KEEL INFRASTRUCTURE

DIGITAL POWER DIGEST

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WEEK IN REVIEW

The Buildout Did Not Slow. The Financing Model Changed.

Anthropic's S-1 is one of the most important Digital Power documents of the last few years because it exposes the economics sitting above the electrical stack. The filing discloses roughly $417 billion of signed compute, equipment and data-center commitments, a strategy to expand Anthropic's own data-center footprint, and planned sites that rely on dedicated on-site natural-gas generation. For power developers, the read-through is not simply that frontier labs need more megawatts. It is that they are willing to reorganize ownership, financing and operating structures around whoever can deliver those megawatts first.

The implied value of time is the clearest signal. On the working economics used in this Digest, a watt of usable compute supports roughly $33-$50 of annual compute billing while the electricity around it costs only about $0.68 per year at $60/MWh and 1.3 PUE. One month of delay therefore puts roughly $2.75-$4.17 per IT watt of potential billing at risk, assuming a customer is ready to take the capacity. A $10/MWh power-price improvement is worth only about $0.11 per watt-year. That does not mean power cost is irrelevant; it means the commercial hierarchy has inverted. In a scarce-compute market, energization date can matter more than optimizing the last few dollars per MWh.

Capital markets are adapting to the same reality. Broadcom and Anthropic are using a $63 billion equipment SPV; SpaceX closed roughly $40 billion of GPU financing; Crusoe borrowed $700 million against the power equipment behind its AI factories; Barclays is exploring insurance protection on more than $10 billion of AI-infrastructure debt; and Nvidia is discussing a residual-value guarantee around construction and electricity debt at Nscale's Monarch campus. Chips, buildings, turbines, engines and grid infrastructure are being separated into financeable pools of collateral. Behind-the-meter power is starting to look less like an accessory to the data center and more like its own infrastructure asset class.

The second structural shift is from 'power secured' to 'energization executable.' Microsoft is funding about 1.1 GW of new generation plus 600 MW of storage through a NiSource affiliate for 2028 service; Kinder Morgan sanctioned a $4.2 billion interstate pipeline on a hyperscaler anchor; Google and Voltus added about 1.07

GW of flexible capacity across PJM; and Microsoft walked from an Nscale UK site after grid timing slipped into the early-to-mid 2030s. A signed ESA, a queue position or a paper PPA is no longer enough. Investors and tenants are underwriting the date on which contracted compute can actually run.

The demand evidence remains stronger than the credit tape. UBS/Silicon Data show H100 rental prices up 29% year-to-date and B200 rental prices up 40%. SemiAnalysis forecasts roughly 50 GW of data-center build in 2027 versus 25-26 GW in 2026, with about 17 GW leased in the latest quarter. Epoch AI estimates global AI compute capacity is still doubling roughly every nine months. At the same time, AI-infrastructure yields are moving into double digits, CDS is widening and banks are struggling to distribute risk. The market is not saying demand disappeared. It is separating bankable megawatts from speculative ones.

Political permission is becoming part of the same underwriting. PJM's revised Reliability Backstop Program (RBP) proposal would allocate new reliability costs toward firm large-load growth; NERC's computational-load standards now move to FERC; Pennsylvania removed data centers from Fast Track; the UK is offering strategic sites priority grid access and temporary on-site generation in exchange for local commitments; and leading developers are voluntarily promising to pay for grid upgrades and insulate consumers. The new Digital Power contract has four counterparties: compute, power, capital and community. The project development winners will control all four.

$2.75-$4.17/W ONE MONTH OF DELAY DPD implied compute economics	50 GW 2027 DATA-CENTER BUILD SemiAnalysis forecast	$63B ANTHROPIC / BROADCOM SPV equipment finance	6,831 MW PJM BACKSTOP TARGET refiled Oct. 29

