

CLIVE FACILITY OPEN HOUSE

LSD 8-16-040-24 W4M, Lacombe County, Alberta

WELCOME

Thank you for joining us to learn more about the proposed Clive Facility.

Today's Open House is an opportunity to:



Learn about the proposed project and land use redesignation



Review key environmental and technical studies



Understand how noise, traffic, water, safety, and other potential impacts are being addressed



Ask questions and speak directly with the project team



Provide feedback through our project survey

PROJECT TEAM

ANE Armada
Nowlit

Armada Nowlit
Energy Ltd.
Project developer and owner

WSP

WSP Canada
Inc.
Environmental and
engineering consultant


VL ENERGY

VL Energy Ltd.
Technical advisor and
project support

HEAR FROM YOU



Project Website



Community Survey



Contact Us:
(403) 498-5620, (825) 735-7357
ane.info@armada-nowlit.com

LAND ACKNOWLEDGMENT

VL Energy, Armada-Nowlit, and WSP respectfully acknowledge that we are currently located on Treaty 6 Territory, the traditional territories of Indigenous Peoples who have lived on and cared for these lands since time immemorial. This includes the traditional territories of the peoples.

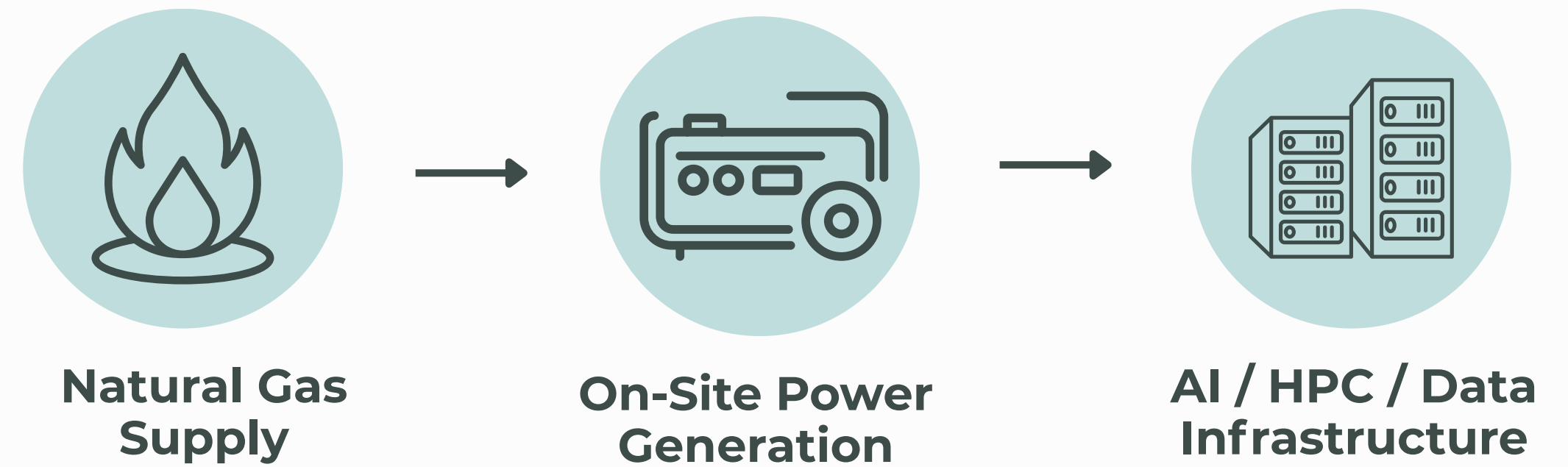
We acknowledge the many First Nations, Métis and Inuit peoples whose footsteps have marked these lands for generations, including the many places that we are joining from. We are grateful for the traditional Knowledge Keepers and Elders who are still with us today and those who have gone before us. We recognize the Lands as an act of reconciliation and gratitude to those whose territory we reside on or are visiting.

POWERING THE NEXT GENERATION OF DIGITAL INFRASTRUCTURE

COMPANY OVERVIEW

- Armada Nowlit Energy (ANE) is a Calgary-based energy and digital infrastructure developer building the power foundation for the next generation of AI, high-performance computing, and data-intensive infrastructure.
- We integrate natural gas supply, on-site power generation, and land development, regulatory execution, and digital infrastructure into a single development platform — transforming energy opportunities into construction-ready, scalable infrastructure assets.

