07 DATA VERDE BAHIA
Igaporã Integrated Data Center

01 BRIEF DESCRIPTION OF THE PROJECT

The "Bahia Digital Verde" project proposes the installation of a medium-sized sustainable data center, with an installed capacity of 75 megawatts, in the municipality of Igaporã, in the interior of Bahia. Located in a region with ample renewable energy - including solar and wind sources - and with access to three fiber optic routes (Wirelink, Embratel and Eletronet), Igaporã offers the ideal conditions to become a critical infrastructure hub for large-scale data processing, artificial intelligence and cloud computing services.

02 JUSTIFICATION AND OPPORTUNITY

Bahia leads renewable energy generation in Brazil, concentrating around 23% of the country's production from wind and solar sources, and with significant energy flow potential, the state offers a strategic opportunity: this project takes advantage of this energy abundance to turn surpluses into value by directing them towards a high-impact, high-performance digital infrastructure, converting it into a strategic digital asset. The choice of Igaporã is also justified by its semi-arid climate, characterized by low humidity and cool nights, which allows the use of evaporative cooling and natural ventilation, significantly reducing air conditioning operating costs.

03 INVESTMENT NEEDED

The total estimated investment varies between US$ 450 and 600 million (equivalent to R$ 2.52 to 3.36 billion, at an exchange rate of R$ 5.60).

04 EXPECTED RETURN

The return forecast points to an Internal Rate of Return (IRR) of between 12% and 16% per year, with a payback of between 6 and 8 years. The annual revenue projection is between R$530 million and R$700 million, based on the commercialization of colocation services, cloud and AI processing infrastructure.

05 SOCIAL AND ENVIRONMENTAL IMPACT

The project will transform the city of Igaporã, with 15,527 inhabitants according to the 2022 Demographic Census, into a strategic clean technology hub with a direct and lasting economic impact. The initiative provides for

1.000 to 1,400 indirect jobs during the implementation phase and 300 direct and 400 indirect jobs during the operation phase, representing around 11% of the local population, boosting the economy with qualified income and medium and long-term technical opportunities. The implementation of the data center will stimulate professional training in areas such as information technology, electrical engineering and digital infrastructure operation, promoting the formation of a new regional productive ecosystem. In addition, the project will foster commercial and service dynamism by attracting suppliers, startups and support companies, consolidating the internalization of the digital economy on a global scale.

In addition, the project boosts the expansion of digital connectivity in the interior of the state, promoting technological inclusion and territorial cohesion. Aligned with 6 UN Sustainable Development Goals, including clean energy (SDG 7), innovative industry (SDG 9) and climate action (SDG 13). The natural cooling system enables energy savings of up to 30% on operating costs. The project is prepared for international certifications such as LEED and ISO 50001.

The proposed investment goes beyond building a data center: it is about contributing to a new frontier of sustainable, digital and economically profitable growth in the heart of Brazil. The project has federal and state tax incentives (SUDENE, ICMS, IRPJ) and has the potential for modular expansion of up to 200 MW using the same basic infrastructure. It also has the capacity to attract international colocation contracts and computing services focused on artificial intelligence.

CONTACTS

More information about this and other projects:
✉ investinbrasil@apexbrasil.com.br