Executive Comparison: Conventional vs Full Modular Data Center Delivery

Indicative industry benchmark for investor and website use. All figures are estimates and should be validated against project-specific scope, location, permitting, design, and supply-chain conditions.

Metric	Conventional stick-built	Full modular / prefabricated	Indicative delta / qualification
Groundbreaking to IT-ready (excluding permitting)	18-24 months	12-18 months	Approximately 30-36% faster, depending on baseline and degree of prefabrication
Typical schedule reduction	-	7-9 months	Earlier capacity availability and revenue potential
All-in-one prefab / containerised	-	Approximately 12 months	Fastest deployment model where site and utility readiness are aligned
MEP-skids-only approach	-	Approximately 17 months	Partial adoption, therefore partial schedule benefit
Permitting (non-overlapping)	12-13 months	12-13 months	Modular delivery generally does not eliminate statutory permitting
All-in duration including permitting	Approximately 30-35+ months	Approximately 24-30 months	Useful headline range for early-stage investor discussions
All-in capex per MW	Approximately US$14.6M	Approximately US$13.5M	Roughly 8% lower before double-margin and project-specific effects
On-site field labour (MEP)	Approximately 12,000 man-hours/MW	Approximately 4,500 man-hours/MW	Approximately 63% reduction
Licensed electrician hours	Baseline	Up to approximately 85% lower	Electrical work can represent a material share of total construction labour
Peak craft on site (50 MW)	Approximately 300 workers	Materially lower	Reduced site congestion and potential safety exposure
White-space deployment	Approximately 15 weeks	Approximately 2-3 weeks	Factory-built white-space benchmark
Primary business case	Design control and flexibility	Speed to revenue and labour efficiency	Time value can materially outweigh direct capex savings

Website / investor note: Figures shown are indicative estimates based on industry benchmarks and internal engineering analysis. Actual schedule, labour, cost, and deployment outcomes vary by geography, permitting pathway, power availability, design standard, equipment lead time, site conditions, and project scope. This comparison is for illustrative purposes only and does not constitute a guaranteed project outcome or commercial commitment.