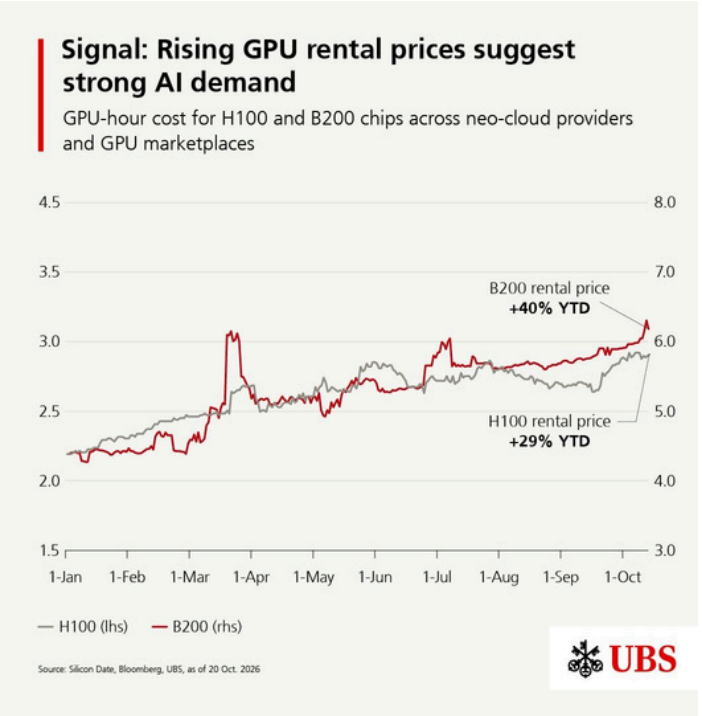
THE DPD VIEW | WHAT CHANGED THIS PERIOD

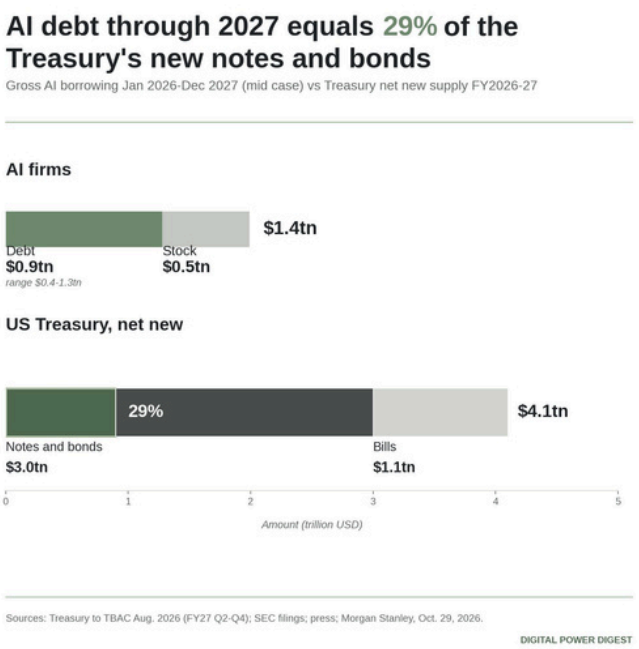
SCARCITY MOVING UPSTREAM The bottleneck is no longer only utility interconnection. Firm gas transport, turbine slots, transformers, controls and trained O&M staff are all part of the energization schedule. A paper megawatt without those dependencies solved should trade at a discount.	CREDIT SUPPORT MOVING DOWNSTREAM Nvidia, Broadcom, utilities and insurers are beginning to support infrastructure that banks will not hold unwrapped. The strongest projects will increasingly be financed around specific collateral and contracted performance, not a generic AI growth thesis.	SOCIAL LICENSE MOVING INTO FINANCE Ratepayer protection, water, emissions, community payments and curtailment obligations now affect project timing and therefore debt service. Regulatory risk has become measurable enough that insurers are trying to price it directly.

THE SIGNALS TO UNDERWRITE

SIGNAL	CURRENT READ	WHAT WOULD CHANGE THE VIEW
Demand	GPU rent, cloud sell-out and 2027 leasing remain strong.	Sustained rental-price declines plus cancelled binding leases.
Credit	Capital is open but spreads and guarantees are widening.	Plain-vanilla non-IG project debt clearing without additional support.
Power	BTM generation and utility-affiliate models are proliferating.	Grid energization dates compress enough to erase the speed premium.
Policy	Large loads are being asked to pay more and disclose more.	Stable large-load tariffs and permitting rules that survive the election cycle.

CHARTS OF THE WEEK | DEMAND AND CREDIT DIVERGE





Our interpretation: compute scarcity and capital scarcity can coexist. Rising GPU rental prices say near-term demand for usable accelerators remains tight. The AI-debt comparison says the financing requirement is becoming macro-scale: its mid-case $0.9 trillion of AI borrowing through 2027 equals 29% of projected Treasury net new notes and bonds. The critical question is no longer whether capital exists; it is which counterparties, collateral pools and delivery schedules can clear it at an acceptable spread.

THE TAPE | THREE DIFFERENT SIGNALS

OBSERVATION	REPORTED / IMPLIED MOVE	WHAT IT MEANS
GPU rental pricing	H100 +29% YTD; B200 +40% YTD	Scarce live compute still commands more, not less.
2027 physical build	50 GW vs 25-26 GW in 2026	Most 2027 capacity is sold and under construction.
AI debt supply	$0.9T mid-case through 2027	Syndication capacity becomes a binding constraint.
Credit protection	CDS wider across Meta, Oracle, SpaceX, CoreWeave	The market is demanding stronger guarantees and collateral.

NUMBERS OF THE WEEK | THREE DIFFERENT SIGNALS

1.07 GW GOOGLE / VOLTUS FLEX PJM	1.1 GW BAKER HUGHES ORDER on-site generation	1.72 GW INNIO 2026 DC BOOKINGS reciprocating engines
$700M CRUSOE POWER FACILITY equipment collateral	920 MW ANTHROPIC / BEACON gas-backed talks	$4.2B PERMIAN LINK hyperscaler-anchored pipe

Sources: UBS/Silicon Data chart | SemiAnalysis | Bloomberg - AI debt

ANALYST READ Demand scarcity and capital scarcity are not contradictory. They create a quality spread. The marginal megawatt attached to a credible 2027-28 energization date and strong credit can become more valuable at the same time that generic AI-infrastructure equity and unsecured neocloud debt reprice lower.

MARKET SPOTLIGHT | ANTHROPIC S-1

POWER IS CHEAP COMPARED WITH COMPUTE

Inside the S-1's compute risks, data centers carry more words than any other infrastructure theme

DPD grouping of 8,844 words / 236 sentences in the filing's compute-risk discussion. Word count measures emphasis, not severity.

		Words / term mentions
Data centers	data centers 61 · facilities 46 · construction 13 · sites 9 · cooling 3	3,311 / 132
Financing	commitments 41 · capital 20 · leases 20 · financing 13 · projections / forecasts 8 · excess / underutilized 6 · debt 1	2,547 / 109
Power	power 36 · electrical / electricity 34 · grid 24 · utilities 14 · energy 11 · fuel 7 · natural gas 6	2,404 / 132
Chips	chips 30 · equipment 18 · hardware 14 · accelerators 7 · memory 3 · TSMC 3 · semiconductors 1	2,123 / 76
Cloud providers	CSPs 21 · Amazon / AWS 7 · Microsoft 7 · Google 6 · cloud 5	1,095 / 46
Labor	labor shortages 3 · electricians 1 · technicians 1 · tradespeople 1 · skilled 1	134 / 7
No theme term	64 sentences with none of the terms above; 35 use the word "compute"	2,048

Source: Anthropic S-1, filed Oct. 26, 2026. DPD grouping of compute-risk language.

The S-1 turns compute into an infrastructure problem. Anthropic disclosed about $417 billion of signed compute, equipment and data-center commitments. It names long-dated leases, a $500 million power-purchase obligation tied to a data-center provider, and an 'Anthropic Direct' model in which the company buys accelerators while partners secure the real estate and power. Some planned locations explicitly rely on dedicated on-site natural-gas generation.

