

ECLAIRION

AI infrastructure factory

Shaping tomorrow's AI infrastructures

Agile in design, Ethical at core,
Exponential in reach

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ECLAIRION is shaping the next generation of sustainable AI infrastructure in Europe

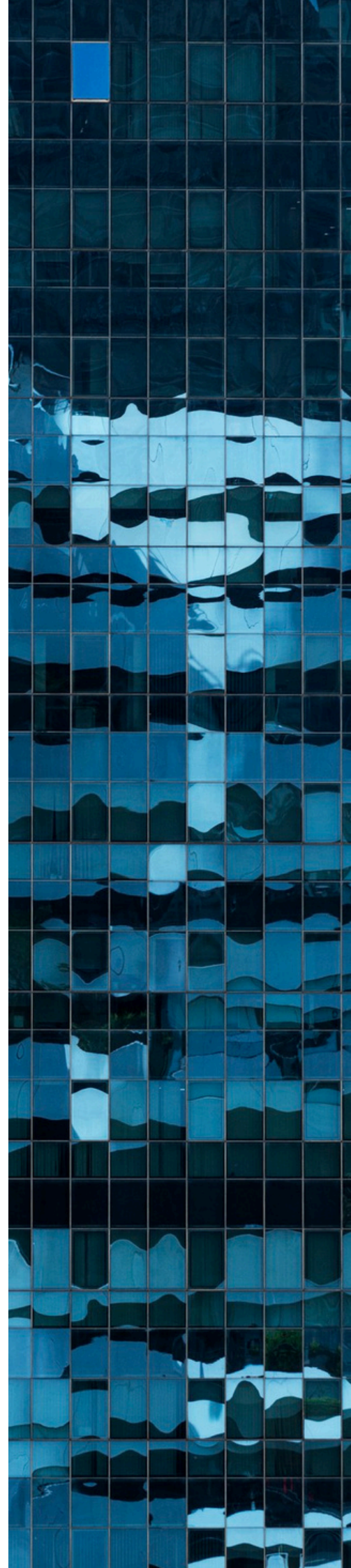
Our mission is to build high-performance, energy-efficient, and strategically autonomous AI factories that enable the digital transformation of industries while creating long-term value for investors, communities, and society.

Rooted in Europe's industrial and technological ecosystem, ECLAIRION bridges performance and responsibility. We design modular, high-density sites powered by clean energy and engineered to serve the exponential needs of AI, HPC, and data-driven innovation. ECLAIRION designs and delivers next-generation AI infrastructures engineered for the latest high-density chips, combining modularity, performance, and sustainability. Its "AI Infrastructure Factory" model enables unmatched speed of adaptation and execution to support the rapid evolution of AI hardware ecosystems. By mastering immersion cooling and circular lifecycle integration, ECLAIRION sets a new benchmark for efficiency, scalability, and responsible innovation in AI infrastructure.

Our purpose goes beyond infrastructure: we are building the foundation of Europe's strategic autonomy in compute and digital capabilities. ECLAIRION integrates automation, AI, and operational excellence not as trends, but as pragmatic levers for measurable efficiency, carbon reduction, and sustainable impact.

People remain at the heart of our values. We believe that human intelligence, collective learning, and diverse expertise are essential to shaping a responsible digital future. Through strong partnerships and participation in leading innovation clusters (Cap Digital, Teratec, France Datacenter, PRAIRIE, and others), we anchor our growth in collaboration and shared progress.

For financial institutions, ECLAIRION represents a unique opportunity: to invest in the future of AI infrastructure with a partner combining technical excellence, ESG responsibility, and a clear European vision of strategic autonomy and sustainability. Together, we can accelerate the responsible transformation of the digital economy.





Power in motion: ECLAIRION's tailored growth revolution

With four sites in development, ECLAIRION's growth in footprint and power capacity is entirely driven by demand. Unlike traditional hyperscalers or off-the-shelf modular solutions, ECLAIRION's blueprint is defined by precision, adaptability, and alignment with each customer's mission — from the initial design phase through long-term operation.

