

OFF GRID DATA CENTER POWER

by **LAKESIDE DATA CENTERS, LLC**

400 MW/hr. – 1.6 GW/hr. Electric 24/7/365

5 – 9's reliability

Completely Independent from the Grid

1 Campus In Charlotte, North Carolina

On line 4/1/27

Tenant upfit ready now

Several others in process



w w w . L a k e s i d e D a t a C e n t e r s . c o m

Data Center Power Now: No Power Grid Backlog

275,200 Square Feet for Servers

- 
- Data Server Power Supply (800 MW in 14 months)
 - Onsite Generation is what we do
 - Absolutely Redundant to 99.999% Reliability
 - Stand alone Power Plants

Where Does The
Power Come From?

How do we do this?

What is the #1 Problem with Data Center Development?



Utility Grid Backlog

There is a 4 year wait and it is getting worse!!!!

But Not for Us

Why is Lakeside Data Center Power so valuable?



Natural Gas



Turbine Power Plant



Data Center Power Supply



Data Center AI Server Racks

No Grid Connection Back Log

What are these here? Our Power Plants!!!!

50 MW Nat Gas Fueled
Steam Turbine Power
Generation Plants.

We will have 20 on site
as Permanent Power for
redundancy and 99.999
On Line Reliability.

With 50 MW Turbines,
we create redundancy
more economically.

Also eliminating the
need for High KV
breakers !!!

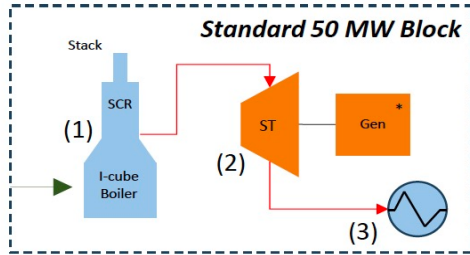


**API Turbines – Oil & Gas - 611 & 612
standards (10 kW to 100 MW)**

Steam Turbines: Supplied and Installed by our Partners

TTL / BTCo – Data Center Power Generation Scope (2/4)

Conventional Rankine cycle components:



- 50 MW standard power block designs to be scaled up to the desired MW capacity.
- Approach will have the advantage of reducing engineering cost, manufacturing and raw material cost.
- Training advantages on a single instead multiple units.
- Spares and tooling commonality with component interchangeability.