The economic implication is why speed-to-power now dominates the conversation. The Information's recent Louisiana Rive Bend data center article (Hut 8-Fluidstack-Anthropic) uses 330 MW of facility load to produce 245 MW of usable compute and estimates that getting the site online one month early could create roughly $1.3 billion of incremental revenue. The exact number is site- and workload-specific, but the hierarchy is robust: time-to-energization can swamp small differences in wholesale power price.

Using the more conservative DPD range of $33-$50 per IT watt-year of compute billing, a one-month delay puts $2.75-$4.17 per watt at risk. At $60/MWh and 1.3 PUE, electricity is about $0.68 per IT watt-year. A $10/MWh power-price improvement saves only about $0.11 per watt-year. For a frontier lab, the question is increasingly 'How soon can I monetize this megawatt?' rather than 'Did I optimize the last $5/MWh?'



DPD implied economics. The compute value belongs primarily to the model provider, not automatically to the powered-shell landlord.

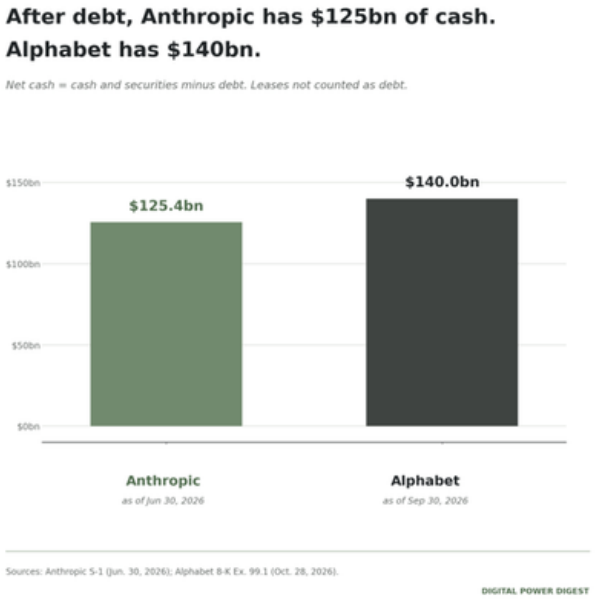
INVESTMENT IMPLICATION Under a one-to-three-year compute payback model, the scarcity premium on executable early power can be rational even when a conventional 20- to 30-year infrastructure DCF would reject the same premium. The developer still has to capture that value contractually; the tenant's gross margin is not the landlord's margin.

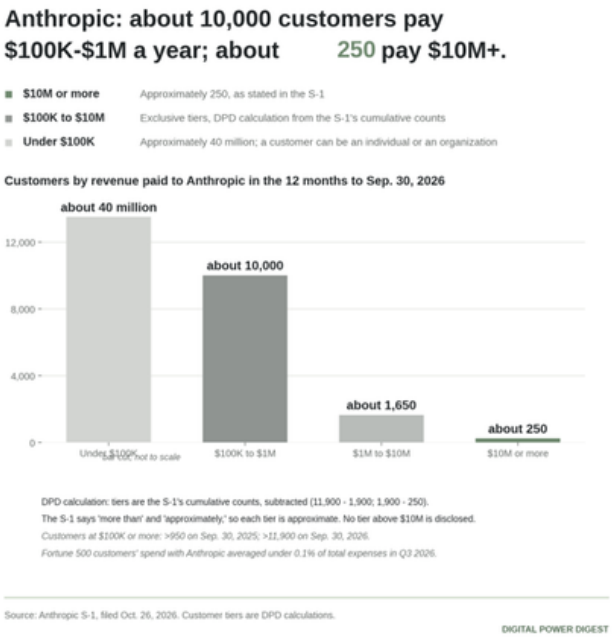
Sources: Anthropic S-1 | The Information - Anthropic economics | DCD - S-1 infrastructure commitments

THE RIVER BEND, LA PROJECT SPEED-TO-COMPUTE EXAMPLE

330 MW FACILITY LOAD Hut 8 Louisiana example	245 MW USABLE COMPUTE The Information	$1.3B ONE MONTH EARLY estimated incremental revenue	15+ GW ANTHROPIC 2028 Measured AI projection cited

ANTHROPIC | THE BALANCE SHEET BEHIND THE POWER RACE





FROM CLOUD CUSTOMER TO INFRASTRUCTURE PRINCIPAL

The S-1 makes clear that Anthropic is no longer treating compute as a single cloud-services line item. It is becoming a principal in long-duration infrastructure: buying chips, taking leases before facilities commence, posting escrows, signing power obligations and asking data-center partners to solve land and energization. That changes the credit analysis for every party below it. A developer is no longer financing only a shell; it may be financing an interdependent package of compute, power, construction and fuel against a tenant whose own capital program is expanding at extraordinary speed.
The supplied filing analysis highlights why Anthropic can support that strategy today. It calculates roughly $125.4 billion of net cash as of June 30 and shows a customer base with about 10,000 accounts paying $100,000-$1 million annually, roughly 1,650 paying $1-$10 million and about 250 above $10 million. Another supplied analysis calculates an 85.4% H1 2026 serving gross margin, up sharply from H1 2025. Those figures are calculations from the filing rather than company-defined infrastructure margins, but they help explain the urgency with which Anthropic is converting capital into compute capacity.

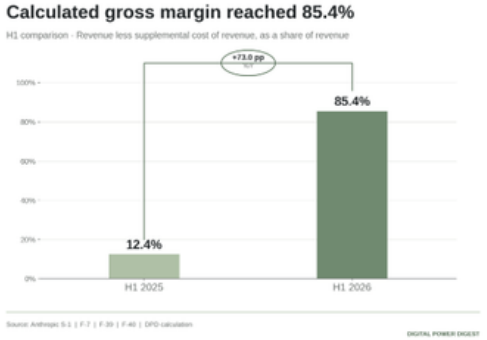
WHAT THIS MEANS FOR DIGITAL POWER DEVELOPERS

First, a frontier lab can rationally pay for speed because compute revenue accrues immediately once the equipment is usable. Second, the customer's ability to finance does not eliminate project-finance risk below it: cancellation rights, construction delays, interconnection slippage and equipment shortages can still strand debt at the project level. Third, the lab's growing preference for direct infrastructure control raises the strategic value of partners that can deliver a complete stack - firm fuel, generation, permits, substation, grid transition and O&M - rather than a paper megawatt.

