

Actively Managed Certificate (AMC) **platform**

	ISIN: Available on Request
	ISSUER: Aero Financial Products
	STRATEGY MANAGER: Charterhouse
	PAYING AGENT: ISP Securities
	CUSTODIAN: N/A
	ISSUE PRICE: gbp 1000.00
	CURRENCY: GBP
	ANNUAL INCOME: 8% + Profit Share

PLATFORM is developing an end-to-end, power-led AI infrastructure platform focused on the deployment of modular high-density compute environments across strategically selected UK sites.

The business is positioned to address one of the defining constraints of the AI economy: the growing shortage of deployable power capacity required to support next-generation AI and HPC workloads.

Through a vertically integrated strategy spanning land acquisition, modular infrastructure deployment, facilities management and future energy integration, Platform is seeking to deliver scalable digital infrastructure with accelerated deployment timelines relative to traditional hyperscale development models.

The investment is being offered via an Actively Managed Certificate ("AMC"), providing investors with exposure to a diversified AI infrastructure strategy underpinned by real assets, infrastructure development and long-term digital infrastructure demand.

Platform's flagship development, Bank Quay, is a strategically located brownfield regeneration site in Warrington with the potential to support significant phased power capacity deployment.

The AMC structure is designed to provide disciplined capital deployment, institutional oversight and exposure to one of the fastest growing infrastructure themes globally: AI-driven compute and power infrastructure.

Issuance Fee

1%

Management Fee

2% p/a

Administration Fee

1% p/a

Distribution Fee

Upto 5%

Financials

platform

Asset Backed Position

Significant land value estimation of £100m plus.

Asset backed investment with acquisition of capital infrastructure and vertically integrated businesses.

Investors to receive 8% coupon per annum, paid quarterly in arrears.

The Profit Share

The AMC will receive 15% share of profit.

Mid Term Investment

£170m

5 Year EBITDA

£486m

Estimated Profit Share

£21m

5 Year Closing Fixed Assets

£300m

Equity Value

£2.3bn

Issuance Fee

1%

Management Fee

2% p/a

Administration Fee

1% p/a

Distribution Fee

Upto 5%

platform



www.platformmdc.io

Strategy



Our Focus

IN SCOPE

Platform is focused on developing modular AI infrastructure and high-density compute environments across strategically selected UK sites.

The strategy is centred around deployable power capacity, accelerated deployment timelines and scalable digital infrastructure.

Core focus includes brownfield regeneration opportunities with strong connectivity and scalable energy potential.

Platform seeks to vertically integrate land, modular infrastructure, operations and energy capability.

OUT OF SCOPE

Platform will not pursue speculative land banking without clear power and infrastructure strategy.

Platform will not pursue traditional speculative hyperscale construction models with extended deployment cycles.

Platform will not target low-density retail colocation or non-strategic regional facilities.

Platform will not rely solely on third-party infrastructure delivery capability where this impacts deployment certainty.

Our Strengths

Power Led Strategy

Platform focuses on securing strategically located sites with scalable power potential, enabling accelerated deployment of high-density compute infrastructure.

Modular Deployment

Platform's modular infrastructure approach is designed to reduce deployment timelines relative to traditional hyperscale construction models, enabling earlier energisation and revenue generation.

Vertical Integration

The business is developing an integrated platform spanning land control, modular infrastructure, facilities management and future energy capability, reducing supply chain dependency and improving execution certainty.

Brownfield Regeneration

Platform targets brownfield and underutilised industrial locations where infrastructure, planning and regeneration dynamics create long-term strategic value.

Operational Delivery Capability

Through internal expertise and strategic delivery partners, Platform is positioned to support infrastructure deployment across M&E, HVAC, fire, security and operational maintenance disciplines.

AI Infrastructure Demand

The business is positioned to benefit from increasing demand for AI compute environments driven by enterprise AI adoption, HPC growth and power-constrained digital infrastructure markets.

Scalable Platform model

Platform's strategy is intended to create a repeatable deployment model capable of supporting future UK and international expansion opportunities.

Multiple Exit Pathways

Potential future exit routes may include long-term infrastructure ownership, institutional asset sales, strategic partnerships, platform-level transactions or infrastructure yield vehicles.



WHO WE ARE

END-TO-END, POWER-LED AI INFRASTRUCTURE PLATFORM FOCUSED ON MODULAR HIGH-DENSITY COMPUTE DEPLOYMENT — UNDERPINNED BY REAL ASSETS, POWER STRATEGY AND VERTICAL INTEGRATION

Platform is developing an integrated AI infrastructure platform focused on the deployment of modular high-density compute environments across strategically selected UK sites.

