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SOUTHSIDE DATA CENTRE

Welcome to our Public Information Day

Sunlaws Development Company Limited (an entity of Roxburghe Estate), intend to put forward a proposal for a Data Centre with capacity of up to approximately 225MW, referred to as, Southside Data Centre, the Proposed Development. The site is situated within the Lammermuirs, on the Roxburghe Estate in the Scottish Borders.

The Proposed Development is in the very early stages of design and baseline survey to form the basis for the Planning Application. A Screening Opinion was submitted in December 2025 to the Scottish Borders Council, with reference 25/01835/SCR. The Screening Opinion submitted by the Council concluded that the Proposed Development has the potential to cause significant effects, and therefore would constitute an Environmental Impact Assessment **(EIA)**. The Scoping Report is to be submitted shortly to confirm the scope of survey and assessment.

The purpose of today's Public Information Day **(PID)** is to provide information on the Proposed Development and engage with the local community. This provides the opportunity for the community to provide feedback and inform us of matters concerning the design and the proposal in general, that are important to them.

All matters raised at the PID will be recorded and, responses will be compiled into the Pre-application Consultation Report. The team will also provide details should you wish to stay in touch, have further questions, or wish to make a formal comment or representation.

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What is a Data Centre?

A Data Centre is a physical building or facility that is used to store, process, and manage large quantities of digital information. Data centres are the integral digital infrastructure required for all the digital services we all access, such as email, online banking, social media, video streaming and more. In recent years, the demand for Data Centre infrastructure has risen, in part due to the rapidly evolving implementation of Artificial Intelligence (AI) and cloud storage within our day to day lives.

ENERGY USAGE

Data centres require a continuous, high-demand energy supply, operating 24/7. While energy-intensive, they can help address renewable energy curtailment in Scotland, where excess wind or solar power is often switched off to protect grid stability. By providing a stable and consistent demand, the Proposed Development could utilise locally generated wind energy that might otherwise be wasted, thereby reducing curtailment.

COOLING - OPEN VS. CLOSED LOOP

FEATURE	OPEN LOOP	CLOSED LOOP
Water Usage	High, continuous discharge	Low, no discharge
Pressure Loss	Elevation & Friction	Only Friction
Complexity	Simple design & operation	More complex, higher cost
Maintenance	Regular replacement of water	Requires fluid treatment & monitoring

WATER USAGE

As a by-product of running the servers and electrical equipment, Data Centres generate heat, requiring a cooling system. Many modern Data Centres, including the Proposed Development, utilise what is known as a closed-loop cooling system. The systems are designed in a way that the equipment can be cooled down without the need for a significant supply of water. Instead, water circulates through a closed system of pipes in order to cool down the equipment, before passing through cooling units where the heat is removed, allowing thesame water to be reused time and time again.

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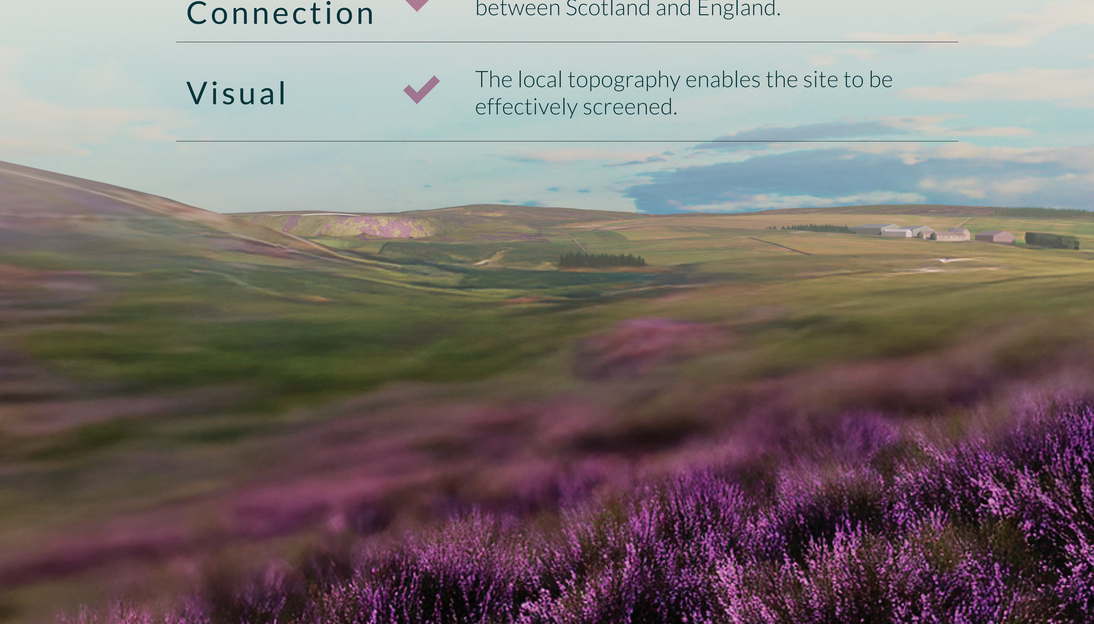
Why this Site?

