

Addressee:

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Application for reserving zoning areas for Nova Complex for the planning of the data center project and subsequent land lease or land sale, 10th district, Kuningattarenranta, Atomitie junction area, Pietarintie road, Loviisa

Presentation and proposal

Nova Complex Holdings Pte. Ltd. proposes to the City of Loviisa that the planning area defined in this application (the "Planning Area") shall be reserved for Nova Complex for the planning of the data center project and subsequent land lease or land sale.

The Planning Area is located in district 10, Kuningattarenranta, in the junction of planned Atomitie road and south of existing Pietarintie road. The Planning Area is divided into three areas: A1, B1 and B2. The zoning process of the A1 and B1 areas are underway under the name of *Atomitie junction, Pietarintie road, plan code 10-28*. The zoning process of B2 has not yet commenced, however the City of Loviisa is currently preparing preliminary surveys of the area in order to initiate the zoning process of this area during 2025. The Planning Area is currently a forest area. The Planning Area comprises parts of properties 434-405-1-33 and 434-401-6-77 which are owned by the City of Loviisa.

The total size of the Planning Area is approximately 70 hectares (A1: 23 ha, B1: 15 ha, B2: 35 ha). The preliminary borders of the Planning Area are presented in the **Appendix 1**. The areas A1 and B1 incorporates the blocks 1064 and 1065 of which are considered to allocate to industrial areas (T-4 as a city plan symbol) in the ongoing zoning process. As the zoning process regarding areas A1 and B1 is ongoing and the zoning of area B2 has not yet commenced, the ultimate borders of developable areas might be altered during the zoning process.

Nova Complex's goal is to investigate implementation of a data center project in the Planning Area. Nova Complex's goal is to start implementing the necessary studies, surveys and necessary preparations concerning the Planning Area as soon as the planning reservation obtains legal validity. Nova Complex shall execute the usual planning reservation fees to the City of Loviisa as part of the planning reservation process. Nova Complex proposes that the duration of the planning reservation is until 6 months from the date of the zoning being concluded and the City Plan is legally valid for each respective area. Nova Complex also proposes, that the planning reservation can be further extended by 6 months if necessary.

The land lease agreement or the deed of sale of the property concerning the Planning Area will be negotiated during the validity of the planning reservation, provided that the project surveys and development work supports and enables the implementation of the project pursued by Nova Complex.

Nova Complex has previously been granted a plot reservation for nearby blocks 1046 and 1047. The Planning Area referred in this application will be an essential extension for the intended data center project

Nova Complex aims to investigate the implementation of a data center complex of approximately 140,000 m² (preliminary estimate) in the Planning Area (and to the already reserved blocks of 1046 and 1047).

Attachments

Appendix 1: Appendix map

Appendix 2: Preliminary plans (confidential information, JULKL (621/1999) 24.1 § 20 K)

Applicant's contact information:

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Appendix 1: Map appendix

