Spruce Lake Data Centre Hub
An Economic Impact Assessment

Commissioned by Beacon Data Centers

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EXECUTIVE SUMMARY

Beacon Data Centers and VoltaGrid are proposing to develop a large-scale data centre and associated energy infrastructure in Saint John, New Brunswick. At approximately **$5.8 billion in capital investment (excluding computing hardware)**, the development would represent the largest private-sector capital investment in the province's history. After completion, the data centre will be leased by one of the large AI firms (see Section 1.2).

The proposed project would have **390 MW of data-centre capacity**, supported by 190 MW of behind-the-meter natural-gas generation and 200 MW supplied by NB Power. The project would also require new transmission and natural-gas pipeline infrastructure and is expected to operate for at least 20 years.

Project at a glance

Project component	Proposed development
Total capital investment	~$5.8 billion
Data centre investment	$5.1 billion
Energy infrastructure investment	$700 million
Data-centre capacity	390 MW
On-site natural-gas generation	190 MW
NB Power grid supply	200 MW
New transmission	Two 345-kV lines
Natural-gas infrastructure	Two ~4.5 km pipelines
Site	~120 hectares
Expected operating life	At least 20 years
Direct operational employment	210
Expected *peak* construction employment	1,200–1,300

The project would generate economic activity through two distinct phases: the approximately 18-month **capital investment/construction (CAPEX) phase**, followed by the ongoing **operations (OPEX) phase**. The economic impact assessment uses Statistics Canada Input-Output multipliers adjusted to reflect the particular characteristics of the proposed project, including its relatively high imported equipment and technology content.

EXECUTIVE SUMMARY (CONT.)

A major construction-related economic impact

Despite the substantial amount of specialized equipment and technology that would be sourced outside New Brunswick, the construction phase would generate significant economic activity in the province. Over the approximately 18-month construction period, the project is estimated to generate **$1.36 billion in New Brunswick GDP** from direct, indirect and induced effects (Sections 3.2 and 3.3).

The proponents expect on-site construction employment to peak at approximately 1,200–1,300 workers. Over the length of the project, the economic impact model estimates the construction phase will support approximately **2,960 direct person-years of full-time equivalent employment** and **5,010 person-years of employment** after including indirect and induced effects. The construction phase will generate an estimated **$585 million in employment income** and induce **$324 million in tax revenue** from New Brunswick-based economic activity. Most of the direct construction activity will involve unionized workers.

The proponents are working to purchase a considerable share of the supply chain from Canadian suppliers. This will create economic impact across the country. Canada-wide, the project is expected to boost national GDP by over $2.1 billion and support over $1 billion worth of employment income.

Economic impact of the ~$5.8 billion CAPEX phase

Economic impact	New Brunswick	Canada-wide
GDP contribution	$1.36B	$2.14B
Direct employment (person years/FTE)	2,960	2,960
Total employment (person-years/FTE)	5,010	9,548
Employment income	$585M	$1.03B
Total tax revenue	$324M	$507M
Federal tax revenue	$127M	$204M
Provincial tax revenue	$169M	$263M
Municipal tax revenue	$28M	$40M
Induced household spending	$442M	$761M

Includes direct, indirect and induced effects. Monetary values are expressed in 2026 dollars.

EXECUTIVE SUMMARY (CONT.)

The construction phase would also generate significant consumer spending. The $585 million in New Brunswick employment income supported by the project is estimated to induce approximately **$442 million in household spending**, including spending on housing, food, transportation, recreation and other goods and services.

Significant long-term economic benefits

The economic impact would continue after construction is completed. The data centre is expected to directly employ approximately **210 workers** in **direct operational jobs**. Supply-chain and household-spending effects would support another 163 jobs in New Brunswick, bringing the ongoing employment impact to approximately **373 FTE jobs per year** before considering employment supported by the spending of provincial and municipal tax revenues (see Section 3.5).

Annual economic impact once fully operational

Annual impact	New Brunswick	Canada-wide
Direct employment	210	210
Indirect & induced employment	163	305
Total employment	373	515
GDP contribution	$73.7M	$97.0M
Employment income	$41.6M	$54.9M
Municipal tax revenue	$26.6M	$26.9M
Provincial tax revenue	$28.1M	$31.3M
Federal tax revenue	$8.1M	$10.7M
Total tax revenue	$62.8M	$69.0M
Induced household spending	$31.5M	$48.4M

Annual impacts in 2026 dollars. Includes direct, indirect and induced effects.

The employment supported by the project would be relatively high-paying. The analysis assumes average annual total compensation of approximately **$115,000** at the facilities and in the associated supply chain. The average salary will be **88 percent higher** than the average full time worker in New Brunswick (see Section 4.2).

The project would also create many opportunities for New Brunswick construction firms, engineering and professional-services companies, skilled trades and other suppliers.

EXECUTIVE SUMMARY (CONT.)

Tax revenues translate into additional economic activity
Arguably, the most important economic benefit from the new data centre will be the tax revenue generated:

- **$25 million in new municipal tax revenue in Saint John directly from the data centre** and electricity generation facilities and another $1.6 million induced from operations and employment income. In total, annual municipal property taxes will be an **estimated $26.6 million**.

- **$18 million in new provincial government property tax revenue directly from the data centre** and electricity generation facilities and another $10.1 million induced from operations and employment income (e.g. HST, personal income tax, etc.). In total, annual provincial government taxes will be an **estimated $28.1 million**.

If the $54.7 million in annual provincial and municipal tax revenue is used to fund public services such as health care, education, provincial administration and municipal services, the report estimates that this spending could support an additional **594 FTE jobs** from direct, indirect and induced effects, $59.5 million in GDP and $35.6 million in employment income annually (see Section 3.6).

Potential economic impact from spending the annual taxes associated with the data centre on public services

Employment supported	594 FTEs
GDP contribution	$59.5M
Employment income	$35.6M
Provincial + municipal tax revenue	$9.5M
Induced household spending	$26.9M

**Includes direct, indirect and induced effects. This is intended as an illustrative example only. Actual spending of the tax dollars could go to capital spending, interest payments on debt, etc.*

EXECUTIVE SUMMARY (CONT.)

In context: Impact of the data centre property taxes for the City of Saint John

Just how much is the $25 million in annual property taxes? To put it into context, the $25 million in taxes would[1]:

- Cover 93 percent of the city's portion of the 2026 General Fund Capital Budget (spending on roads, parks, trails, etc.).
- Pay the city's portion of the cost of the new multipurpose recreation facility with one year's property tax revenue from the data centre.
- Pay off the city's outstanding debt in less than six years (if the entire $25 million was allocated to debt payment).
- Cover 78 percent of the annual cost of police services in the city.
- Cover the total cost of recreation and cultural services each year with $10+ million left over.
- Bring in tax revenue for the city equivalent to 15.8 percent of the total property taxes raised in 2026 (warrant).
- Boost the entire non-residential and heavy industrial tax base in the city by 45 percent.
- Pay annual municipal property taxes equivalent to 4,700 residential properties in the city (assessed at $350,000).

Economic benefits for First Nations and Indigenous people

The Project has the potential to generate positive economic benefits for Indigenous communities through a range of opportunities, including employment, workforce development, business participation, and broader regional economic activity. Meaningful engagement with Indigenous communities will help identify additional opportunities that align with their respective interests, priorities, and long-term economic development objectives.

An opportunity to develop a new export-oriented industry

The significance of the project extends beyond its immediate construction and operating impacts. Most of the revenue supporting the data centre would ultimately come from customers outside New Brunswick. In this respect, the facility would function similarly to the province's traditional export industries: external revenue would flow into New Brunswick to support wages, suppliers, energy purchases, taxes and household spending.

[1] Uses information taken from the 2026 Local Government and Rural District Statistics report. See Section 4.1 for details.

EXECUTIVE SUMMARY (CONT.)

This is particularly relevant for a province that recorded an **$11.7 billion interprovincial and international trade deficit in 2024**. The development of new export-focused industries will be important to New Brunswick's longer-term economic growth. A typical data centre could bring in $150 million to $300 million in export revenue every year, similar to a large mine or pulp and paper mill (see Section 2.2.1).

The proposed Saint John project also has the potential to act as a catalyst for a broader data-centre industry. New Brunswick's potential advantages include access to land, energy infrastructure, skilled workers and digital network infrastructure connecting Canadian, U.S. and European markets, as well as relatively low natural-disaster risk and the longer-term potential to provide increasing amounts of clean electricity (Section 2.2.5).

The economic opportunity is therefore larger than a single project. A successful Beacon/VoltaGrid development could demonstrate that Saint John and New Brunswick can compete for large-scale digital infrastructure investment and establish the foundation for a new export-oriented industry - generating private-sector investment, high-paying employment, export revenue and a larger provincial and municipal tax base over the decades ahead (Section 2.2.6).

