

South Korea / Site / Published revision 1

Princeton Digital Group SE1

80 MW · Facility power

ESR KR1 building leased to PDG

Also known as: PDG SE1 · SE1 · Bupyeong KR1

Development status: under construction

Hyperscale cloud and AI development in Incheon, associated with ESR's KR1 building developed with Wide Creek AMC and leased to PDG for fit-out and operations. PDG targets service in early 2028. Published power figures require reconciliation.

Last researched: 2026-10-07 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	Princeton Digital Group [1] [2]
Owner	Unknown
Business model	colocation [3] [4]
Scale	hyperscale [1] [6]
Country	South Korea [1] [6]
State / region	Incheon [1] [2]
Metro area	Greater Seoul [1]
City / locality	Incheon [1] [2]
Address	414-2 Cheongcheon-dong, Bupyeong-gu, Incheon, South Korea [3] [4]
Coordinates	Unknown · unknown precision. Parcel address supported by industry directories; no corroborated facility-marker coordinates established.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
48 MW Unspecified power	PDG SE1 announced campus capacity planned · cumulative	[1] reported · 2025-11-17 Excluded from totals. Announcement date; no explicit IT/facility/grid definition. National 500 MW ambition excluded.
80 MW Facility power	ESR KR1 building leased to PDG planned · cumulative	[2] reported · 2025-11-17 Excluded from totals. Announcement date; source explicitly defines facility load. Overlaps SE1 and must not be added to its 48 MW.
48 MW IT load	PDG SE1 within KR1 under construction · cumulative	[4] reported · 2026-10-07 Excluded from totals. Retrieval-date observation of an undated directory claim; IT definition not confirmed in opened operator announcement.
50 MW Unspecified power	ESR KR1 project for PDG under construction · unclear	[5] conflicting · 2026-10-07 Excluded from totals. Retrieval date, not publication or engineering measurement date. Undated milestone figure differs from 48 MW and 80 MW; rounding, revision or another basis is unresolved.

Development timeline

2025-11-17 · announcement · PDG announces South Korean entry and SE1

Announces approximately USD 700 million investment and contracted power. [1]

2025-11 · planned_construction_start · Construction scheduled to commence

PDG says later that month; ESR says the announcement week. These are announced schedules, not proof of actual start date. [1]

2026-01-14 · reported_construction · Parcel construction reported

Sankun identifies ongoing DL E&C work at 414-2 Cheongcheon-dong. [9]

early 2028 · planned_service · SE1 ready-for-service target

Operator target; no actual commissioning established. [1]

Disclosed specifications

Land area: Approximately 11,000 sqm

Campus land area, not floor area. [1]

Development responsibilities: ESR and Wide Creek AMC: core and shell; PDG: internal fit-out and operations

Developer/tenant roles do not establish legal title ownership. [2]

Building: Nine storeys

Announced KR1 building configuration. [2]

Workload and cooling: High-density hyperscale cloud and AI; advanced cooling technologies

Operator gives no cooling topology or rack-density numbers. [1]

Power procurement: Power fully contracted

Operator statement; contract quantity and terms undisclosed. [1]

Sustainability design: LEED Gold objective; building-integrated photovoltaics and fuel cells

Targets/design features, not achieved certification or proven operating performance. [2]

Connectivity: Carrier-neutral

Directory claim; named carriers and fibre routes unconfirmed. [3]

Efficiency target: PUE below 1.28

Directory design claim, not measured operating PUE. [3]

Electrical supply: Two 154 kV lines

Directory claim; utility documentation not established. [3]

Research gaps

- Corroborated coordinates and parcel boundaries
- Legal property owner and current project-vehicle ownership
- Primary-source confirmation of STACK ICN01A succession
- Definition of PDG's 48 MW and ESR's 50 MW
- Actual opening date and current construction progress
- Detailed cooling, rack density, carriers, tenants and achieved certifications

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] PDG Enters South Korea with USD 700 Million Data Center Investment

<https://princetondg.com/press-releases/pdg-enters-south-korea-with-usd-700-million-data-center-investment/>

Published: 2025-11-17 · Retrieved: 2026-10-07

Identifies SE1 in Incheon/Greater Seoul; announces 48 MW, approximately 11,000 sqm land, contracted power, construction later that month and early-2028 service target.