FROM ENERGY TO COMPUTE



ALBERTA DEVELOPMENT PORTFOLIO

500+
MW CAPACITY

23
PROJECT SITES

12
ADVANCED STAGES

INVESTING IN ALBERTA'S AI & ENERGY FUTURE

In 2025, ANE engaged with Invest Alberta to explore opportunities supporting Alberta's growing digital infrastructure economy.

US\$200M

INTENDED INVESTMENT IN ALBERTA

~100

EXPECTED JOBS



Existing ANE U.S. Facilities



DATA CENTRE 101

WHAT IS A DATA CENTRE?

A data centre is a facility that houses computers and supporting equipment used to process, store, and manage digital information.

Data centres support many services people use every day, including cloud storage, online banking, websites, digital transactions, and artificial intelligence.



COMMON TYPES OF DATA CENTRES

DIFFERENT PURPOSES. A STRONGER DIGITAL FUTURE.



Bitcoin / Digital Asset

Use specialized computers to process and verify blockchain transactions.



AI / High-Performance Computing

Use powerful computing systems for AI training, modelling, research, and advanced data processing.



Cloud / Enterprise

Store and process information for businesses, websites, applications, and online services.

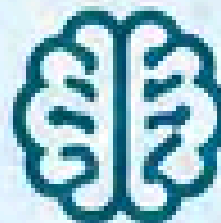
BITCOIN VS. AI DATA CENTRES

DIFFERENT TECHNOLOGIES. DIFFERENT NEEDS.



Bitcoin Data Centres

- Typically use standardized, modular equipment
- Can be expanded in phases
- Often use simpler cooling systems
- May use less water-intensive cooling, depending on facility design
- Can adjust operations based on available power and operating conditions



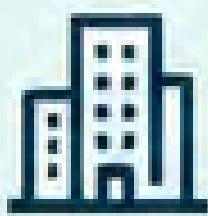
AI Data Centres

- Use higher-density computing equipment
- Support advanced AI and high-performance computing
- Often require more complex cooling and building systems
- Cooling and water requirements can be higher, depending on facility design

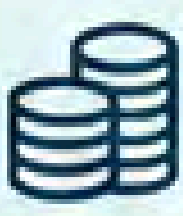
Resource use varies by facility design, technology, and operating model.

WHO USES DATA CENTRES?

SUPPORTING PEOPLE, BUSINESSES AND COMMUNITIES.



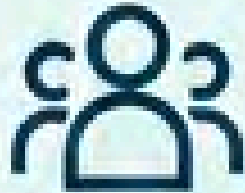
Businesses



Financial Services



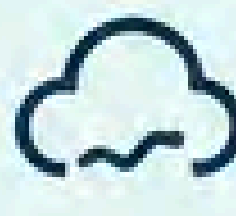
Researchers



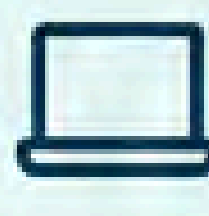
AI Developers



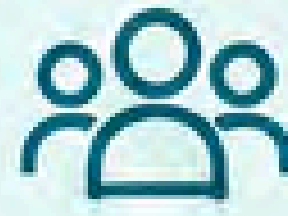
Governments



Cloud Providers



Online Platforms

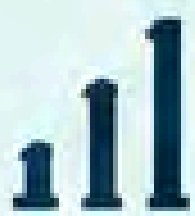


Everyday Internet Users

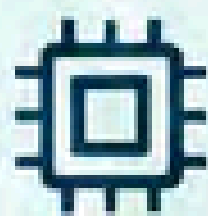
In simple terms, many of the digital services people and businesses rely on every day depend on data-centre infrastructure.

WHY DO WE NEED MORE DATA CENTRES?

GROWING DEMAND. GREATER OPPORTUNITIES.



More cloud computing and digital storage



Growth in AI and advanced computing



Increasing use of online and mobile services



Need for reliable digital infrastructure



Investment, technology development, and economic opportunities

PROJECT OVERVIEW

Clive Facility, LSD 8-16-040-24 W4M
Lacombe County, Alberta

- Armada Nowlit Energy Ltd. is proposing a 19.8 MW natural gas-fired power generation and modular data processing facility within Lacombe County.
- The facility will generate electricity for use entirely on site to support modular data processing equipment. No electricity export to the Alberta Interconnected Electric System (AIES) is proposed.
- The project is designed as a compact, secure, behind-the-fence development.