TERMS USED IN THIS REPORT

Additional terminology and definitions found in Section 3.1 and Appendix A.

Term	Definition
CAPEX — Capital expenditures	Investment in constructing and equipping the data centre and associated energy infrastructure. The report models this separately from ongoing operations.
OPEX — Operating expenditures	Recurring spending required to operate the facilities, including staffing, energy, maintenance and purchased services.
FTE — Full-time equivalent employment	A measure of employment expressed as the equivalent of full-time work.
Person-year of employment	Typically used for construction projects, it is defined as one person working full time for one year, or an equivalent amount of work.
GDP — Gross domestic product	The value added by economic activity within a defined area. GDP contribution differs from total project spending because spending includes purchased inputs and imports.
Indirect economic effects	Economic activity supported through purchases from suppliers and their supply chains.
Induced economic effects	Additional economic activity generated when workers spend income earned through direct and indirect activity.
Induced household spending	Household purchases supported by employment income associated with the project, including food, housing, transportation and recreation.
Peak construction employment	The highest number of construction workers expected at one time. It differs from average annual employment and total person-years.
Supply chain	The businesses supplying goods and services to the project, including suppliers to those businesses.
2026 dollars / $2026	Monetary amounts expressed at 2026 price levels.

1. INTRODUCTION

1.1 Purpose of the report

The purpose of this report is to provide an economic impact report covering the capital investment (CAPEX) phase and operational expenditure (OPEX) phase of a proposed large-scale data centre in Saint John. It considers the economic impacts associated with the building of the new data centre and related electricity generation infrastructure as well as the ongoing economic benefits from the operations of the facilities. Finally, the report provides additional considerations as to why this project could be an important catalyst for the growth of an important new industry in the province.

1.2 Project overview[2]

Beacon Data Centers and VoltaGrid are proposing to build a 390 MW, $5.8 billion data centre in Saint John. The cost of data centre construction will be an estimated $5.1 billion with another $700 million invested in electricity generation infrastructure and the building of natural gas pipelines. The project is planned for the Spruce Lake Industrial Park on Saint John's west side, near Lorneville. This project represents the single largest capital investment in New Brunswick's history.

The developers are:

- Beacon Data Centers — through Beacon New Brunswick Inc. Beacon is the data-centre developer/owner and is responsible for the data centre and computing infrastructure.
- VoltaGrid — the Texas-based energy company responsible for the project's on-site power infrastructure, including the proposed natural-gas generation facility.

The data centre will be a large user of electricity. The 390 MW of data-centre capacity will include 190 MW of behind-the-meter natural-gas generation and another 200 MW supplied by NB Power through two proposed 345-kV transmission lines. To put the scale into perspective, 390 MW is a significant electrical load. At a 90% load factor, for example, this would represent about 3.1 TWh of electricity consumption annually.

The two new natural gas pipelines will connect the site to both the Maritimes & Northeast Pipeline Saint John lateral and the Emera Brunswick Pipeline.

[2] This section is based on information provided by the companies and also found in the project Environmental Impact Assessment report (filed in April 2026).

At full build-out, the project will be a large data centre combined with its own power plant and associated energy infrastructure. Table 1 summarizes the project components.

Table 1: Project summary

Component:	Summary:
Total investment	~$5.8 billion
AI/hyperscale data centre	390 MW
On-site natural-gas generation	190 MW
NB Power grid supply	200 MW
Transmission	Two 345-kV lines
Natural-gas pipelines	Two × ~4.5 km, 8-inch pipelines
Site	~120 hectares
Expected operation	At least 20 years

Beacon will be developing the computing/data-centre portion of the project. It will be a hyperscale facility designed principally around artificial intelligence (AI) computing. The data centre will use a closed-loop cooling system, rather than the evaporative cooling systems associated with very high-water consumption at some data centres. The proponents say the fixed cooling-water inventory will be recirculated rather than continuously drawing and discharging water.

2. THE CASE FOR ATTRACTING DATA CENTRES TO NEW BRUNSWICK

2.1 Building community support for data centres

The research and consulting firm McKinsey estimates US$6.7 trillion globally will be invested in data centre and related infrastructure through 2030, with more than 40 percent occurring in the United States. This implies at least US$2.7 trillion in the United States alone. This investment includes computing hardware along with buildings, electrical/mechanical systems, land and power infrastructure.

The Canadian pipeline for data centre investment is over C$100 billion, and likely will be much higher. As of September 2026, the federal government says it is working on opportunities representing up to 6 GW of new data-centre capacity (the Saint John data centre is a proposed 390 MW or equivalent to 6.5 percent of the total). The largest is the recently announced Bell AI Fabric centre in Saskatchewan estimated to require a $52 billion investment.

2.1.1 New Brunswick: Fostering a positive environment for data centre investment

The Government of New Brunswick is working to ensure there is a strong business case for data centre investment in the province while building in a best practice environmental and community benefits framework. The government has a proposed data-centre policy that ensures large data centres bear the incremental costs imposed on the electricity system, demonstrate responsible use of energy and other resources, and generate measurable economic and community benefits.

Under the framework, new data centre projects would be evaluated not only on investment and employment, but also on workforce development, innovation, local and Indigenous business opportunities, long-term viability and their contribution to Canada's AI and data-sovereignty objectives.

The New Brunswick data centre framework is similar to others across the country and is meant to ensure broad-based community support for these important drivers of economic growth. The following table shows a summary of the key elements of the data centre policy. The framework is essentially a screening and approval framework for large data-centre proposals, built around five principles:

Theme:	What NB proposes
1. Protect ratepayers	A data centre must pay the costs it creates and cannot cause higher electricity rates for existing electricity customers.
2. Sustainable development	Projects must minimize impacts on energy, water, land, local infrastructure and the environment and use resources responsibly.
3. Economic benefits	Government will assess investment, jobs, workforce training, innovation, and opportunities for local and Indigenous businesses.
4. Long-term value	Priority goes to projects that are technically and financially viable, provide lasting benefits, and support provincial/national objectives such as AI development and Canadian data sovereignty.
5. Community benefits	Developers must engage meaningfully with municipalities, First Nations and local communities. Transparency, accountability and measurable community benefits are part of the assessment.

New Brunswickers should be encouraged that the provincial government is developing this framework. As proposed it will ensure a limited environmental footprint for these centres while providing significant economic benefits to the community.

2.1.2 The federal government approach to AI

The federal government's AI for All strategy, launched in June 2026, outlines the importance of data centres to the country's future. It focuses on AI's economic potential, including its ability to boost productivity, create jobs, support Canadian data sovereignty and deliver community benefits. The strategy has six pillars:

Pillar	Main focus
Protecting Canadians and democracy	Modernize privacy and online safety laws, strengthen AI safety testing and secure government systems.
Empowering Canadians	Expand AI literacy, worker training and student opportunities while supporting Canadian languages, culture and inclusion.
Powering shared prosperity	Help businesses—especially smaller firms—and public services adopt AI to improve productivity and service delivery.

Pillar	Main focus
Building sovereign AI foundations	Develop computing infrastructure, data resources, research and talent under Canadian governance.
Scaling Canadian companies	Improve access to investment and use government purchasing to help Canadian AI businesses grow.
Building trusted partnerships	Collaborate internationally on research, infrastructure, standards and market access.

2.1.3 Addressing concerns generally about AI

Because of the speed of artificial intelligence development, there is growing concern among the general public about the disruption that the new technology could create even as it provides substantial societal benefits. These concerns range from the impact on employment and local communities to broader issues like control over the technology's development. Governments and supporters of the industry need to address these issues and reassure the public that this new technology will be developed responsibly and focused on the public good.

2.2 Why New Brunswick needs to take advantage of this opportunity

There are two categories of economic benefits associated with the development of artificial intelligence: 1) the economic benefits associated with the technology and its development and 2) the benefits to the economy and society as artificial intelligence is used across the economy. Right now, the vast majority of the economic benefits associated with AI development are occurring in a few locations such as Silicon Valley and data centre hubs such as northern Virginia, Atlanta and Dallas-Fort Worth.

This section makes the case that New Brunswick needs new export-focused industries to support the tax base needed to sustainably fund government services and infrastructure across the province.