DPD VIEW: The S-1 does not say every early megawatt is worth the full compute margin. It says the economic pool above power is large enough that a developer should stop pricing speed solely through a utility-cost lens. The value question is how much of the tenant's avoided delay can be captured in rent, development fees, tolling, capacity payments or long-term infrastructure ownership.

Sources: Anthropic S-1 | Fortune - Anthropic compute strategy| The Information - Attractive economics

MARGIN SIGNAL | WHY THE URGENCY CAN BE ECONOMIC



THE IMPORTANT CAVEAT

The supplied filing-based calculation shows serving gross margin rising sharply in H1 2026. That is not the same as corporate gross margin, free cash flow or the margin available to a power landlord. Training, payroll, model development and long-lived compute commitments sit outside the simple serving calculation. The correct developer conclusion is narrower: high inference economics can support a meaningful speed premium, but the project must capture it through contract structure rather than assume it.

POWER PROCUREMENT | ENERGIZATION DATE IS THE ONLY TERM THAT MATTERS

THREE DEALS SHOW HOW BUYERS ARE PURCHASING TIME

TRANSACTION	WHAT IS BEING BOUGHT	DELIVERY	READ-THROUGH
Microsoft / NiSource	1.1 GW new generation + 600 MW storage; Microsoft funds generation and transmission	2028 service	Utility-affiliate ownership and customer funding ring-fence ratepayers while locking a date.
Kinder Morgan	434-mile, 2.8 Bcf/d Permian Link pipeline; 20-year take-or-pay behind A-rated hyperscaler power	Q3 2030 ISD	Fuel infrastructure is being sanctioned on data-center load, not generic demand forecasts.
Google / Voltus	1.07 GW expansion of distributed batteries, thermostats and industrial curtailment in PJM	Available flexibility	Capacity matching can come from aggregated flexible load, not only new steel in the ground.

The negative control is Nscale's UK experience. Microsoft withdrew from the Loughton project after UK Power Networks indicated that power could not be delivered until the early-to-mid 2030s. Nscale said it was exploring alternative power sources. The message is simple: a customer commitment does not monetize until the electrical path is credible enough to survive the customer's outside date.

That changes how powered land should be valued. A queue position is an option. An executed ESA is stronger, but still subject to upgrades, tariffs, cost allocation, politics and construction. A utility-backed generation program with fuel, permits and a defined in-service date is stronger again. The market is beginning to price those stages separately, and the spread between them is widening as compute economics make delay more expensive.

THE COMMERCIAL STACK

2028 MICROSOFT SERVICE NiSource / La Porte	20 YEARS MICROSOFT TERM customer-funded infrastructure	$4.2B PERMIAN LINK hyperscaler-anchored	1.07 GW GOOGLE / VOLTUS distributed flexibility

WHY THE MICROSOFT / NISOURCE STRUCTURE MATTERS

The La Porte structure separates the retail-service obligation from the generation investment. Microsoft funds the generation and transmission required for its load, while a NiSource GenCo owns roughly 1.1 GW of new supply and 600 MW of storage under a long-term tolling arrangement. NiSource says the package creates about $1.75 billion of ratepayer savings. Whether that estimate holds will be tested over time, but the architecture is what matters: the hyperscaler buys a date, the utility affiliate owns the plant, and the regulated customer base is not asked to bankroll the entire build.

Compare that with a conventional ESA that depends on network upgrades, future generation additions and a tariff still exposed to political review. The Microsoft model turns some of those external dependencies into contracted project obligations. Kinder Morgan does the same thing one layer upstream by putting a 20-year take-or-pay behind a new interstate pipe. Google / Voltus attacks the problem from the opposite direction by reducing the capacity burden through flexible load. Three structures, one objective: remove uncertainty from the energization date.

NEGATIVE CONTROL | NSCALE SHOWS HOW AN OUTSIDE DATE KILLS VALUE

LATE-2020s Original expected energization window	EARLY-TO-MID 2030s Utility delivery timing later reported	MICROSOFT EXITS Customer withdraws from the site
The commercial premise	The schedule breaks	The power delay becomes contract risk

The Nscale episode is why lenders are focusing on construction-delay termination rights. Once the customer's outside date arrives before the revised grid date, the lease ceases to be a credit enhancement and can become the mechanism that strands the project. This is the bridge between 'speed to power' and the credit-market repricing seen elsewhere in the issue.

BOTTOM LINE: The financially relevant date is not shell completion, equipment delivery or even an interconnection agreement. It is the date contracted compute can run with a power path that survives regulatory, fuel, construction and credit diligence.
Sources: Microsoft / NiSource | Kinder Morgan / Bloomberg| Google / Voltus | Nscale / UK power delay

1 | QUEUE POSITION	2 | ESA / SERVICE REQUEST	3 | FUNDED SUPPLY	4 | ENERGIZED + ACCEPTED
Potential network path; delivery and cost remain open.	Stronger contractual intent; still exposed to upgrades, tariffs and schedule.	Generation, fuel and transmission obligations are ring-fenced to the load.	Compute can run and the customer outside date has been survived.

DEMAND & ECONOMICS | BIGGER DOES NOT MEAN SAFER

THE CAPITAL STACK IS MOVING OUTSIDE THE DATA CENTER

CHIPS / ACCELERATORS	POWER EQUIPMENT	CONSTRUCTION / SHELL	RISK TRANSFER
$63B Anthropic/Broadcom SPV $40B SpaceX GPU lease	$700M Crusoe facility $424M Atlas turbine bridge	Nvidia / Nscale guarantee talks QTS private placement	Barclays >$10B insurance inquiry Utilities under IG contracts

The scarcity story explains only half of why behind-the-meter power is attracting dedicated capital. Grid queues are long, transformers are late and large turbines are sold out. The quieter driver is that a signed utility ESA now carries more regulatory and political risk than it did two years ago. A developer can hold a paper entitlement to grid service and still face a new tariff, cost allocation, curtailment framework, community challenge or upgrade schedule before revenue begins.

