Colt DCS and RMZ Begin Construction of Third Data Centre in Mumbai to Support Growing AI Demand

- Part of a $1.7 billion investment under Colt DCS and RMZ's joint venture to develop data centre capacity across India
- Signs its first hyperscale client for Mumbai 3
- AI-ready facility delivering 64MW upon completion, powered entirely by renewable energy
- Hybrid cooling design incorporating a closed-loop cooling system to enable near-zero wastewater
- Expected to create more than 700 jobs across construction and operations

Mumbai, India, 15th October 2026 - Colt Data Centre Services (Colt DCS), a global provider of AI-ready, hyperscale and large enterprise data centres, and RMZ, India's largest privately owned real assets platform, today announced the commencement of construction of its third data centre in the city (Mumbai 3), an AI-ready facility located at the operator's Navi Mumbai Campus that will deliver 64MW upon completion.

Mumbai 3 is being developed as part of Colt DCS and RMZ's joint venture (JV), announced in 2024, to invest $1.7 billion in the Indian data centre market. Ground preparation began in December 2025, and construction is now underway following the signing of the facility's first hyperscale customer. This development is a milestone reflecting the pace at which the venture has scaled just within 18 months of signing.

"The nature of data centre demand is evolving rapidly, with customers requiring larger deployments, higher rack densities and infrastructure capable of supporting increasingly intensive AI workloads. Mumbai 3 is designed to address these needs, further strengthening our Navi Mumbai Campus as a scalable and future-ready digital infrastructure platform. Built with AI readiness at its core, the facility incorporates advanced cooling capabilities, including liquid cooling and enhanced power infrastructure to support high-density deployments. This enables customers to efficiently scale next-generation AI and high-performance computing workloads while maintaining operational resilience and efficiency," **said Pratap Mane, Country Head DCS, India.**

"The next wave of digital growth will be driven by infrastructure that brings together scale, resilience, and speed to market. At Mumbai 3, we are developing a future-ready campus designed to enable hyperscalers and neo-cloud providers to scale seamlessly as their

capacity and computing needs evolve. This investment reinforces our commitment to building advanced data centre and AI infrastructure that meets global standards and supports the rapidly evolving demands of the digital economy," **said Deepak Chhabria, President, RMZ Digital Infrastructure.**

Mumbai 3 responds to growing demand for AI-ready data centre capacity in the region, where the rapid adoption of AI is driving requirements for larger deployments, higher rack densities and greater power capacity. With the data centre fully pre-let, the project will deliver critical AI-ready capacity to the Mumbai market while reinforcing Colt DCS and RMZ's commitment to India's growing digital infrastructure.

Mumbai 3 will join existing data centres Mumbai 1 and Mumbai 2 at the Navi Mumbai Campus, which currently supports large enterprise and cloud workloads. The campus has the potential to deliver up to 148MW of capacity at full development and, upon completion, Mumbai 3 will increase the site's operational capacity to 86MW.

Built for AI Deployments

Mumbai 3 has been designed to support AI workloads and high-density compute deployments, delivering 64MW of secured contracted power, supported by a hybrid cooling architecture that combines traditional air cooling with direct liquid-to-chip cooling. The facility will also benefit from a 220kV GIS substation located on campus, providing high levels of resilience and scalability, alongside carrier-neutral connectivity with access to high-capacity fibre routes.

Sustainable by Design, Creating Local Opportunity

Sustainability and long-term community impact have been central considerations in the development of Mumbai 3. The facility will operate using 100% renewable energy and has been designed with a closed-loop cooling system, enabling near-zero wastewater from the cooling process. In addition to its environmental credentials, the project is expected to create more than 700 jobs across construction and operations, while supporting local suppliers, contractors, and service providers. These initiatives reflect Colt DCS and RMZ's shared commitment to delivering sustainable digital infrastructure that creates lasting value for local communities and the wider region.

As part of the JV, both organisations have committed to develop 250MW of data centre capacity across Mumbai and Chennai. The partnership brings together Colt DCS' global data centre expertise with RMZ's over two decades of experience in developing, owning and

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operating high-quality infrastructure in the Indian market.

About Colt DCS:

We design, build and operate data centres for global hyperscalers and large enterprises.

Our global portfolio includes 15 operational data centres, with an additional 12 sites under development across 9 cities in the UK, Europe, and the APAC region.

We enable our customers to effectively plan for the growth of their business while also providing them with peace of mind. We provide secure, resilient, well-connected infrastructure with planned future capacity growth potential. We have over 25 years of experience in the data centre industry, delivering on our vision of being the most trusted and customer-centric data centre operator in the market.

We put the environment at the heart of everything we do by recognising this as a fundamental responsibility towards our planet. That's why we're taking ownership to reduce our environmental impact globally and make sustainability a key strategic driver. As part of our sustainability planning, Colt DCS has set comprehensive near-and long-term Science Based Targets to cut our emissions in line with the SBTi's latest Net Zero Standard.

https://www.coltdcs.com

About RMZ:

RMZ is India's largest privately owned real assets platform, bringing together real assets and private capital across six Indian cities. RMZ builds, owns and operates mixed-use GCC ecosystems that host global blue-chip enterprises. Its AI and data infrastructure serves the digital economy across India's primary markets. Its hospitality, retail and living environments set the standard for luxury consumption. Through its private capital arm, RMZ builds and operates businesses across consumer brands, sports, media and entertainment, and compute. Trusted by leading global sovereign funds, pension institutions, and alternative asset managers, RMZ is built for multi-decade horizons. Founded by Raj Menda and Manoj Menda in 2002, the group is headquartered in Bengaluru.

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