[2] ESR and Wide Creek AMC to Develop First Data Centre in South Korea

<https://www.esr.com/news/esr-and-wide-creek-amc-to-develop-first-data-centre-in-south-korea/>

Published: 2025-11-17 · Retrieved: 2026-10-07

KR1 in Bupyeong: 80 MW explicitly footnoted as facility load; nine storeys; ESR/Wide Creek core and shell, PDG lease, fit-out and operations; 2028 target.

[3] Princeton Digital SE1

<https://www.datacentermap.com/south-korea/seoul/princeton-digital-se1/>

Published: Unknown · Retrieved: 2026-10-07

Lists PDG SE1 under construction at 414-2 Cheongcheon-dong; describes ESR/Wide Creek development, carrier neutrality, target PUE below 1.28 and two 154 kV lines.

[4] Princeton PDG: Bupyeong KR1

<https://baxtel.com/data-center/princeton-pdg-bupyeong-kr1>

Published: Unknown · Retrieved: 2026-10-07

Connects SE1 with ESR's KR1 at 414-2 Cheongcheon-dong and reports whole-building lease, construction and 48 MW IT within 80 MW facility load.

[5] Achievements and Milestones That Define Success

<https://www.esr.com/accolades-and-milestones/>

Published: Unknown · Retrieved: 2026-10-07

States construction advanced on a 50 MW KR1 project for PDG; no basis or item-specific date displayed.

[6] Where We Operate

<https://princetondg.com/where-we-operate/>

Published: Unknown · Retrieved: 2026-10-07

Current operator portfolio includes SE1 in South Korea, Incheon, designed for hyperscale cloud and AI; lists 48 MW and location N/A.

[7] Stack: Incheon ICN01A

<https://baxtel.com/data-center/stack-incheon-icn01a>

Published: Unknown · Retrieved: 2026-10-07

Reports historical STACK proposal at the same parcel and subsequent ESR KR1/PDG SE1 development; succession remains secondary-source evidence.

[8] STACK Infrastructure and ESR partner to expand their APAC footprint into Korea with a 48MW data center in Seoul

https://www.stackinfra.com/wp-content/uploads/2022/09/STACK_Press_Release_SER_Korea.pdf

Published: 2022-09-08 · Retrieved: 2026-10-07

Original announcement of a single-building 48 MW Incheon project under STACK, with Q1-2023 construction and Q4-2024 service targets; does not establish later succession.

[9] SK 데이터센터 SK 빌딩·데이터센터: 서울, 서울, DL센터

https://www.sankun.com/blog/detail/1373_

Published: 2026-01-14 · Retrieved: 2026-10-07

Reports DL E&C construction at 414-2 Cheongcheon-dong and distinguishes nearby Digital Edge/SK ecoplant development at 422.

[10] PDG enters South Korea, to lease Seoul data center from ESR

<https://www.datacenterdynamics.com/en/news/pdg-enters-south-korea-to-lease-seoul-data-center-from-esr/>

Published: 2025-11-17 · Retrieved: 2026-10-07

Industry report connects ESR KR1 and PDG SE1; historical STACK project outcome was unclear at publication.

- Name: [1] [6]
- Aliases: [1] [4]
- Kind: [1]
- Country: [1] [6]
- Region: [1] [2]
- City: [1] [2]
- Metro: [1]
- Address: [3] [4]
- Operator: [1] [2]
- Business Model: [3] [4]
- Scale: [1] [6]
- Statuses: [5] [9]
- Location: [3] [6]
- Summary: [1] [2] [4] [5]

Stable identifier: 76792bd8-4a4d-4684-b5b8-e1a4b6ba5095