

WINDSOR DRAKE

AI Infrastructure Valuations: Q3 2026

SEPTEMBER 2026

Windsor Drake · Market Intelligence

Executive Summary: The Multiple Is Measuring Delivery, Not Value

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One Label, Four Businesses

AI infrastructure spans **2.7x to 67.2x** revenue across 27 named constituents on 18 September 2026. The four layers inside that range are different businesses with different denominators.

- Neocloud and GPU cloud: median **28.8x** across three constituents.
- Accelerator and networking silicon: median **21.9x** across nine.
- Data centre owners and landlords: median **18.8x** across five.
- Power, cooling and electrical equipment: median **5.0x** across nine.

The Lit Megawatt

Inside the compute layers the revenue multiple is a delivery clock. It falls as contracted capacity is energised.

- TeraWulf: **81 MW** energised against **839 MW** contracted, 30 June 2026.
- Applied Digital: **100 MW** operating against **1,410 MW** contracted, 31 May 2026.
- CoreWeave: **1.5 GW** active power against **3.7 GW** contracted.
- Digital Realty, the mature reference, runs **90%** occupied.

Priced Per Megawatt, The Set Converges

On contracted critical IT capacity the dispersion collapses from twenty-five fold to roughly three fold, and the ordering inverts.

- Applied Digital **\$8.2M** of enterprise value per contracted MW.
- TeraWulf **\$13.2M**. Digital Realty **\$28.0M**.
- The premium tracks the share energised, not the revenue line.
- A contracted megawatt clears at roughly a third of a lit one.

Two Live Disagreements Sit Underneath

Accelerator useful life and electricity supply are the two variables that move every number on this page, and both are disclosed rather than modelled.

- Useful lives run **four to six years** on the same hardware.
- A three year life cuts aggregate operating margin by over **9 points**, per the International Monetary Fund, April 2026.
- PJM cleared at its **\$325.00/MW-day** cap for a third auction.
- Median interconnection wait for 2025 projects: **61 months**.

1. Name Your Layer Before You Name Your Multiple

Four layers wear the AI infrastructure label and they are priced on four different denominators.

- Silicon is priced on cycle position, equipment on order book, landlords on capacity, neoclouds on contract.
- A cross layer comparison without that adjustment is arithmetic, not analysis.

2. Publish Megawatts Alongside Revenue

The market is already pricing contracted capacity. Operators that publish it are underwritten on delivery.

- Energised, contracted and pipeline capacity, each with its own definition and date.
- Applied Digital, TeraWulf, Cipher Mining and Galaxy Digital all publish contracted critical IT in megawatts.

3. Contracted Revenue Without Term Is Half a Number

CoreWeave's \$103.7 billion converts over 78 months. Applied Digital's \$36.2 billion converts over fifteen year terms.

- The same headline dollar means very different annual revenue depending on the term.
- Publish the conversion schedule, as CoreWeave and Oracle both do.

4. Useful Life Is Now A Diligence Question

Four to six years is the disclosed range on substantially the same accelerators, and the choice moves reported earnings.

- Meta's half year extension was worth **\$2.92 billion** of depreciation in 2025.
- Nebius extended four to five years in January 2026, worth about **\$167.6 million** in 2026.

5. Power Contracts Are Now Part of the Asset

An interconnection position is the scarcest thing a data centre developer owns, and buyers now diligence it first.

- ERCOT carried roughly **474 GW** of large load requests in July 2026, about 90% data centres.
- Texas paused new connections in August 2026 pending a statewide audit.

6. Credit Is Repricing Faster Than Equity

The same issuers, at the same ratings, are paying materially more for the same money than they were nine months ago.

- Alphabet's thirty year spread moved from **T+82** in November 2025 to **T+115** in August 2026.
- Meta's data centre project bond coupon rose from **6.581%** to **7.534%** across two identically structured deals.

1 What is the AI infrastructure multiple?

There is no single multiple, and the range is wider than any other sector the firm tracks: 2.7x to 67.2x revenue across 27 named constituents on 18 September 2026. The layer sets the multiple, and within the compute layers the denominator is measuring delivery timing rather than value.

3 Why do TeraWulf and Cipher Mining trade at 60x revenue?

Because almost none of their contracted capacity was carrying load when that revenue was earned. TeraWulf had 81 MW of critical IT energised against 839 MW contracted at 30 June 2026. The multiple is a measure of how early the operator is, not of how expensive the asset is.

5 How long do these companies depreciate their accelerators over?

Between four and six years for substantially the same Nvidia hardware. Nebius extended from four to five years effective 1 January 2026. Amazon shortened a subset from six to five effective 1 January 2025. Alphabet, Oracle and CoreWeave sit at six. The International Monetary Fund modelled a three year life in April 2026 and found aggregate hyperscaler operating margin falls by more than nine percentage points.

7 What should a founder in this sector do with this?

Report the capacity position the way the market now prices it: energised megawatts, contracted megawatts, contracted revenue and the term over which it converts. An operator that publishes all four is underwritten on delivery. One that publishes only revenue is underwritten on a guess.

2 Which layers does this page cover?

Four: neocloud and GPU cloud operators, data centre owners and landlords, accelerator and networking silicon, and power, cooling and electrical equipment. The model serving software layer sits outside the perimeter and is covered separately, because it is priced on software economics rather than on capital converted into capacity.

4 What is the honest unit of scale in this sector?

The megawatt. On contracted critical IT capacity the same three companies that span 12.9x to 67.2x of revenue span \$8.2 million to \$28.0 million of enterprise value per megawatt, and the ordering is the reverse of the revenue ordering.

6 What actually constrains the buildout?

Electricity. PJM's capacity auction cleared at its price cap for a third consecutive auction in July 2026, ERCOT was carrying roughly 474 GW of large load interconnection requests in July 2026 with about 90% from data centres, and the median wait from interconnection request to commercial operation for projects built in 2025 was 61 months.

The Perimeter: What This Page Covers and What It Does Not

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AI infrastructure is used to mean at least five different things. This page covers the four layers that convert capital into compute capacity, and names every constituent. The fifth layer, model serving software, is priced on software economics and is covered on a separate page.