Engineered for the speed of innovation

"Our mission is clear: to deliver the power of supercomputing in an evolutionary and sustainable way, preventing obsolescence in a digital world in perpetual motion." - Arnaud Lépinos, CEO ECLAIRION



With high-density power, advanced cooling, and scalable infrastructure, ECLAIRION delivers the performance needed for next-gen AI. Optimized for GPUs and TPUs, it ensures efficiency, high-speed networking, and sustainability, while meeting AI-specific compliance standards.

| | |
|--|---|
| Digital sovereignty and security | Building a framework of trust for our clients |
| Industrial modularity and agility | Deploying scalable, flexible systems tailored to real-world needs |
| Addressing obsolescence | Designing reversible, future-proof infrastructures |
| Purpose-driven innovation | Transforming visionary concepts into lasting solutions through technological excellence |
| Employee safety | Prioritizing physical, digital, and mental safety at every level |
| Wellbeing, diversity & inclusion | Making equity a driver of sustainable performance |
| Energy efficiency and climate | Optimizing energy use to minimize emissions and recover heat |
| Circular economy & biodiversity preservation | Designing reversible sites that respect ecosystems |
| Ethics, governance, and local integration | Making ethics a foundation for action, closely tied to local communities |
| Stakeholders and shared value creation | Connecting partners to drive innovation and collective impact |

