NIGERIA RENEWABLE AI & DIGITAL INFRASTRUCTURE CORRIDOR

NRAIDC

PROJECT WHITE PAPER

Lokoja, Kogi State, Nigeria

750 MW Ultimate Renewable Energy Platform

200 MW Phase I | AI | Cloud | Hyperscale | HPC

Reliable Renewable Energy + Digital Infrastructure + Strategic Connectivity

Prepared by StrataCore Energy LLC

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Executive Summary

The Nigeria Renewable AI & Digital Infrastructure Corridor (NRAIDC) is being advanced as a private-sector-owned and led infrastructure development in Lokoja, Kogi State, Nigeria. StrataCore Energy LLC is partnering with a Nigerian private-sector project developer to support the international commercialisation and digital-infrastructure development strategy for the project.

NRAIDC is designed to create a large-scale renewable-powered energy and digital infrastructure platform capable of supporting AI computing, cloud services, hyperscale data centres, high-performance computing (HPC), colocation and other mission-critical digital infrastructure.

Phase I - 200 MW

175 MW hydropower | 25 MW solar PV | 100 MWh battery energy storage | Digital infrastructure campus

Phase I is intended to establish the foundation for an ultimate development of approximately 750 MW of renewable generation capacity. Future expansion would proceed in phases as market demand, technical studies, financing and infrastructure development progress.

Government participation is envisaged principally through lawful enabling and facilitative measures, including statutory approvals, land and rights-of-way where applicable, permitting and regulatory coordination, enabling infrastructure, institutional cooperation and investment facilitation. Government is not the owner of the project.

The Strategic Proposition

Built Around Power - Designed for Compute

NRAIDC integrates renewable generation, energy storage, transmission, fibre connectivity, water and cooling infrastructure, site infrastructure and digital facilities as a coordinated ecosystem.

The project is structured around the needs of large digital infrastructure users rather than as a conventional stand-alone power project. The objective is to create an environment in which customers can deploy and operate their own computing equipment and IT systems while NRAIDC provides the underlying energy and digital infrastructure platform.

1. Project Vision and Market Position

The long-term vision is to establish NRAIDC as a strategically located renewable-powered digital infrastructure hub serving Nigeria and the wider West African market.

The platform is intended to support customers requiring significant quantities of reliable, competitively priced and increasingly decarbonised electricity.

- AI/GPU cloud infrastructure
- Hyperscale data centres
- Neocloud platforms
- High-performance computing (HPC)
- Colocation and cloud infrastructure
- Enterprise digital infrastructure
- Telecommunications infrastructure
- Digital financial infrastructure

Customers are expected to procure, own and operate their own computing equipment and IT systems. NRAIDC's role is to provide the underlying energy, connectivity and site infrastructure environment required to deploy and operate those systems.

2. Phase I Renewable Energy Platform

175 MW Hydropower

The hydro component is conceived as a low-head, run-of-river hydropower development designed around the Lokoja river system. Final configuration and output remain subject to detailed hydrological, hydraulic, geological, geotechnical, environmental and engineering investigations.

25 MW Solar PV

Utility-scale solar photovoltaic generation is planned to complement the hydro resource and strengthen the renewable energy supply profile.

100 MWh Battery Energy Storage System

Grid-scale battery energy storage is planned to support energy management, system flexibility, power-quality management, renewable integration and operational resilience.

Digital Infrastructure Campus

Dedicated infrastructure capacity is planned for AI/GPU cloud, hyperscale, neocloud, HPC, colocation, cloud and other high-density digital infrastructure customers.

3. Integrated Infrastructure Architecture

NRAIDC is intended to be developed as a coordinated energy-to-digital infrastructure platform. The principal infrastructure workstreams include:

- Renewable generation and energy storage
- Transmission and grid integration
- Fibre and telecommunications connectivity
- Water, cooling and utility infrastructure
- Site and access infrastructure
- Digital infrastructure master planning and facilities

This integrated approach is intended to align power availability and quality, digital connectivity, cooling and water requirements, and physical site development with the needs of large-scale computing customers.

4. International Development Standards

The development programme is intended to achieve internationally financeable, technically robust and ESG-aligned project standards suitable for engagement with development finance institutions, infrastructure investors, commercial lenders and strategic technology partners.