Layer	In or out	Constituents and the reason
Neocloud and GPU cloud	In 3 constituents	CoreWeave, Nebius, IREN Own accelerators and sell compute under multi-year contract. Revenue is contracted backlog converting on a schedule.
Data centre owners and landlords	In 6 constituents	Equinix, Digital Realty, Applied Digital, CIPHER Mining, TeraWulf, Galaxy Digital Own the shell, the power and the cooling and lease capacity. Heavy lease and debt structures, so enterprise value is built on a stated basis.
Accelerator and networking silicon	In 9 constituents	Nvidia, AMD, Broadcom, Marvell, Arista, Astera Labs, Credo, Micron, Cerebras Priced on cycle position. Design and sell the accelerators, memory and fabric that fill the megawatt.
Power, cooling and electrical	In 9 constituents	Vertiv, Eaton, GE Vernova, Schneider Electric, Siemens Energy, nVent, Modine, Comfort Systems, Quanta Services Industrial businesses on order books. They energise and cool the megawatt and carry multi-year backlogs.
Model serving software	Outside Separate page	Priced on software economics Vector databases, inference platforms and data platforms are underwritten on gross margin and net revenue retention, not on capital converted into capacity.
Hyperscalers and model developers	Outside Counterparties	The demand side, not the set Microsoft, Amazon, Alphabet, Meta, Oracle, OpenAI and Anthropic appear here as capital expenditure, contracts and credit, because their enterprise value is set elsewhere.
Generators and utilities	Outside Different asset	Valued on fleet and rate base Constellation, Vistra, Talen, Dominion and AEP are priced on generation fleets and regulated rate base. They appear as the power constraint.

A megawatt has three states

Every operator in the compute layers holds capacity in three distinct conditions, and only one of them produces revenue.

- **Pipeline:** land, a grid position or a letter of agreement, with no customer attached.
- **Contracted:** a signed customer lease or compute contract, take or pay in the landlord layer.
- **Energised:** powered, accepted by the tenant and carrying load.
- Revenue is recognised on the third state alone, so the first two sit in the numerator and never in the denominator.
- Applied Digital, TeraWulf, Cipher Mining and Galaxy Digital all publish the split.

Revenue lags signature by years

A lease signed in 2026 at a site that energises in 2028 produces nothing in the trailing revenue line the multiple is computed against.

- Applied Digital's contracted capacity delivers across **2H25 to 2H28** over five named campuses.
- TeraWulf targets **438 MW** of contracted critical IT energised by the first half of 2027.
- CoreWeave expects **41%** of its backlog to convert inside 24 months and 39% in months 25 to 48.
- Cipher Mining's leases run 10 to 15 years from first delivery in August 2026.
- Signature and energisation are years apart, and the whole distortion sits in that gap.

So the revenue multiple runs backwards

The earlier the operator, the higher the revenue multiple, because the denominator is small for reasons that have nothing to do with price.

- TeraWulf **67.2x** and Cipher Mining **64.7x** on trailing revenue, the two highest in the landlord layer.
- Equinix **12.4x** and Digital Realty **12.9x** on the same measure, the two lowest.
- The two cheap looking names are the two mature ones, and the two expensive names are the two earliest.
- The multiple is ranking delivery progress rather than value.
- Any screen run on this metric alone inverts the sector.

Price the megawatt and the set converges

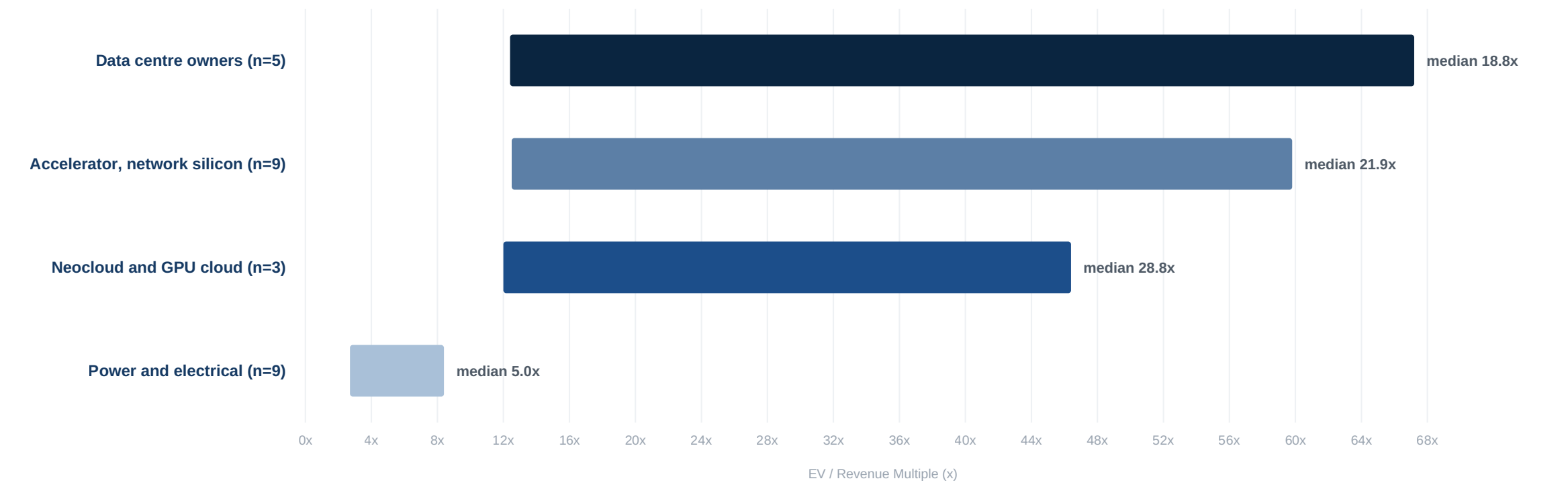
On contracted critical IT capacity the same companies sit inside a band roughly three times wide, and the ordering tracks how much capacity is lit.

- Applied Digital **\$8.2M** of enterprise value per contracted MW, with **7%** energised.
- TeraWulf **\$13.2M** per contracted MW, with **10%** energised.
- Digital Realty **\$28.0M** per contracted MW, **90%** occupied.
- Twenty five times of revenue dispersion becomes three times of capacity dispersion.
- Energisation, not signature, is the re-rating event.

The Comparable Set: EV/Revenue by Layer

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Enterprise value to trailing twelve month revenue, full range with the median marked, 18 September 2026. Windsor Drake computation from primary market data and the most recent reported balance sheets.



THE LANDLORD LAYER SPLITS IN TWO

Split on delivery stage rather than on sector label and the widest band in the set resolves. TeraWulf and Cipher Mining clear **64.7x to 67.2x** with their contracted capacity still being energised. Equinix, Digital Realty and Applied Digital clear **12.4x to 18.8x** on operating estates, and the median across all five landlords is **18.8x**. Same layer, same assets, opposite ends of the range, and the difference between them is the delivery clock rather than the price of a megawatt. The silicon band is wide for a different reason: it holds a \$5.3 trillion incumbent at **17.6x** and Cerebras, which listed in May 2026, at **59.8x**. The equipment band is narrow because those order books are already converting into shipments.

Source: Windsor Drake computation. Enterprise value at the 18 September 2026 close plus total debt including lease liabilities, less cash. Constituents named.

The Denominator Means Four Different Things

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EV/Revenue is one formula measuring four unrelated quantities. What follows is the measure that carries the information in each layer, and the constituents that publish it.