2.2.1 New Brunswick needs new export-focused growth industries

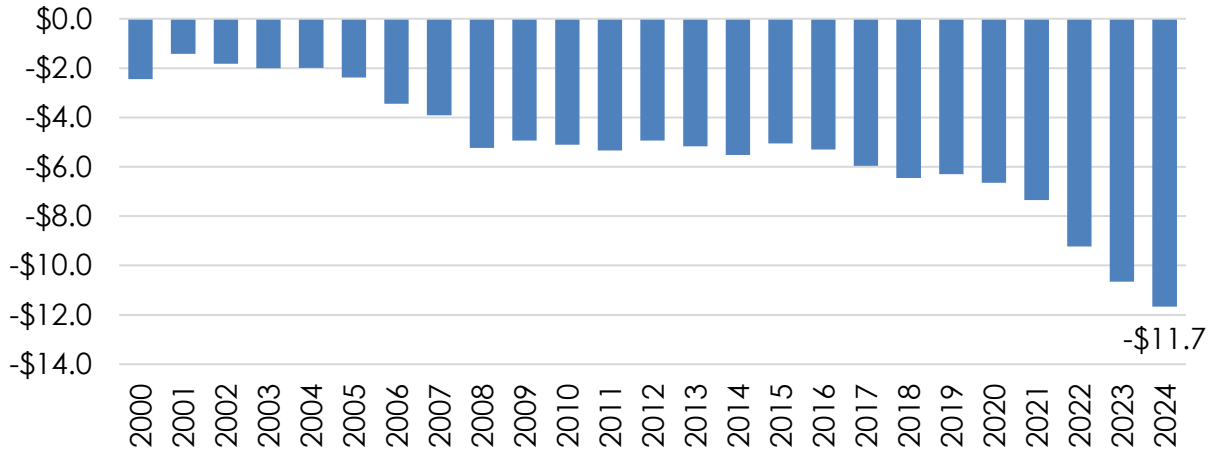
Between 1982 and 2006 the New Brunswick economy, as measured by the increase in real GDP, expanded by an average of 2.6 percent per year. This was only modestly below the national growth rate over this period of 2.9 percent per year. Then, from 2007 to 2019, real GDP growth in New Brunswick dropped to only an average of 0.6 percent per year, with the private sector economy registering almost no real (inflation-adjusted) growth over that 12-year period.

There were several reasons for the significant decline in economic growth (from 2.6 percent per year to only 0.6 percent) including very low population growth, limited business investment and a worsening trade position. This last point is key as imports to the province expanded every year while exports growth stagnated. In 2005, the province had a modest $2.4 billion trade deficit (the value of imports compared to exports). By 2024, New Brunswick's trade deficit had swelled to $11.7 billion (Figure 1).

Trade deficits are not inherently bad for an economy. If the jurisdiction is importing cheaper and/or higher quality goods and services compared to domestic production this can be beneficial. But the vast majority of the GDP, employment, income and tax benefits associated with imports accrue in the jurisdictions where the imports are produced.

As a result, strong and growing economies are offsetting imports with exports that lead to GDP, employment, income and tax benefits in the local jurisdiction. Alberta, for example, more than offsets the value of imports with exports of oil and gas and other goods and services.

Figure 1: New Brunswick's annual trade deficit by year, $Billion*



*includes both goods and services trade and covers both interprovincial and international trade.
Source: Statistics Canada Table: 36-10-0222-01.

This is an important consideration when it comes to developing industries such as data centres as almost all of the costs associated with the centres (capital investment and ongoing operational expenditures) are paid by customers outside the province. The money flows into the province to pay salaries and purchase goods and services from local companies. This translates into substantial economic benefits for the local and provincial economies. This project's specific economic benefits are developed in Section 3 below.

Industry:	**Exports impact:**
Large-scale data centre	$150-$300 million
Typical large mine	$300-$500 million
Pulp and paper mill	$200-$300 million
Large back office	$50 million - $100 million
Large oil refinery	$1-2 billion*

**net of crude oil imports.*
Source: Jupia Consultants Inc.

To illustrate the importance of export industries such as data centres, forest products and mining, the New Brunswick government collects taxes and other revenue at a ratio of approximately 17 percent of provincial GDP. This means the $11.7 billion trade deficit 'costs' the New Brunswick government about $2 billion in lost revenue each year. This is not to suggest that the province should start to try and manufacture its own automobiles, computers and televisions. However, it does show the importance of developing new, high value export sectors such as mining, aquaculture, back-office services and data centres to offset the economic 'loss' from imports.

2.2.2 New Brunswick has a long history of using energy as a driver of the economy

The production of energy (electricity, extraction of oil and gas, refining activities) creates significant economic activity – jobs, income, taxes, etc. The use of energy also is critical to the economy. Jurisdictions with access to an ample supply of energy at competitive costs can attract energy-intensive industries. New Brunswick has used energy as a driver of the economy starting more than 100 years ago with electricity investment to develop the province's forest products industry. Since then, many industries have leveraged the province's energy infrastructure to create economic activity.

Data centres represent another energy-intensive industry, and the investment will go to the jurisdictions that have access to ample supply of energy at competitive costs.

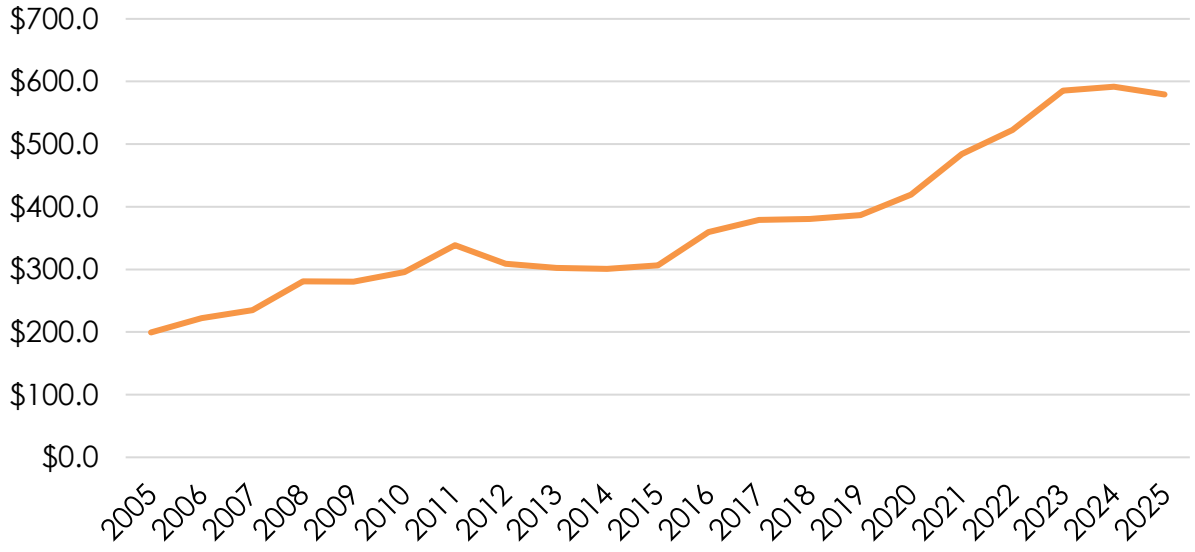
New Brunswick has an interesting longer-term opportunity to be a location for green and clean energy-powered data centres. Natural gas will be an important source of energy in the shorter term, but the province is well-positioned to develop its substantial wind and nuclear energy capacity.

2.2.3 Information technology (IT) has been an important source of export revenue

New Brunswick's information technology (IT) industry has been a vital source of high value economic activity in recent years. This industry includes IT services providers, software developers and companies providing computing infrastructure, data processing, web hosting, and related services. The most recent available data shows the industry exported more than $650 million to other provinces and countries in 2022. This was an important driver of the industry's GDP, income and tax contributions.

However, the IT industry's GDP impact has stagnated in the past two years, corresponding to the rise in artificial intelligence (Figure 2). There could be many factors influencing the GDP impact but certainly the growing expenditures (firm and individual) on AI are boosting the economy elsewhere (e.g. Silicon Valley).

Figure 2: Real GDP contribution from New Brunswick's IT industry by year, $Million*



*Includes NAICS 5132 Software publishers, NAICS 5415 Computer systems design and related services and NAICS 518 Computing infrastructure providers, data processing, web hosting, and related services. Expressed in chained (2017) dollars. Does not include indirect or induced effects.
Source: Statistics Canada Table: 36-10-0711-01.

The development of a data centre industry starting with the Beacon Data Center could help reinvigorate the province's IT GDP. According to Statistics Canada, the inflation adjusted GDP contribution from the computing infrastructure providers, data processing, web hosting, and related services sector (NAICS 518) was lower in 2025 than back in 2021. A decade ago, New Brunswick generated a larger share of GDP from the computing infrastructure providers, data processing, web hosting, and related services sector than all other provinces. By 2025, the industry in New Brunswick was ranked fourth among the 10 provinces.

