

Powered land. Shovel-ready. Behind the meter.

Confidential teaser — a fully entitled, power-secured hyperscale AI/ML data center site at an Atlantic deep-water port in Central America, delivered as a complete package for handover or built and operated by us.

~100 MW Gas generation — island-mode or grid-connected	35 ha / 86 ac Bay-front parcel (~350,000 m²) + equal expansion option	< 12 months To shovel-ready vs 72-mo grid queues	25+ years Combined power, fuels & land expertise
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THE OPPORTUNITY

Grid interconnection queues in primary markets now run as long as six years, and behind-the-meter generation already accounts for over 25% of new data center capacity. The scarce asset is no longer acreage — it is **acreage with electrons, permits and fiber**. Obsidiana Capital delivers exactly that.

FLAGSHIP PROJECT — CENTRAL AMERICA

SITE	Approximately 35 hectares (86 acres; ~350,000 m²) bay-front at an established Atlantic deep-water port; adjoining parcel of equal size optioned
POWER	~100 MW natural gas, modern reciprocating engines, configured for island-mode or grid-connected operation (no turbine lead-time exposure); expandable
FUEL	LNG supply by sea, engineered into site logistics with dedicated bay right-of-way
CONNECTIVITY	Submarine cable landing access; regional multi-route fiber architecture
COOLING / WATER	Hydrological studies and defined cooling solution, sized to plant + IT load
STATUS	In development to shovel-ready condition — fully entitled, engineered, financeable
STRUCTURE	Single-purpose vehicle under Obsidiana Capital Ltd. (Cayman); institutional governance; bankable documentation

DELIVERY MODELS

- ◆ **Turnkey handover** — acquire the complete shovel-ready package: land, power, permits, engineering, connectivity
- ◆ **Build with us** — we carry the project through construction and operation with our own team
- ◆ **Anchor partnership** — underwrite the anchor load and shape the campus to your specification

THE UNION OF THREE COMPANIES

- 25+ years of combined experience — specialists in power generation and fuels, with large solar, LNG and utility-scale generation projects across the region:
- ◆ **LNG Direct** — LNG projects & supply chains, gas-to-power strategy, financial structuring
 - ◆ **Grupo Econoenergy, S.A.** — large electrical installations, utility-scale & solar generation, permitting
 - ◆ **QSC Logistics, S.A.** — land development, strategic port-front acreage, easements & rights-of-way

PROCESS

Site identity, technical data room and commercial terms are made available under NDA. Qualified parties and their brokers are invited to contact us directly.