Financing is responding by separating the stack. Crusoe's $700 million Neuberger facility is explicitly against the power infrastructure behind its AI factories. Atlas Energy financed power-generation and balance-of-plant equipment through a delayed-draw bridge that is intended to term out at the project level. Nvidia is reportedly considering a guarantee on construction and electricity debt at Nscale's Monarch campus. Barclays is testing whether insurers can absorb more than half the risk on some AI-linked facilities so bank balance sheets can originate again.

Utilities are the other new capital provider. A customer with an investment-grade contract can support regulated or affiliate-owned generation and transmission without asking the data-center developer to finance the entire stack. Semiconductor companies are filling a similar role for non-investment-grade compute counterparties. The result is a new financing hierarchy: the cheapest capital attaches to strong credit plus executable power; weaker credit survives only with hard collateral, guarantees, prepayments or higher spreads.

WHO TAKES THE RISK NOW?

CAPITAL PROVIDER	RISK BEING ABSORBED	WHY IT MATTERS
Chipmaker guarantee	Residual equipment value / tenant credit	Makes non-IG compute financeable to a broader lender base.
Insurance / private credit	Syndication and construction risk	Frees bank balance-sheet capacity but at a new price.
Utility / GenCo	Generation and transmission capex	Converts a data-center load contract into long-lived power infrastructure.

CASH FLOW IS MOVING TO THE SUPPLY SIDE



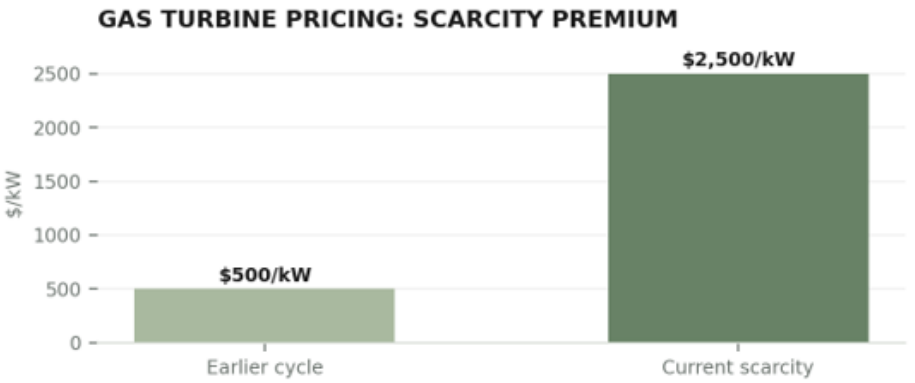
BofA Research Investment Committee: 12-month forward free cash flow is shifting from hyperscalers toward semiconductor companies. Frontier labs are not included in the chart.

INVESTMENT IMPLICATION: BTM power should increasingly be underwritten as infrastructure with its own collateral, contracted cash flow, operating risk and residual value - not merely as part of the powered-shell rent. That can lower the developer's capital burden, but it also exposes the project to equipment availability, fuel transport, environmental permits and O&M performance that a simple grid ESA historically pushed upstream to the utility.

Sources: Crusoe / Dealroom | Broadcom financing | Nvidia / Nscale | Barclays / Bloomberg

BEHIND THE METER | GAS IS THE BRIDGE, NOT A FREE OPTION

THE EQUIPMENT RACE IS NOW AN OPERATING-BUSINESS TEST



SELECTED BTM SIGNALS

Baker Hughes 1.1 GW
34 Frame 5 + 9 NovaLT16 for a major US technology customer

INNIO 1.72 GW
2026 data-center bookings after 450 MW Liberty order + 620 MW follow-on

Switch / Nexus 510 MW
private gas plant filed for Tahoe-Reno data centers

Eco DC Solutions 2.1 GW
30 Dongfang G50 units ordered for Canadian projects

Anthropic / Beacon 920 MW
gas-backed Alberta campus under lease discussions

The scarcity premium is visible in equipment economics. Latitude Media's turbine market discussion puts the move from roughly $500/kW earlier in the cycle to nearly $2,500/kW today, while GE Vernova, Mitsubishi and Siemens remain effectively sold out past 2030. That price signal is why recips, aeroderivatives, mobile units, fuel cells, solid-state transformers and nontraditional turbine suppliers are all entering the data-center stack.

But BTM power is not plug-and-play utility service. Latitude separately reports mechanical failures at on-site plants, turbine cracking, cooling issues, fuel-price exposure and shortages of operators and technicians. AI workloads can create megawatt-level fluctuations within milliseconds, requiring storage, UPS systems and controls to prevent the compute load from destabilizing the generation plant. The closer a data-center developer gets to owning generation, the more it becomes an IPP and O&M company whether or not it uses that label.

The strategic premium therefore belongs to integrated capability: firm gas transport, equipment slots, air permits, controls, storage, O&M and a credible transition to grid service. The highest-value BTM platform is not the one with the most nameplate megawatts. It is the one that can demonstrate availability, fuel firmness and a schedule the compute tenant will finance.

THE OPERATING STACK | WHERE BTM POWER CAN BREAK

RISK	FAILURE MODE	UNDERWRITING QUESTION
Equipment	Cracking, forced outage, long-lead spares	Who guarantees availability and carries replacement cost?
Fuel	Interruptible transport, basis blowout, lateral delay	Is gas firm through the full bridge period and at what basis?
Electrical dynamics	AI load swings stress generation and distribution	Are storage, UPS and controls sized for the workload rather than average MW?
Permits / O&M	Air permits, noise, water, scarce technicians	Can the plant operate legally and be repaired on the tenant's SLA?

Vantage's >1 GW solid-state-transformer reservation points to the next layer of the solution: the grid-to-rack electrical path is being redesigned alongside generation. Higher-density AI loads need fewer conversion stages, integrated storage and controls that can absorb power swings. The power plant and the data hall are becoming one engineered system rather than two assets joined at a meter.

