

## 01 BRIEF DESCRIPTION OF THE PROJECT

The Amazon Sustainable Data Center is born in the heart of the world's largest rainforest as a landmark of the new green and digital economy. With operations based on renewable energy, intelligent cooling and ESG commitment, the project combines cutting-edge technology with environmental preservation and social and sustainable development.

Strategically located in the Amazon region, the data center will be an innovation and connectivity hub for Brazil and Latin America, promoting digital inclusion, generating skilled jobs and attracting investment.

Investing in this project is driving the digital transformation of the Amazon in a sustainable way, strengthening the North's technological autonomy, reducing latency in critical services and positioning the region as a benchmark in digital infrastructure with low environmental impact and high strategic value.

## 02 JUSTIFICATION AND OPPORTUNITY

The Northern Region faces a shortage of ICT infrastructure, resulting in high current costs, increased latency and data security risks. The project relies on the strategic position of Manaus and the incentives of the Free Trade Zone (PIM) - such as tax exemptions and support for innovation - to make a sustainable digital hub possible. Aligned with the National Data Center Plan (PNDC), which promotes the regionalization and efficiency of digital infrastructure, the project can also access specific funding lines for sustainable initiatives. With an expanding market (CAGR of 9.81%) and the absence of major players in the North, the opportunity is clear: to fill a critical gap with high strategic value.

## 03 INVESTMENT NEEDED

Total Investment: **\$70 million**

## 04 EXPECTED RETURN

**IRR:** ~20% per year

**Payback:** 6-8 years

**Revenue Project:** R\$ 85 million per year  
(with growth of 8% per year)

## 05 SOCIAL AND ENVIRONMENTAL IMPACT

The project boosts sustainable development in the Amazon by minimizing environmental impact through the use of renewable energy and natural cooling with river water, reducing around 12,000 tons of CO2 per year.

In addition, it will be responsible for starting a new technology center in the northern region, promoting innovation, digital inclusion and the generation of 250 direct jobs, demonstrating that it is possible to generate value from the standing forest and integrate development with environmental conservation.

## CONTACTS

More information about  
this and other projects:

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