To put the impact of the Beacon Data Centre into perspective, it has the potential to increase the entire GDP from computing infrastructure providers, data processing, web hosting, and related services in the province by 70 percent.

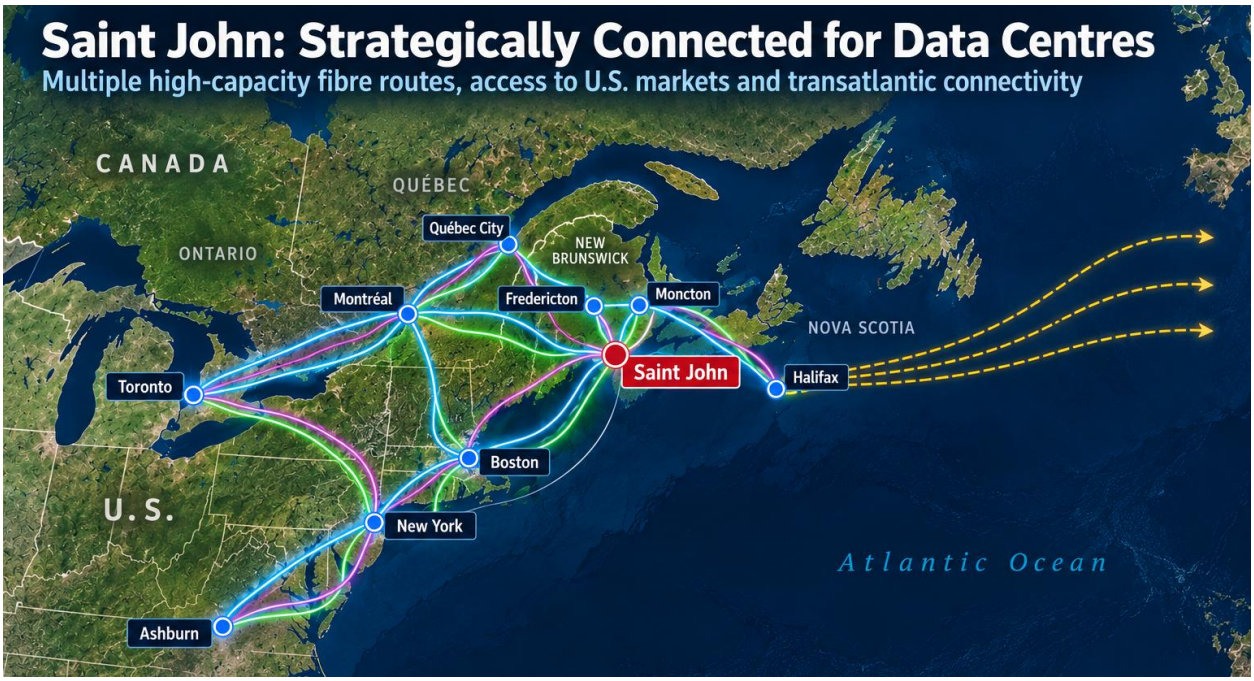
2.2.4 Without a deliberate focus, this investment will go elsewhere

The data centre industry is looking for jurisdictions that can make a strong case for investment. This investment and all of the associated economic benefits will go to the jurisdictions that have the right value proposition for the industry.

2.2.5 New Brunswick has a good long-term case for the industry

These data centres do not need to be located in large urban centres. New Brunswick has a good case for the industry. Here are a few points of the value proposition:

- A talent pool and pipeline to support the industry.
- Access to available electricity and/or an environment that supports new electricity generation infrastructure development.
- Good access to land and other data centre inputs.
- Access to digital network infrastructure connecting Canada, the United States and Europe.
- Very low natural disaster risk (e.g. earthquakes, tsunamis, etc.).
- Future potential to provide green and clean energy for the data centre industry.



2.2.6 The potential mid- to long-term benefits

If New Brunswick were to attract 10 data centres similar in scale to the proposed Beacon Saint John facility, it would create a $1.5-$2.0-billion-dollar export industry for the province supporting nearly 4,000 private sector jobs and inducing enough provincial and municipal tax revenue to support another 5,900 public sector jobs across the province each year. The construction activity associated with these 10 data centres would support over 16,000 full-time equivalent jobs per year during construction (assuming a three-year cycle), the supply chain and downstream induced effects.

3. THE ECONOMIC IMPACT ASSESSMENT

3.1 The economic impact model and methodology

3.1.1 Economic multipliers

The economic impact model used to estimate how the capital investment and ongoing operations of the new data centre and related electricity generation infrastructure will influence the economy is based on Statistics Canada's Input-Output (I-O) tables which provide a detailed profile of how expenditures in specific sectors flow through the provincial and national economy as well as through international trade. The economic impact model evaluates the direct, indirect and induced economic impact, using the following parameters:

- *Direct impact* measures the value-added to the economy attributed directly from the capital investment phase and the operations of the new data centre and electricity generation facility in Saint John through the wages earned, and the revenues generated from the workforce spending.

- *Indirect impact* measures the value-added generated within the regional economy through firm and organizational demand for intermediate inputs or other support services (e.g. the supply chain).

- *Induced impacts* are derived when industry employees and other workers in the aforementioned industries spend their earnings. These purchases lead to more employment, higher wages and increased income and tax revenues, and can be felt across a wide range of industries.

The I-O tables trace the impact of economic activity (output shock) on the provincial and national economies (including imports and exports). In addition to the GDP and employment impacts, the economic impact model estimates the amount of tax revenue supported by the industry as well as consumer spending impacts.

What is GDP?
Gross domestic product (GDP) is essentially the economic value in a jurisdiction arising from the spending of a specific firm or industry. This value arises from direct, indirect and induced effects. It can be less than the total direct output in the jurisdiction because some of that spending leaves the province to pay for interprovincial and international imports (goods and services).

Statistics Canada publishes provincial and national multipliers for over 250 industries. For this analysis, there were four industries used as shown here:

Project phase:	Industry multipliers used:
CAPEX phase	• Non-residential building construction • Electric power engineering construction
OPEX (at least 20 years)	• Computing infrastructure providers, data processing, web hosting, and related services • Electric power generation, transmission and distribution

Jupia Consultants modified the provincial multipliers based on the specifics associated with this project which has higher imports compared to other business activity in this sector.

3.1.2 CAPEX methodology considerations

The energy infrastructure impacts were modelled using a modified set of multipliers for the electric power engineering construction sector in New Brunswick. These multipliers cover a wide range of activities from transmission line construction to electricity generation infrastructure construction.

Key assumptions in the analysis included:

- In addition to the investment amount, the company indicated the construction phase would require 1,200-1,300 peak construction jobs.
- The company indicated it would attempt to source construction materials in New Brunswick and across Canada before international imports (see Table 2).
- The vast majority of labour would be sourced in New Brunswick. If a significant share of workers comes from outside the province it could have a major impact on the results. The types of occupations needed are listed in Table 3.
- A higher than typical value was put on imports from the rest of Canada. The non-residential construction multipliers typically show for every direct dollar of GDP in New Brunswick there is another 45 cents worth of GDP created in the rest of the country. Due to the parameters of this project, it was assumed the GDP multiplier was higher at 78 cents of GDP creation outside New Brunswick for every $1.00 in the province. This is based primarily on the view that a share of the equipment and technology used in the data centre can be sourced in Canada (Table 2).
- All monetary values are shown in 2026 dollars.

Table 2: CAPEX content sourcing opportunities*

CAPEX expenditure:	NB content:	CAN content:
Site preparation	High	Moderate
Buildings/civil works	Moderate	Moderate
Electrical infrastructure	Low	Possible
Mechanical/cooling	Possible	Possible
Backup generation/storage	Low	Possible
Servers/GPUs/IT equipment	Low	Low
Networking equipment	Low	Low
Engineering/professional services	High	Moderate
Other/contingency	n/a	n/a

*manufactured in New Brunswick or Canada.

Table 3: Example occupations needed during the CAPEX phase

- Construction managers
- Project managers
- Superintendents
- Field engineers
- Safety professionals
- Quality-control inspectors
- Surveyors
- Heavy-equipment operators
- General laborers
- Concrete workers
- Rebar installers
- Carpenters and formwork crews
- Structural ironworkers
- Steel erectors
- Crane operators
- Riggers
- Millwrights
- Engine technicians
- Generator technicians
- Electricians
- High-voltage electricians
- Substation technicians
- Instrumentation and controls technicians
- Pipefitters
- Natural-gas technicians
- Welders
- Plumbers
- HVAC technicians
- Cooling-system technicians
- Fire-protection installers
- Building-controls technicians
- Fiber-optic technicians
- Low-voltage technicians
- Security-system installers
- Server-rack installers
- Hardware and chip technicians
- Network technicians
- Commissioning engineers
- Electrical testing technicians
- Load-bank technicians
- Warehouse and material handlers

Source: Supplied by the project proponent.