The site has been chosen because it is one of the few locations in Scotland that brings together all the aspects required to develop a data centre in a sustainable and responsible manner. It is the cool climate and the readily available supply of energy that makes Scotland optimally placed to host Data Centres; resulting in a reduced need for artificial cooling systems, and ultimately resulting in lower energy usage.

Whilst in the early iterations, the design of the Proposed Development lends itself to reduced visual impacts due to the topography of the site. Further mitigation to reduce the visual impact is intended to be worked into the design of the Project, as illustrated in the 3D-visualisation. Other early design landscape screening ideas will be considered throughout the design iteration process to mitigate and minimise impacts where possible.

Located in close proximity to nearby renewable energy sources presents the opportunity for the Proposed Development to utilise the energy produced by the wind farms to power the Data Centre, reducing renewable energy wastage under curtailment.

Energy	✓	Located near over 230MW of local renewable generation, reducing grid use and removing the need for any curtailment.
Cooling	✓	The ambient temperature is cooler, which has the potential to reduce operating cost.
Backup Generation	✓	There is the potential to supply backup generation with gas, eliminating the need for fuel storage.
Data Connection	✓	Located near two of the main fibre connection between Scotland and England.
Visual	✓	The local topography enables the site to be effectively screened.



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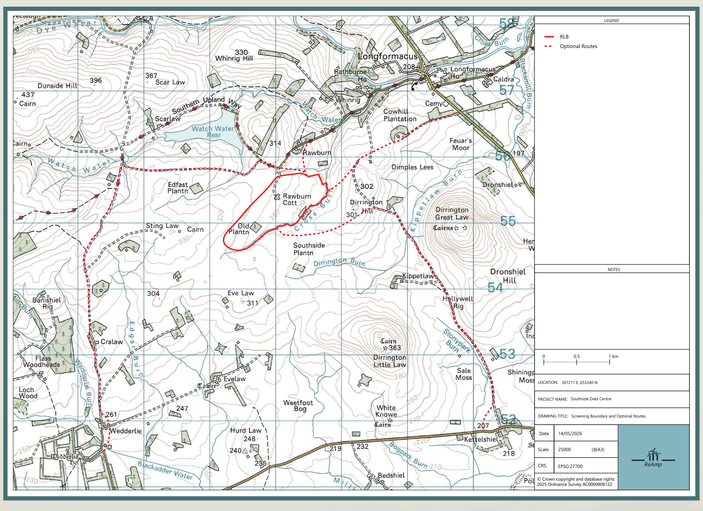
Development & Location

