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COURSE BROCHURE

# Data Centre Investment and Cost Modelling Training Course

22 – 26 August 2027
Cairo

# Data Centre Investment and Cost Modelling Training Course

**Ref:** 3097_126206 **Date:** 22 – 26 August 2027 **Location:** Cairo **Fees:** 3500 GBP

Data Centre Investment and Cost Modelling is a 1-week training course for finance, investment and commercial staff who build the numbers behind new halls, expansions and acquisitions, and who leave with a data centre investment case model. Rising demand for compute capacity, volatile electricity costs and long tenant contracts make every capacity decision a large, slow-to-reverse commitment. Jupiter Prime Training runs this course to connect engineering cost drivers with investor-grade valuation.

## Why Data Centre Investment and Cost Modelling Matters Now

Three forces shape data centre finance today. High-density tenants want more power per rack, pushing cooling and electrical plant to the top of the capital budget. Less predictable energy markets can swing an asset from attractive to marginal. Lenders and equity partners expect assumptions they can test line by line. An operator that models these drivers well prices capacity with confidence and raises funds on better terms; one that models them badly locks in thin margins for years.

## Who Gains Most from Data Centre Investment and Cost Modelling

- Financial planners responsible for capital budgets and funding requests
- Investment analysts who screen sites and acquisitions
- Commercial staff who set colocation rates and renewal terms
- Project controllers who track construction spend against budget
- Asset managers who report occupancy and yield to owners

Finance and commercial pricing groups gain most when they attend together and share one set of cost assumptions.

## Data Centre Investment and Cost Modelling Capabilities

Participants turn megawatts and contract terms into cash flows that boards and lenders can test.

- Build a capital cost estimate per delivered megawatt — investment committee approval
- Calculate power and cooling operating costs under load scenarios — tariff and pricing decisions
- Design colocation price sheets that recover full cost — sales teams and tenants
- Weigh lease, sale-and-leaseback and build-to-suit structures against each other — owners and funding partners
- Apply discounted cash flow and terminal value methods to a data centre asset — acquisition and disposal choices
- Communicate sensitivity results and downside cases — boards and lenders

## Key Data Centre Investment and Cost Modelling Terms

- Cost per megawatt — total build cost divided by the critical power capacity delivered to tenants.
- Power usage effectiveness — the ratio of total facility energy to the energy used by computing equipment alone.
- Colocation — tenants renting space, power and cooling for their own servers in an operator's facility.
- Power pass-through — a clause recharging tenants for the electricity they actually draw, often with an agreed uplift.
- Ramp-up schedule — the expected timing of tenant occupancy as halls are sold and energised after construction.
- Terminal value — the estimated worth of an asset beyond the explicit forecast period.

## Data Centre Investment and Cost Modelling Day by Day

### Day 1: Market Forces and Asset Economics

- Demand Drivers for Compute Capacity — Where New Halls Are Justified
- Wholesale, Retail and Hyperscale Segments — Choosing a Target Tenant Mix
- Revenue Building Blocks per Rack — Linking Space, Power and Connectivity Income
- Asset Lifecycle and Refresh Cycles — Timing Major Plant Replacement Spend
- Model Structure and Assumption Sheets — Keeping Inputs Traceable for Reviewers

### Day 2: Capital Cost Build-Up

- Land, Shell and Core Estimates — Setting the Base Construction Budget
- Electrical Plant and Backup Generation Costs — Sizing Resilience Against Budget
- Cooling System Options and Their Costs — Air Versus Liquid for Dense Loads
- Phased Build and Modular Expansion — Matching Spend to Tenant Commitments
- Contingency and Cost Escalation Allowances — Protecting the Approved Capital Envelope

### Day 3: Operating Costs and Pricing

- Power Consumption and Efficiency Ratio Models — Forecasting the Energy Bill
- Maintenance, Staffing and Security Cost Lines — Building a Realistic Running Budget
- Colocation Rate Cards and Discounts — Setting Prices That Recover Full Cost
- Power Pass-Through and Uplift Terms — Sharing Energy Risk With Tenants
- Occupancy Ramp-Up Curves — Testing Cash Flow in the Early Years

### Day 4: Leases, Funding and Valuation

- Lease Structures and Tenant Covenants — Judging Income Quality and Duration
- Build-to-Suit and Sale-and-Leaseback Options — Choosing Ownership Versus Flexibility
- Debt Sizing and Coverage Ratios — Setting a Fundable Capital Structure
- Discounted Cash Flow and Terminal Value — Valuing a Stabilised Facility
- Comparable Transaction Multiples — Cross-Checking Value Before an Offer

## Day 5: Practising the Data Centre Investment Case Model

- Capital and Operating Assumptions From Earlier Days — Assembling One Consistent Input Set
- Pricing and Ramp-Up Scenarios Applied — Stress Testing Revenue Under Slower Sales
- Funding Structure and Valuation Applied — Showing Return to Equity and Lenders
- Sensitivity Tables and Tornado Charts — Ranking the Assumptions That Move Value
- Data Centre Investment Case Model — Presenting a Decision-Ready Recommendation Pack

## Applying Data Centre Investment and Cost Modelling After the Course

- Rebuild the cost-per-megawatt estimate for a planned hall and compare it with the approved budget.
- Run a power pass-through and occupancy sensitivity on one live tenant offer.

## Data Centre Investment and Cost Modelling Questions FAQ

### What is data centre investment and cost modelling and why does it matter now?

It turns build costs, energy use, pricing and contract terms into cash flows and a valuation. It matters now because denser racks and unpredictable energy prices make capacity decisions larger and harder to reverse.

### Which roles gain most from data centre investment and cost modelling?

Financial planners, investment analysts, pricing staff, project controllers and asset managers gain most, because each builds, prices or reports the assumptions that decide a facility's return.

### How does data centre investment and cost modelling differ from a general financial modelling course?

It applies modelling to one asset class with its own cost drivers. A general course teaches valuation in the abstract; this one works with megawatt costs, cooling choices, colocation rates and tenant ramp-up curves.

### What do you bring back from data centre investment and cost modelling?

You bring back a working investment case model with traceable assumptions, linking capital estimates, running costs, pricing, funding and valuation for testing a new hall or acquisition.

## Data Centre Investment and Cost Modelling: The Way Forward

The data centre investment case model first informs whether a proposed hall or acquisition clears the return owners require. Finance, commercial and asset management staff use it to align budgets, rate cards and funding requests. After its first use, energy cost and occupancy timing deserve another look, since they move value most and change fastest.