AKASHI

Data Center

The first 100 MW Tier IV
data center in Central Asia

Investment
Presentation

01

EXECUTIVE SUMMARY

The First Tier IV Data Center in Central Asia

scale & capacity

- Campus with 4 buildings
- Up to 100 MW of guaranteed power capacity
- 4,224 racks with engineering density for AI/HPC
- IV — Tier III–IV architecture, modular scalability

energy efficiency & economics

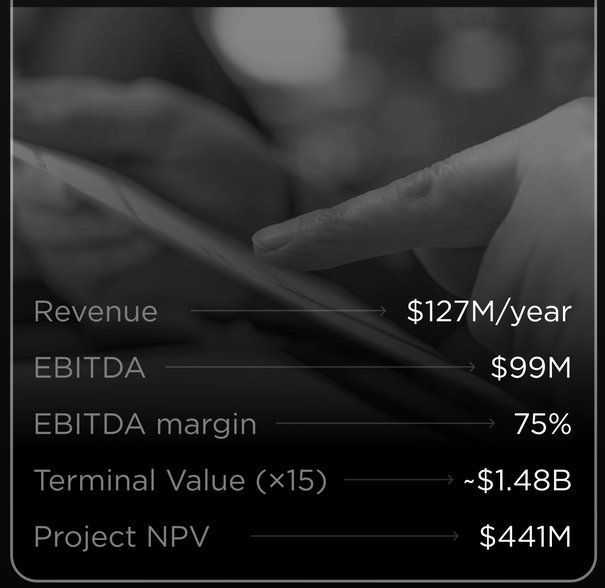
One of the lowest electricity rates in the region:
$0.05/kWh

PUE 1.4
efficient cooling model (Free Cooling)

Optimized operational cost structure

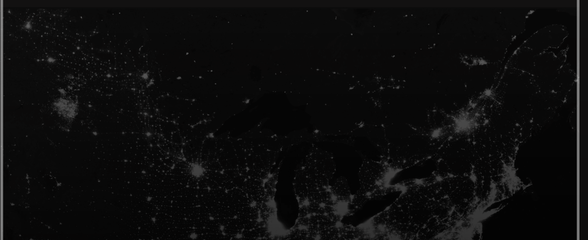
financial indicators

(90% utilization)



Revenue	$127M/year
EBITDA	$99M
EBITDA margin	75%
Terminal Value (×15)	~$1.48B
Project NPV	$441M

international team



Project managed by Uptime Institute Tier IV-certified experts

Proven track record in delivering large-scale infrastructure projects

Strong expertise in data center operations and energy systems

data sovereignty & security

Compliance with international security standards

Full data localization in Kazakhstan

Support for digital sovereignty requirements

Data Center Market:

Explosive Growth & Structural Deficit

Global Market to Double by 2030

- Growth from $387B to $659B (+70%)
- CAGR: ~10% annually

Demand Outpacing Supply

- Global installed capacity: 55 → 122 GW
- Worsening Tier III–IV capacity shortage
- High entry barriers limit new market participants

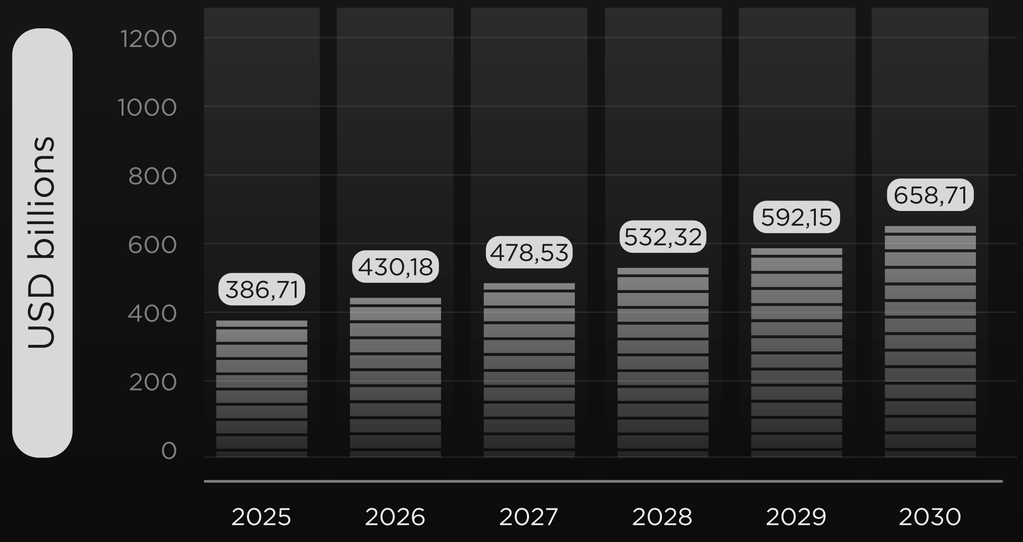
AI, HPC & Hyperscale Driving Long-Term Shortage