3.1.3 OPEX methodology considerations

The proponent indicated there would be an expected 210 workers in the data centre and related electricity generation facilities. This is a key input into the model as the internal workers form the basis for direct impacts. The indirect and induced impacts were derived using multipliers for the computing infrastructure providers, data processing, web hosting, and related services sector.

Key assumptions in the analysis included:

- The data centre and electricity generation facilities would require a wide range of skills. The types of occupations needed are listed in Table 4.
- The average annual employee compensation in the facility and supply chain was estimated to be $115,000 per annum. This is consistent with other similar operations in the province. The wages are based on 2026-dollar values.
- There is less of a Canadian economic impact compared to the CAPEX phase. For every $1.00 of GDP created in New Brunswick from the facilities, another 32 cents is created elsewhere in the country from indirect and induced effects.
- All monetary values in future years are shown in 2026 dollars.

Table 4: Example occupations needed during the ongoing operations

- Site managers	- Data-center technicians
- Power-plant managers	- Server and GPU hardware technicians
- Data-center managers	- Network technicians
- Control-room operators	- Fiber-optic technicians
- Power-plant operators	- Building-controls technicians
- Critical-facilities operators	- Environmental and emissions specialists
- Millwrights	- Health and safety professionals
- Engine technicians	- Maintenance planners
- Generator technicians	- Reliability engineers
- Electrical technicians	- Warehouse and spare-parts personnel
- Instrumentation and controls technicians	- Security personnel
- Mechanical technicians	- Fire and life-safety technicians
- Natural-gas technicians	- Logistics coordinators
- HVAC and cooling technicians	- Administrative and site-support personnel
- CDU and liquid-cooling technicians	

Source: Supplied by the project proponent.

3.2 CAPEX: Energy infrastructure construction

The proposed 390 MW, $5.8 billion Beacon Data Centers/VoltaGrid investment in Saint John includes $5.1 billion invested in the data centre and another $700 million invested in electricity generation infrastructure and the building of natural gas pipelines.

Table 5 shows the estimated economic impact from the capital investment into energy infrastructure. It includes the engineering and design activity as well as the construction of the facilities. It is important to point out that much of the $700 million in spending will go towards the purchase of equipment and technology that is not produced in New Brunswick. This report is capturing the economic impact that occurs in New Brunswick and in Canada from the investment.

The capital expenditures (CAPEX) will boost provincial GDP by an estimated $376 million, support $162 million in employment income and provide 1,383 person years of full-time equivalent work during construction. This includes the construction trades and skilled labour working on-site as well as the employment supported by suppliers to the project (trucking, etc.). Further, it includes induced employment as the income is spent on goods and services mostly in New Brunswick.

Adding in supply chain and induced effects across Canada, and the national GDP contribution will be $464 million while employment income will exceed $222 million. An estimated 2,068 full-time equivalent person years of employment will be supported just from the investment in energy infrastructure.

The construction will contribute an estimated $101 million in tax revenue to the three levels of government across Canada including $43 million to the New Brunswick government, $39.9 million to the federal government and $7.3 million to municipal governments in New Brunswick mostly in Saint John and the surrounding area.

The $162 million of employment income supported by this project in New Brunswick will result in household consumption of an estimated $122.1 million in the province (the rest of the employment income goes towards income taxes owed and savings). This consumption will include $21.3 million on food expenditures (groceries and restaurants), $31 million on shelter costs (mortgage payments, rent, utilities, etc.), $22.4 million on transportation, $8.7 million on health and personal care and $8.7 million on recreation. Another $30.1 million will be spent on other expenditure categories. Table 5 also shows the expected national household spending impacts.

Table 5: Economic impact from the construction of electricity generation infrastructure ($ Million)*

	New Brunswick	Canada-wide
Total CAPEX	**$700.0**	
GDP contribution from construction	$375.9	$463.7
Employment income supported	$161.6	$222.1
Person years of full time equivalent (FTE) employment	1,383	2,068
Total taxes	$83.2	$101.0
Federal	$32.9	$39.9
Provincial	$43.0	$52.2
Municipal	$7.3	$8.8
Total current household consumption	$122.1	$165.9
Food expenditures	$21.3	$28.1
Shelter	$31.0	$45.0
Transportation	$22.4	$29.4
Health and personal care	$8.7	$11.5
Recreation	$8.7	$11.7
Other	$30.1	$40.2

Includes direct, indirect and induced economic effects.
*includes the facility construction and the natural gas pipelines.
Source: Jupia Consultants Inc. See Appendix A.

3.3 CAPEX: Data centre construction

The data centre itself represents a $5.1 billion capital investment in the city of Saint John. Table 6 shows the estimated economic impact from the CAPEX phase of the project. It is estimated to take approximately 18 months to build the facilities.

As discussed in Section 3.1.2, much of the $5.1 billion investment will go to imported products such as electrical infrastructure, mechanical/cooling systems, backup generation/storage, servers/GPUs/IT equipment and other networking equipment. Based on input from the proponent and other data centre projects reviewed for this report, some of this equipment and technology is manufactured in Canada. As a result, the GDP, employment and other impacts outside New Brunswick but elsewhere in Canada are more substantial than a traditional non-residential building project.

The economic impact model estimates the CAPEX associated with the data centre construction in Saint John will boost provincial GDP by $985 million and national GDP by just under $1.7 billion. This will be one of the largest construction projects undertaken in New Brunswick.

The data centre construction will boost employment income by $424 million and support 3,627 person years of full-time equivalent work mostly in the Saint John region from direct, indirect and induced effects. This is not just construction jobs. It includes suppliers and induced effects as employment income is spent on local goods and services. Across the country, the economic impact model estimates there will be 7,480 FTE person years of employment and $803 million in employment income mostly from supply chain spending and induced effects.

Just the capital investment phase will contribute an estimated $407 million in tax revenue to the three levels of government including $126 million to the Government of New Brunswick, $164 million to the federal government and $31.4 million to municipal governments across the country of which $20.5 million will go to New Brunswick municipalities, again mostly in the Saint John region.

The $424 million of employment income in New Brunswick supported by the construction will result in household consumption of an estimated $320 million (in New Brunswick only). This consumption includes $56 million on food expenditures (groceries and restaurants), $81 million on shelter costs (mortgage payments, rent, utilities, etc.), $59 million on transportation, $23 million on health and personal care and $23 million on recreation. Another $79 million will be spent on other expenditure categories.

Across the country, including New Brunswick, household spending induced by the Saint John data centre construction is expected to be nearly $595 million.

Table 6: Economic impact from the construction of the data centre ($ Million)*

	New Brunswick	Canada-wide
Total CAPEX	**$5,100**	
GDP contribution from construction	$985.4	$1,677.2
Employment income	$423.7	$803.2
Person years of full time equivalent (FTE) employment	3,627	7,480
Total taxes	$239.7	$406.5
Federal	$93.6	$164.1
Provincial	$125.6	$210.9
Municipal	$20.5	$31.4
Total current household consumption	$320.3	$594.5
Food expenditures	$55.8	$98.8
Shelter	$81.2	$169.4
Transportation	$58.9	$102.2
Health and personal care	$22.8	$40.4
Recreation	$22.7	$41.4
Other	$78.8	$142.2

*Includes direct, indirect and induced economic effects.
Source: Jupia Consultants Inc. See Appendix A.

3.4 CAPEX: Combined energy infrastructure and data centre

3.4.1 Total impacts during the CAPEX phase

Combining the construction of energy infrastructure and the data centre, the CAPEX phase of the project is expected to boost provincial GDP in New Brunswick by more than $1.3 billion and $2.1 billion country wide. Over 5,000 full-time equivalent person years of employment will be supported in New Brunswick from direct, indirect and induced effects. Across Canada, over 9,500 FTE person years of employment will be supported as a result of this large-scale construction project in Saint John, New Brunswick.

Employment income is the largest driver of GDP and will be an estimated $585 million in New Brunswick and just over $1 billion country wide. Just the CAPEX phase will boost government coffers by nearly $508 million across the country including $169 million for the Government of New Brunswick and $28 million for municipalities in the province, mostly in the Saint John area.

The $585 million of employment income in New Brunswick supported by the construction will result in household consumption of an estimated $442 million (in New Brunswick only). This consumption includes approximately $77 million on food expenditures (groceries and restaurants), $112 million on shelter costs (mortgage payments, rent, utilities, etc.), $81 million on transportation, $31 million on health and personal care and $31 million on recreation. Another $109 million will be spent on other expenditure categories.

