



MINISTRY OF DIGITAL DEVELOPMENT,
INNOVATION AND COMMUNICATIONS

Powering Intelligence: MONGOLIA'S **GREEN** DATA CENTER OPPORTUNITIES



MONGOLIA'S NATURAL ADVANTAGE: WEATHER, POWER AND LAND



<1.2

design PUE

- Average annual temperature of about 2°C, with mean temperatures below freezing from November through March
- Cold, dry conditions provide significant natural cooling potential, supporting design PUE below 1.2 versus a global average of 1.54
- Cooling is one of the largest controllable costs in data center operations — a structural advantage Mongolia does not need to create

CLIMATE

2,600

GW renewable potential

- Solar resources of 1,200–1,600 kWh/m²/year, with close to 300 sunny days
- Average wind capacity factors of around 35%, complementing solar generation
- Estimated renewable resources equivalent to 5,457 TWh annually, compared with a national power system of under 2 GW

RENEWABLE RESOURCE

1.56mn

sq.km of territory

- Only ~2% of land is privately owned, enabling government-led land allocation without the need to assemble multiple private titles
- Population density of ~2 people per km², among the lowest in the world
- 86% of the territory is classified as agricultural pastureland or open steppe, providing significant potential for large-scale development

LAND

Oasis of Democracy

Independent · Non-aligned

- A parliamentary democracy with an independent, non-aligned foreign policy
- Mongolia is land linked to one Land-linked to one of the world's largest markets
- Digital transformation and AI are national development priorities

POSITION

MONGOLIA'S EXISTING MEASURES SUPPORT INVESTMENT AND PROJECT BANKABILITY



LEGAL ENVIRONMENT

Investment protection and stability

Investment agreements can provide long-term stability of the applicable tax environment.

Law on Investment

Cyber security framework

Established cybersecurity requirements provide a defined compliance framework for critical information infrastructure.

Law on Cyber Security

FISCAL AND FINANCING

Up to \$2bn financing opportunity

Potential EIB and EBRD financing for qualifying green and renewable infrastructure at SOFR plus 1-3%

Computing and renewable equipment tax exemptions

Qualifying high-tech and renewable energy equipment benefits from customs duty and VAT exemptions.

Customs Tariff Law; VAT Law

Economic free zone regime

Qualifying imports into free zones benefit from customs duty and tax exemptions, with additional property tax incentives.

Law on Free Zones

POWER AND LAND

Power purchase framework

Projects can secure long-term power purchase arrangements or develop their own independent power generation under the existing legal framework.

Law on Energy; Law on Renewable Energy

Long-term land rights

Long-term, renewable land rights are available, with additional land-fee incentives in economic free zones.

Law on Land; Law on Free Zones

PERMITTING AND LOCAL PARTNERSHIP

Permitting framework

A consolidated permitting framework provides a clear statutory basis for required project licenses.

Law on Permits

Local cooperation precedent

Existing investment projects provide established models for agreements with local authorities on infrastructure, employment and environmental commitments.

Minerals Law

PROPOSED MEASURES WILL FURTHER STRENGTHEN THE MONGOLIA'S COMPETITIVENESS



LEGAL ENVIRONMENT

Data sovereignty

Foreign data hosted here is guaranteed inviolable, with no state access except under ratified treaty

Draft Law on Data

Connectivity guarantees

Unrestricted data transit, supported by diversified fiber and satellite connectivity.

Law on Cyber Security

FISCAL AND FINANCING

Tax package

Corporate income tax holiday, withholding tax and property tax relief

Requires amendment to tax legislation

Development finance access

Further DFI based financing can be made available by convening lenders and preparing projects to DFI standards

POWER AND LAND

Guaranteed power supply within 24 months

Dedicated private providers can develop reliable hybrid power solutions, with connection targeted within 24 months.

Fixed water price

Investment agreements can provide long-term certainty on water tariffs.