NEXT BOTTLENECK | GRID TO RACK

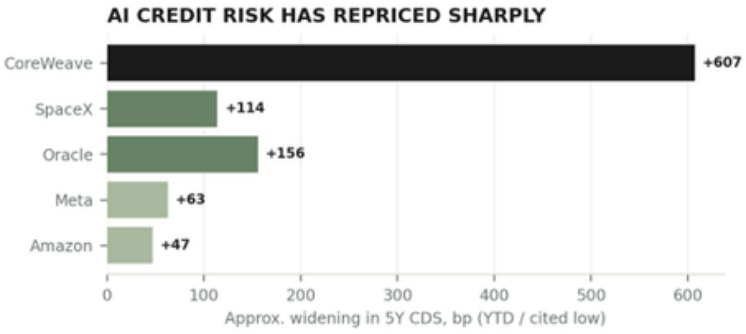
>1 GW VANTAGE / HERON solid-state transformer reservation	800 VDC TARGET RACK ARCHITECTURE medium-voltage to rack	>98.5% HERON LINK EFFICIENCY company target	110 GW ONSITE GAS PIPELINE Cleanview estimate, Oct. 2026

DPD VIEW: BTM gas is winning because it buys time. Its economics deteriorate quickly if the equipment arrives late, the lateral is interruptible, the air permit slips or the plant cannot meet data-center reliability. Speed-to-power and operating-quality are now the same underwriting question.
Sources: Latitude - turbine market| Latitude - operating cracks| Baker Hughes order | INNIO Q3

WHAT THE SPEED PREMIUM HAS TO PAY FOR

CAPITAL PREMIUM Turbine scarcity and expedited equipment procurement raise $/kW before first fire.	OPERATING PREMIUM Firm transport, spares, technicians, controls and availability guarantees convert hardware into dependable compute power.	TRANSITION PREMIUM The bridge has value only if permits and grid transition do not strand the temporary plant or duplicate long-lived capex.

EXECUTION RISK | CREDIT AND SOCIAL LICENSE GATE THE NEXT MEGAWATT



CREDIT IS PRICING THE OUTSIDE DATE

Bloomberg found yields moving into double digits across AI-infrastructure debt and banks struggling to offload risk to insurers and money managers.

The underwriting focus is increasingly the lease off-ramp: some compute customers can terminate after three to six months of construction delay.

That makes energization schedule, cure rights, collateral and guarantees one package. A strong tenant logo does not eliminate project-level timing risk.

REGULATION | DIFFERENT RULES, SAME COMMERCIAL QUESTION

TRACK	WHAT CHANGED	COMMERCIAL READ-THROUGH
PJM RBP	6,831 MW target; March 2027 bidding; up to 15-year contracts; zone costs tied to firm large-load growth.	Large-load growth may directly fund new reliability capacity.
NERC	Board approved computational-load standards; proposed scope >=50 MW and >=100 kV.	Modeling, communications and protection become design requirements.
Pennsylvania	Shapiro removed data centers from Fast Track and imposed new conditions.	Permitting certainty is now a political variable.
United Kingdom	Strategic sites can get priority grid access and temporary on-site generation.	Community investment becomes consideration for speed.
Spain	Hourly renewable rule phased in more slowly after industry pushback.	Policy can move project economics in both directions.
US / local	Trump urged self-supply; xAI pollution suit proceeds; moratoria continue.	Social license, air permits and ratepayer protection are now finance issues.

SOCIAL LICENSE IS NOW A FINANCE VARIABLE

REGULATORY RISK CAN BE INSURED

Arbol launched coverage for government-imposed moratoria after Data Center Watch counted at least 106 US projects representing about $198B of investment blocked or delayed in 1H26. The product itself is the signal: investors now view local political delay as a transferable project-finance risk.

DEVELOPERS ARE WRITING THEIR OWN RULEBOOK

QTS, Vantage, Compass and Digital Realty pledged to disclose power and water use, pay for grid upgrades, support rate structures that protect consumers and participate in emergency curtailment. Voluntary standards are becoming a preemptive response to the permitting backlash.

NUMBERS OF THE SOCIAL-LICENSE RESET

106 US PROJECTS BLOCKED / DELAYED Data Center Watch, 1H26	$198B INVESTMENT REPRESENTED Data Center Watch	45 PROJECTS BLOCKED / DELAYED US, Q2 per Bloomberg	74% PA LOCAL OPPOSITION poll cited by Technical.ly

BOTTOM LINE: The next tranche of Digital Power capacity will be selected twice: first by the customer and lender, then by regulators and communities. A project that solves only the electrical engineering problem is no longer fully executable.

Sources: Bloomberg - AI debt | PJM backstop | NERC / Utility Dive | PA Fast Track | UK / Bloomberg

SOCIAL LICENSE IS NOW A FINANCE VARIABLE

CREDIT	EXECUTION	SOCIAL LICENSE
A strong tenant plus enforceable support that survives construction and outside-date risk.	A power schedule backed by fuel, equipment, permits, transmission and cure rights rather than milestones alone.	Ratepayer protection, water, emissions and community terms resolved early enough to protect the financing calendar.

WEEKLY ROUNDUP | CAPITAL, PROJECTS AND PLATFORMS

• **Amazon** disclosed a secured supplier-financing facility of up to roughly $80B, drawable 2027-28 and collateralized by purchased assets as cash capex pushes toward $220B. It shows even hyperscalers are shifting from cash-funded expansion toward asset-backed balance-sheet engineering. 24/7 Wall St

• **Microsoft** priced $25B of senior unsecured bonds - its first US dollar deal since 2017 - with proceeds available for capex as quarterly infrastructure spending moves above $50B. The bond market is being used to turn future AI cash flow into current construction capacity. 24/7 Wall St

• **Meta** launched a $35B equity / mandatory-convertible package while holding 2026 capex guidance at $135-$145B; external capital is now part of the hyperscaler build. The distinction is important: hyperscaler equity can finance campuses that neocloud debt markets are now rejecting. Quartz

• **QTS** is marketing about $800M of private-placement notes with 7-15 year maturities, part refinancing and part growth capital for AI expansion. Blackstone-backed infrastructure still has access to long-duration buyers, but spreads now matter. Briefs