WHAT WILL BE ON SITE



Power Generators

Reliable on-site power generation



Data Processing Units

Modular and scalable infrastructure



Electrical & Ancillary Equipment

Transformers, switchgear and supporting systems



Closed-Loop Cooling

Recirculates coolant to minimize routine water consumption



Emission Control

Selective Catalytic Reduction (SCR) and emissions monitoring systems to support compliance



CLIVE FACILITY
CONCEPTUAL PLAN

SITE CONTEXT



Rural Context

Located among agricultural lands and existing energy infrastructure.



Low-Profile Design

Equipment is comparable in scale to nearby oil and gas infrastructure.



Visual Compatibility

Compact siting helps limit changes to the existing rural viewscape.

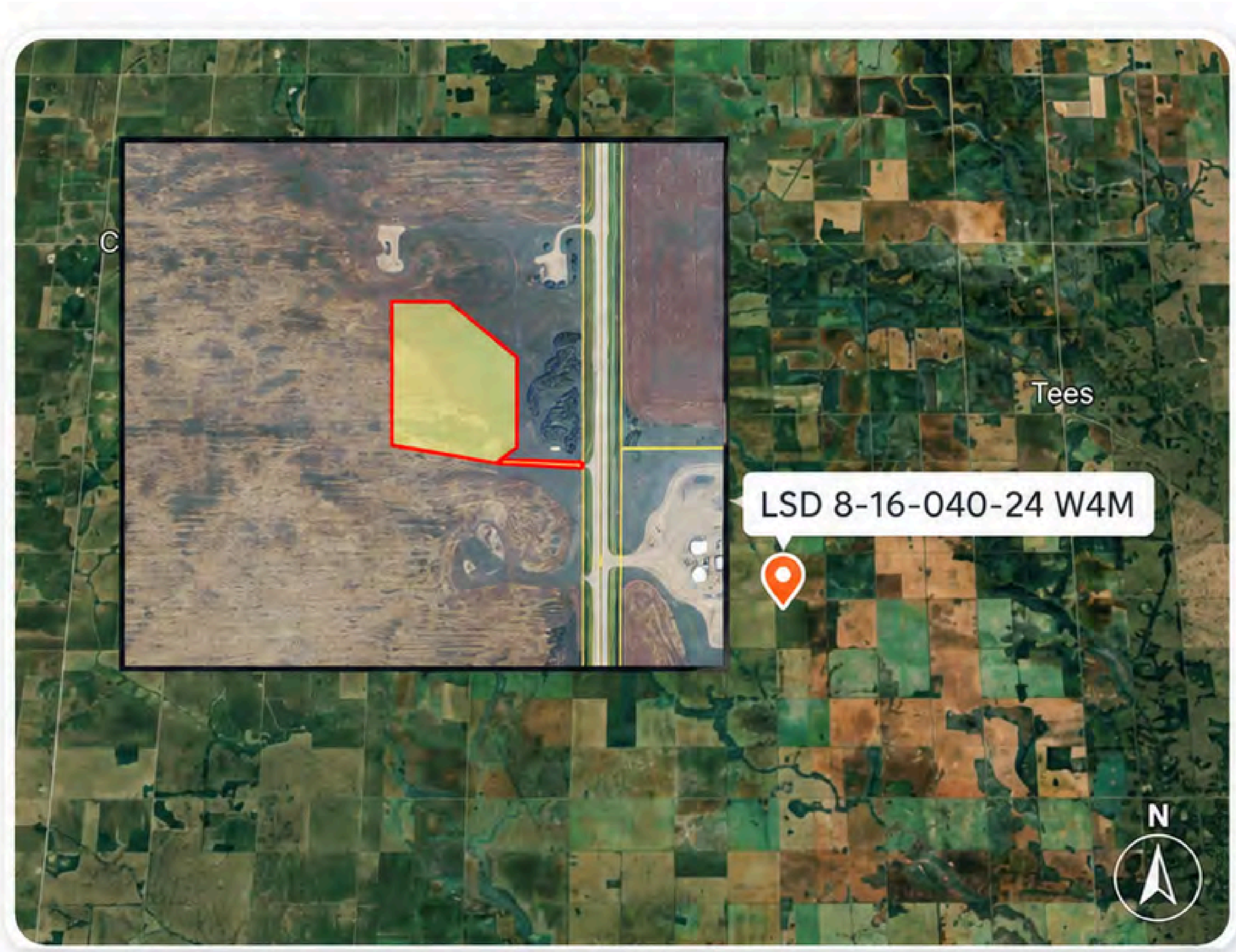


Economic Contribution

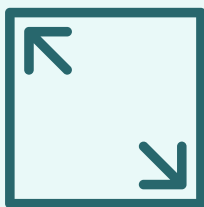
Supports local contractors, employment, and new private investment.

Land Use & Rezoning

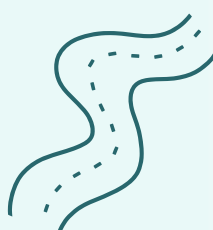
Clive Facility, LSD 8-16-040-24 W4M Lacombe County, Alberta



Location
LSD 8-16-040-24 W4M



Development Footprint
Approx. 1.734 ha / 4.28 acres



Site Access
Via Range Road 243



Surrounding Area
Farmland, residences, oil & gas



Distance to Village of Clive
