



Where Brazil's clean power meets the AI era.

A nascente da energia limpa para a nova econ

## THE OPPORTUNITY / A OPORTUNIDADE

EN

**AETHERION Energy** is a 2 GWac renewable energy platform under development in **Tocantins, Brazil**, anchored on family-owned land of **10,589 contiguous hectares** at the strategic intersection of three 500 kV transmission corridors. The platform is designed to power a **300-400 MW AI data center campus on a 24/7 renewable energy strategy**, with multi-GW expansion potential.

PT

**AETHERION Energy** é uma plataforma renovável de 2 GWac em desenvolvimento no **Tocantins, Brasil**, ancorada em terra familiar de **10.589 hectares contíguos** no cruzamento estratégico de três corredores de 500 kV. A plataforma foi desenhada para alimentar um **campus de data center de IA de 300-400 MW em estratégia 24/7 renovável**, com potencial de expansão multi-GW.

## KEY FACTS / DADOS-CHAVE

**10,589 ha**

**CONTIGUOUS LAND**

single ownership · LR&M family · official SIGAM-TO chart

**5.56 kWh/m<sup>2</sup>**

**DAILY GHI**

NASA POWER 1991-2020 · top 20% global

**3 corridors**

**500 KV TRANSMISSION**

Norte-Sul · LT Jalapão · LT Novo Estado · 100 km to SS Miracema

**31.2%**

**CAPACITY FACTOR (P50)**

bifacial + tracker · NASA-based estimate

## FINANCIAL HIGHLIGHTS / FINANCEIROS

Metric · Métrica	Phase 1A · 500 MW	Phase 1B · +1,000 MW	Phase 2 · 2,000 MW total
Annual generation · Geração anual (P50)	1.4 TWh/yr	3.5 TWh/yr	<b>5.47 TWh/yr</b>
CAPEX	USD 0.7 B	USD 1.4 B	<b>USD 2.4 B</b>
Annual revenue · Receita anual (steady-state)	USD 80 M	USD 200 M	<b>USD 295-380 M</b>
EBITDA margin	74%	77%	<b>78%</b>
LCOE (USD/MWh)	52	47	<b>44</b>
<b>Equity IRR (levered, with SUDAM+REIDI+premium PPA)</b>	—	—	<b>22-28% USD nominal</b>

## REGULATORY WINDOW / JANELA REGULATÓRIA

**MP 1.307/2025** Datacenter MP requires 100% renewable in ZPE · **MP REDATA** Special tax regime for data centers (Sep 2025) · **SUDAM** 75% IR reduction × 10 years (Amazônia Legal) · **REIDI** PIS/COFINS suspension on CAPEX · **ProIndústria-TO** ICMS credit · **CZPE** R\$ 585 bn approved Nov/2025 incl. data centers

## COMMERCIAL SCENARIOS / CENÁRIOS COMERCIAIS

#	Scenario · Cenário	Equity IRR	Payback	NPV (USD MM)	Prob.
1	Hyperscaler Anchor (AWS/MSFT/GCP/Meta)	24.5%	6.5 yrs	1,850	55%
2	Diversified Industrial (Vale + DC BR + ACL)	19.8%	7.8 yrs	1,380	75%
3	Fund + IPP Operational (Brookfield/Pátria)	21.8%	7.0 yrs	1,620	70%
4	<b>H2V + Digital Multi-stream</b>	<b>26.4%</b>	<b>5.8 yrs</b>	<b>2,150</b>	<b>40%</b>
5	<b>Developer-Sponsor Phased</b>	<b>35.5%</b>	<b>4.5 yrs</b>	<b>1,100</b>	<b>85%</b>

### ASK · 1

#### Energy Partner

10-15% Holdco equity · 25-yr EPC + O&M · Tier-1 operators (Casa dos Ventos, Atlas, Iberdrola, Engie)

### ASK · 2

#### Strategic Investor

USD 400-800M · 30-45% equity · Board seats · 18-25% USD IRR target · multiple exit paths

### ASK · 3

#### Anchor Tenant

15-25 yr PPA · 24/7 CFE certifiable · 10-20% equ option · 300-500 MW IT capacity