- International hydrological and hydraulic assessment
- Bankable feasibility studies
- Detailed geotechnical and geological investigations
- Hydropower optimisation and energy-yield assessment
- P50, P75 and P90 energy assessments
- Solar resource and energy-yield studies
- BESS technical and operational optimisation
- Transmission and grid-integration studies
- Flood, climate and natural-hazard assessments
- Sediment transport and river-morphology studies
- Environmental and Social Impact Assessment (ESIA)
- Environmental and Social Management Plans
- Stakeholder engagement and community considerations
- Climate-risk and resilience assessment
- Biodiversity and ecological assessment
- Land and resettlement considerations, where applicable

Relevant workstreams are intended to align with applicable Nigerian requirements and internationally recognised lender/DFI environmental, social, technical and governance standards.

5. Commercial, Financial and Bankability Workstreams

- CAPEX/OPEX development and cost benchmarking
- Financial modelling and project-finance structuring
- Procurement and contracting strategy
- Risk allocation and project bankability assessment
- Technical due diligence and lender requirements

The financing strategy is expected to combine sponsor/private equity, strategic investment and institutional/project finance, subject to technical, commercial, ESG and financial due diligence.

International engineering and specialist consultants are being considered or engaged across relevant technical, environmental, financial and transaction workstreams.

6. Development Roadmap

PHASE 1 - PROJECT VALIDATION & DEVELOPMENT

Technical & Environmental Studies

Complete hydrology, geotechnical, environmental and social studies; validate barrage design, renewable generation capacity and site infrastructure requirements.

PHASE 2 - PROJECT STRUCTURING & FINANCIAL READINESS

Commercial, Financial & Regulatory Development

Advance project structuring, permitting, regulatory engagement, commercial agreements, financing strategy and investment readiness for the initial development phase.

PHASE 3 - CONSTRUCTION & INITIAL DEPLOYMENT

200 MW Phase I Infrastructure

Construct the initial 200 MW renewable-powered digital infrastructure platform, including 175 MW of hydropower, 25 MW of solar generation, 100 MWh of battery energy storage and supporting data center infrastructure.

PHASE 4 - COMMERCIAL OPERATIONS & SCALE-UP

Initial Operations & Capacity Expansion

Commence operation of the initial 200 MW platform while expanding power generation, digital infrastructure and supporting systems toward the project's planned 750 MW renewable energy capacity.

7. Private-Sector Development with Government Enablement

NRAIDC is being developed on a private-sector ownership and investment basis. The project developer and its strategic partners are responsible for project origination, development, investment structuring, technical development, commercialisation and mobilisation of private and institutional capital.

Government participation is envisaged principally through appropriate enabling and facilitative measures:

- Land and development rights, where applicable
- Rights-of-way and statutory support
- Permitting and regulatory coordination
- Enabling infrastructure
- Institutional cooperation
- Investment facilitation
- Other lawful forms of government support

Any government contribution or participation would be subject to applicable law, valuation, approvals and definitive agreements.

8. StrataCore Energy's Role

Through its partnership with the Nigerian project developer, StrataCore Energy LLC is supporting the international commercialisation and digital-infrastructure development strategy for NRAIDC.

This role includes engagement with prospective technology companies, hyperscalers, cloud and AI infrastructure operators, data-centre companies, strategic investors and international infrastructure partners.

The objective is to establish a strong customer and strategic-partner pipeline alongside the project's technical and financial development, including indicative Letters of Interest, capacity discussions, strategic partnerships and, where appropriate, subsequent commercial agreements.

9. Partnership Opportunity

NRAIDC welcomes engagement with hyperscalers, data center operators, technology companies, infrastructure investors and strategic partners interested in power procurement, digital infrastructure development, project financing and participation in the Nigeria Renewable AI & Digital Infrastructure Corridor.

Power the Compute. Build the Future.

Strategic partnerships and qualified digital infrastructure enquiries are welcome.

Project at a Glance

Location	Lokoja, Kogi State, Nigeria
Ultimate Development	Approximately 750 MW renewable energy platform
Phase I Generation	200 MW
Phase I Hydropower	175 MW
Phase I Solar PV	25 MW
Energy Storage	100 MWh BESS
Development Model	Private-sector owned and led
Strategic Focus	Renewable energy + AI + digital infrastructure
Target Customers	AI/GPU cloud, hyperscale, neocloud, HPC, colocation, cloud, telecommunications and enterprise/digital financial infrastructure
Financing Strategy	Sponsor/private equity, strategic investment and institutional/project finance, subject to due diligence

Development Status and Forward-Looking Information

NRAIDC is a development-stage project. Capacity, configuration, schedule, commercial structure, financing, environmental outcomes and other project characteristics remain subject to technical studies, regulatory approvals, commercial agreements, financing, due diligence and definitive project documentation. References to planned or ultimate capacity describe development objectives and should not be interpreted as completed or committed capacity.