Approx. 8.5 km (7 min drive)

LAND USE & REZONING

DESCRIPTION AND JUSTIFICATION



Current Land Use District
Agricultural (A)



Proposed Land Use District
Heavy Industrial (I-HI)

Only the proposed project footprint will be redesignated to Heavy Industrial (I-HI). The remainder of the parcel will remain in the Agricultural (A) District.

- The proposed redesignation would place the Project within the appropriate land use district while supporting Lacombe County planning policy and economic development objectives.
- The proposal is consistent with Lacombe County's Municipal Development Plan (MDP) and supports the County's economic development objectives by leveraging existing energy infrastructure and encouraging local investment.

WHY THIS LOCATION?

SITE CONTEXT & EXISTING CONDITIONS

Existing Ember Natural Gas Infrastructure

The site was selected in part because it is adjacent to existing Ember natural gas infrastructure, supporting practical fuel supply and reducing the need for major new off-site infrastructure.

Approximately 1 km to Nearby Residences

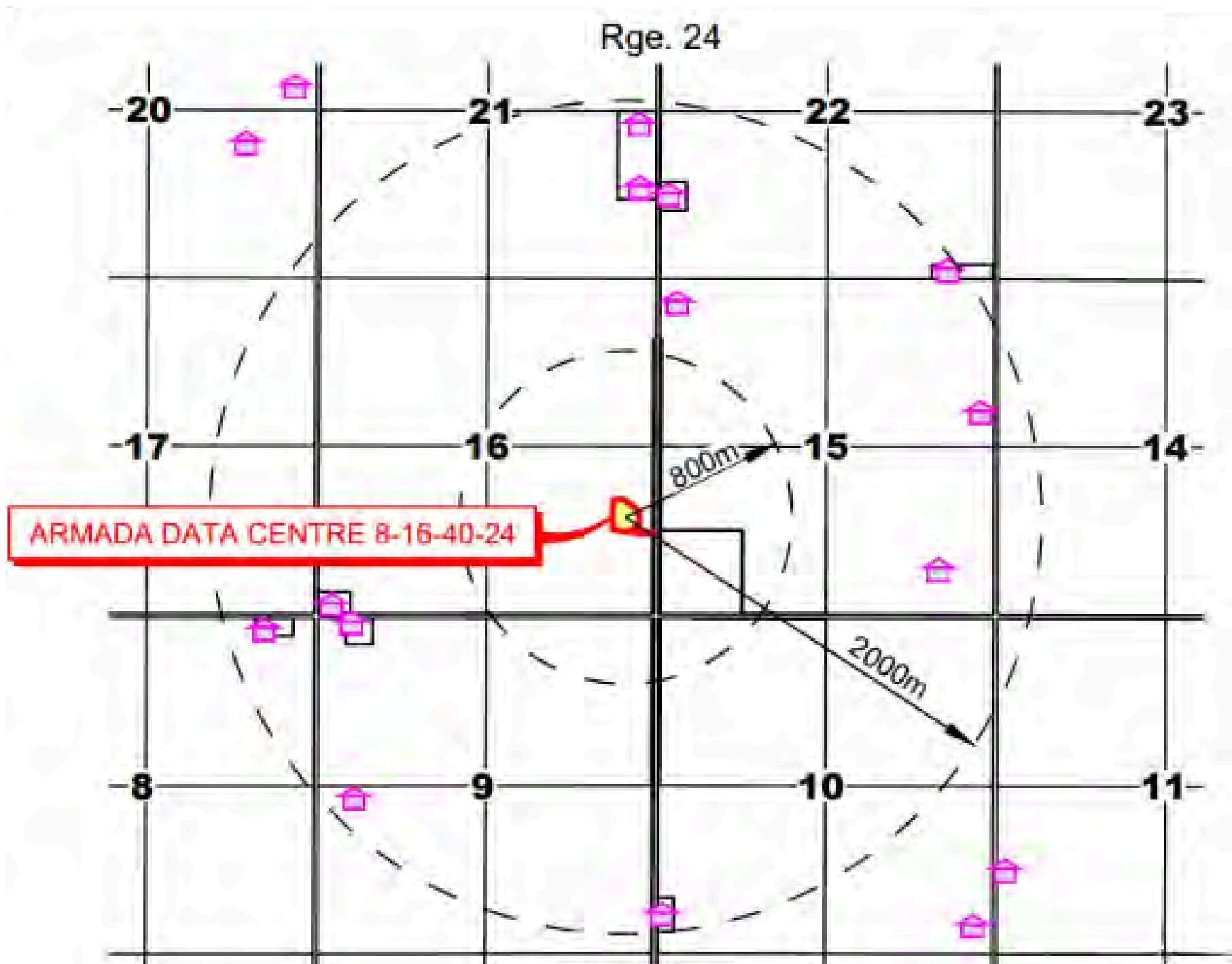
Nearby residences are approximately 1 km away, providing meaningful separation from the proposed development area.