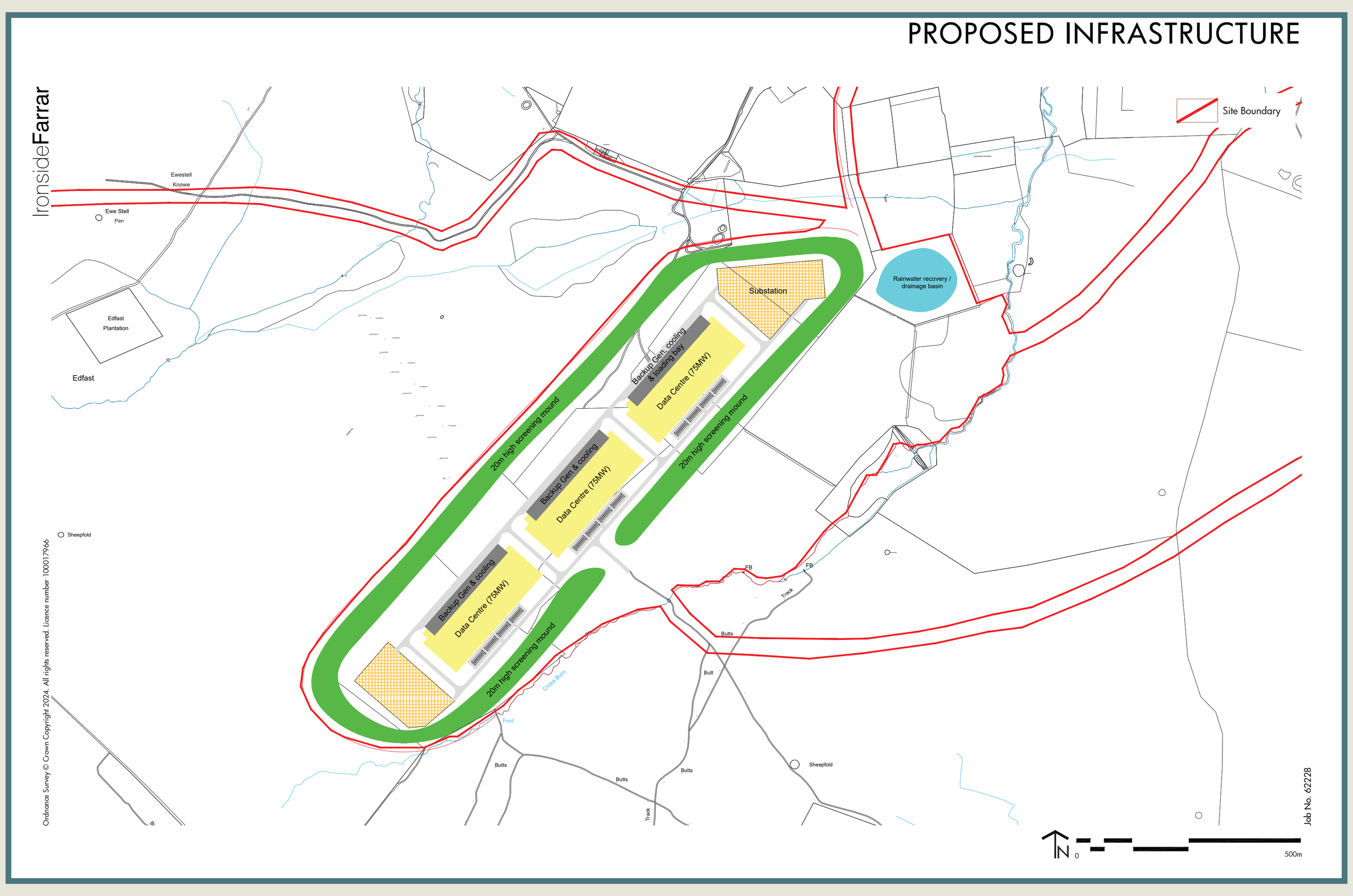
The Proposed Development is located on land forming part of the Roxburghe Estate, grid reference NT 66448 55122, in the ward of Mid-Berwickshire, Scottish Borders. The Site boundary covers an area of 151 hectares and Longformacus is located North east from the Site and Westruther is 5 km to the South West of the Site. The town of Duns is approx. 11 km to the southeast of the site.

