UNPRICED CALL FOR OFFERS

OFFERING MEMORANDUM

LUMINA at Cruce Lo Pinto

PLANNED DATA CENTER CAMPUS

COLINA · SANTIAGO, CHILE

PHASE 1 POWER

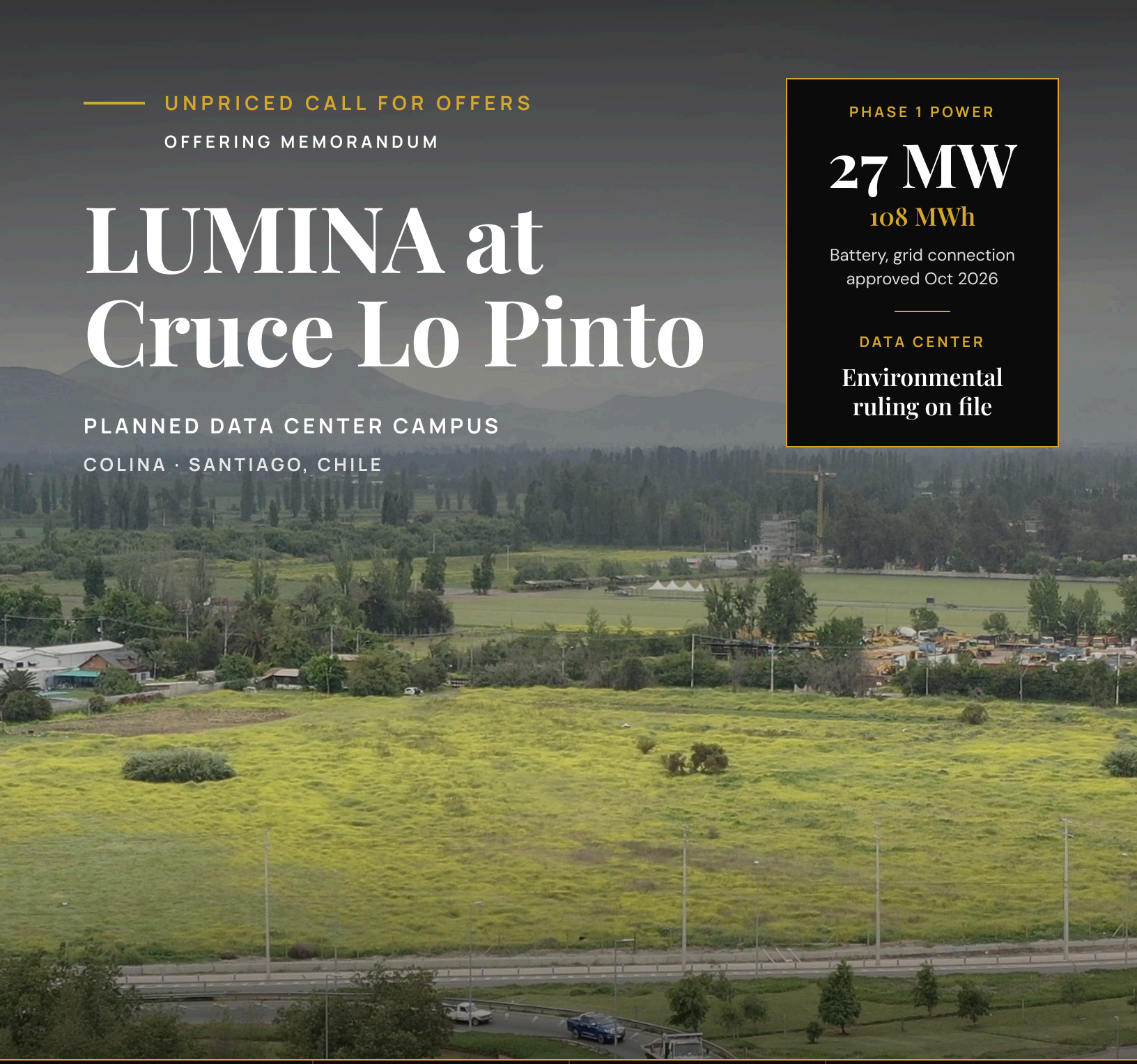
27 MW

108 MWh

Battery, grid connection approved Oct 2026

DATA CENTER

Environmental ruling on file



SITE AREA	PHASE 1 BATTERY	TO MAJOR CAMPUSES	ZONING
68,380 m²	27 MW	7–10 km	Industrial
6.84 HA · SURVEYED	GRID CONNECTION APPROVED	EDGECONNEX · MICROSOFT · GOOGLE	EXCLUSIVE ZONE N°1

OFFERED FOR SALE

Call For Offers

PASSIVE INVESTMENTS

eXp Realty Chile · eXp Commercial

1 · THE OPPORTUNITY

Investment Summary

LUMINA is a planned data center campus at the Ruta 5 Norte / Lo Pinto interchange in Colina. Phase 1, an approved battery, gives the campus power infrastructure from day one.

Investment highlights

1 A data center project, already screened

SEA ruling (Dec 2025): no environmental impact assessment required for the data center project.