Adjacent to Clive Compressor Facility

The proposed development is adjacent to the Clive compressor facility, placing the Project within an existing energy and industrial setting.

Compact and Contained Footprint

Only a limited portion of the parcel is proposed for development, while the remainder of the agricultural parcel would not be developed as part of this Project.



RESIDENCE SKETCH



Responsible development, built on existing infrastructure and a compact footprint.

TECHNICAL STUDIES & ASSESSMENTS



AIR QUALITY ASSESSMENT

Complies with Alberta Ambient Air Quality Objectives (AAAQOs)

All modelled ground-level NO₂ concentrations remain below applicable Alberta objectives at and beyond the Project fenceline.



NOISE IMPACT ASSESSMENT

Complies with AUC Rule 012

Predicted cumulative sound levels remain below the 40 dBA nighttime permissible sound level at all assessed residential receptors.



ENVIRONMENTAL EVALUATION

Site suitability confirmed through environmental review

No mapped wetland or watercourse occurs within the Project footprint, and no confirmed key wildlife habitat has been identified within the disturbance area.



Traffic Impact Memorandum

Designed to Lacombe County access and road requirements

Range Road 243 can accommodate the Project without a material traffic impact; operations are expected to generate only 1–3 scheduled visits per month.



DRAINAGE & STORMWATER MEMORANDUM

Designed to protect adjacent lands and existing drainage

Runoff will be managed through grading, infiltration, temporary storage, drainage controls, and erosion protection.



EROSION & SEDIMENT CONTROL

Construction-phase protection built into the Project

Defined disturbance limits, soil protection, runoff control, dust management, and sediment controls will be implemented during construction.



ENVIRONMENTAL PROTECTION PLAN

Project-wide environmental controls established

The plan addresses spills, soils, drainage, dust, wetlands, waste management, monitoring, and corrective action throughout construction and operations.



EMERGENCY RESPONSE & FIRE SAFETY PLAN

Integrated with County emergency-response requirements

Emergency access, shutdown and isolation points, responder staging, fire prevention, and coordination with Lacombe County Fire Services are incorporated into project planning.



DECOMMISSIONING & RECLAMATION PLAN

Planned for responsible site closure and restoration

At the end of operations, equipment and site infrastructure will be safely removed, disturbed areas regraded, topsoil replaced, drainage stabilized, and the land restored to stable long-term conditions.



