

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

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