# Data Centers: The New Anchor Tenants

POWER & ENERGY INDUSTRY

The exponential rise of AI, cloud computing, and hyperscale platforms is driving an unprecedented surge in energy demand. Data centers are rapidly becoming the largest incremental consumers of electricity globally, with projected demand growth exceeding 150% in the coming years. Traditional grid infrastructure cannot keep pace — interconnection queues now extend up to 7–10 years in key markets, creating a critical bottleneck for hyperscalers seeking rapid deployment.

In response, a new paradigm is emerging: data centers are no longer passive energy consumers — they are becoming "anchor tenants" for dedicated, co-located energy infrastructure. Forward-looking power producers and developers are capitalizing on this shift by building behind-the-meter generation systems, enabling direct, reliable, and premium-priced energy supply through private Power Purchase Agreements (PPAs).

**150%+**

Demand Growth

Projected increase in data center energy consumption globally

**10yr**

Grid Queue Delays

Interconnection wait times in key hyperscale markets

**24/7**

Power Reliability

Dedicated supply commitment for mission-critical workloads

**PPAs**

Revenue Model

Long-term, high-margin private Power Purchase Agreements

> Powering the digital economy through direct, high-reliability energy systems — Fortis & Peak

Fortis & Peak
Shaping What's Next

# The Strategic Challenge

Hyperscalers arrived at a critical inflection point: they possessed the capital and the demand, but lacked timely access to reliable power at scale. A convergence of structural energy constraints created a compounding bottleneck that threatened to slow the pace of digital infrastructure expansion across the globe.

## The Core Problem

**Five interconnected challenges converged to create an energy crisis for hyperscale operators:**

### → Grid Connection Delays

**Severe interconnection backlogs limiting data center expansion timelines**

### → Surging AI Power Demand

**Rapidly increasing load requirements driven by AI and ML workloads**

### → Supply Scarcity

**Lack of reliable, scalable energy supply in key deployment locations**

## Compounding Risks

### Price Volatility

**Exposure to volatile electricity pricing and unpredictable grid constraints**

### Timeline Misalignment

**Energy infrastructure timelines fundamentally out of sync with tech deployment cycles**

⚠ **Hyperscalers had capital and demand — but lacked timely access to reliable power at scale.**

# The 3D&S Transformation Framework

Fortis & Peak engineered a comprehensive response to the energy bottleneck through its proprietary 3D&S methodology — a four-phase execution framework powered by NEXORA™ intelligence and PeakFlow OS™ orchestration. Each phase builds on the last, transforming grid-dependent operations into self-sufficient, high-reliability energy ecosystems purpose-built for hyperscale demand.

1

## DEFINE

Using NEXORA™, mapped data center demand clusters, assessed grid capacity and interconnection bottlenecks, modeled AI-driven energy demand profiles, evaluated co-located site feasibility, and identified pricing arbitrage through private PPAs.

*Outcome: Clear identification of where direct-power models unlock maximum value*

2

## DESIGN

Engineered co-located energy + data infrastructure: behind-the-meter microgrids, hybrid energy mix (solar + storage, hydrogen, modular nuclear), direct-wire infrastructure bypassing grid constraints, and long-term private PPA structuring with built-in redundancy.

*Outcome: Transition from grid-dependent to self-sufficient energy ecosystems*

3

## DELIVER

Leveraging PeakFlow OS™ for orchestration, deployed on-site generation and storage, implemented direct-wire connections, activated real-time monitoring of supply and demand, optimized load balancing, and executed structured PPAs with guaranteed supply commitments.

*Outcome: A fully operational, high-reliability energy system tailored for hyperscale demand*

4

## SUSTAIN

Continuous optimization of energy mix and cost structures, monitoring of asset performance and demand growth, long-term revenue stability through contracted energy supply, and alignment with sustainability and decarbonization goals.