Law on Investment

PERMITTING AND LOCAL PARTNERSHIP

One stop shop permitting

Single-window permitting with defined timelines and streamlined visa processing for specialist personnel.

Draft Law on Data

Clear partnership framework

Clear frameworks for early engagement with local authorities and communities on infrastructure, employment and local benefits.

Model: Minerals Law

MONGOLIA CHOOSES TO LEAD WHERE IT MATTERS MOST



LEVER	WEAKEST	OBSERVED RANGE ACROSS 26 JURISDICTIONS	STRONGEST
Power connection date	No commitment		Firm grid connection date
Power price	Merchant market pricing		25-year fixed-price PPA
Sovereignty	Host-state law and access		Statutory inviolability, treaty access only
Concessional finance	None available		Full DFI syndication
Licensing and approvals	No statutory deadline		45 days to determination
Customs and VAT on equipment	No relief		Full exemption on import
Corporate income tax holiday	No holiday		30 years, or 0% indefinitely
Withholding tax	Full standard rate		Full exemption
Property tax	No relief		Full exemption
Land tenure and tariffs	Market rates, short tenure		Nil cost, 50-year tenure
Community partnership	No framework		Model agreement, defined terms

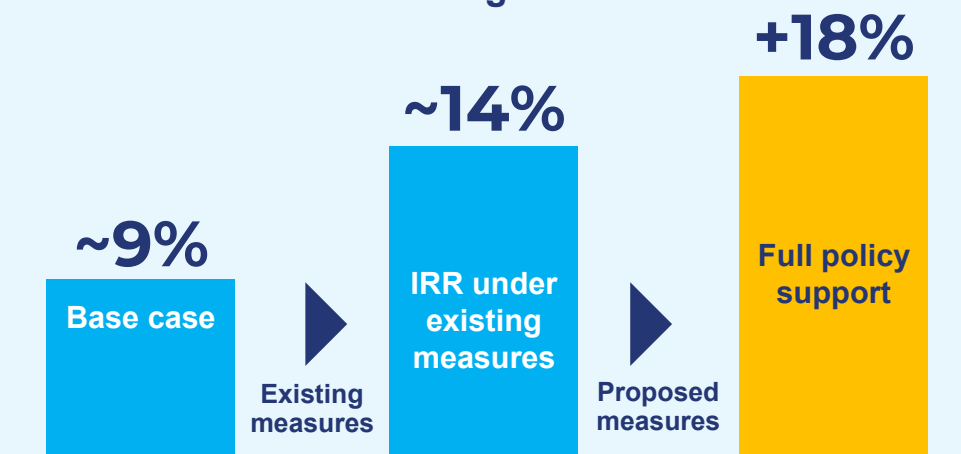


THE OPPORTUNITY: A NEW FRONTIER FOR GREEN DIGITAL INFRASTRUCTURE



Attractive equity returns of over

Equity IRR uplift available to data center projects in Mongolia



Existing and proposed policy levers together add over 900 basis points of equity IRR to more than 18%

The Mongolia Opportunity

Data sovereignty guaranteed in law

Abundance of suitable land at low cost

Naturally cool climate reducing power cost

Private sector offering 24 months to energization

Existing \$2bn in committed financing for green, renewable infrastructure

Existing and proposed supportive policy and tax package

VALUE BEYOND THE INVESTMENT



Wind power supply

Solar power supply

Thermal power supply

District Heating Supply
(Recovered Waste Heat)

National grid connection

District Heating Return Water

LET'S BUILD THE FUTURE TOGETHER



NATURALLY COOL
CLIMATE



ABUNDANT
RENEWABLE ENERGY



GREEN & SUSTAINABLE
INFRASTRUCTURE



STABLE, NEUTRAL
& RELIABLE



BRIDGING MARKETS,
CONNECTING FUTURES

GREEN AI DATA CENTER
MONGOLIA

CLEAN ENERGY

MONGOLIA: ASIA'S
NEXT GREEN DATA
HUB

NATURALLY COOL
FOR EFFICIENCY