

**PROJECT NAME:** ReNew Developers //Connecticut Edge Data Center Portfolio  
**ASSET CLASS:** Sub-20MW Edge Data Centers – Latency-Optimized & Sustainable  
**INVESTMENT STRUCTURE:** Co-Investment / Debt + Equity



MARKET OPPORTUNITY	INVESTMENT HIGHLIGHTS
<b>Regulatory Support:</b> State data center tax incentives and renewable energy credits, 20 minutes from Hartford, CT	<b>Environmental and Social Impact</b>
<b>Latency-Driven Locations:</b> Connecticut facilities with <3ms roundtrip to Boston and NYC endpoints	<b>IRR Target:</b> 16–18% equity returns; competitive debt yields also available
<b>Ready to Build:</b> Colchester (4.99 MW and 18 MW) and Bristol (4 MW) — <i>all power permitted, entitled, and power-secured via on-site generation</i>	<b>Equity Requirement:</b> \$20M–\$40M for each power facility and data center facility <ul style="list-style-type: none"> <li>Bristol, CT: 4MW + 10k sf data center (DC)</li> <li>Colchester, CT: 4.99MW + 10k sf DC</li> <li>Colchester, CT: 18MW + 40k sf DC pad</li> </ul>
<b>Community Integration:</b> Hydroponic farms, waste heat reuse, stormwater capture, and other ESG-aligned features	<b>Debt Participation:</b> Senior or mezzanine positions open
<b>Scalable Model:</b> Replicable approach for additional secondary market deployments already in pipeline	<b>Capacity:</b> 4–18 MW per site; Tier I design with sustainability menu

## INVESTMENT OPTIONS

DEBT	EQUITY
Senior secured, 55-75% LTV	16-18% net IRR target
Competitive fixed returns	Direct participation in long-term value creation
Priority on cash flow	Upside potential from operational success

CONTACT:  
 Brian Carmody  
 Director, Finance & Development – ReNew Developers  
 ✉ [Brian.carmody@renewdevelopers.com](mailto:Brian.carmody@renewdevelopers.com)  
 🌐 [www.ReNewDevelopers.com](http://www.ReNewDevelopers.com)