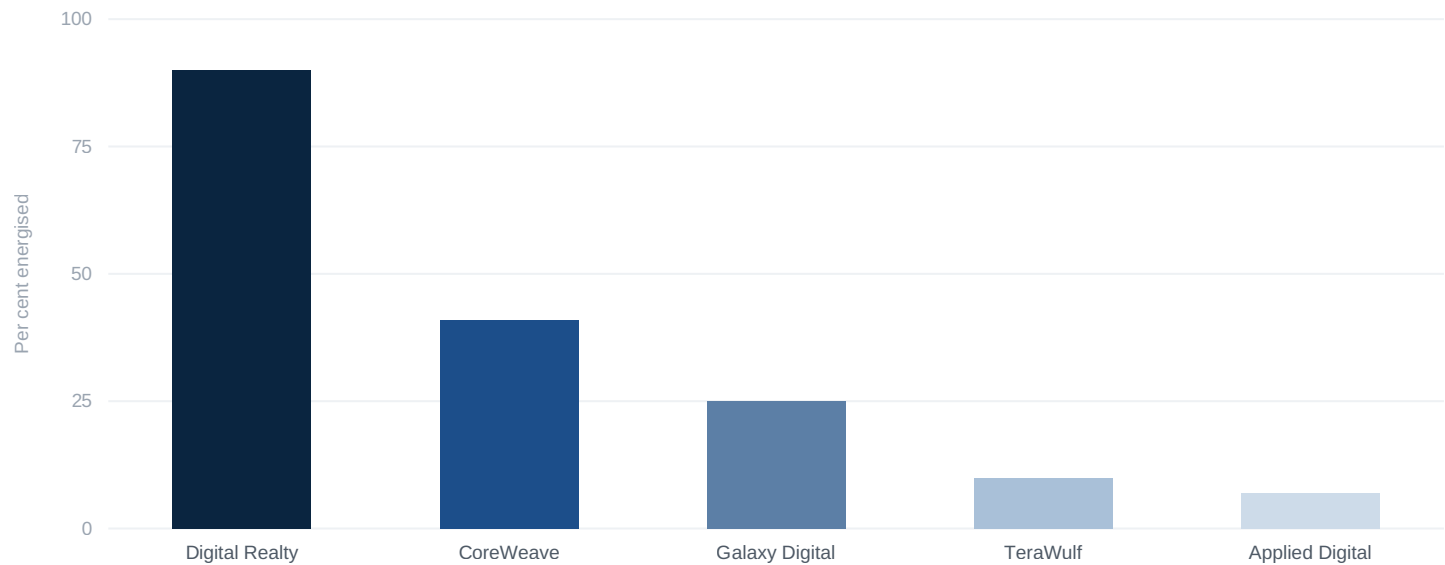
Layer	What revenue actually is	What to read instead
Neocloud and GPU cloud	Contracted backlog converting Trailing revenue is the fraction of a multi-year contract book that has already been delivered.	RPO, term and concentration CoreWeave publishes \$103.7B of remaining performance obligations at 30 June 2026 with a 78 month schedule, and top three customer concentration of 72% .
Data centre owners	Rent on energised capacity Lease and debt structures are heavy, so enterprise value must be built on one consistent basis across the set.	Megawatts and backlog Digital Realty publishes 3,102 MW of IT load capacity, 2,799 MW occupied, 1,402 MW under construction at 54% pre-leased, and a \$1.9B signed but not commenced backlog.
Accelerator and networking silicon	Cycle position Revenue reflects where the product cadence sits, and Nvidia's own filing describes a one year architecture cadence.	Growth and supply Read the multiple against unit growth and against the memory and packaging constraint, which is what carried Micron to \$90.3B of trailing revenue.
Power, cooling and electrical	Industrial shipments These are order book businesses delivering physical equipment on multi-year lead times.	Backlog and slot coverage GE Vernova holds 116 GW of gas power equipment backlog and slot reservations at 22 July 2026. Siemens Energy holds a 69 GW firm gas turbine backlog.
Across layers	The common unit Contracted capacity in megawatts is the one quantity every layer of this stack is ultimately selling.	Enterprise value per megawatt It is comparable where the basis is identical, and gross power and critical IT are not interchangeable. Both are labelled throughout this deck.

The Gap: Contracted Capacity Against Capacity Energised

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Share of contracted capacity carrying load, each on the company's own disclosed basis and date. This is the single most important number in the compute layers and it is published by every constituent shown.

Share of contracted capacity energised



DIGITAL REALTY

90%

2,799 MW occupied of 3,102 MW IT load capacity, 30 June 2026. A further 1,402 MW under construction, 54% pre-leased.

COREWEAVE

41%

1.5 GW active power against roughly 3.7 GW contracted, 30 June 2026, after adding nearly 500 MW in the quarter.

TERAWULF

10%

81 MW of critical IT energised against 839 MW contracted, 30 June 2026. Targets 438 MW energised by the first half of 2027.

APPLIED DIGITAL

7%

About 100 MW operating against 1,410 MW of contracted critical IT across five campuses, 31 May 2026, delivering to 2028.

Cipher Mining carries 700 MW of contracted gross HPC capacity across Barber Lake, Black Pearl and Stingray and delivered its first capacity in August 2026, when rent commenced two months ahead of schedule at the tenant's request.

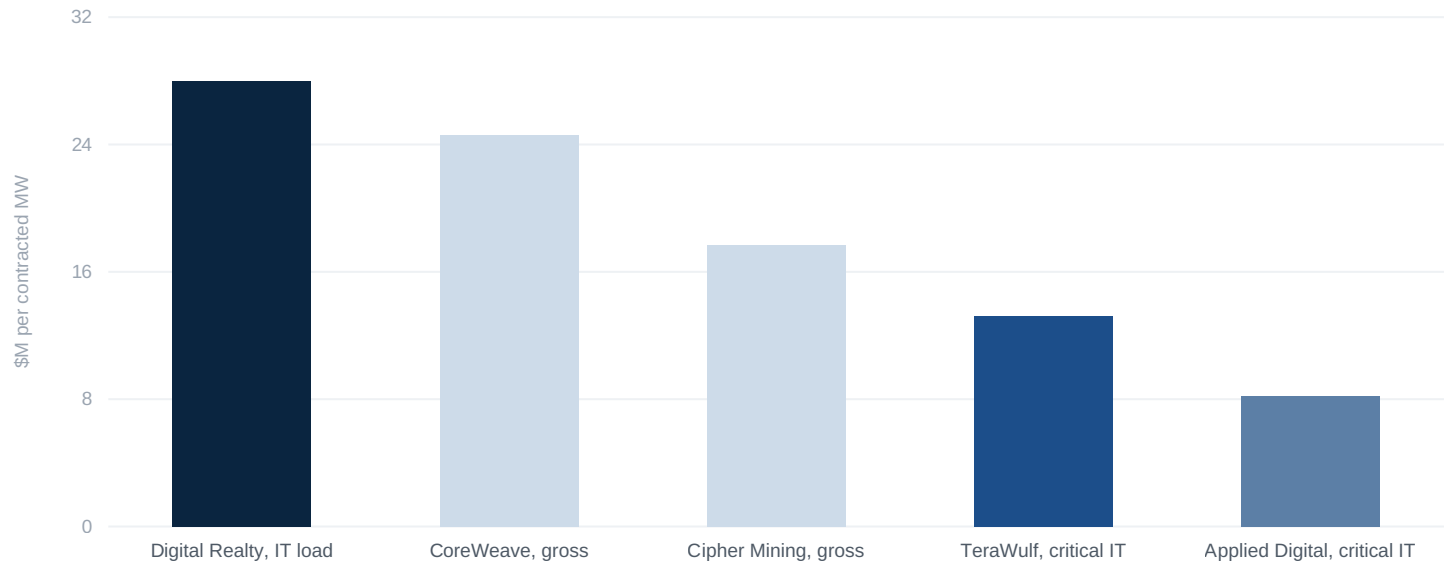
Sources: CoreWeave, Nebius, IREN, Applied Digital, Cipher Mining, TeraWulf, Galaxy Digital, Digital Realty and Equinix filings and results releases, May to September 2026.