• **Brookfield** plans an AssetCo investing up to $9B in GPUs and data centers for Naver, targeting 200 MW by 2028 and spreading the equipment-SPV model into Asia. Brookfield is effectively separating AI equipment ownership from the user, a template that can migrate into power assets. Korea Herald

• **Galaxy** says Helios Phase II (260 MW IT) is fully funded by $3.5B of senior secured notes and that it now prefers credit-enhanced tenants for 2028 delivery. Galaxy is explicitly refusing weak tenant credit even with enormous demand - a direct signal for powered-shell underwriting. Transcript

• **Nebius** says ABS / debt markets are temporarily closed; it plans to fund its first GW partly through customer prepayments plus its $3.5B Citi facility. Prepayments are becoming quasi-equity when traditional securitization windows close. 24/7 Wall St

• **Atlas Energy** raised a $424M Goldman / Barclays bridge to buy power-generation and balance-of-plant equipment for two data-center projects targeting late-2027 first power. The bridge is secured by real power equipment and extends only if energy-supply agreements are executed - exactly the discipline BTM needs. Business Wire

• **SB Energy** is considering delaying its IPO after public-market weakness; it had sought $5-$7B to help finance the OpenAI Ohio campus and broader expansion. The IPO window is becoming a financing bottleneck for developers whose value sits in future energized capacity rather than current revenue. The Information

• **SK Hyper** is seeking partners for a 15 GW South Korea buildout by 2035; management says the first 5 GW phase could require about $350B including equipment. The scale shows how quickly sovereign AI buildouts can outrun local power systems and conventional project-finance capacity. Bloomberg

• Anthropic is in talks for a Beacon campus in Alberta backed by a 920 MW gas plant, with construction targeted for Q4 2026 and service in Q4 2027. The attraction is schedule: Alberta can pair gas, land and a friendlier permitting environment with a frontier-lab tenant. Globe and Mail

• **Google** won local approval for a roughly 500 MW Hermantown, Minnesota campus after dropping an $80M tax-abatement request and agreeing to a $210M decommissioning backstop. The $210M backstop and lost tax request show communities are extracting more protection before granting political permission. MPR

• **TerraVolt** optioned 1,077 acres in Idaho for a 240 MW grid-independent gas campus with 55,000 MMBtu/d of firm gas supply; no customer or financing is disclosed. Firm gas is a differentiator, but the absence of tenant and financing keeps the project in option-value territory. GlobeNewswire

• **Switch** is identified as the intended offtaker and ultimate owner of a proposed 510 MW private gas plant at the Tahoe-Reno Industrial Center. Private generation is moving from backup to primary supply, but air permits and pipeline capacity remain gating items. NevBex

• **Eco DC Solutions** increased its Dongfang G50 order to 30 units - roughly 2.1 GW in combined-cycle configuration - for Canadian data-center power. Chinese turbine supply entering North America is a symptom of the OEM shortage, not yet proof of bankable execution. AccessNewswire

• **TerraWatt** proposed up to 1 GW at the former Alton Steel mill in Illinois, targeting grid-connected 200 MW blocks and first capacity between late 2027 and early 2029. Brownfields with transmission adjacency remain one of the few repeatable ways to compress the interconnection schedule. DCD

• **The Nuclear Company** took site control in Lewis County, Kentucky for up to six AP1000s (6.6 GW), with characterization and interconnection work starting now. The project is strategically large but still lacks an offtaker and financing - a reminder to separate siting from executable demand. PR Newswire

• **Meta** says the first phase of its Prometheus campus in New Albany, Ohio is live and the site is scaling toward roughly 1 GW / about one million GPUs. Meta is using legacy buildings and rapid-deployment structures to convert existing infrastructure into time-to-market. DCD

• **TikTok US** is reportedly hunting up to 4 GW of compute for the early 2030s, adding another multi-gigawatt tenant to the US power queue. Oracle remains the primary cloud provider; no sites or power contracts were disclosed, so the 4 GW is demand signal rather than secured load. CNBC

• **DayOne** is weighing a smaller or delayed US IPO after data-center volatility; a $2.5-$3B raise would be roughly half the size previously discussed. The downsized IPO debate is another sign that public markets now demand current cash flow or discounted entry points for long-dated capacity. Bloomberg

NUMBERS OF THE SOCIAL-LICENSE RESET

$80B	$25B	$35B	$9B
AMAZON SECURED FACILITY	MICROSOFT BOND PRINT	META EQUITY / CONVERT	NAVER / BROOKFIELD
supplier-finance capacity	IG balance sheet	external equity capital	AssetCo commitment

IG / GUARANTEED	ASSET-BACKED	SPECULATIVE EQUITY
Hyperscaler balance sheets, chipmaker guarantees and contracted equipment still clear capital at scale. The market is differentiating structure, not closing AI infrastructure outright.	GPU SPVs, turbine bridges and power-equipment facilities are separating financeable collateral from corporate risk. Hard assets plus contracted use are becoming the preferred bridge.	IPO windows and unenhanced neocloud debt are repricing hardest. The penalty is greatest where revenue is future-dated, energization is uncertain or customer cancellation rights remain wide.