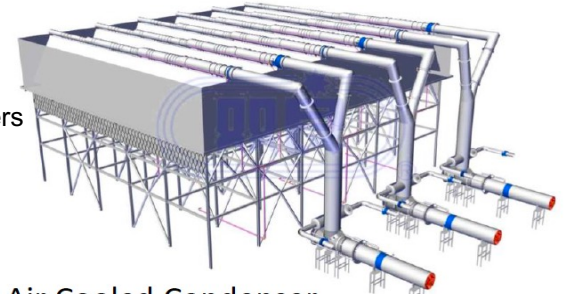


(1) ICube Boiler

(2) Steam Turbine Generator



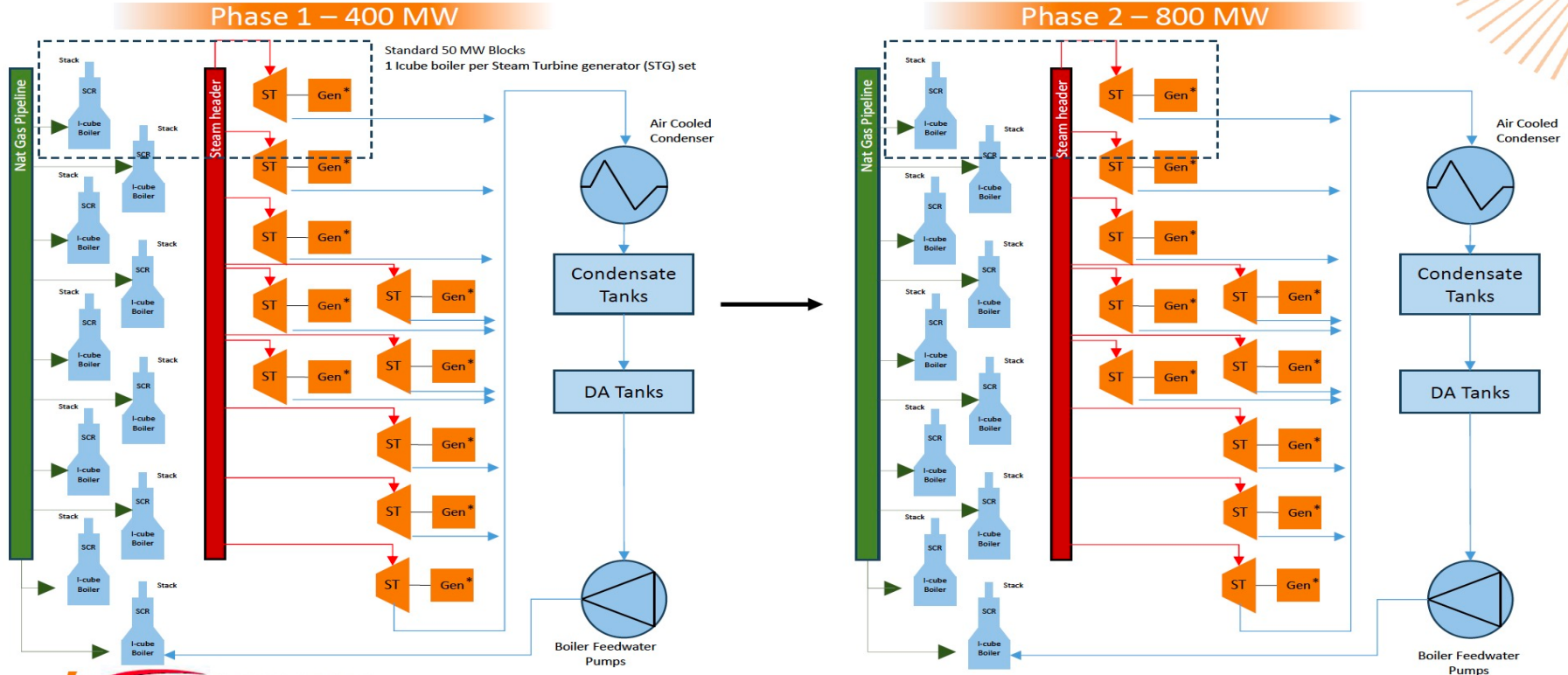
Steam Chillers



(3) Air Cooled Condenser

From Gas to Steam to Turbine to Alternator to Electrical Power to Condensate to Water !!!!!

TTL / BTCo – Data Center Power Generation Scope (3/4)