Enterprise Value per Contracted Megawatt

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The same companies, priced on the unit they actually sell. The three critical IT rows are like for like. CoreWeave and Cipher Mining are shown on contracted gross power, which is a larger denominator than critical IT and is labelled as such.

Enterprise value per contracted MW, \$ million



Read the two measures together. A contracted megawatt clears at roughly a third of a lit one, and the discount closes as capacity energises. Energisation, not signature, is the re-rating event.

Source: Windsor Drake computation. Enterprise value at the 18 September 2026 close plus total debt including lease liabilities, less cash. Constituents named.

THE LIKE FOR LIKE READ

3.4x

Applied Digital \$8.2M, TeraWulf \$13.2M and Digital Realty \$28.0M per megawatt, all on critical IT or occupied IT load. A 3.4 times band, against 25 times on revenue.

IT TRACKS ENERGISATION

Monotone

7% energised clears \$8.2M, 10% clears \$13.2M and 90% clears \$28.0M. The premium for a lit megawatt is the finding.

PER ENERGISED MW

\$31M to \$137M

Digital Realty \$31.0M, CoreWeave \$60.6M, Applied Digital \$115.0M and TeraWulf \$137.0M per megawatt already carrying load. The market is pricing a blend of both measures.

WHAT IT COSTS TO BUILD

\$8M to \$11M

TeraWulf guides \$8M to \$10M per critical IT MW and Cipher Mining \$9M to \$11M. Goldman Sachs Global Institute models next generation AI capacity at \$15M to \$20M per MW.

Contracted Revenue and When It Converts

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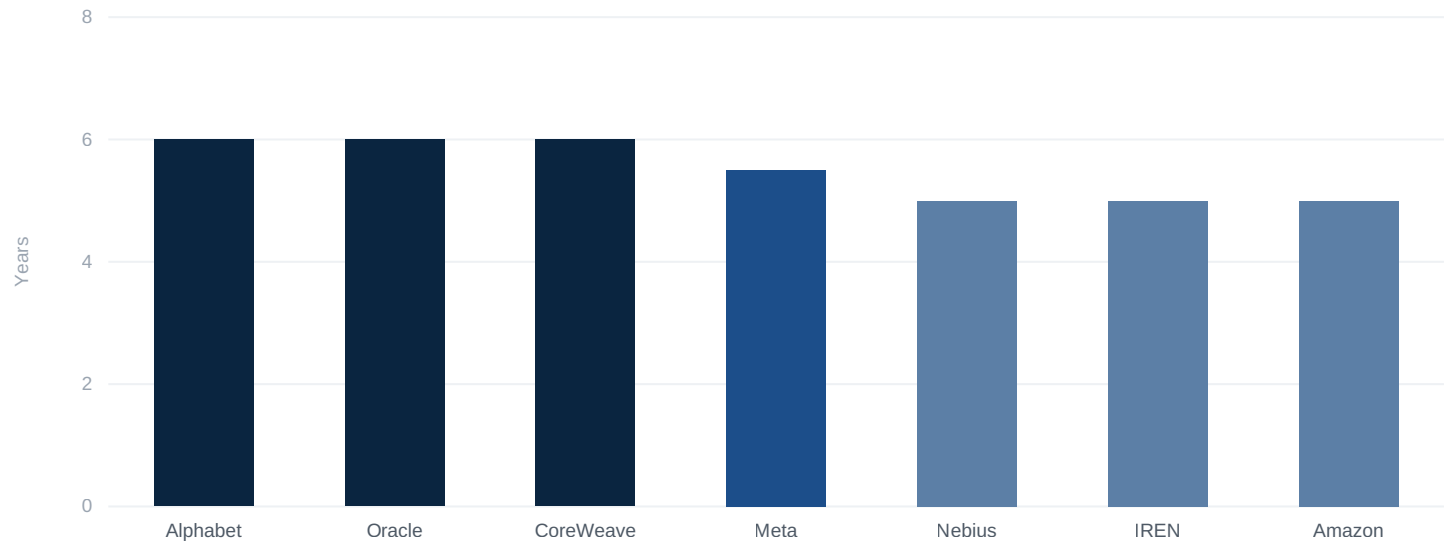
The dollar headline is only half the number. A book converting over 78 months and one over fifteen year terms produce very different annual revenue from the same total. The counterparties funding these books guide 2026 capital expenditure of \$195 to \$205 billion at Alphabet and \$130 to \$145 billion at Meta.

Constituent	Contracted revenue	Term, conversion and counterparties
Oracle	\$664B At 31 August 2026, up \$209B year on year.	13% inside twelve months 37% in months 13 to 36, 34% in months 37 to 60. The reference schedule for the layer.
CoreWeave	\$103.7B At 30 June 2026. Revenue backlog \$104.2B, up 246%.	41% inside 24 months 39% in months 25 to 48, balance to month 78. Top three customers are 72% of quarterly revenue.
Nebius Group	Over \$40B Commitments at 12 August 2026, against \$3.0B of annualised revenue.	Five year agreements Microsoft up to \$17.4B, Meta up to \$27B. Contract value \$20M to \$25M per megawatt a year.
Applied Digital	\$36.2B Leases across 1,410 MW of critical IT, 31 May 2026.	Fifteen year base terms Take or pay. CoreWeave anchors Polaris Forge 1 at 400 MW and was 59% of continuing revenue.
TeraWulf	About \$27B 839 MW of contracted critical IT, 30 June 2026.	Ten to twenty years Anthropic alone is about \$19B. Google backstops \$3.2B of Fluidstack's obligations.
Cipher Mining	About \$11.4B 700 MW of contracted gross HPC, 30 June 2026.	Ten to fifteen years About \$793M of average annualised net operating income from October 2026.
IREN	\$4B contracted Annualised run rate for 2026 capacity against \$1B operating, 26 August 2026.	Five year contracts Microsoft about \$9.7B, Nvidia about \$3.4B.