All studies have been prepared to support applicable municipal and provincial regulatory requirements

UNDERSTANDING PROJECT NOISE

DESIGNED TO MEET ALBERTA’S NOISE STANDARDS

- A comprehensive **Noise Impact Assessment (NIA)** was completed for the Clive Facility by **aci Acoustical Consultants Inc.**, in accordance with Alberta Utilities Commission **(AUC) Rule 012**.
- The predicted nighttime sound level is **36.0 dBA**, which is **4.0 dBA below the 40 dBA limit**. **No significant** low-frequency or tonal noise effects are anticipated at nearby residences.

KEY RESULT

36.2 dBA

Predicted nighttime sound at the nearest assessed residence

< 40 dBA

3.8 dBA below the applicable nighttime limit



COMPLIES WITH ALBERTA’S NOISE STANDARDS

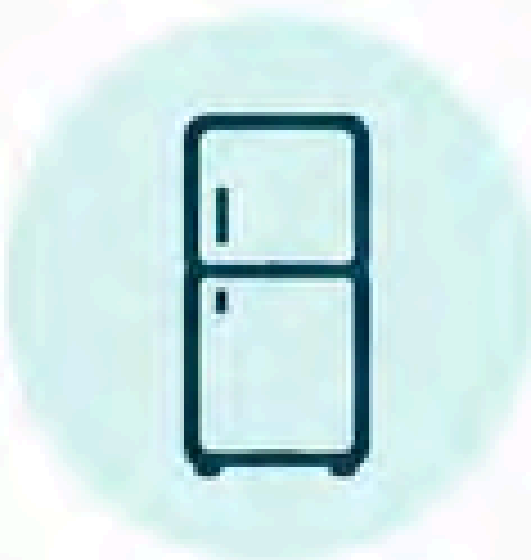


Conceptual rendering (for illustrative purposes only)

HOW THE PROJECT COMPARES



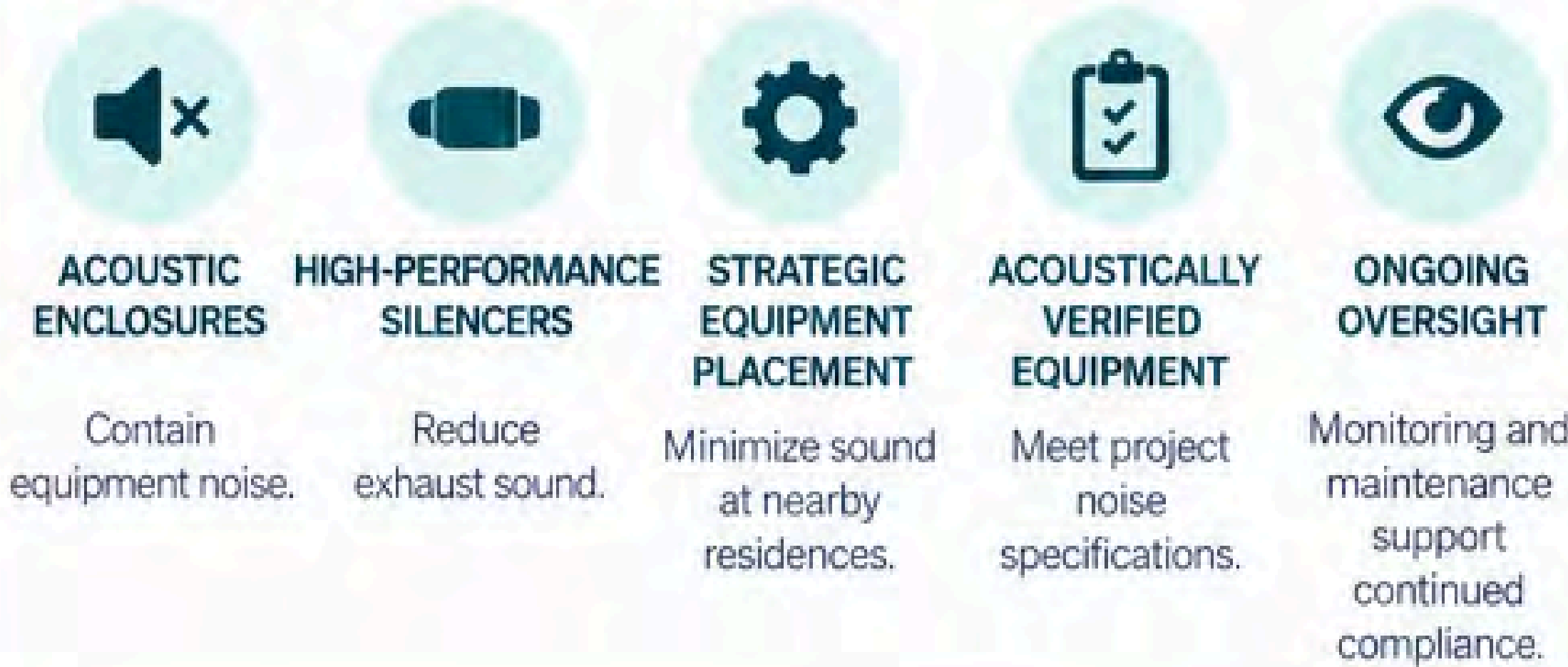
WHAT DOES 36.2 dBA SOUND LIKE?



