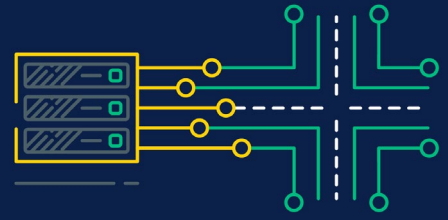


Data Centers

Real Estate, Infrastructure & Energy
2025



The data center market which was long considered a niche market, is now an established and attractive asset class offering investors opportunities which should not be underestimated in a dynamic and rapidly growing market environment.

Whether company data, social media, online transactions, sensor data or other digital information – economic, private and public life works with huge amounts of data. Private individuals, companies and even government agencies are increasingly using cloud services for their IT applications (cloud computing). Innovative technologies such as artificial intelligence and machine learning are developing at breathtaking speed. The Internet of Things (IoT) is shaping complex, data-intensive technology worlds.



All of this actually takes place in data centers which clearly underlines their importance for a functioning digital world. Demand is increasing in Germany, in Europe and worldwide. The rising demand for storage capacity for data and data processing is creating a growing need for data centers which in turn creates a need for suitable real estate.

Data centers are a central pillar of digitalisation, which is becoming an essential part of everyday life in more and more areas and is fundamental to the competitiveness of companies. Sufficient storage capacities and a sufficient number of secure and powerful data centers are an indispensable prerequisite for the maintenance, further development and digitalisation of business models and work processes. The development of digital technologies and the resulting development of new business areas is leading to exponential growth in data volumes and therefore to a dynamic increase in demand for data center capacities.

Data centers present all stakeholders – be they investors, operators, real estate companies or energy suppliers – with a variety of economic and legal challenges. Comprehensive specific market and specialist knowledge as well as legal expertise are essential. Increasing sustainability requirements, reduced space availability, high demands on the infrastructure and its reliability as well as on the security of data and information make a multidisciplinary team essential to the success of data center projects.

Taylor Wessing is one of the leading legal advisors for data centers, cloud technologies and digital infrastructures. Our lawyers from all relevant areas of law have many years of in-depth expertise and can support in the development of business models, site selection, planning, development, financing and operation of data centers – in Germany and throughout Europe. We have extensive experience in all core markets (e.g. in the FLAP markets). Whether you intend to buy, sell, finance or build a data center, supply it with electricity, use the waste heat or develop a suitable operator model – we can advise you based on our experience from over 15 years in the data center market. Our excellent team of experts makes us your central point of contact for all legal issues relating to data centers across all areas of law.

Our multidisciplinary team consists of lawyers specialising in the following areas of law and practice:

- Real estate law
- Energy and infrastructure / energy law
- Projects, energy and infrastructure / plant construction
- Technology, media and communications
- Environment, planning and regulation
- Banking and finance law
- Corporate law / M&A
- Data protection and cybersecurity
- Employment, pensions and mobility
- IP
- Tax law
- Restructuring & Insolvency

Our team of experts advises owners, developers, operators, IT service providers, energy suppliers, network operators and users of data centers on a wide range of projects – from construction to use and operation, including IT infrastructure. We work closely with our clients to assess investment risks and opportunities from a legal perspective and find practical solutions for you – be it in traditional project development, strategic investment or financial investment.

We offer comprehensive legal advice in all areas, particularly in the context of contract drafting and negotiation. Our expertise ranges from colocation, enterprise data centers, managed service data centers and cloud computing to hyperscalers and build-to-suit data centers.

The legal challenges are individual to each project. Increasingly important are, for example, the specific provisions for the use and equipment of the space as well as the power supply available on site, electricity costs, grid connection, cooling and the possibility of utilising the waste heat generated. Greater demands on the sustainability of this asset class require legal contracts to be adapted accordingly.

We work with our clients to assess investment risks and opportunities from a legal perspective, to find appropriate and practical solutions and to make even the most challenging data center projects a success. We regularly advise on the following aspects in particular:

Real Estate and Infrastructure

- Project development
- Financing
- Lease agreements (for existing data centers or built-to-suit)
- Purchase agreements (asset and share deal)
- Forward deals (forward purchase and forward funding)
- Public law, e.g. urban development contracts

Energy

- Regulatory issues and energy supply contracts
- Energy supply / green long-term electricity supply contracts / PPAs
- Reliable energy concepts
- Grid connection contracts
- Waste heat utilisation contracts
- Grid charges
- Liability issues (in the event of a faulty grid connection)

Services

- MSA for data center services
- Hosting
- Cloud-computing
- Outsourcing
- Colocation

Hardware and Software

- Server and storage systems
- Applications/Apps
- Cloud computing
- Data protection
- Contracts
- Disaster recovery

Finance

- Structuring of complex financing concepts including the integration of subsidies
- Project financing
- Real estate financing
- Corporate financing
- Fund structures

Selected References

World-leading US online company and cloud service provider (Hyperscaler)

Advice on various data center projects, from colocation to powered shell. In addition, negotiation of capacity reservations, grid connection contracts at different voltage levels, grid charges including unique operating resources with the responsible grid operator.

World-leading US online company (Hyperscaler)

Advice and support for various large data center projects, e.g. renting a “powered shell” data center, construction of built-to-suit data centers, colocation, etc.

World-leading US software and cloud service provider (Hyperscaler)

Advice on the strategic data center for the rollout of cloud services, in particular new leasing and operation.