Depreciation: Four to Six Years on the Same Hardware

Every company below buys substantially the same Nvidia accelerators and writes them off over a different life. The dispersion is disclosed in the filings, it moves reported earnings materially, and it is the largest unresolved accounting question in the sector.

Stated useful life, servers and accelerators (years)



Nvidia's own annual report describes a one year cadence for new data centre architectures, Hopper to Blackwell to Rubin. The useful life question is whether a four year old accelerator still earns its rent, and the market is about to get a forward curve on it.

NEBIUS

4 to 5

Extended effective 1 January 2026. Expected to reduce 2026 depreciation by about \$167.6M; \$86.1M realised in the first half.

AMAZON

6 to 5

Shortened on a subset effective 1 January 2025, citing the pace of AI development. Raised 2025 depreciation by \$1.4B and cut net income by \$1.0B.

META

to 5.5

Extended effective 1 January 2025. Cut 2025 depreciation by \$2.92B and raised net income by \$2.59B, or \$1.00 per diluted share.

MICROSOFT

2 to 6

The widest disclosed range in the group, unchanged since fiscal 2023 when the move from four to six years added \$3.7B to operating income.

The International Monetary Fund put a number on it

The April 2026 Global Financial Stability Report modelled the hyperscaler group directly, and the sensitivity is the headline finding.

- Current implied life across ten hyperscalers: about **seven years**.
- At a three year life, aggregate operating margin falls by more than **nine percentage points**.
- Hyperscaler debt could rise from **\$800 billion to over \$1 trillion**.
- Debt weighted credit default swap spreads could widen about **60 basis points** against a 20 to 160 basis point range.

The evidence genuinely runs both ways

The Bank of England set out the two sided case in its July 2026 Financial Stability Report and declined to settle it.

- Shortages and demand for older chips argue for longer lives.
- Rapid innovation and efficiency gains argue for shorter ones.
- Debt funding AI assets has tended to run beyond **ten years**.
- Most of that debt funds buildings rather than the accelerators inside them.

The companies have already shown the leverage

Each disclosed change in estimate is a live measurement of what one year of life is worth on that balance sheet.

- Microsoft, four to six years: **\$3.7 billion** of operating income.
- Alphabet, four to six years: **\$3.9 billion** of depreciation.
- Meta, a half year extension: **\$2.92 billion** of depreciation.
- Amazon, one year shorter on a subset: **\$1.4 billion** the other way.

A forward curve arrives in October

CME Group and Silicon Data list Compute Futures on 5 October 2026, which turns an accounting argument into an observable price.

- H100 and B200 rental index futures, codes **GPU1** and **GPU2**.
- One contract is **730 GPU-hours**, a month of capacity.
- Financially settled, listed up to **36 months** out.
- A three year strip is a direct market read on residual value.

The load is real and it is measured

Lawrence Berkeley National Laboratory published the reference series in June 2026 and the International Energy Agency put it in a global frame in February 2026.

- US data centres used **192 TWh** in 2024, **4.7%** of US electricity.
- The 2030 reference case is **649 TWh**, or **11.8%**.
- Data centre expansion is about **half** of all US electricity demand growth to 2030.
- North American Electric Reliability Corporation raised its ten year summer peak growth forecast to over **224 GW**, 69% above the prior year.

The capacity market has been at its cap

PJM's auction is the clearest price signal in the sector and it has been pinned for three consecutive delivery years.

- 2028/2029 cleared **\$325.00/MW-day**, at the cap, on 14 July 2026.
- Total cost **\$16.4 billion**; reserve margin **14.4%**, 5.6 points below target.
- Without the price collar the auction would have cleared **\$554.72/MW-day**.
- In the prior auction PJM attributed nearly **5,100 MW** of the load increase to data centre demand.

The queue is the real lead time

Interconnection, not construction, sets when a megawatt arrives, and Lawrence Berkeley National Laboratory measures it.

- **2,061 GW** of generation and storage active in US queues at end 2025.
- Median request to commercial operation for 2025 projects: **61 months**.
- **19%** of projects from the 2000 to 2020 request cohort reached commercial operation.
- **549 GW** holds an interconnection agreement without reaching operation.

And the regulator has now moved

2026 was the year large load interconnection became a federal and state matter rather than a queue management problem.

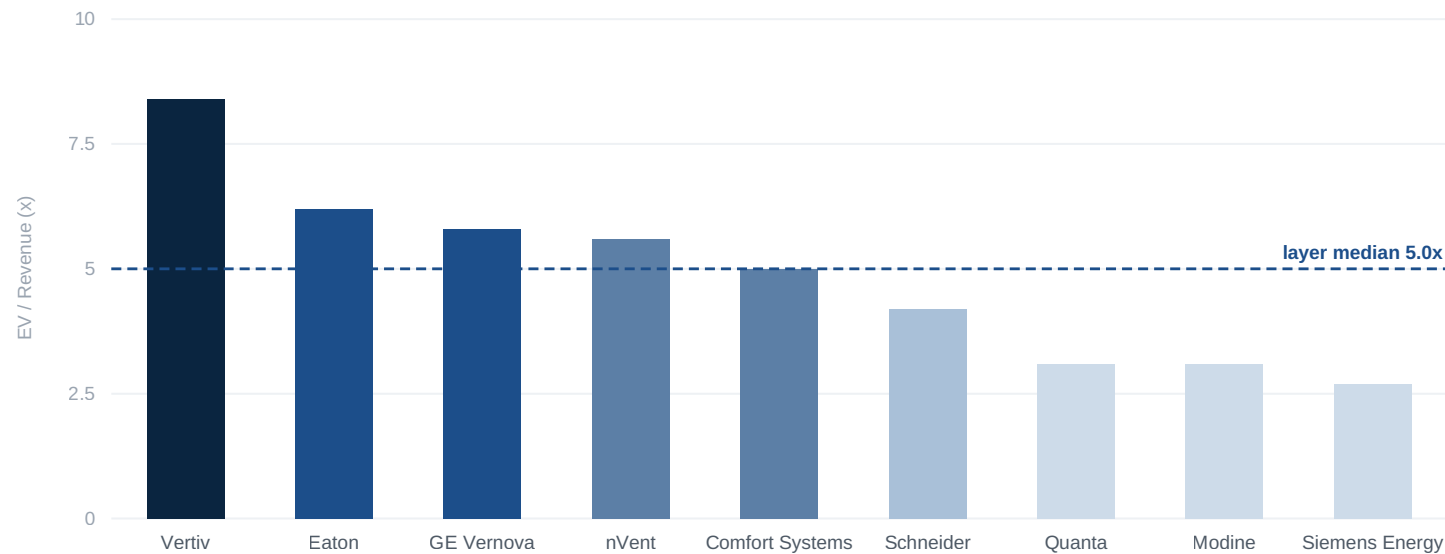
- FERC issued show cause orders to all six RTOs on **18 June 2026**.
- ERCOT carried about **474 GW** of large load requests in July 2026, roughly 90% data centres.
- Texas paused new data centre connections on **3 August 2026** pending a statewide audit.
- Equipment follows: gas turbine lead times now run **five years and beyond**, with contracts signed for 2031 to 2034 delivery.