2 Inside the data center corridor

Ruta 5 Norte frontage, 7–10 km from EdgeConneX Colina, Microsoft's Chile region, Google Quilicura and Cirion.

3 Demand is rising fast

The Coordinador projects Chile's data center demand rising from 325 MW (2025) to 1,207 MW (2030).

4 Phase 1 power approved

Grid connection authorized (Oct 2026) for a 27 MW / 108 MWh battery, expandable to 50 MW / 200 MWh.

5 Zoned for the use

Exclusive industrial zone N°1 under Colina's PRC. Energy infrastructure, services and industry are permitted uses.

6 A head start over raw land

Grid studies, a grid approval and road access feasibility are already done.

Offering summary

Asset	Planned data center campus site with an approved Phase 1 battery, offered as one total asset
Address	Camino Coquimbo s/n, Parcela 1, Loteo El Taqueral, Colina (Rol SII 182-44)
Coordinates	-33.2714, -70.7402 · NE quadrant of the Ruta 5 Norte / Lo Pinto interchange
Site area	68,380 m² (6.84 ha / 16.9 ac) per topographic survey, Oct 2023; subject to road reservations
Zoning	PRC Colina, Industrial Exclusive Zone N°1 (CIP No. 2177, Sep 2025)
Grid connection	Phase 1 battery: Coordinador authorization, S/E Batuco 23 kV (NUP 7097); data center supply next
Structure	Sale of the total asset
Price	Call for offers

THE SITE

At the Ruta 5 Norte Interchange

68,380 m² of industrial land beside the Ruta 5 Norte / Lo Pinto interchange, with frontage on the access road and open industrial surroundings.



The site (center) beside the Ruta 5 Norte / Lo Pinto cloverleaf. Drone photography, 2026.



Frontage on the interchange access road.



Ruta 5 Norte overpass, with the site beyond.

2 · THE DATA CENTER CAMPUS

A Planned Data Center Campus

The data center is the core of LUMINA. The site is zoned and environmentally screened for it; its dedicated power supply is the next phase.

ON FILE

SEA ruling, Dec 16, 2025

No environmental impact assessment required for the concept described: a ~5,200 m² building with 250-rack data halls, 1,100 m² of offices, battery and diesel backup.

FOR THE BUYER

Data center supply connection

The buyer sets campus size and phasing and secures supply. No data center figure has been issued yet; the Phase 1 battery supports backup and early load.

Grid infrastructure nearby

ASSET	OWNER / TYPE	DISTANCE
2x110 kV double-circuit line and S/E Batuco	Cerro Navia–Las Vegas corridor	~0.8 km
220 kV transmission line	Transmission	~3.8 km
S/E Lampa 220 kV	Enel	~5.3 km
S/E Chacabuco 110 kV	Enel	~7.3 km
S/E Polpaico 500/220 kV	Transelec	~13.5 km

Straight-line distances, approximate. Capacity at each point is subject to study.

Precedents in Colina

EdgeConneX

New sectioning substation on the same 110 kV line, 2x40 MVA, through the open-access process (Art. 102). Works about US$8.8M.

Ascenty, Chacabuco

40 MVA transformer: request Nov 2023, approval Jan 2025 (about 14 months). Works about US$4.4M.

Typical path to data center power

1 · PRE-STUDY
Spare capacity at nearby substations, ~4–10 weeks

2 · FEASIBILITY
Supply feasibility letter from Enel or STM

3 · FILING
Connection request to the Coordinador

4 · APPROVAL
Typically 12–18 months, then works

A connection above 23 kV is likely to need its own environmental assessment (SEIA).

POWER INFRASTRUCTURE

The Substation Next Door

About 0.8 km from the site, on the 2x110 kV Cerro Navia–Las Vegas line. LUMINA's Phase 1 battery holds an approved 23 kV connection at S/E Batuco.



Substation on the 2x110 kV line, identified in the owner's files as S/E Batuco. Drone photography, 2026.



Closer view of the substation yard.

~0.8 km	From the site
23 kV	Phase 1 battery connection approved (NUP 7097)
Next phase	Data center supply, subject to study

3 · PHASE 1 POWER

Phase 1: An Approved Battery

Power infrastructure for the campus from day one: backup, peak shaving and early load, with its grid connection authorized.

27 MW / 108 MWh
Stage 1, 4-hour duration

50 MW / 200 MWh
Stage 2 expansion within the authorization

Approvals and status

ITEM	ON FILE	STATUS
Grid connection	Final authorization, Coordinador Eléctrico Nacional, Oct 9, 2026 (NUP 7097): S/E Batuco 23 kV, two bays, STM zonal system	APPROVED
Operating rights	50 MW injection and 50 MW withdrawal; grid-forming inverters	APPROVED
Environmental	SEA ruling, Dec 11, 2024: no environmental impact assessment required; permanent footprint 11,173 m²	APPROVED
Local network	Scope agreed with SAESA/STM (Dec 2025) for two 23 kV positions and an 800 m underground line	IN PROGRESS
Revenue	PPA offer for operating years 1–4: 60% fixed price, 40% derivative; not signed	OFFER

Key dates

Oct 2026
Final connection authorization issued

Jan 2028
Declare under construction with the CNE, or the authorization lapses

Mar 2029
Target commercial operation, stage 1

Aug 2029
Target commercial operation, stage 2

SPONSOR MODEL (IN DATA ROOM)

Stage 1 capex about US$21–22.5M; project IRR about 12%. Sponsor estimates, not verified.