Global telecoms company

Advice to Telefónica on setting up a JV structure for an investment in digital infrastructure (FTTH) totalling several billion EUR.

World-leading US software and cloud service provider (Hyperscaler)

Advising on the conclusion of a long-term partnership for the introduction of sovereign cloud solutions (essentially: management of data centers).

Global Investment Firm

Advising EQT on the sale of a minority stake in Global Connect, a provider of fibre-based data communications and data center services, to Mubadala.

Data center platform

Advice to Verne Global, a leading data center platform in Iceland, wholly powered by renewable energy, on its entry into a \$ 100 million term green loan facility. The loan included a \$ 50 million accordion facility.

Data center developer

Legal advice to the Norwegian data center company Green Mountain, owned by Azrieli Group Ltd on an agreement with Kraftwerke Mainz-Wiesbaden AG on the construction of a new 54 MW data center site in Mainz. In particular, negotiating the construction/expansion of a closed distribution network, grid utilisation agreements and electricity supply concept as well as waste heat utilisation agreements.

Nationwide distribution network operator

Advising a nationwide distribution system operator as industrial park grid operator for a data center project: In particular advice and negotiation of grid usage contracts with the operators as well as drafting and negotiation of contracts with the upstream grid operators including construction contracts for an industrial park power grid as well as advice on waste heat usage contracts

Germany's largest public transport company

Advice on outsourcing the data center infrastructure (primary data center and emergency data center).

Distribution network operator

Legal advice to a distribution grid operator operating in the Griesheim Chemical Park (in future WESTSIDE) on the grid connection of a data center and a significant increase in capacity as well as the associated negotiations with the upstream grid operator in the form of production and grid connection contracts.

Leading German IT service provider for data centers

Contract law advice to the IT service provider of the North German administrations on the construction of two new data centers, including drafting and negotiating lease agreements, IT operating agreements and SLAs.

German international project developer and data center operator

Advising on the construction of several edge data centers in Germany.

Selected References

Multinational information technology services and consulting company

Comprehensive advice in all legal areas, including the establishment of smaller local data centers; M&A advice regarding data center in Fürth.

International asset manager

Advising a multinational investment company focused on sustainable investments on the drafting of contractual documentation for this business unit and on a first data center project in Spain.

Multinational provider of payment card services

Advising Visa on a bespoke data center agreement with one of the largest acquirers, developers and operators of data centers with a focus on the provision of a data center, colocation and networking solutions to domestic and international clients.

German telecommunications services provider

Advising T-Mobile and other telecommunications providers on various environmental issues relating to the telecommunications providers' data centers.

Planners and operators of data centers

Legal advice to a leading data center developer and operator on a contract for the construction and management of a fibre optic network for a large data center park.

Leading British company for the construction and operation of data centers

Legal advice to a leading UK data center developer and operator on the acquisition and development of four large data centers.

Real estate company

Legal advice on the energy concept and asset structuring for two large data centers powered by renewable energy.

Operator of data centers

Legal advice and due diligence support for the acquisition of data center infrastructure in Amsterdam.

German private bank

Legal advice on various financing projects, including fibre-to-the-home projects and related investments in fibre infrastructure.

Largest mobile network operator in the world

Legal advice to the world's largest mobile network operator on various data center acquisitions in the UK.

Multi-channel bank insurer

Legal advice on the planning and construction of two data centers (twin data centers).

International data center operator

Advice on the planning and construction of a data center in Frankfurt am Main. Planned completion in 2024.

Real estate/property developer

Building law advice on the construction of a data center in Frankfurt am Main. Expected completion in 2025/2026.

Airline

Advice on the sale of a data center close to Schiphol International Airport (Netherlands).

Data center operator

Advice on the acquisition of a data center in the Netherlands.

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Head of Data Centers International



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Taylor Wessing is one of the market leaders in the data center sector and it shows. The overview and the level of detail that is achieved, which goes beyond the legal horizon, helps at all levels, right up to business development.

The Legal 500 Germany 2025.

The firm impresses with a high level of expertise and experience. Time availability and adherence to deadlines are outstanding. The people involved think critically beyond the actual assignment and proactively pass on tips and experiences.

The Legal 500 Germany 2025

Top tier rankings in the areas of project development and construction

The Legal 500 Germany 2024 & 2025

Taylor Wessing's team are interdisciplinary and experienced, and take pragmatic approaches.

Chambers Germany 2025

First-class commercial real estate department. Commercial approach to complex matters, getting to the heart of issue with limited reading in time.

The Legal 500 United Kingdom 2023

Praised for its 'thorough service', Taylor Wessing is highlighted for its strength in data centre infrastructure [...]

The Legal 500 United Kingdom 2025

1200+ lawyers
300+ partners
28 offices
17 jurisdictions

Austria	Klagenfurt Vienna
Belgium	Brussels
China	Beijing Hong Kong Shanghai
Czech Republic	Brno Prague
France	Paris
Germany	Berlin Düsseldorf Frankfurt Hamburg Munich
Hungary	Budapest
Netherlands	Amsterdam Eindhoven
Poland	Warsaw
Republic of Ireland	Dublin
Slovakia	Bratislava
South Korea	Seoul*
UAE	Dubai
Ukraine	Kyiv
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USA	New York Silicon Valley

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