Our Commitments

Planet

SDG 13 – Climate Action

SDG 12 – Responsible Consumption and Production

SDG 11 – Sustainable Cities and Communities

SDG 6 – Clean Water and Sanitation

SDG 15 – Life on Land



People

SDG 5 – Gender Equality

SDG 4 – Quality Education

SDG 16 – Peace, Justice and Strong Institutions

SDG 3 – Good Health and Well-Being

SDG 8 – Decent Work and Economic Growth

Performance

SDG 7 – Affordable and Clean Energy

SDG 9 – Industry, Innovation and Infrastructure

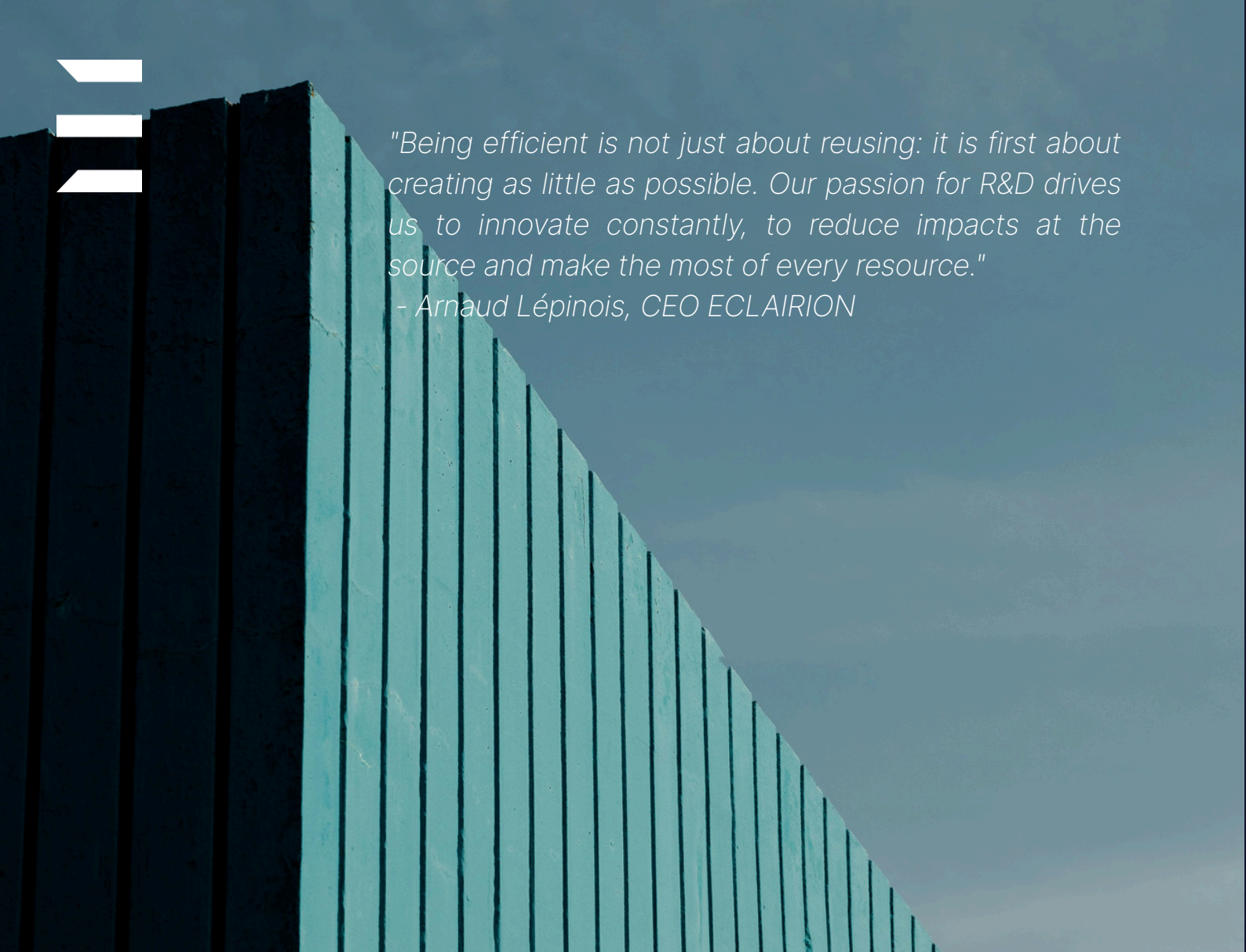
SDG 17 – Partnerships for the Goals

SDG 12 – Responsible Consumption and Production

SDG 11 – Sustainable Cities and Communities

2025-2030
Objectives





"Being efficient is not just about reusing: it is first about creating as little as possible. Our passion for R&D drives us to innovate constantly, to reduce impacts at the source and make the most of every resource."

- Arnaud Lépinos, CEO ECLAIRION

Anchored in financial discipline and a unified European presence

ECLAIRION's growth has been built on a foundation of strong, reliable, long-lasting relationship of HPC, financial institutions, such as Omnes Capital, Tikehau Capital, and Absolute Secure Debt. These partners, European based, operate in compliance with the best industry standards, ensuring reliability & supporting HPC's sovereignty and governance across all current Eclairion's development.

HPC Capital, an independent France-based specialist firm with deep sector expertise and a proven track record

HPC is a purpose-driven entrepreneurial platform known for its bold adventures and creative problem-solving. With a diverse team and a track record rooted in real estate, it expanded into scalable ventures in diverse sectors.

7Bn

Properties delivered over the last 10 years

+1Bn

Gross Asset Value

+500M

Net Asset Value

430

Cross-industries professionals

1

Founder & 6 partners

5

Key business units

Data Centers

ECLAIRION's data centers are designed to address the growing demands of AI and HPC workloads, focused on super high-power densities required by leading technology players for latest generation chip technologies

Real Estate Development

HPP-Concept: In-house real estate developer. Focused on hotels, tourist residences, coliving and coworking concepts, HPP builds and renovates establishments in prestigious locations