Why the Equipment Layer Trades at a Fifth of the Compute Layers

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These are industrial businesses on multi-year order books. They carry the same demand signal as the neoclouds at roughly a fifth of the multiple, because their revenue is already converting.

EV/Revenue, power, cooling and electrical, 18 Sept 2026



GE VERNOVA

116 GW

Gas power equipment backlog plus slot reservations, 22 July 2026, targeting 125 GW by year end.

SIEMENS ENERGY

69 GW

Firm gas turbine backlog, 5 August 2026, with lead times of three to four years and beyond.

VERTIV

8.4x

The highest multiple in the layer, on \$11.5B of trailing revenue.

EATON

+43%

Electrical backlog growth at 31 July 2026, book to bill of 1.2.

This layer is the tell. The order books say demand is contracted for years; the multiples say the market pays for conversion rather than for the contract.

How the Buildout Is Financed

The financing mix has moved decisively from operating cash flow to debt, and a large share of it now sits outside the balance sheets that carry the contracts.

The scale of the requirement

Morgan Stanley put global data centre construction at about **\$2.9 trillion** through 2028, over 80% still ahead, and split it into \$1.4 trillion of hyperscaler cash flow, \$800 billion of private credit, \$200 billion of corporate debt and \$150 billion of securitised credit.

Private credit is the marginal lender

The Bank for International Settlements measured private credit to AI related sectors moving from near zero to over **\$200 billion**, with the AI share of loan volumes rising from under 1% to almost 8%.

Securitisation is now a core channel

S&P Global Ratings recorded global data centre securitisation topping **\$30 billion** in 2025, nearly tripling from about \$10 billion. These structures amortise against leases, so tenant credit and lease term are the rating variables.

Meta and Blue Owl

\$27B Hyperion campus, 80/20 venture. \$27.294B issued at 6.581% due 2049.

Meta and BlackRock

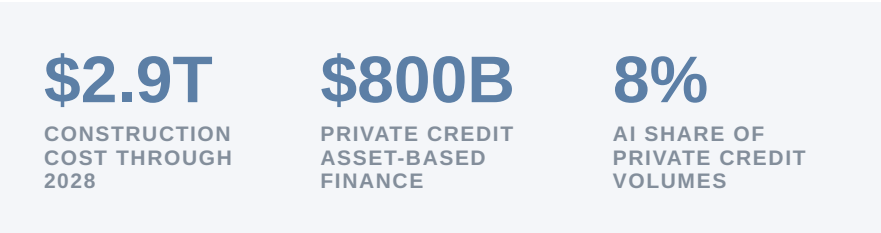
\$14B El Paso campus, same template. \$12.547B at 7.534% due 2048.

CoreWeave DDTL 4.0

\$8.5B non-recourse facility rated A3, the first investment grade GPU-backed loan.

Aligned Data Centers

About \$40B, closed 20 July 2026 with 51 campuses and over 6.4 GW.



What Credit Is Charging, and How Fast It Has Moved

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Equity multiples have held while the credit market has repriced the same issuers at the same ratings. This is the cleanest evidence in the sector that the buildout is being underwritten more cautiously than it is being valued.

Issuer or facility	Then	Now
Alphabet, thirty year	T+82 November 2025, rated Aa2 and AA+.	T+115 August 2026, same ratings. Coupon moved from 5.450% to 6.375% across three deals in nine months.
Amazon, thirty year	T+75 November 2025, rated A1, AA and AA-.	T+105 March 2026, same ratings, in a \$34.75 billion deal, the largest corporate bond of the year.
Oracle, thirty year	5.950% September 2025 coupon in an \$18 billion deal.	6.700% February 2026 coupon in a \$25 billion deal. S&P cut Oracle to BBB- on 9 July 2026, one notch above speculative grade.
Meta project bonds	6.581% Beignet Investor, October 2025, rated A+, on the Hyperion campus.	7.534% Sopaipilla Investor, July 2026, rated A+ and AA-, identical 80/20 structure. About 95 basis points wider in nine months.
CoreWeave facilities	SOFR + 225 DDTL 4.0, March 2026, non-recourse and rated A3, secured on a single enterprise contract.	SOFR + 550 DDTL 5.5, August 2026, rated Ba2 and BB+, secured on contracts averaging about three years.
Issuance concentration	3% of the stock The five hyperscalers were 3% of outstanding US investment grade debt at the end of 2025.	Over 15% of new issue Their share of year to date issuance as at early May 2026, per the Bank of England. Gross hyperscaler issuance topped \$100 billion in 2025.

The Contract Book Rests on Counterparties Who Are Also Suppliers

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Nvidia is guaranteeing its own demand

Disclosed in Nvidia's own quarterly filing, and the largest single credit support commitment in the sector.

- Guarantees capped at **\$105 billion** on an SB Energy buildout for an OpenAI affiliate.
- About **4.25 GW** of IT load across nine phases of twenty years.
- The site exclusively hosts Nvidia infrastructure in exchange.
- Total guarantee exposure disclosed at **\$108.5 billion**.
- The guarantee lapses if OpenAI earns a satisfactory credit rating.

Equity stakes have scaled with it

Nvidia's non-marketable equity holdings grew more than tenfold in twelve months.

- **\$47.9 billion** at 26 July 2026, against \$3.8 billion a year earlier.
- Equity investments of **\$99 billion**, a further \$25 billion committed.
- AMD issued OpenAI a warrant over **160 million** shares at \$0.01.
- It fully vests at **6 GW** of Instinct deployment.
- Vesting also requires escalating AMD share price conditions.

Landlord contracts carry the same structure

Two of the largest lease books in the set are credit supported by a hyperscaler standing behind a smaller tenant.

- Google backstops **\$3.2 billion** of Fluidstack's TeraWulf leases.
- Google backstops **\$1.4 billion** of its Cipher Mining obligations.
- Warrants took Google to roughly **14%** of TeraWulf pro forma.
- TeraWulf's senior secured notes are secured in part by a pledge of those warrants.

The official sector has named the pattern

Three central banks wrote about this in 2026 and the framing is consistent across all three.

- Bank of England, July 2026, on **circular financing arrangements**.
- Bank for International Settlements, March 2026, on debt held outside corporate balance sheets.
- International Monetary Fund, April 2026, on nonlinear amplification of adverse shocks.
- For a seller, this is diligence on the counterparty behind the counterparty.

Case Study: Meta, BlackRock and the El Paso Template

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The same structure executed twice, nine months apart, with the price of the money the only thing that changed.

The structure

Meta announced a venture with BlackRock on 28 July 2026 for a **1 GW** data centre in El Paso at about **\$14 billion** of development cost, on the template used with Blue Owl for Hyperion in October 2025.