The business is positioned to address one of the defining constraints of the AI economy: the increasing shortage of deployable power capacity required to support next-generation AI and HPC workloads.

Platform is pursuing a vertically integrated strategy spanning land acquisition, modular infrastructure, operational delivery capability and future energy integration, designed to accelerate deployment timelines and create long-term infrastructure value.

The company is targeting a capital raise through an Actively Managed Certificate (“AMC”) structure to support phased infrastructure deployment, strategic site development and broader platform expansion.

WHAT WE’VE DELIVERED

THE PLATFORM STORY SO FAR

Platform has assembled a strategic infrastructure platform focused on scalable AI compute deployment, brownfield regeneration and power-led digital infrastructure.

The business is anchored by its flagship Bank Quay development in Warrington, a strategically located brownfield site with significant long-term power and infrastructure potential. The wider strategy is centred around securing and developing infrastructure assets capable of supporting future high-density compute demand.

Alongside site development, Platform is progressing a vertically integrated operating model designed to enhance deployment certainty, improve operational control and reduce reliance on fragmented third-party infrastructure delivery.

This includes:

- modular infrastructure capability,
- operational engineering expertise,
- facilities management integration,
- and long-term energy infrastructure initiatives.
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The wider group and strategic partners bring experience across:

- modular infrastructure deployment,
- mission-critical environments,
- M&E,
- HVAC,
- fire and security systems,
- logistics,
- enterprise technology supply chains,
- and large-scale infrastructure operations.
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Platform’s strategy is designed to create a scalable and repeatable AI infrastructure platform capable of supporting future UK and international expansion opportunities.

ABOUT PLATFORM

- Focused on modular AI infrastructure and high-density compute environments designed for next-generation AI and HPC workloads.
- Strategy centred around deployable power capacity, accelerated deployment and scalable digital infrastructure.
- Flagship Bank Quay development positioned as a long-term AI infrastructure and brownfield regeneration opportunity.
- Vertically integrated model spanning land, modular infrastructure, operational capability and future energy integration.
- Access to operational expertise across M&E, HVAC, fire, security and mission-critical infrastructure disciplines.
- Positioned to benefit from increasing global demand for AI compute infrastructure and power-constrained digital infrastructure capacity.
- Developing a repeatable deployment model capable of supporting future UK and international growth opportunities.
- Pursuing disciplined capital deployment through institutional infrastructure and AMC investment structures.

CURRENT PIPELINE

Platform's infrastructure developments are intended to be structured through ring-fenced Special Purpose Vehicles (SPVs), either wholly owned or majority controlled, enabling clear asset ownership, disciplined capital deployment and operational oversight across the wider platform.

The strategy is focused on securing scalable power infrastructure, strategically located brownfield assets and modular deployment opportunities capable of supporting long-term AI infrastructure demand.

BANK QUAY, WARRINGTON

Flagship modular AI infrastructure development opportunity.

Strategically located brownfield regeneration site with significant long-term power and connectivity potential.

Targeting phased deployment of high-density compute infrastructure utilising modular deployment methodologies.

Potential for integrated power, cooling and future energy infrastructure strategy.

Target Capacity Potential: Up to 80MW

MODULAR INFRASTRUCTURE PLATFORM

Development of modular infrastructure capability designed to support accelerated deployment timelines relative to traditional hyperscale delivery models.

Potential future capability includes modular compute environments, operational support infrastructure and scalable repeatable deployment systems.

Focus: Rapid Deployment AI Infrastructure

OPERATIONAL & FACILITIES MANAGEMENT CAPABILITY

Integrated operational delivery capability supporting mission-critical infrastructure environments across:

- M&E,
- HVAC,
- fire systems,
- security,
- and infrastructure maintenance disciplines.

This capability is designed to enhance operational control, reduce dependency on fragmented third-party delivery chains and support long-term infrastructure operations.

Focus: Operational Delivery & Lifecycle Support

FUTURE UK EXPANSION PIPELINE

Platform is actively evaluating additional strategic UK opportunities capable of supporting modular AI infrastructure deployment and future scalable compute environments.

Target locations are expected to prioritise:

- power accessibility,
- brownfield regeneration,
- fibre connectivity,
- logistics accessibility,
- and long-term scalability.

Focus: Repeatable UK Infrastructure Expansion Model