

WHY CHOOSE THE SAINT JOHN REGION?

WITH A MAJOR PORT CITY BALANCED BY ABUNDANT NATURE, THE SAINT JOHN REGION HAS A PROVEN TRACK RECORD OF SUPPORTING BUSINESS AND A STRONG DETERMINATION FOR FUTURE GROWTH.

As home to Atlantic Canada's largest and fastest-growing port by volume - enhanced by more than \$250M in recent modernization - Saint John offers unparalleled global reach. Combined with the strongest rail access on the East Coast and seamless multimodal logistics, the region functions as the export hub for all of Atlantic Canada.

A diversified and resilient energy ecosystem - spanning hydro-electric, nuclear, wind, solar, natural gas, coal, diesel, and biomass - provides the stability and choice required for both established industries and emerging clean-tech operations.

With development-ready industrial sites, including 1,500 acres of prime, serviced industrial land, the Saint John Region is positioned for bold growth. Companies locating here gain immediate access to a skilled workforce, a collaborative business environment, and a region determined to drive the next generation of industrial success.

\$11.6B IN EXPORTS

30% percent of Atlantic Canada's exports come from Saint John.

LABOUR FORCE

22.9% of the working population work in manufacturing, trades, and natural resources—the highest concentration of any region on the East Coast of Canada.

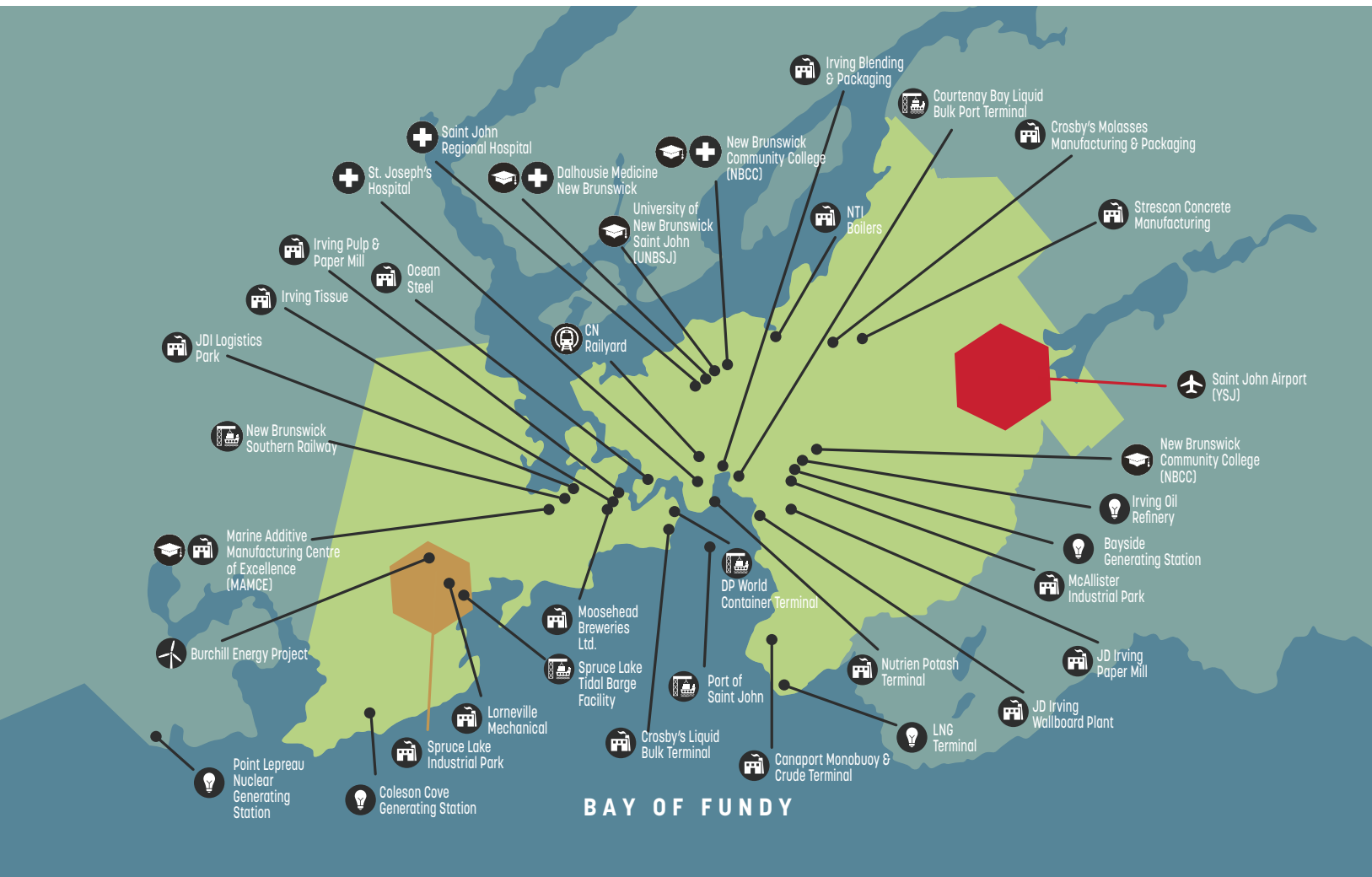
MULTIBILLION-DOLLAR HEADQUARTERS

Several multibillion-dollar industry leaders in energy, forestry, shipbuilding, construction materials, and aquaculture have established headquarters in the Saint John Region.