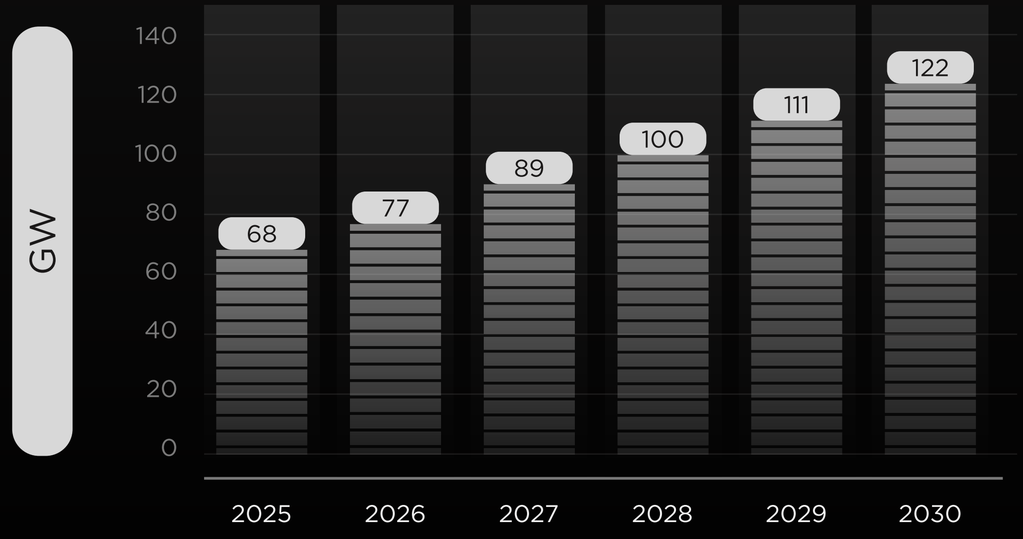
- Exponential load growth from AI clusters & GPU farms
- Severe infrastructure shortage projected over 5–10 years

Why This Matters for Akashi

- Entering the market at a moment of systemic undersupply
- Central Asia is a “white spot” for Tier III–IV infrastructure
- Akashi offers a strategic entry point for hyperscale & AI clients

Market Size Projections (2025–2030):





Kazakhstan Enters a Phase of Hyper-Growth in Demand

Tier III–IV Infrastructure Shortage

Market Projections

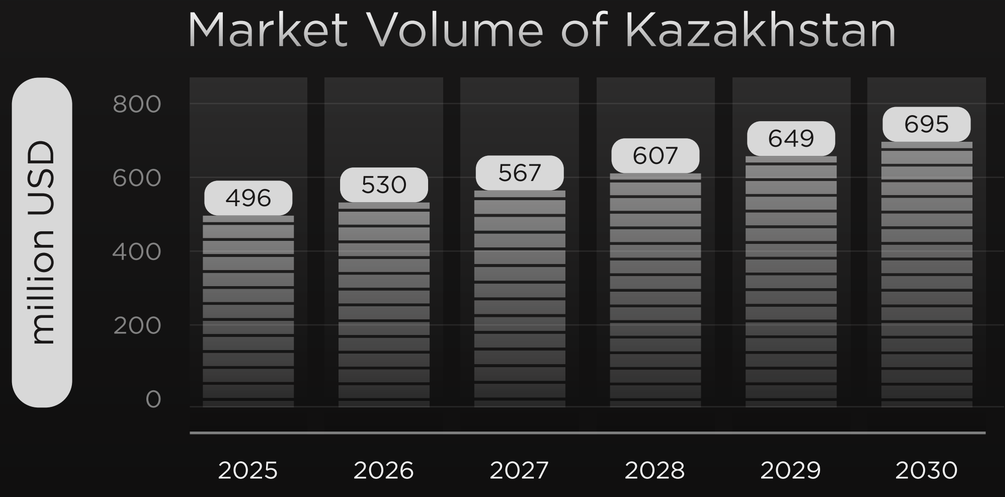
- Market to grow from $495M to $695M by 2030 (CAGR 7%)
- Potential demand in Astana: up to 226 MW by 2030
- Hyperscale, AI, and FinTech are driving a regional shortage of Tier III–IV capacity.