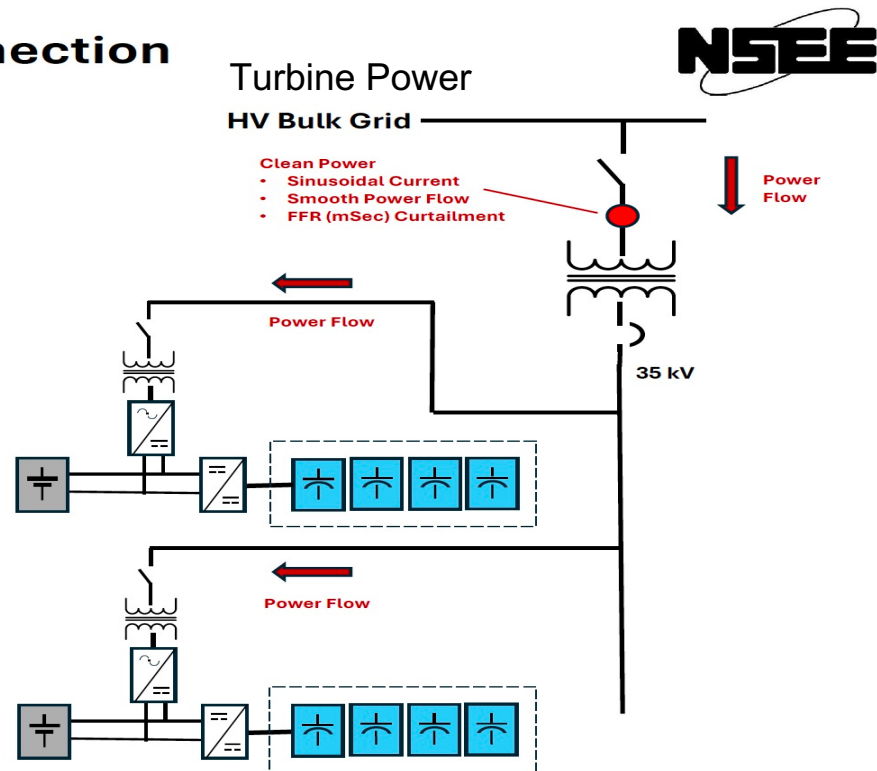


Our Trade Partners: Sabre Systems

Bulk Grid Interconnection

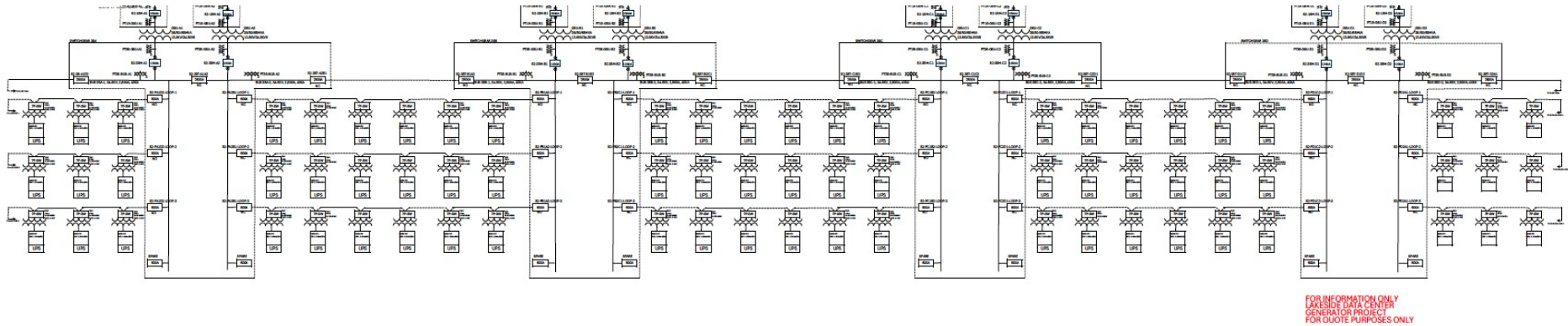
- The bulk grid only sees a PCS like that of a GFM BESS in charge mode
- The AI Data Center is fed from the DC Bus of the PCS in grid forming mode (GFM). The bulk grid does not see the erratic AI loads.
- On-Site generation can be connected to the Data Center bus as needed. Many different forms of generation can be integrated
- Modular system can be expanded as needed.
- Stability services can still be offered to the bulk grid during times of power curtailment

The Power Generation site will have 20 Steam Turbines on line; with 4 running as reserve.



Typical Transformer Diagram to achieve smooth and consistent Electrical Flow: 400 MW install

Courtesy of our Partners at Sabre



Lakeside Data Centers Power

- Phase 1 of 4
- 275,200 Sq/Ft
- Completion 4/27
- Fiber Optic Service
- 34' Ceiling Height
- Close proximity to Charlotte, NC
- 800 MW to 2.4 G/W
- NNN Lease @ \$7.00
- **Buy it; Lets talk**
- Redundant & UPS Electric at \$218 M/W
- PPA with Lakeside as provider.



Data Center Power Supply Must be 100% Reliable

What are the 5 – 9's
99.999% Reliability

- Achieved through Redundancy & UPS Systems 20 Turbine Power Plants on site. 72 UPS Battery Buffer's on Line Simultaneously
- UPS Back-up 800 Mega Watts/Hour
($99.999 + .001 = 100\%$)
- Phase 1 of 3 Phases



Permanent Power and Online @ 14 mos.

