

Argyll Data Development Ltd



Company: Argyll Data Development

Project Type: Data Center

Project Location: UK

Project Stage: Seed +Development

Investment required :

- Seed (Equity – up to 15%) - £1.5m,
- Development (Debt or Equity) - £24m. Option to scale up to ~ £100m+ over adjacent sites

Use of Funds :

- Seed - Initial Power and Data connections – £1.5m
- Development - Data Centre 1 Build – Fixed price contract (Tier 3) – £24m

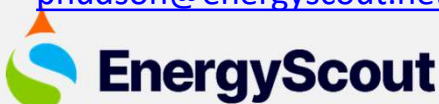
Why Invest - Compelling

Financials :

- Cash positive by year 3
- Stabilised cash flow +£7m by year 4.
- Potential EV valuation on existing market EBITDA multiples of 20-25x - £170m-£210m in year 4.
- Seed Exit via sale, funding round, term finance or IPO 3-5 years or stay in for Hyper-scale development

Contact

- Al Jury; 07801 365354
ajury@energyscout.net,
- P Hudson; 07383 973805
phudson@energyscout.net,



Business Summary

Seed Funding sought for sustainable energy efficient Data Center (“DC”) – ultimately scalable to hyper-scale. Stage 1 is DC 1 with land and outline planning already in place. Seed required to bring to Ready to Build status, to include Grid and Data connection and progress off grid sustainable power options. Up to 15% equity available



The Market

- The Data Center market worldwide is projected to grow at a compound rate of 10.5% (2024-2030) resulting in a market volume of US\$622bn in 2030. The UK is the fastest growing country. (psmarketresearch)
- Increased focus on providing renewable energy solutions. Shift to hyper-scale data centers
- Robust acquisition values based on strong earnings multiples buoyed by Infrastructure Private Equity and shortage of Hyper-scale solutions

Our Advantage

- Rent Free 100 year lease secured on gifted site
- Outline PP for initial development in place. Fully scalable with option on adjacent 3 sites with aim to achieve hyper-scale to satisfy projected demand
- Fixed price build contract with T Clarke Limited
- Increased energy efficiency over current Datacentres. Adheres to latest ISO/IEC and OPC standards. Phase 2 is to provide a totally sustainable off-grid solution and making an important contribution to our route to net zero
- Benefits from Scotland cooler climate reducing power requirement
- Initial Planning, Technical viability and Initial Build Spec

GBP - Million	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Revenue	0.0	2.7	12.7	21.5	22.5
Gross Earnings	(1.8)	(1.4)	3.1	8.9	9.9
Project Cash Flow	(11.7)	(12.0)	1.2	7.3	8.2