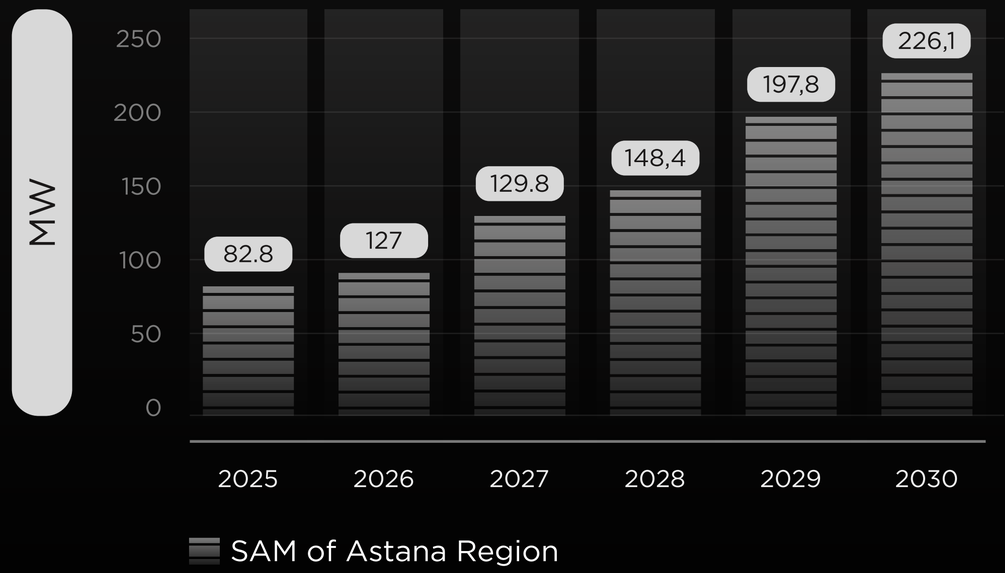
Key Demand Drivers

- National Bank requirements for geo-redundancy
- PoP requests from cloud providers (AWS Outposts, Yandex, Selectel)
- Localization needs of international companies
- Government support for digital infrastructure

Why This Matters for Akashi

- Astana is the largest regional demand cluster
- Structural Tier III–IV capacity shortage
- Akashi addresses a critical gap in supply
- Strong opportunity window for the next 5–10 years





02

MARKET & DEMAND

Energy Cost and Data Sovereignty:

An Advantage Over Global Sites

Low Energy Cost:

- Fixed rate: $0.05/kWh

Strategic Geographic Location:

- Astana – a geographic hub between Europe and Asia
- Ideal point for AI/HPC cluster deployments and PoP for international cloud providers
- Close proximity to major telecom backbones

Legal and Data Sovereignty:

- Full data localization and legal protection

Government Support and Incentives:

- Direct government support for the project
- Tax benefits and simplified regime for Astana Hub participants
- Favorable environment for foreign and institutional investors

Parameter	Akashi	Digital Realty	Equinix	Vantage
Tier Level	IV	III–IV	III–IV	III–IV
PUE	1,4	~1,6	1,42 (2023)	≈1,2–1,3 (FRA2)
Power Density (kW/rack)	Up to 20	10–15	≥15 (AI-ready)	15–20 (Santa Clara)
Electricity Cost	$0.05/kWh	$0,12–0,15	$0,13–0,17	$0,11–0,14
Data Sovereignty	100% Localization	Partial	Partial	Partial

Akashi Sets a New Standard for the Local Market

The Only Tier IV in Central Asia:

- Certification roadmap in line with Uptime Institute standards
- Fault Tolerance — resilient infrastructure
- SLA 99.995%

High Rack Density:

Up to20 kW per rack without infrastructure upgrades for up to 15 years

Power Supply:

- Guaranteed power supply even in the context of regional energy deficits and difficulty obtaining technical conditions

Energy Efficiency:

- PUE 1.4 — optimized for both efficiency and sustainability
- Free Cooling as part of the energy-efficient cooling system

	Kazakhtelecom	Freedom	NIT	Kazteleport	QazCloud	Akashi
Tier Level	III	III	III	III	II	III-IV
Rates ($/kW)	495	436	256	540	144	159
Location	Kazakhstan	Astana	Kazakhstan	Astana, Almaty	Astana	Astana
Rack Count	1 552	851	280	233	200	4 224

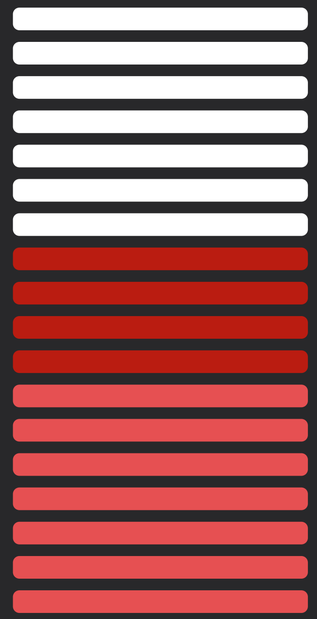
Confirmed Demand:

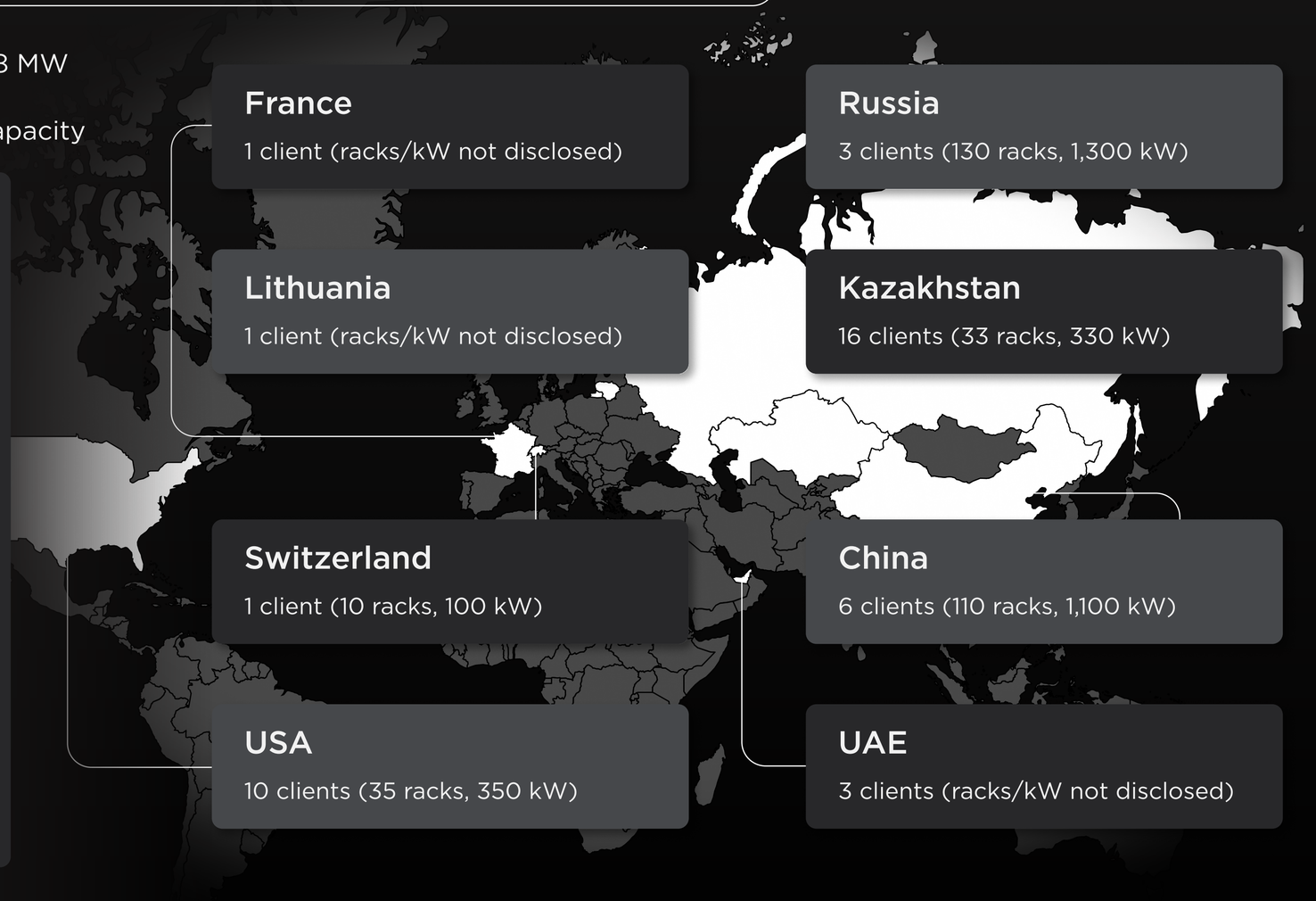
The market is already waiting for Akashi

Potential Demand: 3.18 MW

That’s 61% of DC-1’s capacity

DC-1
Total Capacity:
5,200 kW





France
1 client (racks/kW not disclosed)

Russia
3 clients (130 racks, 1,300 kW)

Lithuania
1 client (racks/kW not disclosed)

Kazakhstan
16 clients (33 racks, 330 kW)

Switzerland
1 client (10 racks, 100 kW)

China
6 clients (110 racks, 1,100 kW)

USA
10 clients (35 racks, 350 kW)

UAE
3 clients (racks/kW not disclosed)

Loading Potential:

- Pre-booking: 3.18 MW
- Expected load by 2027: 4.1 MW (79% of DC-1)
- 41 clients
- 7 countries
- Primary markets: Kazakhstan, Russia, China, USA

Clients:

- Cloud Providers & CDNs
- Selectel, Yandex Cloud, ITGLOBAL, Virtuozzo, VK Cloud
- Local IaaSProviders
- PrimeCloud, CloudPard, KazDevOps, ITGRAD, 3HCL
- Enterprise Sector & Integrators
- Toyota Tsusho, ProDataTech, AIX, NLS

Active Negotiations:

Alibaba Clould, Google Cloud, HPE, Huawei Cloud, Huawei Digital Power, Saudi Telecom, CMI, Beier Quantum Technology, Guangzhou Yihong, China Mobile

03

TECHNICAL INFRASTRUCTURE

Full Ownership and Legal Transparency

An Unencumbered Asset

Property Rights:

A landplotof 11 hectares is fully owned by Akashi

Title documents are registered and available for audit

Regulatory Stability:

Favorable jurisdiction for foreign and institutional investors

Supported by government programs on digitalization and IT sovereignty

Legal Resilience:

Full transparency of asset ownership

Full compliance with the legal framework of the Republic of Kazakhstan

Scalability Readiness:

The land is fully prepared to accommodate 4 data center buildings and dedicated power infrastructure

Reliability:

No restrictions, encumbrances, or legal disputes

Internal control system ensures high reliability and contract execution discipline

The Only Data Center in the Region

with Guaranteed 100 MW of Power Capacity

permits and approvals (block 1):

- Construction permit
- Environmental approvals
- Technical specifications for power grid connection

power infrastructure:

87 MW

KEGOC connection agreement in place

13 MW

In process of obtaining permits for additional capacity

110/10 kV, 120 MVA

Own substation under active construction

Future Phases (Blocks 2–4):

