Holtec Announces HI-CLOUD: A Strategic Redevelopment Initiative Advancing Infrastructure with Purpose and Readiness

Holtec International announces HI-CLOUD, a new initiative focused on converting decommissioned nuclear power plant sites into secure, utility-ready data center campuses. As global demand for digital infrastructure accelerates—from artificial intelligence and cloud computing to telehealth and immersive media—supply has struggled to keep pace. Grid constraints, limited development-ready land, and prolonged permitting processes are challenging the industry's ability to respond quickly. HI-CLOUD presents a practical opportunity to address these constraints using existing, licensed, and utility-integrated infrastructure.

Data Center Development Opportunity within 1-Hour of New York City

The HI-CLOUD concept leverages sites with long-established energy infrastructure, including power delivery systems capable of supporting up to 2,000 MW, industrial zoning, secure perimeters, and proximity to major urban centers. These sites are located in communities with a demonstrated history of safe nuclear operations—such as Indian Point in Buchanan, NY, which has operated since 1956. This legacy provides a foundation of public familiarity, regulatory continuity, and access to a skilled workforce.

Beyond power, data center viability also depends on cooling resources, fiber connectivity, and physical stability. Indian Point offers direct Hudson River access for cooling and sits within a high-capacity dark fiber corridor serving the New York Metro region—features that align with the operational needs of modern hyperscale and high-security data tenants.

To support long-term sustainability, HI-CLOUD sites will incorporate Holtec's proprietary technologies. The **Green Boiler** provides thermal energy storage to support energy-efficient cooling operations, while **HI-THERM** enables innovative solar power that combines Concentrated Solar Power (CSP), Solar Photovoltaic (SPV) modules. These technologies help reduce operational energy costs and carbon impact.

Importantly, Holtec retains the existing nuclear licenses at its decommissioned facilities, which may enable future deployment of our Small Modular Reactor, the **SMR-300**. This regulatory readiness offers the potential

For more information, please contact: Patrick O'Brien, Director of Government Affairs and Communications
Phone: (508) 494-4254 | Email: p.obrien@holtec.com

for onsite, zero-emission nuclear energy as soon as commercial licensing permits—supporting grid independence, price stability, and carbon-free scalability.

The Indian Point campus will serve as the anchor site for HI-CLOUD, with an initial target capacity of 200 MW and infrastructure in place for scalable expansion. Similar developments are being evaluated near Boston, Philadelphia, and Chicago offering the potential to build a regional network of secure, energy-resilient data infrastructure hubs.

"HI-CLOUD is not a speculative venture—it is a strategic redevelopment effort grounded in proven infrastructure, community familiarity, and national priorities for clean energy and digital resilience. Holtec continues its vanguard ethos of *Being a Generation Ahead by Design* with evaluating market needs, regulatory pathways, and partnership opportunities as the project progresses," said J. Scott Thomson, President of HSI, a Holtec International subsidiary.

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