

Data Sheet

RRY10 Foyle Port

Northern Ireland



GreenScale RRY10 is situated within the high security Foyle Port Innovation Park, offering up to 1,000 acres for development. With flexible design options, technical office space, and access to three regional and international airports, RRY10 will initially provide 88MW of IT capacity. The first phase is set for RFS in 2026, with infrastructure scalable to 100MW+ IT load.

Northern Ireland offers a great advantage with its affordable energy and infrastructure, making energy costs lower than many parts of Europe. RRY10 is ideally located close to exciting new wind projects, both onshore and offshore, with a current combined capacity of 1.8GW in operation. Plus, the region's cooler climate makes it an ideal choice for data centres looking for cost-effective operating solutions.

The Northern Irish government offers some great incentives, including lower business rates and tax breaks, and with a strong focus on growing the technology sector, there's plenty of support for building infrastructure.

Thanks to a skilled and tech-savvy workforce, especially in IT and engineering, growing business in Foyle Port is made easy, RRY10 is set to unlock even more opportunities in this thriving area.

“RRY10 offers flexible design options, technical office space facilities and is well served by three regional and international airports”

Dan Thomas
CEO

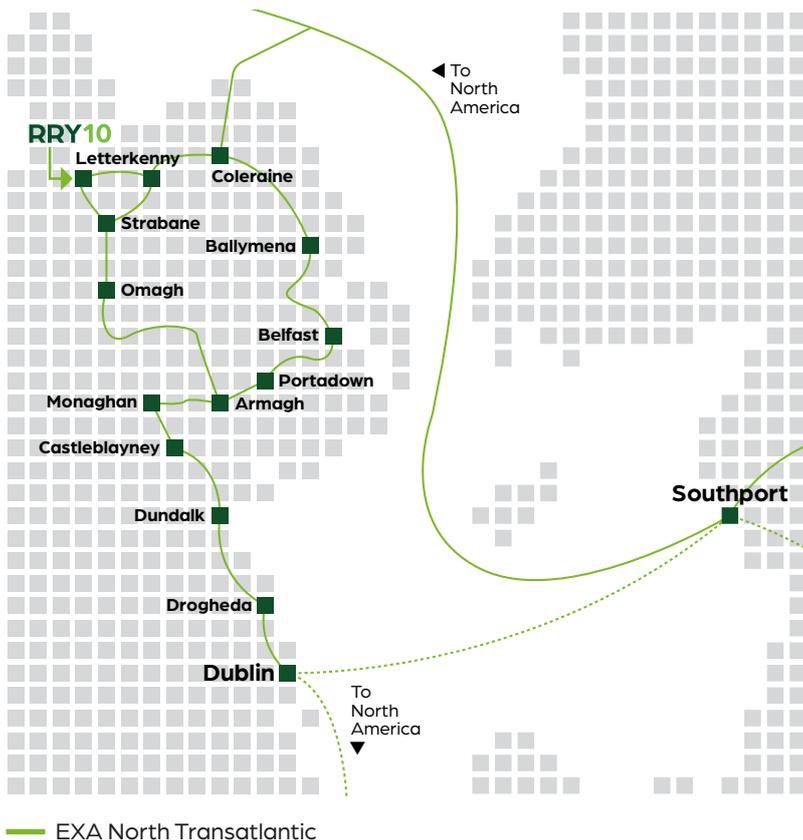
The most compelling and competitive TCO model in Europe

RRY10 offers Europe's most competitive TCO model, driven by its skilled workforce, cost-effective economy, and FreePort and Enterprise Zone status. Additionally, it provides seamless access to both EU and UK markets after Brexit.

Main Features

- Located at a digital gateway to the EU, UK and North America
- 88MW IT Load with scalable infrastructure to 100MW+
- Upto 3.3GW of 100% renewable wind energy in region
- Low latency connections between Europe and North America
- Upto 8Tbps of capacity, reaching more than 200 POP's globally
- Local world class universities, low cost of living, voted most liveable region
- Up to £15,000 per new employee training and employment grants
- Low tax harmonisation, UK tax and Foreign Direct Incentives
- Free Port and Enterprise Zone status

International connectivity with the fastest direct link to North America.



A digital gateway, Foyle Port's RRY10 campus will ensure high speed and low latency networks with scalability to meet growing demands.