Permit acquisition will be synchronized with market demand and the construction schedule

Tier IV Certification:

Akashi is preparing for Uptime certification

tier iv — the highest standard of reliability:

Fault Tolerance

Fault-tolerant infrastructure

SLA 99,995%

Uninterrupted operation without impact from unplanned failures

certification roadmap:

Design Certification

Before commissioning

Constructed Facility Certification

After construction completion

Operational Sustainability Certification

After achieving operational maturity

technical features:

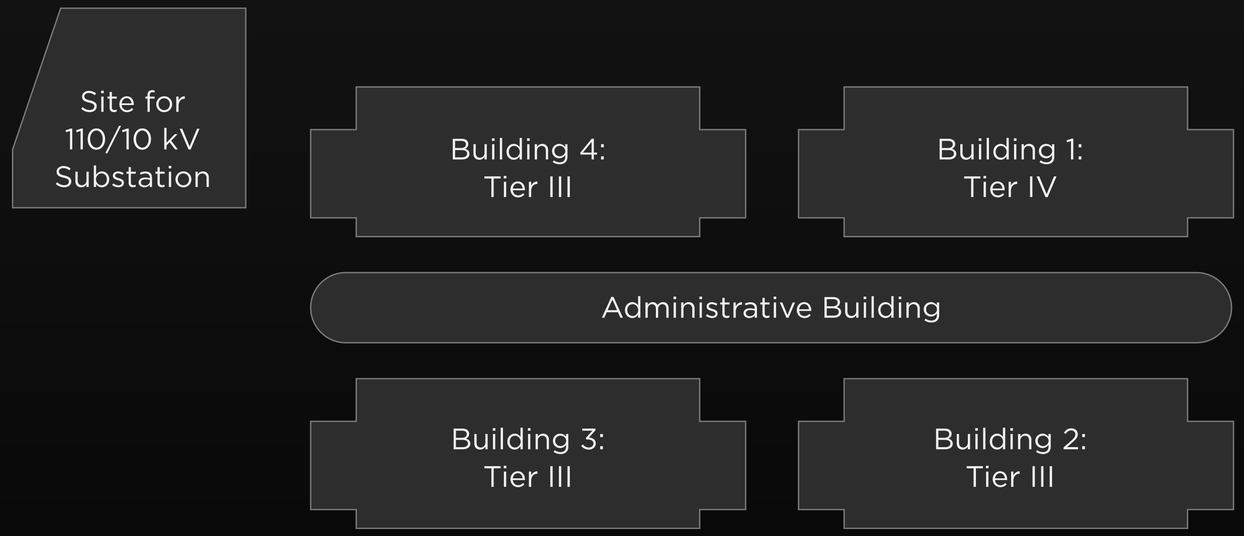
Own step-down substation 110/10 kV

Energy-efficient cooling system with Free Cooling

Tier IV vs Tier III

Why Akashi's First Building is Premium

Parameter	Tier IV	Tier III
Redundancy	5/4N	N+1
Fault Tolerance	High	Low
Continuous Maintainability	Yes	Yes
Autonomy	12 hours	12 hours
Shutdown Required for Maintenance	No	Possible
SLA	99,995%	99,982%
CAPEX	$12.5M/MW	$8M/MW



1. Tier IV enables premium returns through high-value critical clients.

2. Tier III expands the market and improves capital efficiency of the project.

3. Hybrid architecture offers the best balance between margin, cost, and risk.

4. Akashi delivers a higher reliability standard than most regional operators.

Energy Infrastructure of AKASHI Data Center (Phase 1)

Tier IV-Level Power Supply Reliability

External Power Supply via KEGOC (500/220/110 kV)

