



Vesper Next Generation Infrastructure Fund to acquire Thésée DataCenter, the first Tier-IV French data centre fully focused on premium services for clients with high data sovereignty requirements

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Vesper Next Generation Infrastructure Fund today announces its agreement to acquire Thésée DataCenter (“Thésée” or the “Company”), a specialised Tier IV data centre for clients with stringent data sovereignty and security requirements, from Caisse des Dépôts et Consignations / Banque des Territoires and Groupe IDEC Invest.

Based in Paris, the Company operates two data centres in the greater Paris region with 4.6MW of current operational capacity and secured land for an incremental c.33MW of IT capacity.

The investment will allow the Company to accelerate its go-to-market strategy, materially scaling up its operations and leverage its distinctive market positioning in the region, one of Europe’s most constrained and valuable.

Vesper Next Generation Infrastructure Fund I SCSp (“Vesper Infrastructure” or the “Fund”) signs a binding agreement to acquire 100% of the share capital of Thésée. The completion of the transaction remains subject to the satisfaction of customary conditions, including regulatory clearance.

Established in 2016, Thésée is one of only two Tier IV French data centres in the Paris area (accounting for c. 80% of total French demand), with a unique market positioning, specifically focused on serving security sensitive workloads for French clients with data sovereignty needs. The Company’s Aubergenville facility provides fully certified Tier IV colocation services with a PUE of 1.2, high-density design, and Direct Liquid Cooling compatibility for HPC and AI. Scarcity of power and land in the Paris region creates an advantageous market position for the Company.



Thésée serves high-profile clients (including a European cloud provider) in sectors such as cloud computing, software, digital services, cybersecurity and banking, with contractually secured revenues and an average long-term contract maturity. The Company is about to launch the construction of additional IT capacity in its Aubergenville facility (35 min away from La Défense in Paris), which will deliver a significant expansion potential of up to 33MW, in one of Europe's most constrained and valuable data centre markets.

Paola Rastelli, Founder and Partner at Vesper Infrastructure Partners, says “We are really excited to partner with Thésée’s management to help them develop the critical infrastructure on which the European digital economy relies on. There are excellent growth opportunities in the French market with customers expressing an increasing need for more secure and sovereign data storage, which Thésée is exceptionally well-positioned to deliver. We are extremely impressed with the Company’s management which has achieved so much in little time, and we look forward to supporting them in the next phase of growth.”

“This new investment in the digital infrastructure space in France – a high potential “value add” infrastructure business exposed to massive demand tailwinds – is another clear example of Vesper’s ability to offer its investors exposure to attractive value-add infrastructure companies through a growing and well diversified pan-European portfolio”, says Livio Fenati, Founder and Managing Partner at Vesper Infrastructure Partners.

Antoine Fournier, CEO Thésée says “We are glad to be partnering with Vesper Infrastructure a shareholder with a truly industrial mindset and strong operational know-how, which will help us in the deployment of the growth strategy of the Company and the creation of long-term value for our clients, and all of our stakeholders”.

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Vesper Next Generation Infrastructure Fund I SCSp

Vesper Next Generation Infrastructure Fund I SCSp (“Vesper Infrastructure” or the “Fund”) is a closed-end alternative investment fund based in Luxembourg managed by FundRock LIS S.A., which pursues infrastructure investment opportunities, in next generation infrastructure, by focusing on companies active in (i) Clean, digital and decentralised energy; (ii) Decarbonised mobility and connected logistics, (iii) Data centric, low latency digital infrastructure, and (iv) Sustainable, circular and healthy living solutions.

Vesper Infrastructure Partners

Vesper Infrastructure Partners SRL (“Vesper Infrastructure Partners”), based in Milan, London and Hamburg, acts as advisor to Fundrock S.A. in respect of the Fund by providing advice regarding the acquisition, structuring, financing and disposal of the fund’s assets. Established in 2023, Vesper is a specialised infrastructure advisor fully owned by its founding partners, who have more than 120 years of combined investment experience and have executed over EUR350bn of infrastructure transactions across Europe. Vesper Infrastructure Advisory Ltd, a



fully owned subsidiary of Vesper Infrastructure Partners, and with company number 14687970, is an appointed representative of Expert Analysis Group Limited which is authorised and regulated by the Financial Conduct Authority with firm reference number 480082.

Thésée Datacenter

Thésée Datacenter is a French datacenter housing expert that operates Tier IV certified facilities in the Île-de-France region, providing critical data infrastructure. As a 100% European hosting provider, the company specializes in securing data sovereignty by enabling organizations to calculate and store their sensitive information domestically within France. The company operates "bunker-type" datacenters that meet ISO 27001 security standards, featuring comprehensive physical security measures including video surveillance, biometric access controls, seven physical access levels, and advanced fire detection systems. Their facilities utilize energy-efficient technologies such as indirect free-cooling and adiabatic systems, achieving an exceptional Power Usage Effectiveness (PUE). With dual sites strategically located close to Paris and accessible via major highways and rail connections, Thésée Datacenter combines maximum data protection with environmental responsibility, making it an ideal choice for organizations requiring secure, sovereign, and sustainable datacenter solutions in France.

Banque des Territoires

Banque des Territoires is one of the entities of the Caisse des Dépôts. Banque des Territoires brings together in-house expertise for local areas. As a one-stop shop for customers, it acts alongside all local stakeholders: local authorities, local public-sector enterprises, social housing bodies, legal professions, businesses and financial players. Banque des Territoires assists them in the implementation of their public interest projects with a continuum of offers: advisory, loans, equity, bank services, consignments and special deposits. It has been set up to serve the interests of all local areas alike, from rural municipalities to large cities, with the ambition of maximizing its impact notably on ecological transformation and social and regional cohesion. The 37 territorial offices of Banque des Territoires ensure the implementation of its action across all metropolitan and overseas territories.

Act together to develop more eco-friendly and socially responsible territories

www.banquedesterritoires.fr



GROUPE IDEC

A major real estate player bringing together more than twenty companies, each expert in its field, GROUPE IDEC operates in France and internationally to develop, finance, provide innovative energy solutions, and design and build all types of buildings.

It positions itself as a responsible stakeholder in the energy transition and in limiting land artificialization. The company approaches each new project in close collaboration with local authorities to revitalize regions by creating new living and working spaces. This commitment reflects a strong desire to contribute to the green growth of cities, businesses, and individuals, while aligning with the challenges of sustainable, coherent, and pragmatic economic development.

Key figures

- Founded: 2000
- €470 million in revenue in 2024
- 600 employees in France + 1,500 worldwide
- 3.5 million m² certified
- Over 1,000 hectares under control or in progress in France and abroad
- €483 million in real estate assets
- 6 subsidiaries in Europe and Asia
- 700,000 m² built each year
- Over 20 business parks being developed in France and internationally