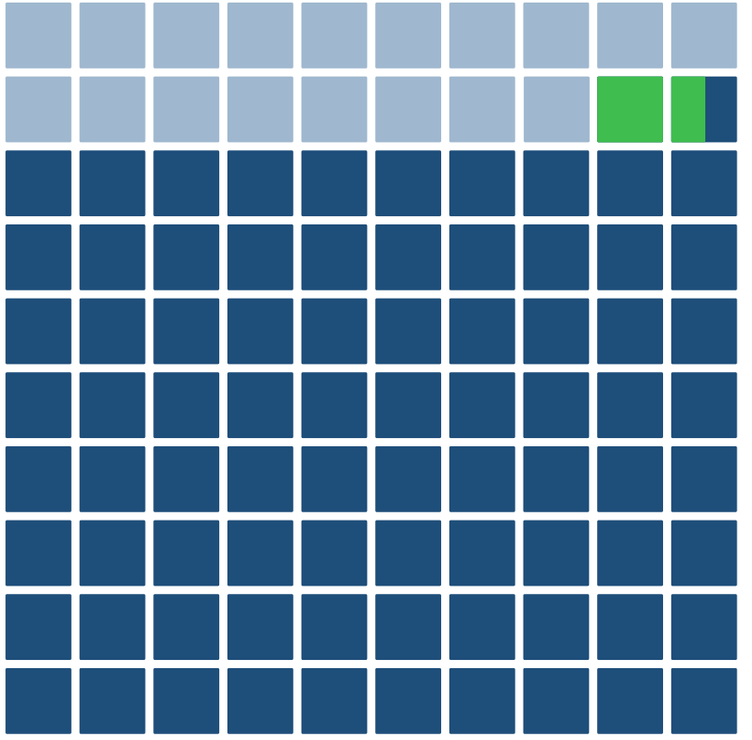
Water use from Landrie Lake

1.5%

of Landrie Lake's daily safe yield, at the full 420 MW campus

Phase 1 alone: about **0.3%**

- ✓ **No project-driven increase in residential water rates**
- ✓ **Water use monitored and reported publicly**



In use today (about 18%)

Full data centre campus (~1.5%)

Rest of the safe yield

~100,000 L/day
Phase 1 (95 MW), about a large shopping mall

~500,000 L/day
Full campus, under ⅓ of what some golf courses can be permitted to use

34M L/day
Landrie Lake's daily safe yield

"Safe Yield" is the amount of water a reservoir can reliably supply, even during a severe drought.

Sources: NS Regulatory and Appeals Board, 2026 NSRAB 102 (M12738), Jul 23, 2026; current use ~6M L/day avg; safe yield 34M L/day per MECO study, Oct 16, 2025. Data centre figures are EverWind design estimates (average daily use).

4 BE TRANSPARENT ABOUT LOCAL IMPACTS

What will it mean for our community?

These are the questions we hear most. Here is what we know today and what we are still studying.

Sound

Pre-construction noise model results will be made available to the public. Noise emissions will be compliant with provincial standards.

Lighting, traffic & construction

Industrial siting provides distance from homes. The data centre campus uses existing industrial roads and infrastructure.

Water quality & rates

Closed-loop cooling; no cooling fluid discharged to local waterways. No project-driven increase in residential water rates.

Backup generation

Diesel generators will provide backup power only when grid power and wind is unavailable, and battery storage is depleted.

Jobs

About 2,000 construction positions and 215 permanent positions across the data centre campus and wind projects.

Community benefits

Community benefits funding will go to priority initiatives as identified by community members.

4 BE TRANSPARENT ABOUT LOCAL IMPACTS

Holding ourselves accountable

No shortcuts. Each phase must clear independent checks before it can connect and operate.

CHECKPOINT	WHO DECIDES	PHASE 1 · 95 MW	PHASE 2 · +325 MW
Grid impact study	IESO Nova Scotia	✓ Complete	✓ Complete
Facilities study & power contract	Nova Scotia Power	✓ Signed Sept 28	In progress
Rates & cost recovery	NS Energy Board	Awaiting approval	Next
Industrial approvals	NS Environment & Climate Change	Filed Oct 9	In preparation
Building & development permits	Richmond County	Next	Next

Status as of October 29, 2026. Filed is not approved: each approval can add conditions the project must meet.

GOING FURTHER

Implementation agreement
proposed with the Province, to put commitments in writing

Water use reported publicly
to keep the community informed

5 BRING STRATEGIC VALUE TO CANADA

Why here, and why now?

Every time someone uses an AI tool, the computing behind it runs in a data centre. As more Canadians use AI, the country needs more of that capacity and clean power to run it.

6th

Canada’s rank worldwide in use of Anthropic’s Claude

2nd

Canada’s rank in per capita Claude usage, among the top 10 countries

~25%

Canada’s data-centre capacity per person vs. the U.S.

