

Lithuania Hyperscale Data Center Campus

Location Telsiai District, Lithuania

Type Greenfield / Hyperscale Campus

Stage Master Plan Complete

Grid Litgrid 330 kV — conditions secured

Status Strategic Partner / Tenant Sought

Telsiai District, LT

330 kV Litgrid Direct Access

EU Regulated

Green Corridor Eligible

400 MW

MAX INTAKE CAPACITY

Phase 1 from 100 MW

1,000 MW

EXPANSION POTENTIAL

Phased grid buildout

100 ha

SITE AREA

Near Litgrid substation

~18 mo

READY-TO-BUILD

From grid advance payment

0%

TAX — GREEN CORRIDOR

Dividend & real estate, 20 yr

PROJECT OVERVIEW

Greenfield hyperscale and colocation campus in Telsiai District, Lithuania. Direct 330 kV Litgrid connection secured, master plan complete. Phased development from 100 MW to 1,000 MW.

DEVELOPMENT STATUS

- Land: LOI/lease structure identified — rezoning in progress
- Master plan completed
- Litgrid 330 kV connection conditions secured
- Fiber routing assessed — 1.7 km to substation
- Detailed plan + SLD: in progress
- Green Corridor application: in progress
- Grid reservation bank guarantee: in progress
- Tenant LOI: RTB marketing to hyperscalers underway

GRID & POWER

Direct 330 kV Litgrid interconnect — rare at this voltage in the Baltics. Near-substation location minimises infrastructure cost. Clear renewable energy procurement pathway via Baltic and Nordic grid integration.

WHY THE BALTICS — WHY NOW

GRID AVAILABILITY

Capacity Western Europe cannot offer. No moratorium, no queue.

RENEWABLE ENERGY

Strong wind and solar pipeline; Baltic grid decarbonising fast.

DIGITAL HUB AMBITION

Government actively positioning Lithuania as a DC destination.

EU REGULATORY STABILITY

Full EU member, GDPR-compliant, stable legal environment.

POLICY TAILWINDS

Green Corridor = national importance, 0% tax up to 20 years.

SPEED TO POWER

Grid secured. Master plan done. Fastest RTB path in Europe.

PARTNERSHIP OPPORTUNITY

GridScouts is seeking a **strategic partner or anchor tenant** to co-develop and occupy this campus. The site is structured to accommodate a **hyperscale or colocation operator** from first phase through full buildout.

We are open to conversations around **long-term lease, build-to-suit, or joint development** structures. Early engagement shapes the campus design, power configuration, and phasing to your requirements.

This is a rare opportunity to establish a **first-mover position in an untapped EU market** with grid access that takes years to replicate.