Hospitality

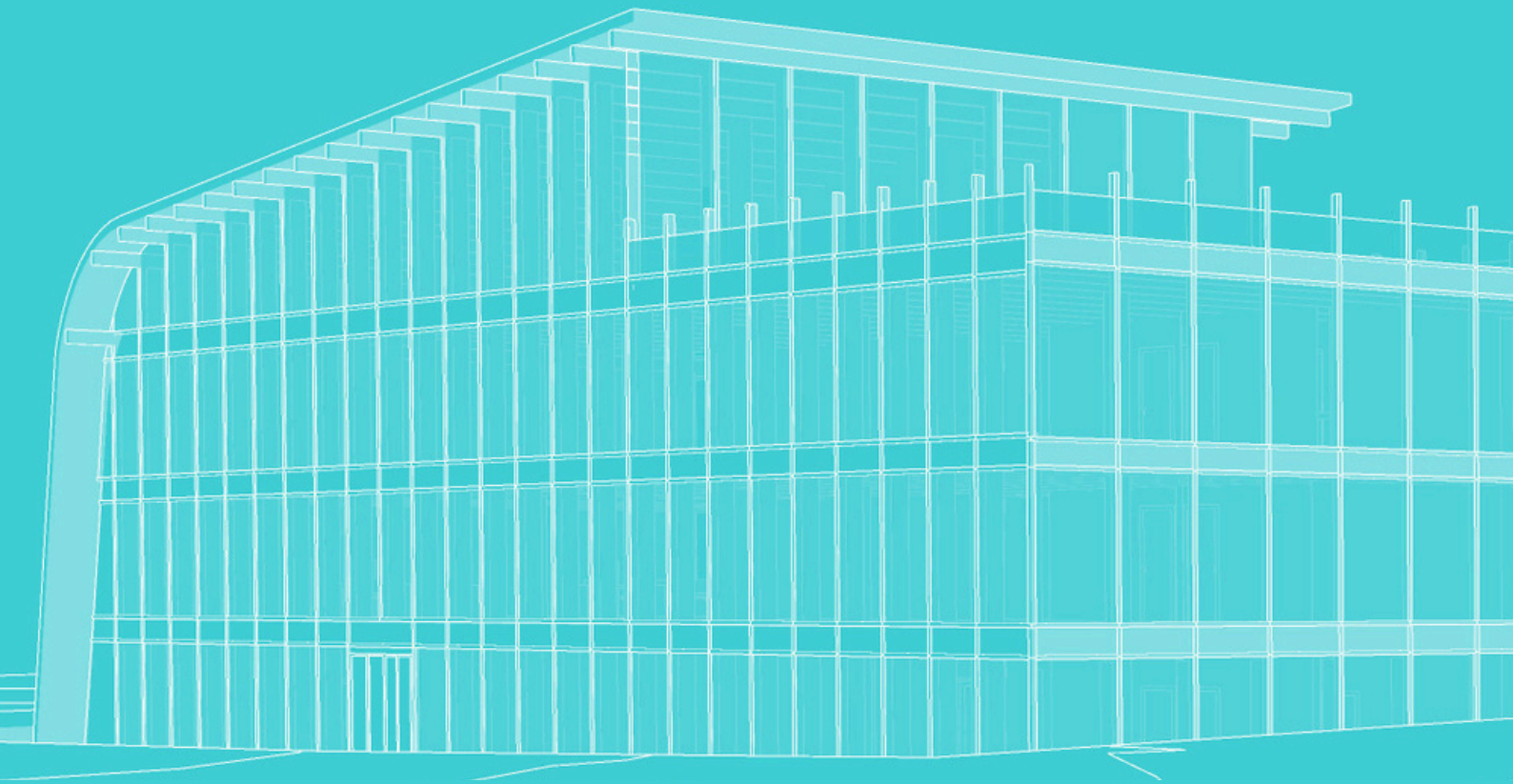
369° Hôtels-Maisons: Fully internally operated 4–5-star boutique-hotels group with 8 properties across french most prime destinations: St Barts, St Tropez, Courchevel....

Coliving

Cowool: Fully internally operated coliving-coworking residences with a development strategy across France in locations with strong transport connections, universities or business clusters

Venture Capital

Investment in ethical start-ups in areas such as renewable energy, F&B & laundromats



A hub for innovation: a key infrastructure driving the consolidation of a national center of excellence

Located on ECLAIRION's site in Bruyères-Le-Châtel, the Grand Lieu d'Innovation (GLI) is a 920 m² facility dedicated to fostering innovation in the fields of AI and HPC. In collaboration with strategic partners, ECLAIRION offers flexible solutions that enable companies, particularly SMEs, to access cutting-edge infrastructure without the need for significant capital investment.

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