WHY POINT TUPPER

- **Cool climate for air cooling**
- **Existing industrial site & port**
- **Skilled trades workforce**
- **Proximity to wind resources**

Source: Anthropic, “How Canada uses Claude” (Anthropic Economic Index, 2026). Stats updated as of October 2026.

5 BRING STRATEGIC VALUE TO CANADA

Building AI infrastructure in Canada

Domestic computing capacity, paired with new clean energy and regional infrastructure investment.

WHAT IS AN AI DATA CENTRE?

Computers Rows of specialized servers that run AI models

Power Electricity from the grid, with batteries and backup generation

Cooling Keeps the equipment at safe temperatures

Connectivity Fibre links to users across the country

Capacity at home

Canadians are among the world's highest users of Claude. This project builds that capacity in Canada.

Builds the clean-energy case

Long-term industrial demand strengthens the case for more wind, storage, and transmission.

Supports Nova Scotia businesses

Helps attract complementary businesses to the Strait area and creates steady work for local suppliers and services.

Complements green fuels

Shared infrastructure supports EverWind's longer-term green hydrogen and ammonia opportunity.

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

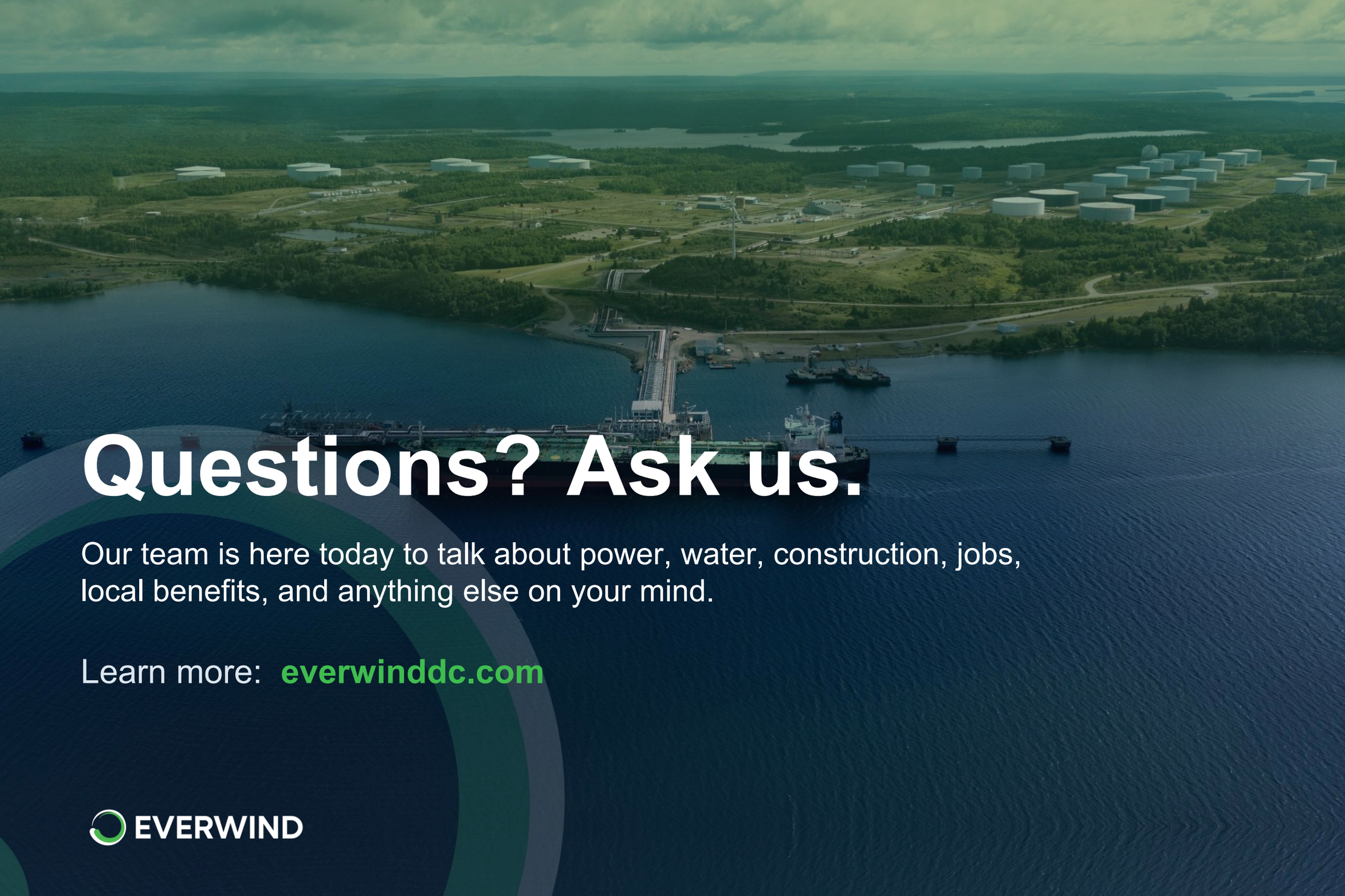
Supplierregistration@everwindfuels.com

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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