PARTEC — CAUCAIA DIGITAL GATEWAY

A Green Digital Infrastructure Platform for the South Atlantic • A Public-Private Partnership Opportunity

Investment Snapshot

Location	Caucaia, Ceará, Brazil — Fortaleza–Caucaia–Pecém corridor, beside highway CE-085
Land	124.68 ha (1,246,829 m²) delimited by decree; 125-ha commercial platform
Structure	Public-Private Partnership / concession / SPV with a private master developer
Private CAPEX	**USD 100 million** private-led platform investment (phases 1 and 2)
Public side	Land, legal framework, access avenue (built), CAUCTEC incentives, governance
Target sectors	Data centres, AI, edge computing, telecom, suppliers, GovTech, smart city
Target return	**Indicative 14–18% project IRR (USD), 7–10-year payback** — subject to due diligence
Status	**Pre-development ready**: law enacted, area delimited, tax regime in force, access avenue built

The leverage: USD 1 of platform → USD 9–15 of operator CAPEX

Anchored capacity	Operator CAPEX unlocked	Enabled by
20 MW — first module	**USD 180–300 million**	Platform phase 1
50 MW — campus	**USD 450–750 million**	Platform phase 2
100 MW+ — maturity	**USD 0.9–1.5 billion**	Future expansion

> **The number to remember:** USD 100 million of platform CAPEX can mobilise USD 450–750 million of operator investment at campus scale — a 4.5x to 7.5x leverage on hard assets alone, before suppliers, services and jobs.

Why Caucaia — and why now

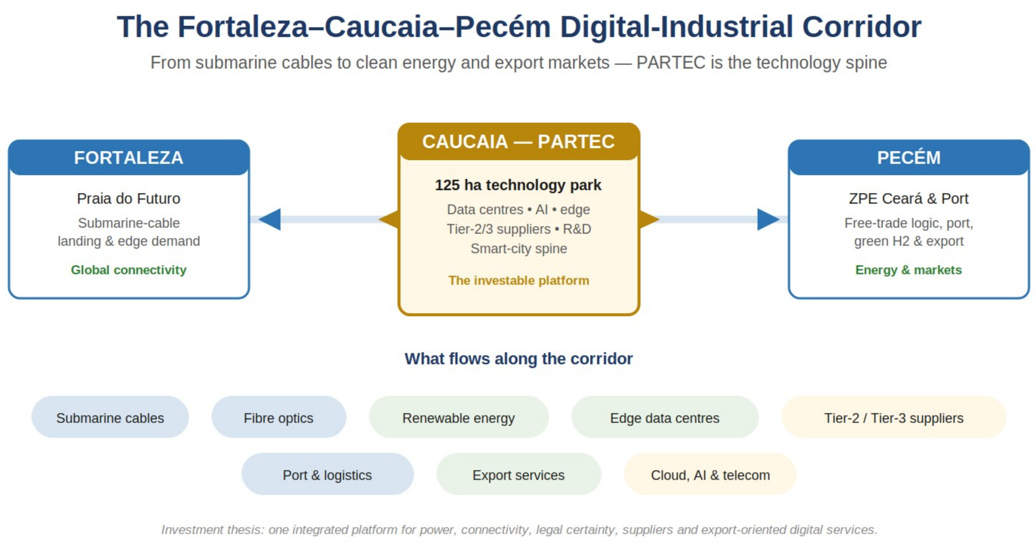
Five reasons that de-risk the investment

De-risked by design

- **Legally enabled:** park created by Law 3.941/2025; 125 ha delimited by decree; CAUCTEC tax regime in force (Law 3.940/2025).
- **Clean energy:** high solar irradiation and strong wind; federal Redata zero-rates taxes on renewable-powered data-centre equipment.
- **Connectivity:** proximity to the submarine-cable landings in Fortaleza — a low-latency bridge between the Americas, Europe and Africa.
- **Proven demand:** neighbouring ZPE Ceará had ≈ R$571 billion approved in Nov 2025, including five data centres. PARTEC complements, not competes with, the ZPE.
- **Built access:** the 1,847 m access avenue is paved, lit and operational — public works visibly on the ground.

What the Chinese-led partner captures

- **EPC margin** — substation, ducts, roads, buildings and smart infrastructure.
- **O&M revenue** — utilities, fibre ducts, common services and facility management.
- **Tenant attraction** — Chinese cloud, telecom, AI, equipment and smart-city companies.
- **Market access + strategic positioning** — a Brazil–China gateway to Latin America.



The ask: a strategic partner or consortium to act as master developer — commit/arrange up to USD 100M, build and operate the shared infrastructure, attract tenants. Immediate opportunity: MoU/EOI and SPV structuring, first anchor-tenant roadshow within 180 days.

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Full 23-page investment memorandum available on request.