*Outcome: A scalable, future-proof energy platform supporting digital infrastructure growth*

# Core Platforms in Action

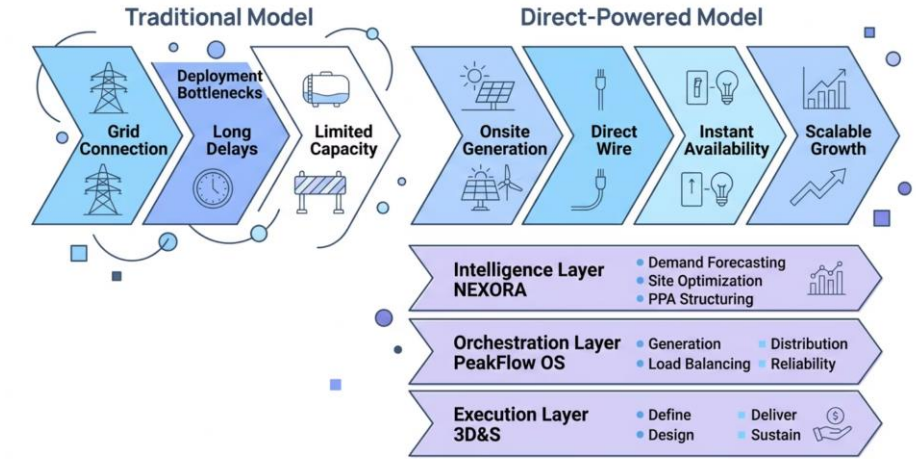
**The 3D&S framework is powered by two proprietary technology platforms that together deliver end-to-end intelligence, orchestration, and execution across every phase of the direct-powered data center model.**

## NEXORA™ — Energy Intelligence & Market Optimization

**NEXORA™ identifies optimal locations for co-located infrastructure by mapping demand clusters and grid constraints. It models energy demand, pricing dynamics, and PPA structures with precision, enabling predictive optimization of energy supply and long-term revenue. NEXORA™ is the intelligence layer that ensures every deployment decision is data-driven and commercially sound.**

## PeakFlow OS™ — Real-Time Energy Orchestration

**PeakFlow OS™ manages generation, storage, and distribution in real time — ensuring maximum uptime, redundancy, and load balancing across co-located infrastructure. It synchronizes energy delivery with hyperscale demand patterns, guaranteeing that mission-critical workloads are never interrupted. PeakFlow OS™ is the operational backbone of every direct-powered deployment.**



# Measurable Impact & Strategic Positioning

The direct-powered data center model delivers transformative, measurable outcomes for hyperscalers and energy developers alike. By eliminating multi-year grid interconnection delays, Fortis & Peak accelerates the deployment of hyperscale data centers at a pace the traditional grid simply cannot match. Premium-priced private PPAs generate increased, stable revenue streams while enhanced redundancy and resilience design ensures mission-critical uptime. Operators gain dramatically reduced exposure to grid volatility and energy price fluctuations — converting power from a cost center into a strategic competitive advantage.

### Direct-Power Architect

**Designer of co-located digital infrastructure ecosystems that bypass grid constraints entirely**

### NEXORA™ Creator

**Proprietary energy intelligence and market optimization platform for demand forecasting and PPA structuring**

### PeakFlow OS™ Owner

**Real-time energy orchestration system ensuring 24/7 reliability for hyperscale workloads**

### 3D&S Methodology

**Execution-driven transformation framework enabling energy-secured, AI-driven infrastructure expansion**

> In the AI era, power is no longer a utility — it is a strategic asset, and those who control it will define the speed of digital growth.

## A Leader in Energy-Secured Digital Infrastructure

Fortis & Peak stands uniquely positioned at the intersection of energy production and digital infrastructure — enabling the hyperscalers, cloud platforms, and AI operators of tomorrow to deploy faster, operate reliably, and scale without limits. The direct-powered model is not a workaround; it is the future architecture of the digital economy.

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## Connect with Fortis & Peak

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**Ready to architect your direct-powered energy future?**