Annex Power

Annex Power: Power-Ready Sites for Edge Compute

POWERED SITES FOR COMPUTE

Annex in one line

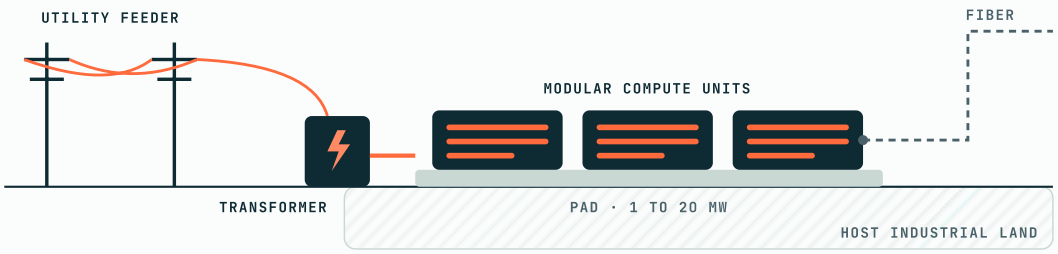
Annex Power finds and locks power-ready 1 to 20 MW sites near major metros, with utility capacity and fiber close by, and hands compute operators a vetted site they can lease directly from the host.

What Annex Brings, What You Get

ANNEX BRINGS	YOU GET
Sites with real, available power near major metros	Speed to power, not a multi-year large-load queue
Site control	Variable lease terms
Power, fiber and fit checked	A vetted, pre-screened site
Host, utility, IDA and community relationships	One point of contact and local support lined up

The handoff:
we bring the site, the host and the power path. You bring the compute and run your own equipment.

What an edge data center site looks like



Team



Joe DeRado

- Over 25 years in energy infrastructure, project development, energy procurement, and distributed generation
- Developed 120+ distributed generation projects across 8 states, representing over 175 MW of generation capacity
- Negotiated $100+ million in distributed generation project agreements, including PPAs, energy services agreements, and other project financing structures
- AEE Certified Energy Manager (CEM) and Certified Energy Procurement Professional (CEP)



Mike Ruecktenwald

- 16+ years in solar, battery storage and power development
- Deep working relationships with munis, co-ops, G&Ts and industrial hosts from years on the utility and offtake side of project development

What Annex Does

Compute operators need 1 to 20 MW of real, available power close to their users, and large-load utility queues can take years. Many good sites already have that capacity nearby, on land owned by businesses and landowners who have no easy way to reach compute buyers.

Annex connects the two. We find power-ready sites near urban hubs with existing utility capacity and fiber, secure site control with the host, and work the utility path. You get a vetted site, sign a lease directly with the host, and bring and run your own equipment.

Value to the Compute Operator

- **Speed to power.** Sites with existing utility capacity, not a multi-year wait in a large-load queue.
- **Close to your users.** Sites near urban hubs for low latency.
- **One point of contact** across the host, the utility and the community.
- **Pre-screened sites.** A Due Diligence Package with preliminary electrical qualification, utility engagement and feasibility, and physical site feasibility.
- **Local support lined up.** IDA and community support in place before you commit.

How It Works

1
Site sourcing.
We find sites with real, available power near your target markets.

2
Site control.
The host and Annex sign an agreement allowing Annex to market the site to compute tenants.

3
Site screening.
We qualify power, fiber and physical fit with the utility.

4
Lease.
You sign a lease directly with the host and bring your own equipment.

What we bring

- Power-ready sites nationwide
- Host site control in place before we bring you the site
- Preliminary electrical qualification and utility feasibility work, done with the local utility
- Fiber and physical site checks at the pad
- Working relationships with hosts, utilities, IDAs and local officials

The ask

1. Share your MW needs per site.
2. Tell us your target metros and states.
3. Share your timeline to be up and running.
4. Share your power and cooling specs (density, redundancy, cooling approach).
5. Join a short call to walk through your needs.
6. Sign a mutual NDA so we can share qualified sites.

CONTACT

Annex team

Annex Power · annexpower.ai

admin@annexpower.ai

This summary is for discussion only and is not an offer or a legal agreement. Site and lease terms are set in signed agreements.