

Luther.

Data Centres – The Backbone of the Digital World

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GLOBAL
ADVISORS

Data Centres – The Backbone of the Digital World

Data centres are essential infrastructure components of the modern economy and society. They serve as central hubs for storing, processing and exchanging large volumes of data and enable the operation of cloud services, AI applications, streaming platforms and business-critical IT systems. As one of the leading data centre locations in Europe, Germany plays a central role in the digital economy. Frankfurt am Main, Berlin and Munich in particular have developed into important hubs that attract investment, create jobs and strengthen technological competitiveness.

Market development and significance

- Fast-growing sector due to digitalisation, artificial intelligence and the Internet of Things (IoT)
- Increasing demand for high-performance, secure and sustainable data centres
- Growing regulatory requirements and focus on energy efficiency

Challenges and trends

- **Sustainability & energy efficiency:** development of climate-neutral data centres, use of renewable energies, increasing requirements for CO₂ reduction, waste heat recovery
- **Cybersecurity:** protection of sensitive data and defence against cyberattacks
- **Choice of location & infrastructure:** proximity to network nodes, fulfilment of regulatory framework conditions, high demand for suitable land with connection to electricity and data networks

The strategic development of data centres as a central building block of the digital future requires interdisciplinary expertise and tailor-made solutions. With their detailed know-how, in-depth industry knowledge and many years of experience working with property developers, investors, authorities and technology companies, Luther's experts make the difference when it comes to implementing your project.



When the going gets tough...

Energy Industry Group. The Luther Energy team consists of around 50 experienced experts and offers energy suppliers, project developers, industrial companies, financial investors, governments and the public sector comprehensive full-service legal and tax advice. The experts in our Energy Industry Group provide you with the highest level of advice across the entire value chain, whether for projects in the field of conventional or renewable energies, infrastructure such as energy supply networks or storage facilities, transactions or other innovation projects, energy trading or energy distribution, or contracting projects. Thanks to their many years of experience in the energy sector, our consultants have first-class industry knowledge and expertise in technical and economic issues. Specialists in project management are deployed for complex projects. The Luther Energy team is also renowned for its particular expertise in disputes before the highest courts and in arbitration proceedings. Internationally, we work closely with leading law firms that, like us, focus on providing comprehensive advice in the energy sector.

Expertise



Excellent legal knowledge is our trademark. Many years of experience and good relations with the authorities help us to make the right judgements.

Interdisciplinary



Our team of consultants has a close network of technical and economic advisors in the market. When things get very complex and difficult, we know who we can rely on.

Innovative



Innovation topics have not just been on our minds since yesterday. We have been advising on digitalisation for several years now. One of the first AI manuals was published by our experts.

Forward-looking



We are already thinking about tomorrow today. We support the further development of the European and national legal framework with our expertise and many years of experience in legislative processes.

Award-winning



For many years, JUVE and The Legal 500 have regarded us as leaders in projects and regulation in the energy sector because our team boasts a large number of outstanding lawyers.

Outstanding expertise for your data centre project

Grid connection and energy
regulatory law,
Energy Efficiency Act

Public building law, Distance
requirements

Investment funds & alternative
investments
(in particular real estate and
infrastructure funds)

Public procurement law

Antitrust law

IT law

Property law, real estate law

Financing and subsidy
programmes

Environmental and
planning law,
water law

Corporate/M&A,
Contract law

Private construction and
architectural law

Plant construction law

Selected references

Investor in commercial property, project developments and listed buildings in the IT sector

Legal advice for a data centre in Mannheim, grid connection, heat marketing, joint venture

Service company for consulting in the IT sector

Support and legal advice on the development of one of Europe's largest data centres with an investment volume of over EUR 7 billion

Development and planning companies and operators of data centres

Legal advice on a data centre in the Frankfurt am Main area

University

Comprehensive advice on the use of waste heat from the data centre and feeding it into an anergy network (a “cold” district heating network) as well as supplying heat to university buildings; also support for an EU tendering procedure, advice on drafting and concluding a project contract and on drawing up an energy concept, neighbourhood supply and obtaining a BEW subsidy

European operator of data centres

Contract law support for the new construction of a data centre campus with a data centre module, an office building and an entrance building

NTT Global Data Centres EMEA GmbH

Advice on PPAs (wind and PV), grid connection issues and the Energy Efficiency Act, as well as public law advice on authorisation and development planning issues

“Top performance. In energy law certainly one of the strongest teams in Germany.”

The Legal 500 (2024) – Tier 1 – Industry

Focus Energy: Regulatory Advice

“Luther impresses with a unique combination of industry knowledge, legal excellence and innovation.”

The Legal 500 (2025) – Tier 1 – Industry

Focus Energy: Regulatory Advice

“Very good coverage of the interplay of public law and corporate law by a mixed team of relevant specialists.”

The Legal 500 (2025) – Tier 1 –

Environmental and Planning Law

“Good depth of advice; the firm’s broad range of topics is very important for complex matters.”

The Legal 500 (2025) – Tier 2 – Construction Law

Selected references

“The lawyers are very experienced in the construction sector. They are solution-orientated and entrepreneurial.”

Chambers Germany (2025) – Band 2 – Projects: Construction

“thinks economically”, “very good project management”

– Dr Holger Stappert

JUVE (2025/2026) – Tier 1 – Energy Law: Regulation, Law Firm of the Year for Regulation 2025

“Angelo Vallone is an outstanding lawyer with in-depth knowledge.”

– Dr Angelo Vallone

The Legal (2025) – Tier 1 – Industry Focus Energy: Regulatory Advice

Investment company

Energy law advice to an investment company in connection with a planned investment in a data centre and a delayed grid connection

Leading global cloud computing provider

Environmental compliance audit of German and European data centres

Investor in real estate for use as data centres

Comprehensive advice on innovative network connection concepts for data centres in the vicinity of Berlin and Frankfurt am Main (Hanau)

Project developer for logistics and industrial property

Legal advice and support for expansion into the data centre market

Energy company

Comprehensive legal advice on a data centre in Mainz

Asset management company

Legal advice on the restructuring of a data centre product

VIRTUS Data Centres

Construction law advice on the realisation of a data centre campus in Wustermark near Berlin with an investment volume of EUR 3 billion

Selected references

City in the Rhenish mining district

Property transaction for the construction of a hyperscaler data centre for an industry leader from the USA

Developer

Regulatory advice on the construction of a high-voltage connection line for the connection of a data centre to the transmission grid and subsequent sale to a transmission grid operator

Pharmaceutical company

Data protection review of contract documents for the change of operating model in a data centre

“Top expertise, always up to date - all relevant aspects are considered and discussed with the client - very good at categorising issues and facts in an overall business context and accordingly providing broad advice that goes beyond the actual legal issues.”

*The Legal (2025) – Tier 1 – Industry Focus
Energy: Regulatory Advice*

“Luther brings in exactly the right number of experts to provide an economically efficient and cost-orientated service for its clients.”

*Chambers Germany (2025) – Band 3 –
Public Law: Planning and Environment*

“Working with Holger Stappert is fantastic.”

– Dr Holger Stappert

*The Legal (2024) – Tier 1 – Industry Focus
Energy: Regulatory Advice*

“Angelo Vallone covers everything around energy law; he understands the sector and has a lot of experience.”

*Chambers Europe (2024) – Band 3 – Industry
Focus Energy: Regulatory*

Contact

If you have any questions, please contact your contact person at Luther or one of the experts listed below:



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Further information can be found at
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www.luther-services.com

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