At approximately 900 m from the facility, the predicted sound level is comparable to the sound of **a quiet household refrigerator**.

It is only slightly above the existing average background sound level of approximately **35 dBA**.

HOW NOISE IS CONTROLLED



PROTECTING AIR, WATER
AND THE ENVIRONMENT

RESPONSIBLE DEVELOPMENT. LOW IMPACT. DESIGNED WITH CARE.

AIR QUALITY

MODELLING CONFIRMS
COMPLIANCE

Air dispersion modelling shows the Project is expected to comply with the 2021 Alberta Ambient Air Quality Objectives (AAAQOs).

- ✓ Predicted concentrations below applicable AAAQOs
- ✓ High-efficiency natural gas equipment
- ✓ Ongoing monitoring and maintenance

WATER USE

VERY LOW ROUTINE
WATER DEMAND

Coolant circulates through a dry cooler, where heat is removed and released to ambient air. The cooled fluid then returns to the equipment in a closed loop.

- ✓ Prefilled coolant
- ✓ Zero groundwater usage
- ✓ Efficient heat rejection

ENVIRONMENTAL
PROTECTION

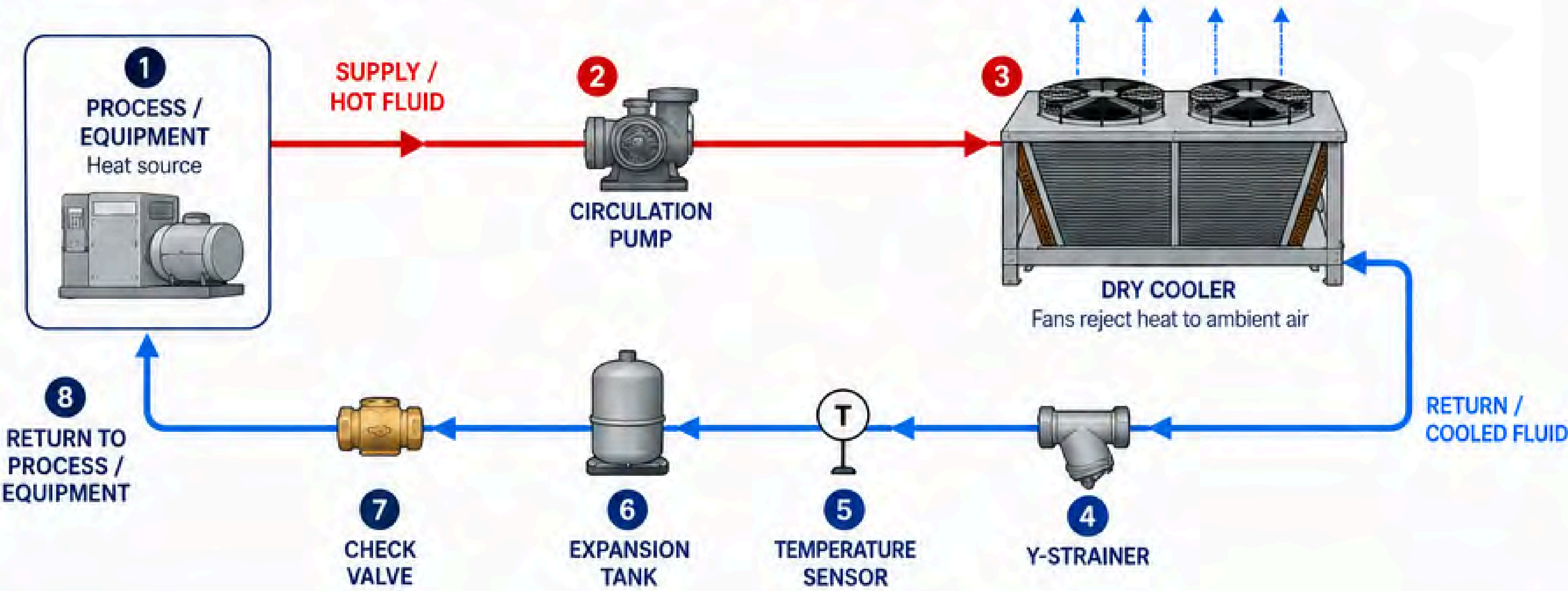
MINIMIZING IMPACTS
THROUGH PLANNING

The Environmental Protection Plan (EPP) includes measures to:

- ✓ Land & Water
- ✓ Wildlife & Reclamation
- ✓ Emergency Response

CLOSED-LOOP DRY COOLING SYSTEM

A sealed system that recirculates the same cooling fluid, removing heat through a dry cooler.



THE SAME COOLING FLUID IS REUSED CONTINUOUSLY — NO ROUTINE WATER TOP-UP REQUIRED.

COMMITMENT TO
RESPONSIBLE
DEVELOPMENT



RESPONSIBLE
OPERATIONS



ENVIRONMENTAL
STEWARDSHIP



STRONGER
COMMUNITIES

BENEFITS TO LACOMBE COUNTY