Whilst at an early stage, the current proposal comprises of the following components	
Three data centre buildings	8 ha
Associated infrastructure and facilities	13 ha
Landscaping and screening	15 ha
Biodiversity enhancement and drainage	52 ha
Potential access routes	63 ha
TOTAL	**151 HA**

The development's primary electricity supply would come from wind energy. Both the connection to the Grid and BESS storage at Fallago Rig Substation could provide backup. Should all fail, a mains gas connection is able to fuel the backup generation onsite.



EIA & Consenting Location



Scottish Borders Council confirmed that in their opinion the Proposed Development requires an Environmental Impact Assessment (EIA).

Accordingly, Roxburghe Estate has initiated surveys to establish the environmental baseline of the site. Ecology and Ornithology surveys have already commenced, and a wider program of technical surveys is planned. This will include landscape and visual, noise, traffic, hydrological, and cultural heritage assessments, among others.

The Roxburghe Estate has recently initiated surveys to understand the environmental baseline of the site. Ecology and Ornithology surveys have already commenced, and a wider program of technical surveys is planned. This will include, landscape and visual, noise, traffic, hydrological, and cultural heritage assessment, among others.

- Jan 2025 – Site selection
- Apr-May 2025 – Feasibility & Concept studies
- Dec 2025 – EIA screening opinion
- 2026 – Statutory & community consultations
- 2026 – Environmental & technical studies to commence
- 2026/27 – Design finalised and planning application submitted
- 2029 – Construction
- 2030 – Operation

The findings of the surveys will be crucial in shaping the design. This will include, but is not limited to, designing mitigation into the layout, enhancing biodiversity, avoiding environmentally sensitive areas, and refining infrastructure impacts.

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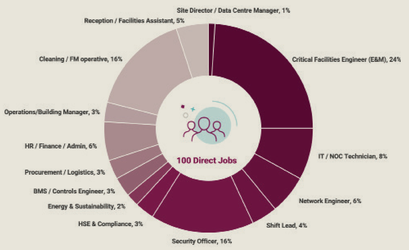
Potential Impact

The Proposed Development represents a major investment in the Scottish Borders, with the potential to support jobs, business and long term economic growth. Construction of the development is expected to generate significant spend across the supply chain, with opportunities for local contractors, while ongoing operations would support skilled, well paid jobs in areas such as engineering, IT and site management.

SOUTHSIDE OPERATIONS & MAINTENANCE IMPACT

- **At least £11.7 million GVA** per year in Southeast Scotland **145 jobs annually** at peak
- **At least £25.2 million GVA per year** in Scotland
- **259 jobs annually** at peak



	Southeast Scotland		Scotland	
	GVA (£ m)	Jobs	GVA (£ m)	Jobs
Direct	6.6	100	6.6	100
Supplier	4.1	36	16.0	136
Staff Spending	1.1	9	2.6	22
Total	11.7	145	25.2	259
Over 15 years	*176.0*	*145*	*377.5*	*259*

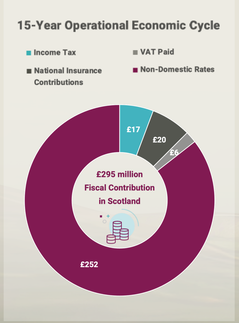
Direct GVA per job (a measure for **productivity**) associated with Southside is estimated to be £65,709 which is higher than the average in the Scottish Borders (£50,674) and Scotland as a whole (£64,589).

High-productivity jobs are also well-paid, high-quality jobs. The average salary estimated for these roles is around £52,571, which is 60-70% above the average full-time salary in the Scottish Borders and almost 50% higher than the Scottish average.