GRID CONDITIONS

The Coordinador's report notes loading at S/E Batuco and that injections or withdrawals may be curtailed.

A battery stores energy; sustained data center load still needs its own supply. The authorization is held by Campos del Canto SpA; its transfer is part of the deal structure.

4 · THE PROPERTY

Site and Zoning

A single industrial parcel at a major interchange on Chile's north–south highway, zoned for energy infrastructure and industrial uses.

Location	Colina, Chacabuco Province, Santiago Metropolitan Region; NE quadrant of the Ruta 5 Norte / Lo Pinto interchange
Surveyed area	Lote 11-A1c: 68,380 m² (6.84 ha / 16.9 ac), RTK GPS topographic survey, Oct 2023
Road access	MOP access feasibility granted at Ruta G-155, km 0.070 (detailed engineering to follow)
Title	Inscribed at the Conservador de Bienes Raíces (2000); partial expropriation for road works in 2015
Zoning certificate	Certificado de Informaciones Previas No. 2177, DOM Colina, Sep 22, 2025: urban area

Zoning at a glance: Industrial Exclusive Zone N°1

1.2
Floor area ratio

0.6
Maximum lot coverage

15 m
Max height, 2 floors, isolated buildings

4,000 m²
Minimum lot size

PERMITTED
Energy, sanitary and transport infrastructure; services, scientific and commercial facilities; industry

NOT PERMITTED
Housing; storage of hazardous waste or hazardous substances

Indicative land allocation

Surveyed 68,380 m², before road reservations are netted out



Phase 1 battery: 11,173 m² permanent footprint (SEA ruling)

Battery polygon: up to ~20,100 m² (grey)

Data center campus: ~48,000–57,000 m²

Ruta 5 (100 m) and Circunvalación Chacabuco Sur (80 m) road reservations may reduce usable area; final area set by deed and survey.

5 · LOCATION AND MARKET

Santiago's Data Center Corridor

Colina, on Ruta 5 Norte at the northern edge of Santiago, is where the city's largest cloud and colocation campuses are growing.



Site boundary approximate. Imagery: Esri World Imagery (Esri, Maxar, Earthstar Geographics).

Established campuses within about 7–10 km

OPERATOR	FACILITY
EdgeConneX	Colina campus: 21 MW built, 61 MW planned
Microsoft	Chile cloud region
Google	Quilicura data center
Cirion	SAN 2 data center

Chile data center demand, Coordinador projection

Megawatts of data center load on the national grid



About **2 GW** of data center load is seeking grid connection across Chile. Sites with grid progress already made are scarce, and LUMINA's battery authorization is that progress.

6 · DATA ROOM AND DILIGENCE

What Buyers Will Find

The seller's data room opens to qualified parties under NDA. The items below are flagged up front so offers can account for them.

Data room contents

Corporate
Project companies and the potential SPV

Land
Title, survey, zoning certificate, expropriation plans

Environmental
SEA rulings for the battery and the data center

Battery engineering
Design and technical files

Grid connection
Coordinador final report, power-flow studies, line route permits

Financial model
Battery capex, revenue and returns

Diligence notes

TOPIC	WHAT THE FILES SHOW
Usable area	Survey shows 68,380 m²; the SEA rulings cite 59,555 m² and 48,000 m² predios. Ruta 5 (100 m) and Circunvalación Chacabuco Sur (80 m) reservations apply. Net area to be confirmed by survey.
Mining	AMULETO exploration concession overlaps the property until Nov 23, 2027; an exploitation concession crosses the planned line route.
Seller structure	Land and the grid authorization sit in different hands; the authorization is held by Campos del Canto SpA. Structure to be confirmed with Chilean counsel.
Battery deadline	Must be declared under construction with the CNE by Jan 2028; grid guarantee policy runs to Sep 30, 2027.
Gas	No gas transmission line mapped near the site. Backup in the data center ruling is battery plus diesel.

7 · OFFERING PROCESS

How to Submit an Offer

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No asking price: competition sets the price

LUMINA is offered for sale as one total asset. Offers are due by a soft deadline announced to registered parties; the strongest are invited to a highest-and-best round.

1
Register
Sign the NDA; financial and sanctions screening

2
Evaluate
Data room, drone video and site tours

3
Offer
Initial offers by the soft deadline

4
Best and final
Shortlisted parties submit highest and best

5
Close
Confirmatory diligence and closing

What an offer should include

– Buyer identity and ultimate ownership
– Deposit, diligence period and closing date
– Conditions, such as data center supply
– Purchase price and payment terms
– Source of funds and approvals needed
– Approach to the battery authorization transfer

BROKER

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