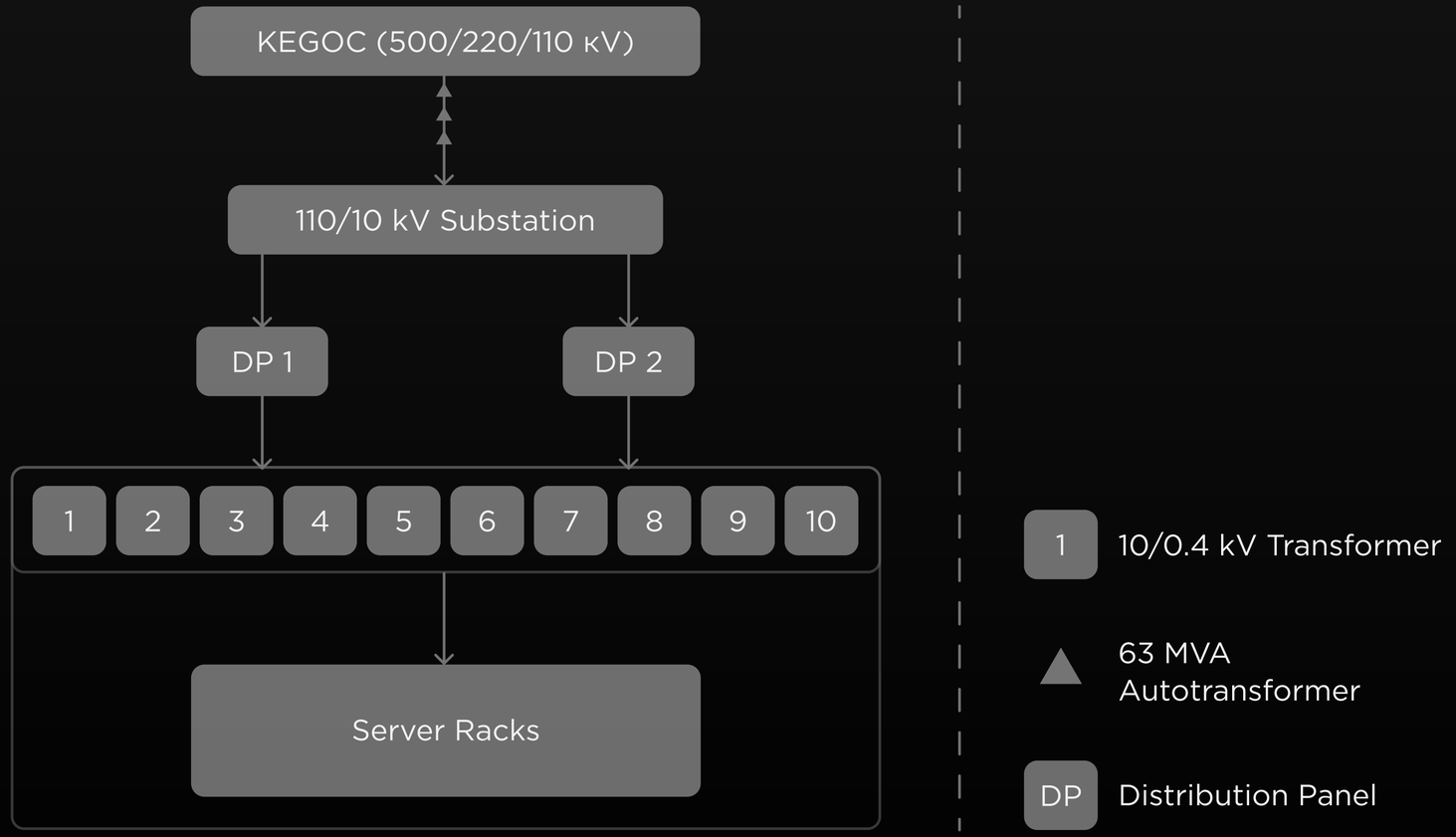
- Dedicated AKASHI high-voltage transmission line from the Central Grid Substation (KEGOC) with 2 + 1 autotransformers rated at 63 MVA each.

Dedicated Substation (110/10 kV)

- Fully independent high-voltage infrastructure.
- 10 kV switchgear implemented with 2N architecture, ensuring full fault tolerance.
- Two independent 10 kV inputs — each capable of powering the entire data center block.

Tier IV Critical Infrastructure Redundancy

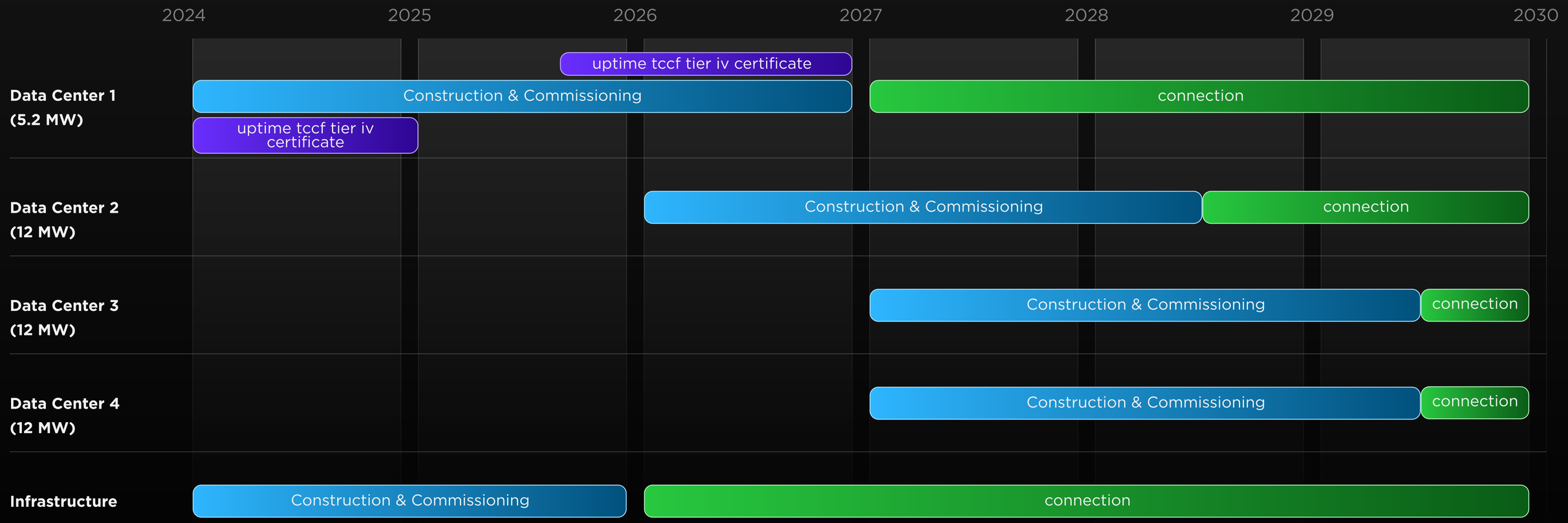
- UPS: 5/4N configuration with double conversion
- Diesel Generators (DGU): 5/4N configuration with autonomous operation



Project Roadmap

"Uptime TCCD Tier IV Certification" — refers to the certification of design documentation, confirming compliance with Tier IV design standards.