Across the country, including New Brunswick, household spending induced by the CAPEX spending is expected to be $761 million.

Table 7: Economic impact from the construction of the data centre and related electricity generation infrastructure ($ Million)*

	New Brunswick	Canada-wide
GDP contribution from construction	$1,361.4	$2,140.9
Employment income	$585.3	$1,025.2
Person years of full time equivalent (FTE) employment	5,010	9,548
Total taxes	$322.9	$507.5
Federal	$126.5	$204.1
Provincial	$168.6	$263.1
Municipal	$27.8	$40.2
Total current household consumption	$442.4	$760.5
Food expenditures	$77.1	$126.9
Shelter	$112.2	$214.4
Transportation	$81.4	$131.6
Health and personal care	$31.4	$52.0
Recreation	$31.4	$53.0
Other	$108.8	$182.4

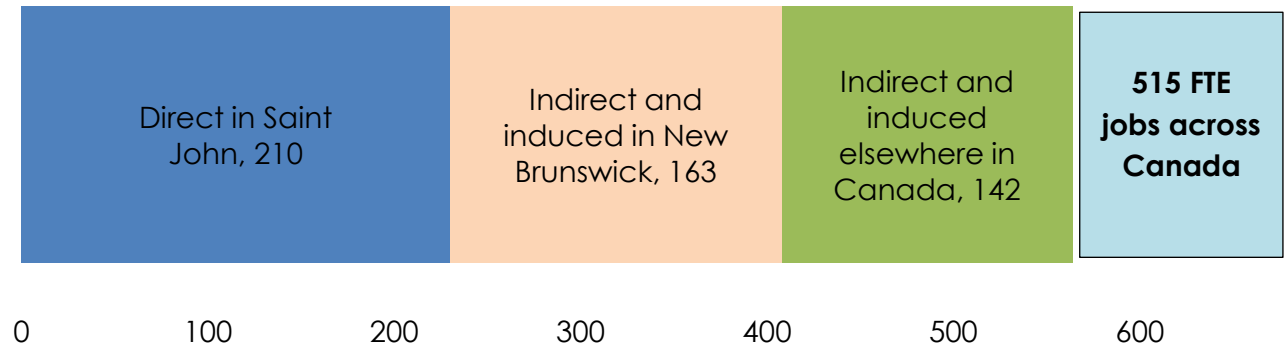
*Includes direct, indirect and induced economic effects.
Source: Jupia Consultants Inc. See Appendix A.

3.5 OPEX: Annual impacts from data centre and electricity generation

After the construction is completed, the annual operations of the data centre and related electricity generation infrastructure will have a large annual economic footprint in the Saint John region. Based on information provided by the proponent and economic multipliers for the computing infrastructure providers, data processing, web hosting, and related services sector as well as the electric power generation sector, the estimated annual impacts are shown in Table 9.

The data centre and electricity generation facilities are expected to have 210 direct employees. The indirect and induced jobs associated with the annual operations of the facilities will add another 163 FTE jobs in New Brunswick and 142 across the country. Without considering the jobs supported in the public sector from the taxes (see Section 3.6), the new Saint John data centre will support a total of 373 FTE jobs each year in New Brunswick and 515 FTE jobs across the country (including New Brunswick). Most of these jobs will be well paid resulting in annual income supported of an estimated $41.6 million in New Brunswick (in $2026) and $54.9 million across the country.

Figure 3: FTE job creation from the Saint John data centre



*Includes direct, indirect and induced economic effects.
Source: Jupia Consultants Inc. See Appendix A.

The annual operations of the data centre and related electricity generation infrastructure will boost provincial GDP in New Brunswick by an estimated $73.7 million and across the country by $97 million ($2026). To put this into perspective, the GDP contribution from the new data centre is approximately equivalent to the entire GDP contribution currently from the computing infrastructure providers, data processing, web hosting, and related services sector across the province.

The annual tax benefits will be substantial. The largest share of the taxes will come from the property taxes on the facilities. Table 8 shows the estimated annual property taxes associated with the data centre and electricity generation facilities. For the purposes of the analysis, the mid-point was used. In addition to property taxes, there will be considerable taxes induced by operations. This includes the income, sales, property and other taxes and fees levied on the employment income (direct, indirect and induced) and any related business taxes in the supply chain and from induced effects.

In New Brunswick, the data centre is expected to boost annual municipal tax revenue by $26.6 million ($2026). This includes the municipal property taxes on the facilities (estimated at $25 million per year) and taxes induced from operations (estimated $1.6 million). Most of this revenue would accrue to the City of Saint John, where the facilities would be located. The provincial government in New Brunswick is expected to take in $28.1 million per year from the facilities' property taxes and the ongoing operations of the data centre. This includes taxes on income (HST, personal income tax, etc.) and other indirect taxes in addition to the property taxes on the facilities.

Across Canada, governments in total will take in $69.0 million from the annual operations of the Saint John data centre ($2026). This does not include additional taxes induced by the spending of tax dollars on public services or infrastructure (see Section 3.6).

Table 8: Estimated annual property and related taxes*

Assessed value of the facilities:	$1 billion
Estimated annual municipal tax:	$25 million
Estimated annual provincial tax:	$18 million

**directly on the facilities. Does not include induced tax revenue from operations. Property tax amounts are based on a preliminary estimate of the property tax assessment associated with the data centre and electricity generation facilities. The actual assessed value of the property and the resulting municipal and provincial tax revenue will be determined after the construction phase.

The $41.6 million of annual employment income in New Brunswick supported by the data centre operations will result in household spending of an estimated $31.5 million (in New Brunswick, mostly in the Saint John region). This spending includes $5.5 million on food expenditures (groceries and restaurants), $8.0 million on shelter costs (mortgage payments, rent, utilities, etc.), $5.8 million on transportation, $2.2 million on health and personal care and $2.2 million on recreation. Another $7.7 million will be spent on other expenditure categories. Across the country, including New Brunswick, household

spending induced by the Saint John data centre each year is expected to be $48.4 million ($2026).

Table 9: Annual economic impact from data centre operations and related electricity generation infrastructure*

	New Brunswick	Canada-wide
Annual GDP contribution		
Total	$73,682,500	$97,002,600
Employment (FTE)		
Direct	210	210
Indirect and induced	163	305
Total	373	515
Annual employment income		
Total	$41,637,900	$54,898,400
Taxation		
Municipal		
Income and other indirect taxes	$1,601,300	$1,943,700
Data centre & electricity generation**	$25,000,000	$25,000,000
Total municipal	$26,601,300	$26,943,700
Provincial		
Income and other indirect taxes	$10,119,300	$13,326,000
Data centre and electricity generation**	$18,000,000	$18,000,000
Total provincial	$28,119,300	$31,326,000
Federal	$8,117,300	$10,694,800
Total	$62,837,900	$68,964,500
Induced household spending	$31,471,000	$48,401,300
Food expenditures	$5,483,600	$8,136,900
Shelter	$7,982,200	$13,429,800
Transportation	$5,792,200	$8,464,500
Health and personal care	$2,241,400	$3,331,000
Recreation	$2,230,200	$3,380,800
Other	$7,741,300	$11,658,500

$2026. Direct, indirect and induced effects combined.
*excludes the GDP, employment and other impacts associated with the spending of tax revenue (see Section 3.6).
**uses the mid-point of property tax estimates.
Source: Jupia Consultants Inc. See Appendix A.

3.6 Potential economic impact from spending tax revenue: Investing in public services

Because the data centre will induce an unusually large amount of tax revenue, it is helpful to show how that tax revenue could also boost the local economy in Saint John and across the province. Table 10 shows an example of the estimated annual economic impact from the spending of taxes induced by the Saint John data centre on provincial and municipal government services. It assumes the $28.1 million in annual tax revenue induced for the provincial government is spent on education, health care and provincial government public administration. The breakdown of spending for this assessment was one-third of the tax revenue spent in each of these three areas. The table also includes the spending of the $26.6 million in municipal tax revenue on the provision of municipal public services.

Annual municipal government taxes	$25.0 million from the data centre/energy generation facilities (Saint John only) $1.6 million induced from the operations (household income, etc.) (Saint John and surrounding) $26.6 million in total
Annual provincial government taxes	$18.0 million from the data centre/energy generation facilities (Saint John only) $10.1 million induced from the operations (household income, etc.) (Saint John and surrounding) $28.1 million in total
Total municipal and provincial taxes	$54.7 million

In all cases, the impacts are based on the economic multipliers developed by Statistics Canada and include direct, indirect and induced effects. The industries used were government educational services, ambulatory health care services and social assistance, other provincial and territorial government services and municipal government services.

