40 MW Off-Grid Power Site & Data Center Development

PRINTED ON: *November 15, 2026, 11:34 AM (EST)*

PUBLISHED ON: *June 21, 2026, 3:00 AM (EST)*

UPDATED ON: *November 3, 2026, 8:18 AM (EST)*

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40 MW Off-Grid Power Site & Data Center Development

Construction of a Tier-3/4 Data Center for High-Performance Computing (HPC), AI clusters, or industrial mining.

Technical Parameters & Infrastructure

- **Land Area:** 2.9 hectares, with confirmed potential for future territorial expansion.
- **Energy Independence:** The project is fully powered by proprietary gas-based generation (off-grid), eliminating exposure to public grid constraints and power shortages.

Secured Gas Supply Specifications

- **Operating Pressure:** 5.4 MPa
- **Methane Content:** Minimum 91% (high-calorific natural gas)
- **Maximum Hourly Supply:** 10,000 m³/hour
- **Daily Supply Capacity:** 240,000 m³
- **Monthly Supply Capacity:** 7.2 million m³
- **Annual Supply Capacity:** 87.6 million m³

Power Generation Capacity

The secured gas supply of 10,000 m³ per hour supports the reliable generation of approximately **40 MW of electricity**, based on an average consumption rate of **250 m³ of gas per MW** for modern gas reciprocating generator systems.

Existing On-Site Infrastructure

The site benefits from established infrastructure, including:

- Fiber-optic communication lines (FOCL)
- Water supply systems
- Auxiliary power supply
- Prepared access roads

Scalability & Expansion Potential

The project offers significant scalability opportunities, supported by a clear development roadmap to increase gas supply limits and expand generation capacity to **up to 100 MW** through the development of adjacent sites.

Key Investment Highlights

- **Total CAPEX:** Approximately **US$158 million**
- **Exceptional Wind Resource:** Average wind speed of **8.5 m/s**, supporting strong energy yields
- **High Capacity Factor:** Estimated at **49% (P50)** and **44% (P75)**, reflecting robust project economics
- **Long-Term Revenue Visibility:** Secured through a **20-year Power Purchase Agreement (PPA)** between the buyer and the Company
- **Preliminary Tariff: US$0.029/kWh** expected in 2027

TARGET PRICE
$158,000,000

GROSS REVENUE
$35,000,000

EBITDA
$25,000,000

REVENUE MULTIPLE
4.51x

EBITDA MULTIPLE
6.32x

BUSINESS TYPE
Technology

COUNTRY
Kazakhstan

BUSINESS ID
L#20261096

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- **Attractive Returns:** Projected **return on equity (ROE) of up to 15%**

Strong Demand Fundamentals

The Company is among Kazakhstan's largest electricity producers and the country's single largest electricity consumer, currently accounting for approximately **17% of national electricity generation**. The Company's ferroalloy operations are expected to serve as the primary off-taker for the project's power output, ensuring a stable and predictable demand profile.

Investment Opportunity

An opportunity to invest in a strategically significant renewable energy project in Kazakhstan, combining premium wind resources, long-term contracted revenues, strong industrial off-take, and attractive risk-adjusted returns.

Electricity Generation Cost

- **Total Electricity Generated:** 28.8 million kWh per month
- **Final Cost per kWh:** 12.75 KZT (**~US$0.028/kWh**)

This cost structure positions the project among the most cost-competitive locations globally for energy-intensive computing applications, including AI, HPC, and cryptocurrency mining.

Financial Overview & Forecast (40 MW Off-Grid Data Center Development)

Financial Metric	Public Listed Figures	Estimated Annual Forecast (Post-Construction)	Calculation & Benchmark Basis
Target Purchase Price		**$158,000,000**	Target listing price for power asset + site development rights.
Gross Annual Revenue		**$38.0M – $52.0M / year**	40 MW IT load @ $110–$150 per kW / month (Wholesale/Colocation)
Operating Costs (OPEX)		**$12.0M – $18.0M / year**	Off-grid generation fuel, maintenance, power plant O&M, staff
Annual EBITDA		**$26.0M – $34.0M / year**	**60% – 68% EBITDA Margin** (Typical for captive off-grid power + data center)
Implied Entry Multiple		**4.6x – 6.1x EV / EBITDA**	Relative to target asking price of $158M

Key Operational & Project Parameters

- **Location:** Kazakhstan
- **Target Application:** High-Performance Computing (HPC), AI workload processing, or high-density industrial compute.
- **Power Strategy:** Dedicated off-grid generation site designed to bypass local transmission grid queue constraints.
- **Land Area:** 2.9 hectares with expansion rights for future scale.
- **Tier Rating Standard:** Tier-3 / Tier-4 specifications.

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