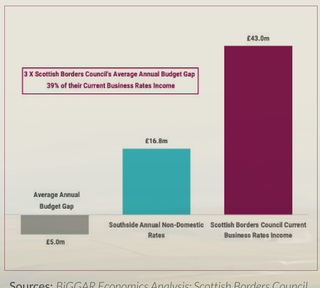
SOUTHSIDE FISCAL CONTRIBUTIONS

- **At least £34.2 million** during Development and Construction
- **At least £2.8 million** annually during Operations in Income Tax, NICs and VAT paid

- **At least £16.8 million** annually in Non-Domestic Rates
- **At least £32.1 million** annually in Corporation Tax (UK-wide Tax)



- Over 15 years, Southside is expected to generate **at least £776.3 million in tax revenues** including the Scottish fiscal contribution and **£481 million in corporation tax**, reflecting the substantial profits from its operations.
- c.30% of the total contribution comes from Non-Domestic Rates, significantly supporting local public finances.



Sources: *BiGGAR Economics Analysis; Scottish Borders Council (2025), Financial Information; Scottish Borders Council (2025), Scottish Borders Council Budget Consultation 2025 - 26*

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Programme & Get in Touch

The project is still at an early stage, however, the Applicant intends to continue engaging with communities, stakeholders, and consultees through the entire lifespan of the application process. This will continue with a secondary pre-application public consultation event later this year, to be announced once feedback from the first round has been thoroughly analysed.

FEEDBACK IS HUGELY VALUABLE TO THE PROJECT

To provide feedback, speak to the project team at today's event, submit comments via the project website, or fill out a feedback form. All feedback will be recorded and compiled into a Pre-Application Consultation Report (PAC Report) and will play a key role in shaping the development of the project. The PAC Report will form part of the planning application when this is made. This will keep a record of the consultations and demonstrate how comments received have been fed into the design.

Scan QR code to see the project website

info@southsidedc.com

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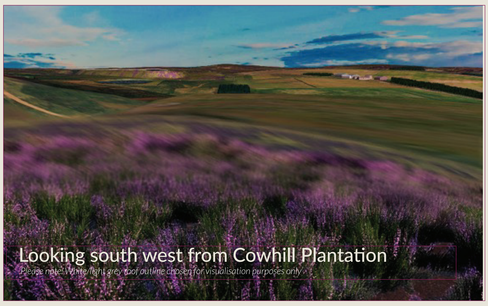
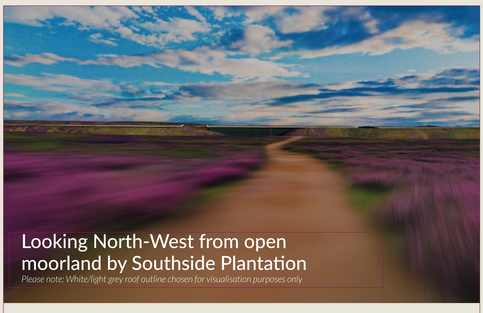
EARLY-STAGE

Concept Visualisations



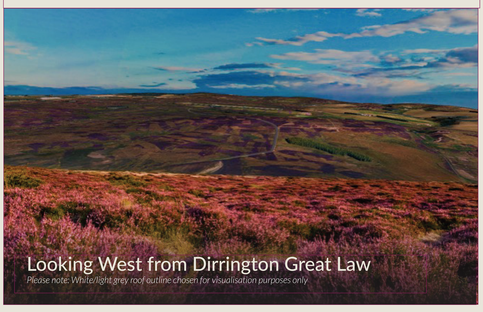
Looking south west from Cowhill Plantation

Please note: White/light grey roof outline chosen for visualisation purposes only



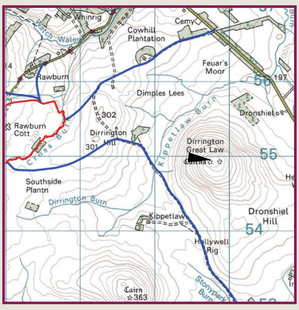
Looking North-West from open moorland by Southside Plantation

Please note: White/light grey roof outline chosen for visualisation purposes only



Looking West from Dirrington Great Law

Please note: White/light grey roof outline chosen for visualisation purposes only



Looking South by Rawburn Farm Sheep Handling facility along road to Watch Reservoir

Please note: White/light grey roof outline chosen for visualisation purposes only