- **BlackRock funds 80%, Meta 20%**, with about \$4.9 billion of cash at close.
- Meta contributed land and construction in progress and took a **\$1 billion** distribution.
- A four year initial lease with four extension options.
- A residual value guarantee with a threshold near **\$13 billion**, declining over sixteen years.

What the bond market charged

Sopaipilla Investor priced **\$12.547 billion** of senior secured notes on 27 July 2026 at **7.534%** due 2048, rated A+ and AA-.

- The October 2025 Hyperion bond priced **\$27.294 billion** at **6.581%** due 2049, also rated A+.
- Same sponsor, same template, same senior rating.
- About **95 basis points** wider in nine months.
- Together they raised nearly **\$40 billion** against capacity energising from 2028.

The read for a founder

The lease is the asset

What earned A+ was a long dated obligation from an investment grade tenant. Tenant credit and lease term set the cost of capital for a capacity business.

Cheap capital narrowed once already

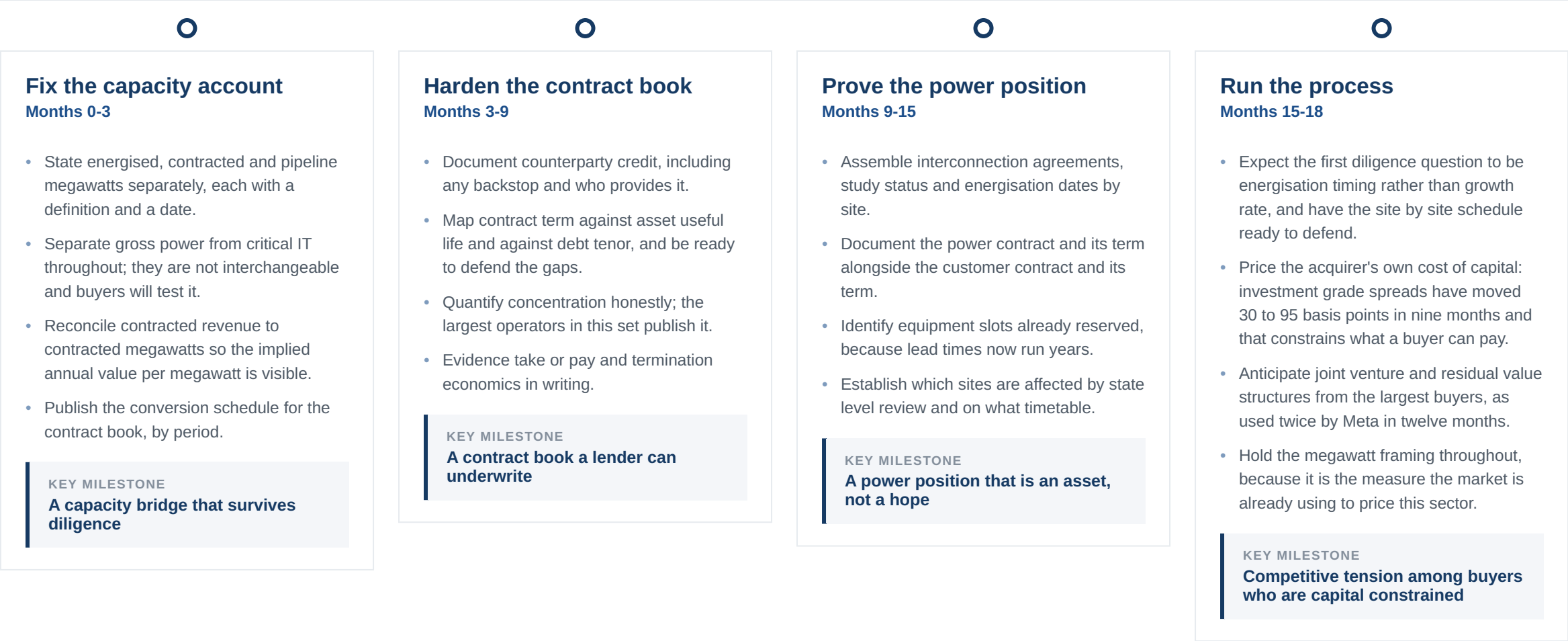
Ninety five basis points on twenty two year money changes a campus materially. Sponsors who moved first financed the same structure cheaper.

Structure is a competitive variable

An 80/20 venture with a residual value guarantee moved roughly \$40 billion of debt off the tenant's balance sheet. Expect buyers to bring it.

Positioning for a Process: A 12 to 18 Month View

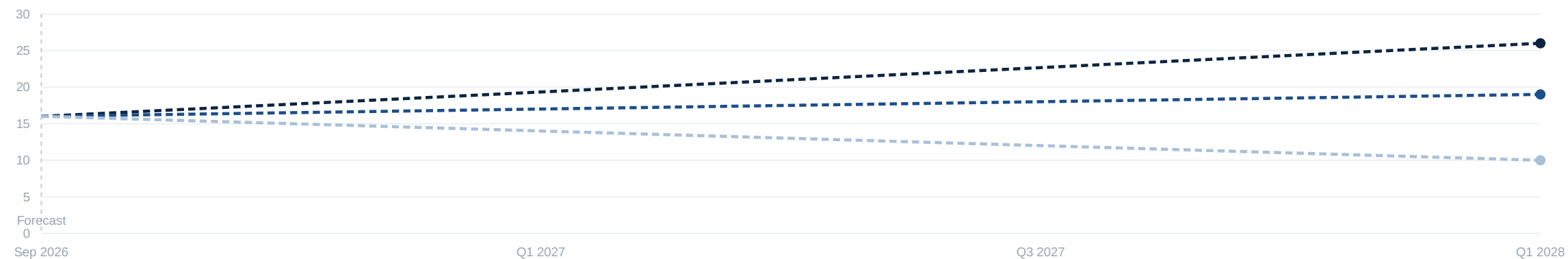
In a sector where the market is pricing delivery rather than revenue, the evidence a seller brings about capacity, contract and power is what sets the multiple.



AI Infrastructure Outlook

WINDSOR DRAKE

Enterprise value per contracted critical IT megawatt for the landlord layer. The current observation is Windsor Drake's computation at the 18 September 2026 close; the scenarios are the firm's view.



Bull \$26M/MW

Key Drivers

- Contracted capacity energises on schedule through 2027 and the delivery discount closes.
- Useful life settles at five to six years as rental prices hold.
- Interconnection reform releases queued large load and shortens delivery.

ASSETS WITH ENERGISED CAPACITY AND INVESTMENT GRADE COUNTERPARTIES SHOULD MOVE WHILE BUYERS ARE COMPETING FOR DELIVERY CERTAINTY.

Base \$19M/MW

Key Drivers

- Delivery slips at the margin and the discount for unenergised capacity persists.
- Credit continues to reprice faster than equity.
- Power and equipment lead times cap the pace of energisation.