WEEKLY ROUNDUP | CAPITAL, PROJECTS AND PLATFORMS

• **QTS, Vantage, Compass and Digital Realty** launched Infrastructure for America, pledging to disclose power / water needs, pay for grid upgrades and support tariffs that protect consumers. The industry is trying to turn social-license commitments into a standardized cost of doing business before lawmakers do it for them. Bloomberg

• **Arbol** launched insurance against government-imposed data-center moratoria after Data Center Watch counted 106 projects ($198B) blocked or delayed in 1H26. Political-delay insurance will not fix a bad permit path, but it can change lender recovery assumptions and financing terms. Bloomberg

• **NERC** adopted computational-load standards covering modeling, communications, protection coordination and disturbance monitoring; proposals now move to FERC. The practical impact begins in engineering: large computational loads become modeled and dispatchable grid participants rather than passive customers. Utility Dive

• **PJM** refiled a 6,831 MW Reliability Backstop Procurement with a March 2027 bidding window, up to 15-year contracts and cost allocation tied to firm large-load growth. If FERC accepts the allocation, PJM creates a precedent for billing data-center-driven load growth for new capacity over long terms. mgrid

• **The UK** will give strategically important data centers priority grid access and allow temporary on-site generation while they wait, in exchange for local investment and protections. The trade is explicit: faster power in exchange for community benefits and ratepayer protections. Bloomberg

• **Spain** softened proposed hourly renewable matching rules after industry pushback, phasing the requirement from 60% to 70% and eventually 80%. The relaxation shows policy is negotiable when governments conclude the original rule threatens investment or grid economics. Bloomberg

• **Pennsylvania** removed data centers from Permit Fast Track as voter opposition rose; formerly expedited projects have not signed onto the governor's new standards. For developers, the loss of Fast Track turns entitlement timing into a higher-cost and less predictable workstream. Technical.ly

• **President Trump** said large new data centers should provide their own electricity and suggested host-community dividends; enforcement mechanics remain unclear. The statement is political rather than a detailed rule, but it aligns with the market shift toward self-supply and cost ring-fencing. WSJ

• A federal judge let the NAACP / SELC Clean Air Act case against **xAI** proceed, rejecting the argument that its on-site turbines are exempt mobile sources. Citizen-suit exposure makes unpermitted bridge generation a financing risk, not just an environmental-compliance issue. TechCrunch

• **Vantage** reserved more than 1 GW of Heron Power solid-state transformers, targeting direct medium-voltage to 800 VDC conversion with integrated storage. Grid-to-rack architecture is being redesigned at the same time as generation, showing the electrical bottleneck extends inside the fence. Vantage

• **NextEra** says more than 20 GW of large-load projects have advanced, including three definitive federal-hub agreements totaling roughly 16.5 GW across Texas and Pennsylvania. More than 18 GW of the advanced pipeline is gas, reinforcing gas-plus-storage as the near-term default for large loads. Transcript

• **Alliant** expects to sign about 1 GW of additional data-center contracts within six months across Iowa and Wisconsin. Utility contract pipelines are now a leading indicator for where transmission and generation capex will concentrate next. Reuters / Daily Guardian

• **Amazon** withdrew a four-building Ashburn application on the former GWU site, a concrete retreat as Loudoun County tightens development rules. Site value can disappear when zoning and community rules move faster than the original development thesis. DCD

• **Homer City** faces scrutiny over a proposed NPDES amendment for up to 6.8M gallons/day of warm-water discharge, showing water can become the gating permit even at a power-rich brownfield. Water, discharge temperature and watershed opposition can be just as binding as interconnection at brownfield power sites. President Trump said large new data centers should provide their own electricity and suggested host-community dividends; enforcement mechanics remain unclear. The statement is political rather than a detailed rule, but it aligns with the market shift toward self-supply and cost ring-fencing. WSJ

• **CoreWeave** bonds traded at roughly 15-16% yields and CDS widened as neocloud capital repriced; the powered-capacity story remains intact but external capital is no longer indifferent to leverage. The market is pricing the difference between demand and debt service: contracts remain valuable, but leverage and outside dates determine survival. CNBC

• **BofA** estimates global data-center spending at about $1T in 2026 and more than $2.1T by 2028, with all-in economics around $49M/MW and higher for neoclouds. At that scale, financing capacity becomes almost as important a constraint as transformers, turbines and substations. Reuters / Investing

• **AWS** says capacity is largely sold out through 2027 and a good portion of 2028, reinforcing that the near-term constraint remains delivery rather than customer interest. Sold-out cloud capacity is the demand-side counterweight to the credit selloff; both can be true at the same time. Reuters / Yahoo

• **Google** says onboarding new customers for 2027 capacity would be incredibly difficult; management says today's compute reflects infrastructure decisions made in 2024. Planning decisions made two years earlier are determining who has scarce 2027 capacity today - the essence of the speed-to-power thesis. Benzinga

• **PA PUC's PATER** program screened 76 retired plants down to 21 brownfield candidates representing about 9 GW of existing transmission - the state is institutionalizing the retired-power-site thesis. PATER could create a state-sponsored competitor set for every private brownfield developer in Pennsylvania. Allegheny Front

• **Fingrid** sees Finnish electricity demand rising as much as 40% over five years, with more than 5 GW of data-center projects already holding grid connections. Finland shows the same scarcity pattern internationally: signed data-center connections now exceed the output of the country's nuclear fleet. Bloomberg

NUMBERS OF THE SOCIAL-LICENSE RESET

6,831 MW PJM BACKSTOP TARGET large-load allocation test	106 US PROJECTS BLOCKED / DELAYED Data Center Watch, 1H26	>5 GW FINLAND DC CONNECTIONS already signed	>=50 MW NERC COMPUTE THRESHOLD at >=100 kV

THE COMMON THREAD: Power is no longer being underwritten as a commodity purchase alone. Capacity, delivery date, ratepayer protection, permitting, fuel, equipment and customer credit are converging into one executable-power product. That is why delivered megawatts can appreciate even while generic AI infrastructure multiples compress.

THE NEXT TEST

Watch financing closings rather than indicative terms; FERC action on PJM's backstop rather than the filing alone; actual turbine and transformer delivery rather than order announcements; and energization / acceptance rather than shell completion. The clearest positive signal would be more capital clearing against delivered power without ever-larger guarantees. The clearest negative signal would be customer outside dates moving faster than the physical power schedule can recover.

ABOUT DIGITAL POWER DIGEST

Digital Power Digest is the institutional intelligence briefing from Keel Infrastructure, a digital infrastructure and energy company that develops and owns data centers and energy infrastructure for high-performance computing workloads, including AI. It covers the intersection of power markets and digital infrastructure - interconnection, generation, gas supply, capital markets, equipment, regulation and the physical AI stack - and is edited by Chris Ruppel, SVP - Power. Analysis reflects public information and the editor's judgment as of the issue date. For informational purposes only; not investment advice.