275,200 Square Feet of space

NNN Lease:

Fiber Optic and RF Tower Available

Power Purchase Agreement @ \$218 per Mega Watt hour.

Target Market

Who are the likely Tenants:

- ✓ AI Data Service Providers

What is the market size right now?

- ✓ Market is in the Trillions of Investment dollars.
- ✓ Wall Street Journal 10/5/25; 9/25/25; 9/1/25
- ✓ Virtually all Data Centers are dependent on Grid Sourced Electric Supply.

Lakeside Data Centers; Why?

- ✓ 800 Mega Watts 24/7/365 Electrical Supply
- ✓ 1.6 GW Watts in 36 Months
- ✓ Our tenant is not dependent upon Duke Power Grid!

Why is Lakeside Data Center Power the safe bet?

- ✓ We have no Grid Interconnect Backlog
- ✓ Electrical supply is the advantage we bring to our centers!!!

The Plan of Action:

1. Secure the site in Blacksburg, SC (275,100 Sq/Ft Warehouse & 16.8 acres next door)
2. Initiate Steam Turbine Work Order (permanent power)
 - a) Initiate Engineering
3. Complete: Air Quality Permit, Engineering; Gas Connection
4. Complete Building Permit Applications for Warehouse upfit to Data Center. (We are licensed GC's)
5. Begin Warehouse Const. with Power Generation, Electrical Distribution, Glycol Cooler Set outs
 - a) 90 day process performed by our Trade Partners.
6. Install Steam Turbines, Boilers, Condensate Modules, Switch Gears, Transformers, UPS; etc.
 - a) 12 month process performed by our Trade Partners.
7. Power Plant: Commissioning.
8. Permanent Revenue begins of 800 MW.
9. Rinse and Repeat with 3 additional phases in Blacksburg, SC!!!!

Management & Trade Partners

We are a company with 155 years combined multi-faceted experience.

Power Generation is our Wheel House

Our backgrounds range from Business, Heavy Construction, Natural Gas Development, and Management as well as Environmental Biology.

We are business executives who come together to make our world a better place.

Mr. Mick El-Massri

President and Managing Member
Energy Developer; Builder and Contractor

Mr. Joe El-Massri

CEO and C/O & Member
Land Developer; Builder and Contractor

Mr. Thomas Getz

Masters of Biology: Staff Biologist
Energy Developer

Mr. Maurice Soque

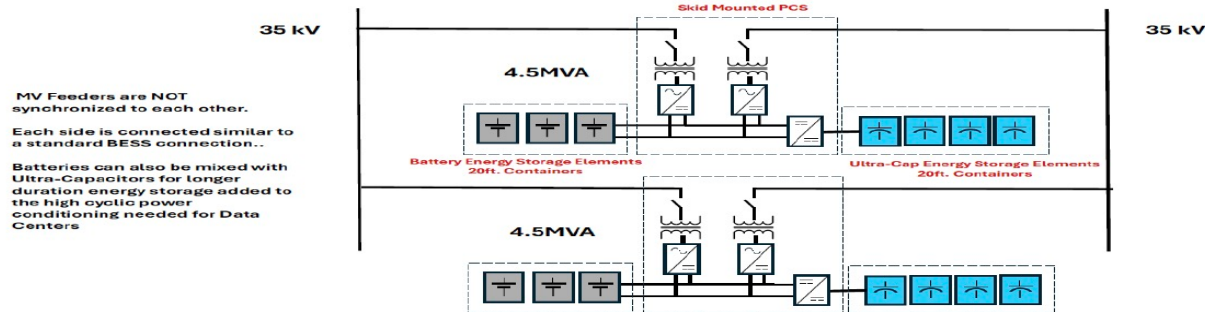
BA Finance
CTO Business Development

Our Trade Partners: Our Advantage

Question: How much Experience do we have in this space

- Answer; 175 years with our partners:

1. Non-Synchronous Energy Electronics, LLC
Alan McDonnell NSEE; P.E.
2. Sabre Electrical and Instrumentation Integration
Kyle Rewcastle; P.E.
3. Joule Grid Mission-Critical Energy Integration
Adam Fonseca, P.E.



Thanks

The Lakeside Companies

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