

Coalburn 2, South Lanarkshire

Data Centre & Green Energy Opportunity

50 MVA Grid + 24 MVA On-Site Renewables
Planning Permission in Principle - Granted

HERITABLE INTEREST (SCOTTISH EQUIVALENT OF FREEHOLD)

Information Memorandum | March 2026



Large scale Data Centre & Green Energy development opportunity in a strategic location, 40km south of Glasgow, benefiting from Planning Permission in principle for a Data Centre & Green Energy scheme with 2x Grid Connection Offers up to 50 MVA (2027-2031).

KEY HIGHLIGHTS



Coalburn Phase 2
55.60610505312581, -
3.84449318292171



26 km from Data
Vita site in Airdrie



Heritable Interest
(Scottish equivalent of Freehold)
Development Opportunity



35.42 Acres
Total Site Area
(6 acres allocation to DC)



50 MVA
1st Phase 14 MVA Delivered
in 2027



5 Key Elements
Green Energy Development

The Site



The Phase 2 Site extends to approximately 14.33 hectares (35.42 acres) and has consented potential to deliver 5 key elements:

1. Data Centre
2. Solar Array
3. Wind Turbines
4. Hydrogen Production Facility
5. General Industrial Space



The wider Coalburn site (Phase 1 + Phase 2) was acquired by CCL in 2017 and since that time a number of separate planning permissions (in principle and/or in detail) have been obtained for each of the 5 key elements. Further details can be provided by the Sole Selling Agents.



Grid Connection Offers for 50MVA

+ Additional Future Grid Potential + On-Site Renewables

PHASE 2 INDICATIVE LAYOUT

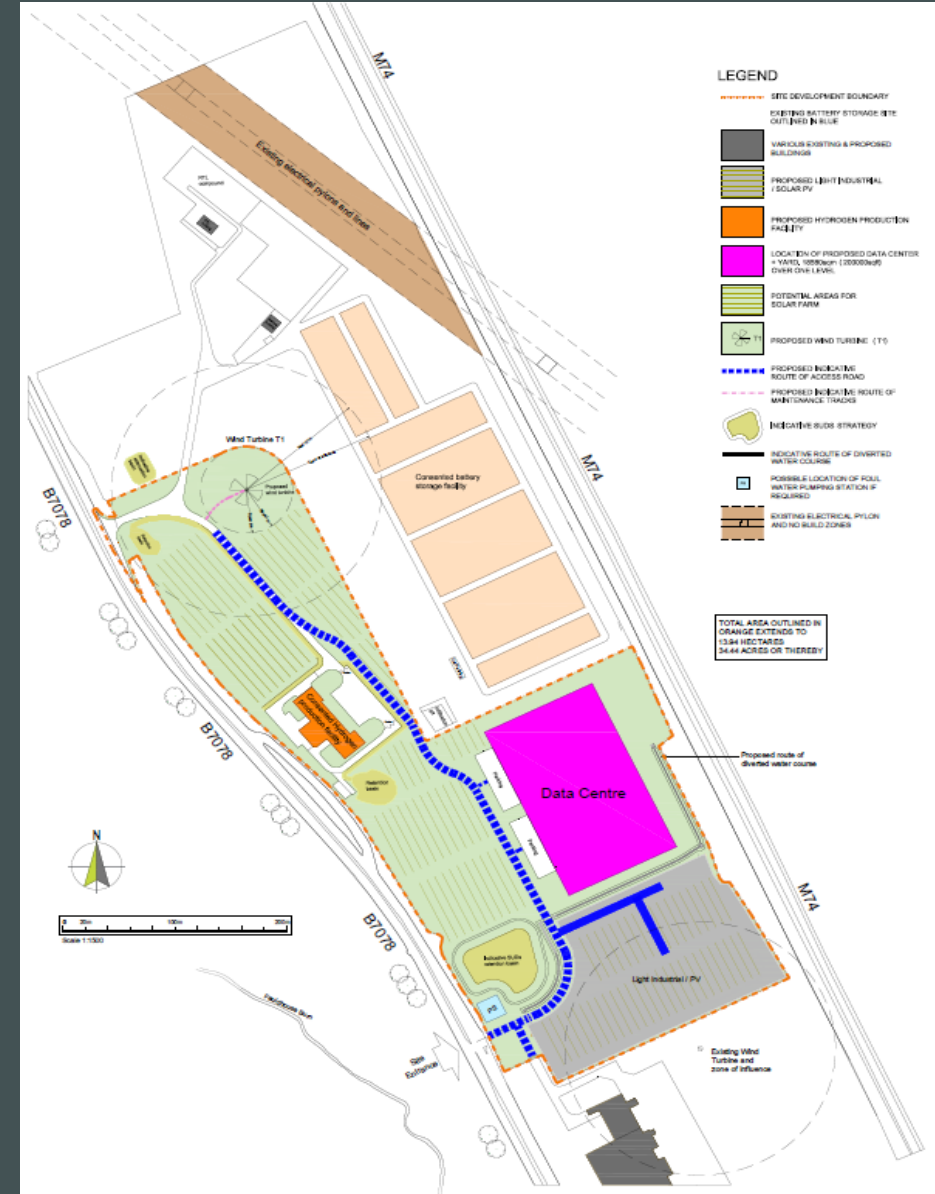
Indicative Site Layout and Planning Permission Overview (Phase 2)

CCL has prepared an indicative Phase 2 site layout showing the potential scale and location of the five key elements across the site.

Planning Permission in principle was granted in May 2020 by South Lanarkshire Council for the “erection of data centre (Class 4 Business) and associated 12MW Solar farm and 7.5MW gas turbine with light industrial (Class 5) area and associated infrastructure (P/19/0896). The planning permission in principal consents for a c.400,000 sq ft, two level data centre with an allocation of 6 acres within the scheme.