Based on this breakdown of spending, the $54.7 million in annual provincial and municipal tax revenue would support an estimated 594 full-time equivalent jobs and $32.8 million in employment income. The spending of the tax revenue on the provision of public services would boost provincial GDP by over $59 million per year and induce another $9.5 million in provincial and municipal tax revenue. Household spending induced by the public sector employment would be an estimated $26.9 million per year.

Table 10: Example - Annual economic impact from the taxes induced by the data centre and related electricity generation infrastructure*

	Spending of **$28.1 million** annual provincial government revenue			Spending of **$26.6 million** municipal gov. revenue on municipal services	Total
	Education services	Health care	Provincial public admin.		
Employment supported (FTE)	176	137	74	208	594
Annual employment income	$8,140,100	$7,961,100	$6,455,300	$13,084,900	$35,641,400
Annual GDP contribution	$11,362,400	$11,320,100	$10,193,400	$26,655,800	$59,531,800
Taxation					
Municipal	$246,900	$246,000	$221,500	$579,600	$1,294,000
Provincial	$1,560,300	$1,554,600	$1,399,900	$3,660,900	$8,175,700
Induced household spending	$6,152,600	$6,017,000	$4,879,000	$9,889,900	$26,938,500
Food expenditures	$1,072,000	$1,048,400	$850,200	$1,723,000	$4,693,600
Shelter	$1,560,600	$1,526,300	$1,237,500	$2,508,700	$6,833,000
Transportation	$1,132,300	$1,107,500	$898,000	$1,820,100	$4,957,900
Health and personal care	$438,200	$428,600	$347,300	$704,200	$1,918,300
Recreation	$436,000	$426,400	$345,700	$700,800	$1,908,900
Other	$1,513,300	$1,480,100	$1,200,300	$2,432,500	$6,626,100

*Includes direct, indirect and induced effects in New Brunswick. This is intended as an illustrative example only. Actual spending of the tax dollars could be allocated to capital spending, interest payments on debt, etc.
$2026.
Source: Jupia Consultants Inc. See Appendix A.

4. POSITIVE IMPACTS IN THE SAINT JOHN REGION

The Saint John region plays an outsized role in the New Brunswick economy. Local companies are responsible for 80 percent of the value of all international exports from the province. It is one of the most important energy producing jurisdictions in the country and a major manufacturing centre. A number of important tech companies got their start in the port city. But the city and surrounding region needs new sources of economic growth. Real GDP growth has been relatively slow in recent years, and population growth has been well below average among the top 40+ urban centres across the country. The proposed Saint John data centre would be an important new source of high paying jobs and tax revenue for the city and surrounding communities.

4.1 Community benefits

The city of Saint John has a number of strategic priorities including affordable housing, infrastructure development such as the Fundy Quay waterfront, a new multipurpose recreation facility and the Central Peninsula Learning Commons. Bringing in a large source of new tax revenue will help accelerate new development opportunities and stabilize the city's revenue.

The proposed Saint John data centre would support over $27 million worth of municipal tax revenue just during the 18 month construction phase. Much of this tax revenue would occur in the city of Saint John. After the construction phase, the city is expected to bring in $25 million in tax revenue per year directly from the data centre and related electricity generation facilities (and more induced from operations).

According to the 2026 Local Government and Rural District Statistics for New Brunswick report, the city of Saint John brought in $157.8 million in property tax revenue (warrant) and generated total revenue of $205 million (including provincial transfer payments and other own-source revenue). The direct property tax revenue from the data centre is equivalent to 15.8 percent of the city's total taxes raised in 2026. Another $1.6 million in municipal taxes will be induced each year in New Brunswick from operations. Most of this will also go to the city but some will go to other municipalities where workers are living.

To provide a sense of the magnitude, Table 11 provides some examples. If the property tax revenue from the data centre was allocated to the city's outstanding debt it would be enough to pay off the entire debt in less than six years. Not only will the data centre be the largest property tax provider to the city by a wide margin, at the expected assessed value of at least $1 billion, it will also boost the entire non-residential and heavy industrial tax base in the city by 45 percent.

Table 11: The positive impact on the city of Saint John's finances – examples

Impact example:	Data centre municipal tax impact:
The new multipurpose recreation facility (city's contribution $20 million)	Could pay off the city's portion of the investment with the data centre's property taxes from one year.
City of Saint John capital spending in 2026	The $25 million in taxes would cover 93% of the entire city capital spending in 2026 (on parks, trails, etc.). This is the city's share of the 2026 General Fund Capital Budget.
City of Saint John's outstanding debt ($142 million)	If the $25 million in annual property taxes were allocated to the city's outstanding debt - it would be paid off in less than six years.
City of Saint John spending on police services ($32 million)	The $25 million in taxes from the data centre would cover 78% of the annual cost of police services in the city.
City of Saint John spending on recreation and cultural services ($14.4 million)	The $25 million in taxes from the data centre would cover the total cost of recreation and cultural services with $10+ million left over.
City of Saint John's total property taxes raised ($157.8 million)	This single facility will bring in tax revenue for the city equivalent to 15.8% of the total property taxes raised (warrant).
Boosting the city's tax base	The city's non-residential and heavy industrial tax base was $2.2 billion in 2026. The data centre will boost the entire non-residential and heavy industrial tax base in the city by 45% (an additional $1.0 billion).
Lightening the residential load	The data centre will pay annual municipal property taxes equivalent to 4,700 residential properties in the city**.

*Only using the $25 million in property taxes paid by the data centre. There will be another $1.6 million in municipal taxes induced by the operations in the province but some of this revenue will go to other municipalities in the region.

**based on an average assessed value of $350,000.
Source: Comparisons based on 2026 Local Government and Rural District Statistics and the city's capital investment plan.

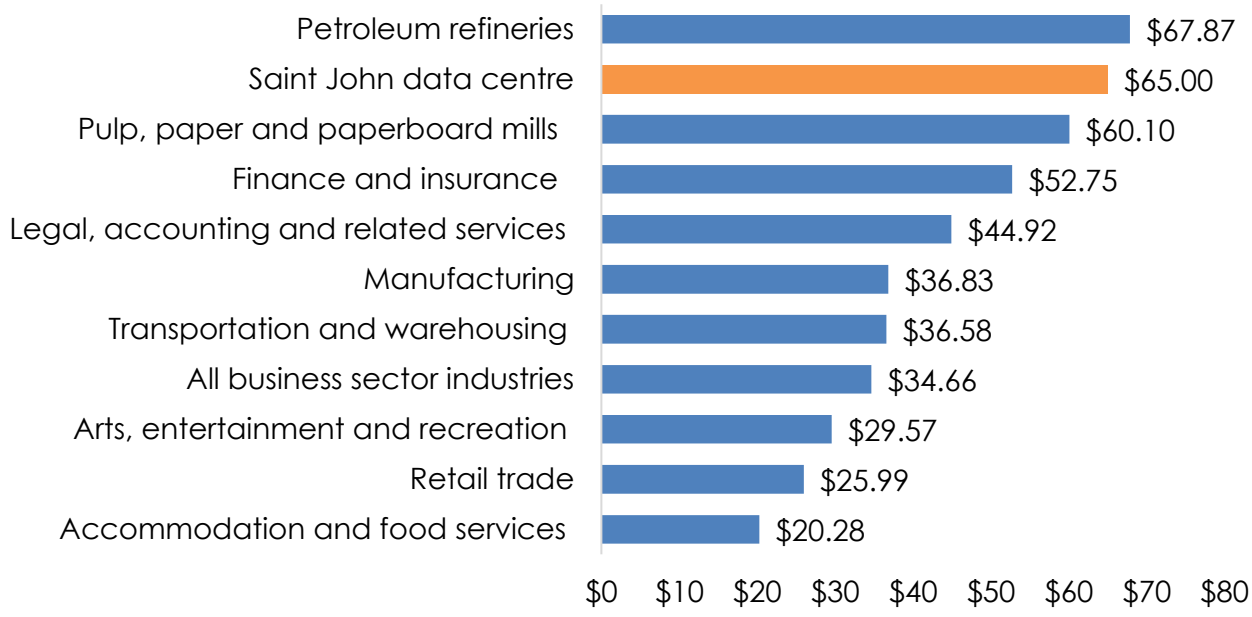
4.2 High paying jobs for local people

After creating thousands of well-paying jobs during construction, the Saint John data centre will employ over 200 highly paid staff and support an estimated 373 jobs in total including supply chain and induced effects (excluding the impact of spending of induced tax dollars on public services). Based on a review of the occupations required in the data centre, it is estimated the average annual compensation will be approximately $115,000, making the centre one of the highest paying operations in the province.

