POWEREDLANDUSA
A D/B/A OF SKYCORE DIGITAL LLC

PROJECT FOOTHOLD

AI / GPU compute infrastructure
North Carolina, USA

18 MW LIVE TODAY	**+12 MW** COMMITTED · 2028
6.2¢/kWh ALL-IN · 17 BILLED CYCLES	**±207 AC** NET CAMPUS OFFERED

FOOTHOLD 1 — 12 MW · IN SERVICE

1.00-ac deeded pad. 12 MW contracted on the existing distribution service.

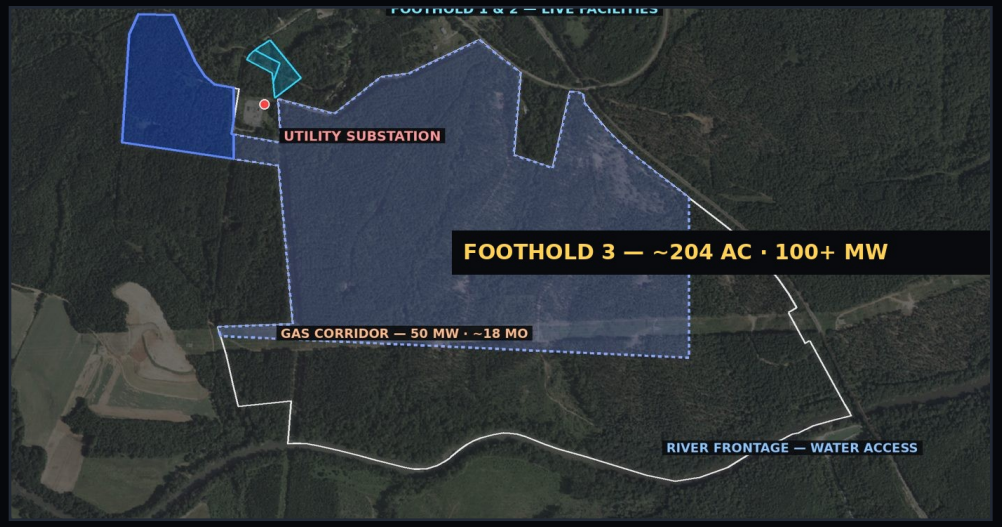
FOOTHOLD 2 — 6 MW · IN SERVICE

2.10-ac deeded pad. PoC AI: 16 racks x 20 kW live; 60 kW-rack container incoming.

FOOTHOLD 3 — ~204 AC · DEVELOPMENT TRACT

Net of a 26-ac lobe consolidated into the pads. Gas corridor on the south boundary. A further ~196.8 ac available, priced per acre.

Live compute facility — operating core (drone, 2026)



POWER	6.2¢/kWh all-in across 17 reconciled billing cycles · substation on site · 21 MVA · 12,470 V / 415 V
EXPANSION	+12 MW committed 2028. Beyond that is a separate transmission-level interconnect and a new substation.
FIBER	100G dual fiber — Spectrum on site · second carrier approved for a redundant path
LATENCY	N. Virginia ~2.5 ms · Raleigh ~4 ms · Charlotte ~5.5 ms · Atlanta ~6 ms · hyperscale DC 17 min
INCENTIVES	Tier 1 county · 100% electricity and equipment sales-tax exemption · 0% state corporate tax by 2030
GAS	Interstate gas corridor on the campus boundary — 50+ MW generation potential, ~18 months to energize
LEASE-BACK	Existing load stays under a land lease-back — 18 MW held energized at zero carry cost
OFFERING	$14.0M at closing + $/MW of incremental capacity as it energizes. Extra land priced per acre.

ENGAGE

Pilot deployments · long-term leases · colocation · strategic JVs

Enquiries via the PoweredLand USA website. Detailed materials released under executed NDA. Site tours for qualified parties.