THE SAINT JOHN REGION'S INDUSTRIAL CLUSTER

The Saint John Region is home to the greatest concentration of industrial assets in Atlantic Canada. The size and diversity of businesses, industrial facilities, logistics infrastructure, and educational institutions make the region the ideal location for industrial growth.



SPRUCE LAKE INDUSTRIAL PARK

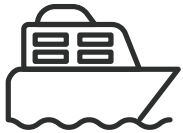
- 1,500 acres for industrial development
- Co-located with more than 50% of New Brunswick's electrical generation capacity
- Municipal water and sewer
- Cost-effective industrial raw water
- Natural gas
- Direct highway access

SAINT JOHN AIRPORT INDUSTRIAL PARK

- 600 acres for industrial development
- Existing air cargo operations
- Airside development opportunities
- Direct highway access
- Federal land offering property tax advantages



WHAT'S POWERING OUR FORWARD MOMENTUM?



A GROWING PORT

Port Saint John is the largest port by volume in Atlantic Canada and the fastest-growing container terminal in Canada, equipped with modern facilities to import and export petroleum, natural gas, chemicals, potash, dry bulk, food products, containers and more. Its main operator, DP World, amplifies this advantage with a 113-acre terminal, 800,000 TEU capacity, six modern cranes, and expedited rail service.



RAIL OPTIONALITY

The Saint John Region is the only location in Atlantic Canada with true rail optionality, with direct access to three Class 1 railways - CN, CSX, and CPKC - plus the New Brunswick Southern Railway short line. This unique network provides seamless integration into North American supply chains, enhancing reach, reliability, and competitive advantage for industry.



STRATEGIC LOCATION & ADVANTAGEOUS TIME ZONE

Doing business here allows quick and easy access to markets in the East Coast of North America, South America, Mexico, and Europe. Our time zone advantage and proximity to major markets make it easy to support global operations and serve clients in Europe, the North American Eastern Seaboard, and Pacific Seaboard in the same day.



COST COMPETITIVENESS

The Saint John Region offers one of Canada's most cost-advantageous environments for industrial investment, combining property tax exemptions on machinery and equipment, zero development cost charges, and exceptional logistical efficiencies. Anchored by one of the country's most cost-effective labour pools, the region delivers a level of operational value that is difficult to match.

OUR ADVANTAGE - DATA CENTRES

Positioned for the future of digital infrastructure, the Saint John Region offers abundant development-ready land, robust energy resources, and a proven track record in data centre operations - making it the premier location for investment in Atlantic Canada.



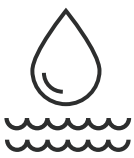
AN ESTABLISHED CLUSTER

Built on a strong ICT legacy, the Saint John Region combines robust connectivity, a growing data centre cluster, and proven digital infrastructure. Multiple high-speed fibre routes from providers like Bell and Rogers deliver low-latency, high-bandwidth performance, while Atlantic Canada's only Tier III-certified data centre, three active facilities, and a planned \$2 billion, 190MW hyperscale AI data centre position the region as a leading destination for data centre investment.



DIVERSE ENERGY CAPACITY

We have the energy infrastructure industry needs to grow - combining industrial-ready land, natural gas service, and reliable electricity with a generation mix that is more than 70% non-emitting and capable of reaching 100%. The Saint John Region is the powerhouse of New Brunswick, hosting over half of the province's total electricity generation capacity and the only active nuclear generation facility in Canada outside of Ontario.



AFFORDABLE INDUSTRIAL RAW WATER

Lower your operating costs and boost long-term profitability with access to low-priced industrial raw water. The Saint John Region benefits from an abundant and reliable supply, ensuring that large-volume industrial users can scale with confidence.



INVESTMENT READY

Large, 100+ acre sites located near key services and deep-water access make the Saint John Region an ideal location to establish and scale operations.



LOW RISK LOCATION

Located on the world famous Bay of Fundy, the region is temperature regulated, experiencing a low frequency of extreme weather and protection from natural disasters.



STRONG TALENT PIPELINE

Choosing the Saint John Region means gaining access to an expansive talent pool of ICT professionals from global headquarters and post-secondary institutions.