LOCAL INVESTMENT. LIMITED IMPACT. LONG-TERM VALUE.

- 

Supports local investment, employment, and service opportunities
- 

Maintains a compact project footprint with consideration for neighbouring landowners
- 

Generates minimal operational traffic and day-to-day disturbance
- 

Incorporates design and mitigation measures to minimize noise, lighting, and visual effects



RESPONSIBLE DEVELOPMENT DESIGNED TO MINIMIZE IMPACTS



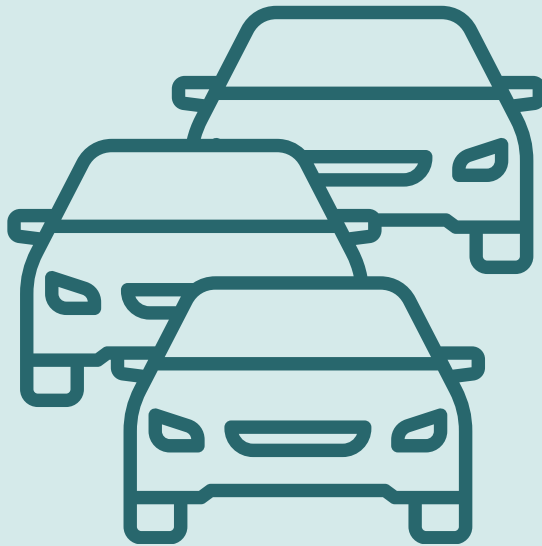
Compact, Controlled Site
Defined footprint minimizes land disturbance.



Uses Existing Infrastructure
Uses existing roads and nearby gas infrastructure.



Off-Grid Operation
Power is used on site with no Alberta Interconnected Electric System (AIES) export.



Low Ongoing Traffic
Remotely monitored with only periodic service visits.

LOCAL ECONOMIC BENEFITS



~ USD \$2M
Private Investment
New private capital supporting project development and local economic activity.



20–50
Construction Opportunities
Temporary jobs during site preparation, installation and commissioning.



10–20
Ongoing Operations & Service Roles
Supporting maintenance, inspections, technical services and local supply chains.



Long-Term Value
Non-Residential Assessment
Adds new assessment value, contributing to Lacombe County.



250 m

618 m

4.28 ac.

73 m

Range Road 243

150 m

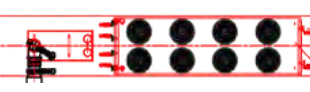
400 m

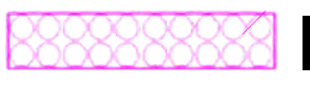
Ember
Gas Plant

Local Context Map

Site Layout

Legend

 2.2 MW Generation Set

 Miner Container

 Selective Catalytic
Reduction (SCR)