With robust connectivity Northern Ireland has strong telecommunications infrastructure, high-capacity fiber-optic networks and subsea cables that provide fast and reliable connectivity to global markets.

Ideally positioned between major cities in Europe and North America, RRY10 provides low-latency connectivity and its position as part of the UK market also ensures alignment with international regulations, while its proximity to Ireland allows for access to the EU market.

EXA North transatlantic cable offers the fastest direct link to North America with upto 8Tbps of capacity, reaching more than 200 POP's globally and latency less than 65.88ms, round trip, to New York.

A global reach will ensure seamless international connectivity.

Aligned with our broader vision and commitment to the United Nation SDGs, sustainability and community engagement are a core priority.

With robust sustainability practices to include energy-efficient designs, eco-friendly power sources and sustainable materials, RRY10 is well-placed to benefit the local environment, economies, and communities.

Inline with our pillars of commitment RRY10 offers:



Positive contribution to the local grid

RRY10 will enable further renewable capacity by providing in region consistent demand



Alternative low carbon energy

1.8GW of renewable on and off-shore wind energy in operation



Heat recovery and reuse

Industrial and commercial heat consumers locally within Foyle Port



Deep relationships with local communities

Working collaboratively with Ulster University for student opportunities



Shared-value supply chain partnerships



A partner of choice for sustainable growth

We adopt a collaborative approach in reaching sustainability goals

RRY10 Technical Specification

| | |
|-------------------------|---|
| Location | Foyle Port, Derry, Northern Ireland, United Kingdom |
| Transport Links | <p>City of Derry Airport 8km – direct flights between UK cities including London Heathrow</p> <p>Donegal Airport 68km – direct flights between London</p> <p>Belfast International Airport 100km – direct flights to Europe and America</p> |
| Facility | <p>Plot Size of 119,000 m²</p> <p>Located in a high security industrial area</p> <p>Located within the Foyle Port freeport area for planning purposes</p> <p>Up to 42,000 m² of white space</p> <p>Systems designed to concurrent maintainable standard</p> <p>Sustainable materials for integration into the landscape</p> <p>Build to commence in Q2 2025</p> |
| Services Offered | <p>Fully managed retail co-location</p> <p>Wholesale Hyperscale cloud AI</p> <p>Multi-national corporate wholesale</p> <p>Office Accommodation</p> <p>Manufacturing and prototyping with the wider innovation park</p> |
| Power | <p>Powered from a 275kV/110kV substation within 500m of site location and shared with a 400MW gas turbine and 15MW biomass plant</p> <p>A&B 80MVA 110kV and 21MVA 33kV feeds</p> <p>Automatic Standby Generators</p> <p>Proximity to 1.5GW of renewable energy under development</p> <p>PV roof array for additional sustainable power</p> <p>Cooling systems designed to a concurrent maintainable standard of at least N+1 resilient</p> <p>Heat re-use opportunities within the local community</p> <p>Located within a mild average and oceanic climate with low summer temperatures supporting extensive use of free cooling</p> |
| Sustainability | <p>Access to 100% renewable energy</p> <p>LEED V5 Certification Silver minimum</p> <p>Average PUE target of <1.2</p> <p>Partnership opportunities with local college and university</p> <p>Designed for climate resilience</p> <p>A collaborative approach for community and sustainability goals</p> |
| Cooling | <p>Resilient and redundant cooling system</p> <p>Annual free cooling with temperate climate conditions of 9-10°C</p> |
| Connectivity | <p>Availability to fast abundant connectivity and low latency providers with transatlantic connections</p> <p>Independent diverse international connections to US, Europe, UK & Ireland</p> <p>Carrier neutral fibre connectivity</p> <p>Copious lit fibres and unlit fibres available</p> <p>Up to 8 Tbps of capacity available</p> <p>Reach to 100s of global POPs offering full range of international telecommunications services</p> <p>Resilience through multiple routes in and out with options for fully bred independently owned regional rings</p> |
| Security | <p>Advanced cyber security measures</p> <p>Remote monitoring 24/7</p> <p>Secure perimeter fencing and gate houses</p> <p>Man traps</p> <p>Contactless key cards</p> <p>Biometric readers</p> <p>270001 compliance</p> |