"Uptime TCCF Tier IV Certification" — is the certification of the completed facility, confirming readiness and implementation in line with Tier IV operational standards.



Blocks 2–4 are planned to be designed in collaboration with a strategic partner, bringing in marketing, technological, and operational expertise.

04

FINANCE & ECONOMICS

Strong Economics

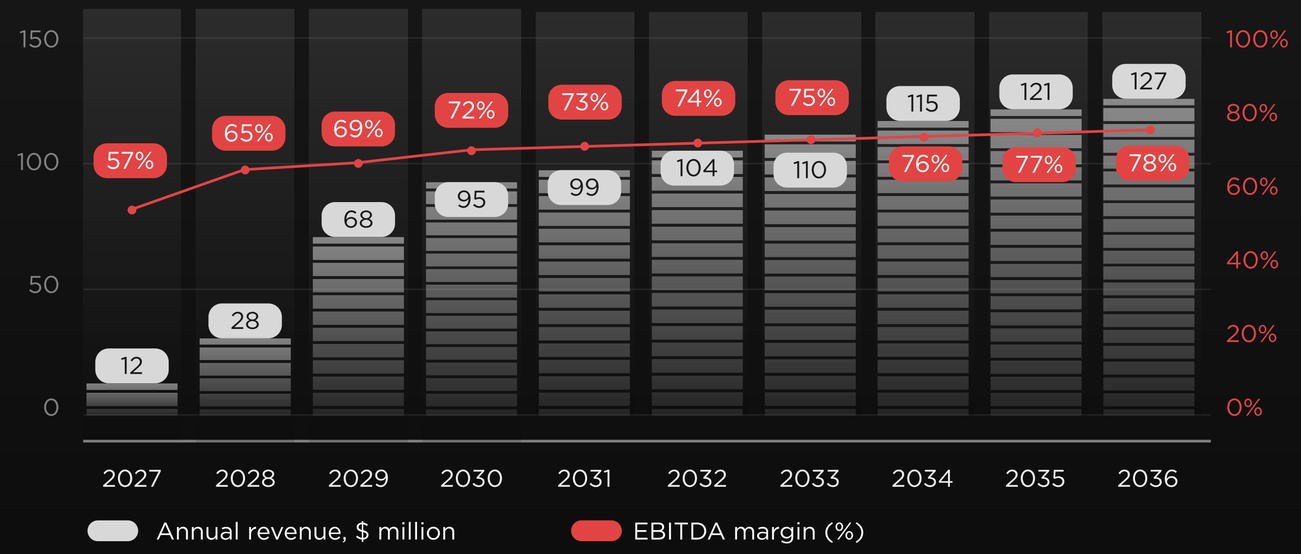
Low Operating Costs and Rapid Ramp-Up

NPV	$441M
IRR:	28%
Payback Period	7 years
CAPEX:	$354M

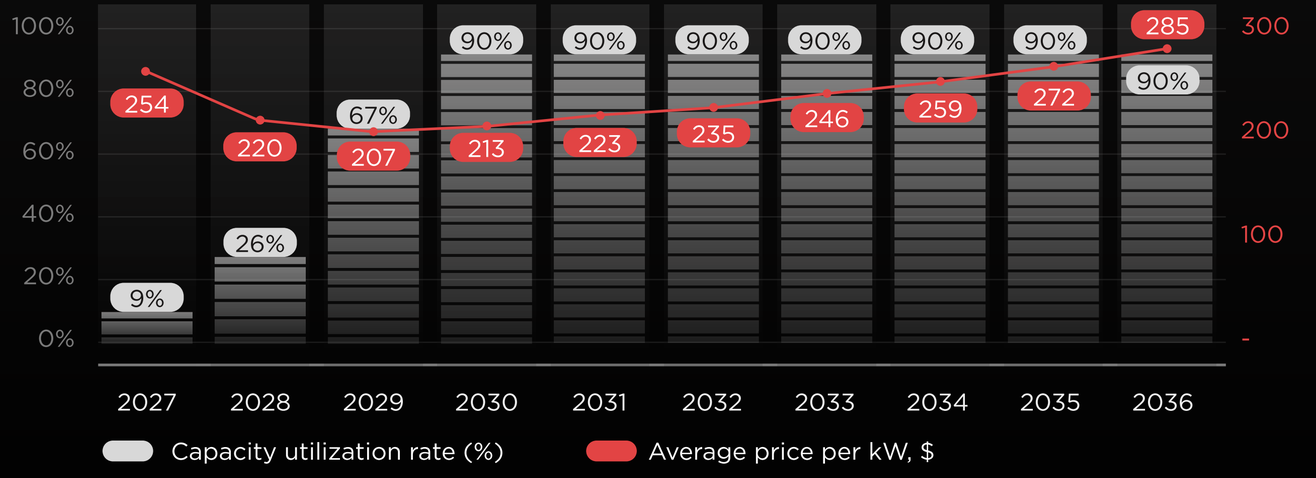
Key Factors:

- Low electricity cost: $0.05/kWh (fixed)
- Confirmed demand: pre-booked 3 MW, 41 clients
- Phased commissioning of 4 blocks, reaching full capacity by 2030
- Strong demand from both public and private sectors

Revenue



Capacity Utilization & Average Sales Price per kW



Economics at Full Capacity

Low cost and high speed of occupancy

	DC 1	DC 2	DC 3	DC 4	Total
Capacity (kW)	5 200	12 000	12 000	12 000	41 200
Utilization (%)	90%	90%	90%	90%	90%
Revenue (mUSD)	22	35	35	35	127
Electricity Cost (mUSD)	2	5	5	5	17
Gross Profit (mUSD)	20	30	30	30	110
EBITDA (mUSD)	17	27	27	27	99
Terminal Value (x15)	251	410	410	410	1 479
Terminal CAPEX (mUSD)	65	96	96	96	354
NVP	69	126	123	123	441

Project Economics (at 90% Utilization)

- Revenue: **127 million USD / year**
- EBITDA: **99 million USD / year**
- Gross Profit: **110 million USD / year**
- Terminal Value (15× EBITDA): **1.48 billion USD**

Sale Proposal

№	Parameter Name	Unit	Value
1	Land area for construction	ha	11
2	Footprint of technological building	sq. m	32,148
3	Total area of technological building	sq. m	45,076
4	Total area of administrative building	sq. m	5,508
5	Number of rack spaces	units.	4 224
6	Maximum usable IT load	MW	48
7	Max power incl. cooling and IT	MW	87
8	Peak PUE	units	1,8
9	Average annual design PUE	units	1,4
10	Uptime reliability level		Tier III-IV

Deal Valuation

- **25% equity valuation:**
  $150 million USD
- Valuation based on:
  15× EBITDA multiplier —
  commonly used in the Tier III–IV market
- Flexible investment structure
  or installment options available

Project Parameters

- 4 datacenter buildings,
  total footprint of **45,000 m²**
- **4,224 rack spaces**, IT load **48 MW**
- Design PUE: **1.4**, Tier III–IV level
- Complete engineering infrastructure
  and landscaping included

05

OUR TEAM

Project Team

Vladislav Minkevich

Chief Executive Officer (CEO)

20+ years in telecommunications and digital infrastructure
Certified Accredited Tier Specialist (Uptime Institute)

Deputy General Director of Freedom Telecom (construction)
Member of the Supervisory Board, Freedom Media

Expertise: development, infrastructure projects, strategic planning, project management

Alexander Zakharov

Chief Technology Officer (CTO)

Accredited Tier Designer (Uptime Institute)

10+ years in Tier III–IV data center design and operations

Expertise: engineering systems, certification, BIM

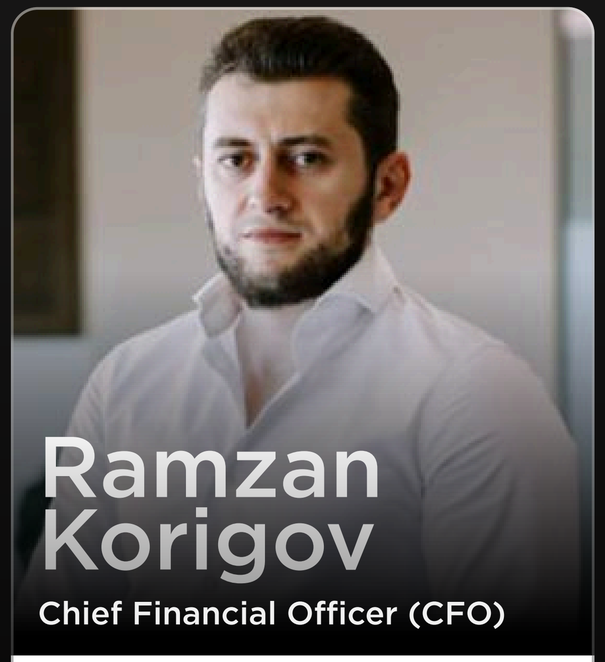
Adil Bilyalov

Board Member – Head of Procurement

20+ years in procurement and contract management for infrastructure projects

Expertise in supply-chain setup for construction, engineering systems, and telecom

Delivered large-scale projects with budgets of $50–200M



Ramzan Korigov

Chief Financial Officer (CFO)

10+ years in financial management for major energy and infrastructure projects

Expertise in building financial architecture, investment and operational modeling

Strategic financial management and cost control for data centers

Akashi-

Infrastructure ofthe
Future of Central Asia

We are ready to move
forward together with you

THANK YOU FOR YOUR ATTENTION

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