It is confirmed a purchaser can advance an alternative layout by way of an Approval of Matters Specified in Conditions (AMSC) Application. There has been positive feedback from the authority on the acknowledgement that “any variation to the masterplan as a result of market demands and site adjustments can be made as part of the further AMSC applications for the remaining conditions”.

An initial fibre study identifies Neos Networks and Zayo running directly along the road past the site, with additional network presence from Commsworld and Virgin Media in the vicinity.



Note: this is provided for illustrative purposes only and a purchaser will be able to reconfigure the site layout

50MVA Total Connection Offer

- Phase 2 Coalburn site benefits from a 14MVA initial dual feed connection in Q1 2027, with expansion to 50MVA by 2031 (contingent on standard substation upgrade works).
- The Seller confirms that these offers are **not mutually exclusive** and can be considered in conjunction with one another.
- Additional potential “on-site” power capacity is also available as undernoted:
- 1) 24MVA of supply from on-site renewables (Solar Array: 11MVA, Wind Turbine: 3MVA and Hydrogen Electrolysis: 10MVA) – **consented**
- 2) 7.5MVA gas turbine generator – **consented**
- 3) Potential for a private connection to the adjacent BESS project, in relation to which discussions have already taken place with CIP.

The Seller has also received technical proposals which demonstrate the potential (additional to any access to further grid capacity) to increase available power to 100MVA in addition to on-site renewables.

	Total Power	Power Origin	Delivery Date	Power Delivery Costs
1 st Tranche	14 MVA	SP Energy Networks (SPEN)	Q1 2027 (earliest target connection date)	The total cost of connection Tranches 1 & 2: £19.56m
2 nd Tranche	36 MVA	SP Energy Networks (SPEN)	Q2 2031 (earliest target connection date)	

Local Renewable Energy Eco System

LOCATION

- Coalburn 2 sits within a developing clean energy cluster designed to support large-scale digital infrastructure. The site is adjacent to a 500MW Battery Energy Storage system operation by Copenhagen Infrastructure Partners and AXA IM – currently the largest operational BESS project in Europe providing significant Grid balancing capability in the immediate vicinity.
- In addition to the secured grid connection offers of up to 50MVA, the Phase 2 site benefits from consent for up to 27MVA (24MVA planned) of on-site renewable generation through solar and wind, together with a hydrogen production facility. This combination of grid capacity, renewable generation, energy storage and flexible generation creates a highly resilient future-proof power ecosystem capable of supporting energy-intensive data centre operations while aligning with the increasing sustainability requirements of hyperscale operators.
- North Lanarkshire has been marked as the first AI growth zone in Scotland and with subject site sitting 40KM South of the Zone. The AI growth zone is being delivered by DataVita, in partnership with CoreWeave, and is expected to generate an initial £8.2b in private investment.

- - DataVita
- - Subject Property
- AI Growth Zone



PHASE 1 BESS PROJECT

Phase I – BESS

Around 50% of the wider CCL site, (Phase 1), was leased to a company controlled by Copenhagen Infrastructure Partners (CIP) who, during construction, sold a 50% stake in the 500MW (£300m+) project to AXA IM.

Now completed and operational, it is currently the largest operational BESS in Europe (source: Aggreko).



Picture Source: PES



Picture Source: CIP

Construction of the BESS project commenced in 2024. In early 2025, having regard to the scale of the investment by CIP and the importance of the project to Scotland's zero carbon ambitions, it was visited by the First Minister of Scotland.



CBRE are appointed by CCL to market the opportunity located in Coalburn, South Lanarkshire on a Heritable (Scottish equivalent of English Freehold) basis.

In the first instance, parties are requested to submit an Expression of Interest no later than Friday 17th April 2026 following which access will be granted to the site Data Room.

It is likely that our client will set a closing date for receipt of offers which will be notified to parties that have submitted an Expression of Interest at least 14 days prior to such date.

Our client is not bound to accept the highest nor indeed any offer submitted.

For further information or queries contact the Sole Selling Agents.

Craig Semple

Director

Head of Industrial & Logistics
Scotland
Craig.Semple@cbre.com

Douglas Smith

Consultant

Investment Properties
Scotland
Douglas.Smith@cbre.com

James Tweedie

Assistant Surveyor

Industrial & Logistics
Scotland
James.Tweedie@cbre.com

James Scott

Director

EMEA Data Centre Capital Markets
James.Scott1@cbre.com

Henry Gray

Associate Director

EMEA Data Centre Capital Markets
Henry.Gray1@cbre.com

Will Sharp

Surveyor

EMEA Data Centre Capital Markets
Will.Sharp1@cbre.com

Disclaimer 2026 CBRE

This presentation is strictly confidential and may not be reproduced, copied in whole or in part or disclosed to any other party, without the express written consent of CBRE. CBRE is providing this presentation to you solely for your information in connection with the contemplated transaction.

CBRE does not warrant or represent (expressly or impliedly) that the information in this presentation is accurate, complete or fit for the purpose intended and it should not be relied upon as such. This presentation should not be construed in any circumstances as an offer or solicitation to buy, sell or otherwise deal with any security or other financial instrument of any kind and no reliance should be placed upon the information in this presentation in connection with any contract which any recipient of this presentation may enter into, or have already entered into. Past and future performance is not a guide to actual performance and should not be relied on as such. Recipients should not rely on the information contained in this presentation and should form their own opinion in relation to the matters discussed in this presentation. CBRE does not accept any liability whatsoever for any direct, indirect or consequential loss or damage of any kind arising out of the use of all or any of this material.