EVIDENCE BEATS TIMING. THE CAPACITY ACCOUNT, THE CONTRACT TERM AND THE POWER POSITION DETERMINE THE OUTCOME.

Bear \$10M/MW

Key Drivers

- A shorter useful life consensus compresses returns across the compute layers.
- Private credit appetite turns and refinancing at the vehicle level tightens.
- State level review extends the interconnection timetable materially.

ENERGISED CAPACITY WITH A LONG DATED INVESTMENT GRADE LEASE HOLDS VALUE IN THIS CASE. PIPELINE WITHOUT POWER WILL STRUGGLE TO CLEAR.

Sources: Regulators, Central Banks and Grid

WINDSOR DRAKE

Official sector and grid operator material behind the power, credit and depreciation analysis in this deck.

Institution	Report / Source	Date
International Monetary Fund	Global Financial Stability Report, Box 1.4, hyperscaler balance sheets and obsolescence risk	2026-04
Bank of England	Financial Stability Report, AI investment, circular financing and off balance sheet structures	2026-07
Bank for International Settlements	Quarterly Review: financing the AI infrastructure boom	2026-03
Bank for International Settlements	Bulletin No 120: financing the AI boom, from cash flows to debt	2026-01
Federal Reserve Board	Financial Stability Report, market participants survey, private credit and cloud sector issuance	2026-05
Federal Energy Regulatory Commission	Section 206 show cause orders to six RTOs and ISOs on large load interconnection	2026-06
PJM Interconnection	2028/2029 and 2027/2028 Base Residual Auction results reports, and the 2026 Load Forecast Report	2026-07
ERCOT	Large load interconnection update to the Texas Senate, and the Batch Zero grouped study process	2026-07
North American Electric Reliability Corporation	2025 Long-Term Reliability Assessment	2026-01
Lawrence Berkeley National Laboratory	US Data Center Energy Usage Report 2025 Update; Queued Up 2026 edition	2026-06
US Energy Information Administration	Annual Energy Outlook 2026 and Short-Term Energy Outlook	2026-09

Sources: Banks, Consultancies, Exchanges, Filings

WINDSOR DRAKE

Research institutions, rating agencies, exchanges and the primary filings from which every capacity, contract and depreciation figure in this deck is taken.

Institution	Report / Source	Date
Goldman Sachs Global Institute	Tracking Trillions: the assumptions shaping the AI build-out	2026-05
Morgan Stanley	AI Market Trends 2026; hyperscaler capital expenditure outlook	2026-06
McKinsey & Company	The cost of compute; Charging ahead: electrification equipment trends	2026-03
Deloitte	2026 Power and Utilities Industry Outlook, equipment lead times and capital needs	2025-10
S&P Global Ratings	Data centre securitisation; Oracle issuer credit rating action	2026-07
S&P Global Commodity Insights	Gas turbine order books, industry demand and delivery slots to 2034	2026-07
Moody's Ratings	Equinix senior unsecured upgrade to Baa1, and CoreWeave delayed draw facility ratings	2026-03
CME Group	Compute Futures: H100 and B200 rental index futures specifications	2026-08
SEC filings, compute and landlord layers	CoreWeave, Nebius, IREN, Applied Digital, Cipher Mining, TeraWulf, Equinix, Digital Realty, Galaxy Digital, Oracle	2026-09
SEC filings, silicon and equipment	Nvidia, AMD, Microsoft, Alphabet, Amazon, Meta, GE Vernova, Siemens Energy, Eaton	2026-08
Meta Platforms	Hyperion and El Paso data centre venture announcements and project bond terms	2026-07
Global Infrastructure Partners and MGX	Acquisition of Aligned Data Centers, announcement and completion	2026-07

Methodology

How every figure in this deck was produced, and what sits outside the perimeter. Published so the analysis can be reproduced or disputed.

Institution	Report / Source	Date
Framework	<i>The Lit Megawatt. Capacity is held in three states, pipeline, contracted and energised, and revenue arises only in the third. The revenue multiple in the compute layers measures the distance between contracted and energised capacity.</i>	2026-09
Perimeter	<i>Four layers: neocloud and GPU cloud, data centre owners and landlords, accelerator and networking silicon, and power, cooling and electrical equipment. 27 constituents, named on the perimeter slide. Model serving software, hyperscalers, model developers, generators and utilities sit outside, with the reason stated.</i>	2026-09
Enterprise value	<i>Market capitalisation at the 18 September 2026 close, using total shares across all classes, plus total debt including finance and operating lease liabilities, less cash and cash equivalents from the most recent reported balance sheet. One basis across all 27 constituents.</i>	2026-09
Denominators	<i>Trailing twelve month revenue for the layer multiples. Contracted and energised megawatts, contracted revenue and remaining performance obligations for the compute layers, each on the constituent's own disclosed basis and date. Gross power and critical IT are labelled separately and never combined.</i>	2026-09
Exclusions	<i>TSMC is excluded because it reports in New Taiwan dollars and its revenue is a foundry mix well beyond accelerators. DigitalBridge is excluded because its revenue is asset management fees. Galaxy Digital is a constituent of the capacity analysis but sits outside the revenue multiple table because its group revenue is digital asset trading gross.</i>	2026-09
Source standard	<i>Central banks, regulators, grid operators, national laboratories, bulge bracket banks, the major consultancies, exchanges, rating agencies and primary filings with the Securities and Exchange Commission. An institution and a date behind every third-party figure. No licensed vendor data.</i>	2026-09
Derived figures	<i>Enterprise value per megawatt, the share of contracted capacity energised, and the layer medians and ranges are Windsor Drake computations from the inputs above. Every input is named so each figure can be reproduced.</i>	2026-09

Sell-side M&A advisory

Windsor Drake advises founders on sale processes, typically \$5 million to \$300 million in enterprise value.

- Sell-side mandates only, with no buy-side conflicts.
- Fintech, software, cybersecurity and AI infrastructure.
- Process design, buyer access and negotiation.
- Research-led origination across the sectors the firm publishes on.
- Founders and owner managers, not corporate divestitures.

The research library

This page sits alongside the firm's other Q3 2026 work on AI, software and cybersecurity valuations and M&A activity.

- AI Valuations Q3 2026 and AI M&A Activity Q3 2026 for the software layer.
- AI in Cybersecurity for the security stack.
- Rule of 40 2026 on the repricing of AI-driven software.
- The Sponsor Exit 2026 on financial buyer behaviour.
- Each page refreshed in place every quarter at the same address.

How this research is produced

Every multiple here is computed by the firm from primary market data, with constituents named.

- One enterprise value basis across all 27 constituents.
- An institution and a date behind every third-party figure.
- Exclusions named with their reason in the methodology.
- Capacity figures taken from the constituents' own filings on their own stated basis.
- No licensed vendor data anywhere in the analysis.

Contact

For a confidential conversation about positioning or timing, contact the firm directly.

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