As shown in Figure 4, the average total compensation would be similar to the Saint John oil refinery and above many other important industries in the province including manufacturing, finance and insurance and legal, accounting and related services.

The total compensation per hour worked would be 88 percent higher than the average in all business sectors across the province. These higher wage jobs induce more tax revenue for government as well.

Figure 4: Total compensation per hour worked, New Brunswick*



*includes wages and salaries and employer contributions to benefits/social programs (EI, CPP, etc.)
Source: All but the Saint John data centre taken from Statistics Canada Table: 36-10-0480-01. The total compensation per hour worked at the Saint John data centre based on wage data for related occupations.

4.3 Supply chain benefits

The proposed data centre in Saint John will source a variety of goods and services from local suppliers in the city and around the province. The payroll alone associated with the indirect and induced jobs in New Brunswick will be more than $18 million per year ($2026). The potential local supply chain beneficiaries could include:

- NB Power – potentially large customer.
- Saint John Energy – potentially several hundred new residential customers.
- New Brunswick's tech sector – help attract more AI firms and technology training.
- Professional services firms - accounting, architecture, engineering, etc.
- Business services – janitorial, maintenance, etc.

4.4 Induced household spending

As developed in the formal economic impact assessment above, the proposed data centre would induce $442 million worth of household spending from the construction phase and $31.5 million per year from operational spending. This means that over the construction phase and first 10 years of operation, the new data centre will induce $757 million in household spending ($2026), mostly in the city of Saint John and surrounding area.

This means millions of dollars spent on restaurants and grocery stores each year, dozens of new homes built, over $139 million spent on vehicles, maintenance and other related transportation expenditures (over the construction phase and 10 years of operations) and millions more spent on areas such as recreation and other goods and services.

4.5 Economic benefits for First Nations and Indigenous people

The Project has the potential to generate positive economic benefits for Indigenous communities through a range of opportunities, including employment, workforce development, business participation, and broader regional economic activity. Meaningful engagement with Indigenous communities will help identify additional opportunities that align with their respective interests, priorities, and long-term economic development objectives.

5. CONCLUSION

The proposed Beacon Data Centers/VoltaGrid development in Saint John represents an economic opportunity of a scale rarely seen in New Brunswick. At approximately $6 billion in capital investment, the project would be the largest private-sector capital investment in the province's history. Beyond the initial construction activity, it would establish a significant new export-focused industry in Saint John and position New Brunswick to participate more directly in the rapid growth of data infrastructure and artificial intelligence.

The economic benefits would begin during the construction phase. The development of the data centre, electricity generation facilities, transmission infrastructure and natural gas pipelines would support substantial employment, labour income and GDP in New Brunswick. Although much of the specialized equipment and technology required for the project would necessarily be imported, there would still be significant opportunities for New Brunswick construction firms, engineering and professional services companies, tradespeople and other suppliers. The proponents expect direct construction employment to peak at approximately 1,200-1,300 workers.

The longer-term benefit is potentially more important. Once operational, the data centre and associated electricity generation facilities are expected to directly employ approximately 210 people, supported by additional employment through the provincial supply chain and household spending. These would be well-paying jobs: the economic impact analysis assumes average annual employment income of approximately $115,000 for workers at the facilities and in the associated supply chain.

The project would also generate new provincial and municipal tax revenues that can be used to support public services and infrastructure. At the same time, because most of the revenues supporting the data centre would ultimately come from customers outside New Brunswick, the facility would function much like the province's traditional export industries. Money generated elsewhere would flow into New Brunswick to support wages, local suppliers, electricity and energy purchases, taxes and other expenditures. This is particularly important for a province that recorded an $11.7 billion interprovincial and international trade deficit in 2024.

There are legitimate issues associated with large-scale data-centre development, particularly electricity requirements, environmental impacts and ensuring that existing electricity customers do not subsidize new industrial loads. New Brunswick's proposed data-centre framework is intended to address these concerns by requiring projects to bear the incremental costs they impose on the electricity system, use resources responsibly and demonstrate measurable economic and community benefits.

The Beacon/VoltaGrid project should therefore be viewed not only in terms of its immediate economic impact but also in the context of New Brunswick's longer-term economic development. The province needs new sources of private-sector investment and export revenue to complement its traditional industries. Data centres represent one such opportunity. New Brunswick has available land, energy infrastructure, a skilled workforce, digital connectivity to major Canadian, U.S. and European markets, relatively low natural-disaster risk and the longer-term potential to supply the industry with increasing amounts of clean electricity.

If the Beacon/VoltaGrid development proves successful, its most important legacy could extend well beyond the economic activity generated by a single facility. It could demonstrate that Saint John and New Brunswick can compete for large-scale digital infrastructure investment and provide the foundation for a new export-oriented industry. The opportunity is not simply to build a data centre; it is to use this investment as a catalyst for sustained investment, employment, export growth and tax revenue in New Brunswick over the decades ahead.

APPENDIX A: THE ECONOMIC IMPACT MODEL AND SOURCES

The data sources used in the preparation of this report include:

Statistic:	Source/Description:
Input data	Provided by the project proponent and includes investment levels, direct employment, expected supply chain spending, occupations needed, etc. Also, data was taken from the Beacon Data Centers / VoltaGrid / NB EIA filing in April 2026.
Indirect and induced GDP, employment and income estimates	Uses Statistics Canada Input-Output multiplier and impact estimates at the M industry level. Provincial Input-Output Multipliers, 2022. Catalogue no. 15F0046XDB. Industry Accounts Division. Statistics Canada. Includes multipliers for: output, gross domestic product (GDP) at market prices, taxes on products, labour income, wages and salaries, employers' social contributions, labour income of unincorporated sector, taxes on production and employment. The specific NAICS industries used are described in Section 3 above. The multipliers were modified by Jupia Consultants to reflect the particular structure of this project.
Tax multipliers	Using a model developed by Jupia Consultants Inc. based on a variety of sources including: • Induced HST revenue: Based on the ratio of HST collected to total provincial personal income in 2024 (Source: provincial budget documents and Statistics Canada). • Induced personal income taxes paid: Derived using several sources including Statistics Canada personal tax-related tables and its Survey of household spending (SHS) for 2023. • Property taxes paid (from employment income): Derived using Statistics Canada's Survey of Household Spending (SHS) for 2023. • Indirect taxes: Derived using Statistics Canada multipliers for the various sectors used in the model as described in Section 3.1. These indirect taxes are levied on the business activity and include such tax areas as: indirect business property taxes, fuel taxes, vehicle licence fees, land transfer taxes, and any sales taxes arising out of the corporate activity.

Statistic:	Source/Description:
Property taxes on the data centre and new electricity generation facilities	An estimate of the municipal and provincial property taxes that will be paid by the company was determined based on similar facilities elsewhere in New Brunswick and used the municipal tax rate for industrial activity in the City of Saint John. Commercial property taxes in New Brunswick are levied on the value of the land and buildings but exclude the machinery and equipment inside the buildings.
Household spending impacts	Derived using Statistics Canada's Survey of Household Spending (SHS) for 2023.
Industry GDP statistics	Gross domestic product (GDP) at basic prices, by industry. Source: Statistics Canada Table: 36-10-0402-01.
Total hourly compensation and related measures	Source: Statistics Canada Table: 36-10-0480-01.
Data on the Saint John economy.	Various sources.
Federal data-centre investment/capacity information	Government of Canada. September 2026.
Export industry estimates	Using Statistics Canada Table 36-10-0222-01.
Data centre investment levels	McKinsey & Company. 2026 report.
Government of New Brunswick proposed data centre framework	Still in draft stage.

APPENDIX B: ABOUT JUPIA CONSULTANTS INC.

New Brunswick, Canada-based Jupia Consultants Inc. is a full-service research and planning support consultancy specializing in the area of economic development. The firm has more than 25 years' experience working with companies, communities, industry associations, economic development agencies and government departments.

This report was prepared by David Campbell. David is the President of Jupia Consultants Inc. and has more than three decades' experience as a consultant working with industry, not-for-profit organizations and governments across Canada. His focus areas include economic development strategy, economic impact analysis, population growth, cluster development and investment attraction. David was formerly Chief Economist with the Government of New Brunswick. In that role, he led the development of economic policy and economic development strategy for the provincial government.

David is a columnist, published author, and writes weekly for the It's the Economy, Stupid blog as well as co-presenting the weekly podcast Insights with Don Mills and David Campbell. In recent years, he has had the opportunity to collaborate with multiple think tanks and policy research organizations including the Conference Board of Canada, Public Policy Forum and the Donald J. Savoie Institute at the Université de Moncton.

For more information visit www.jupia.ca.