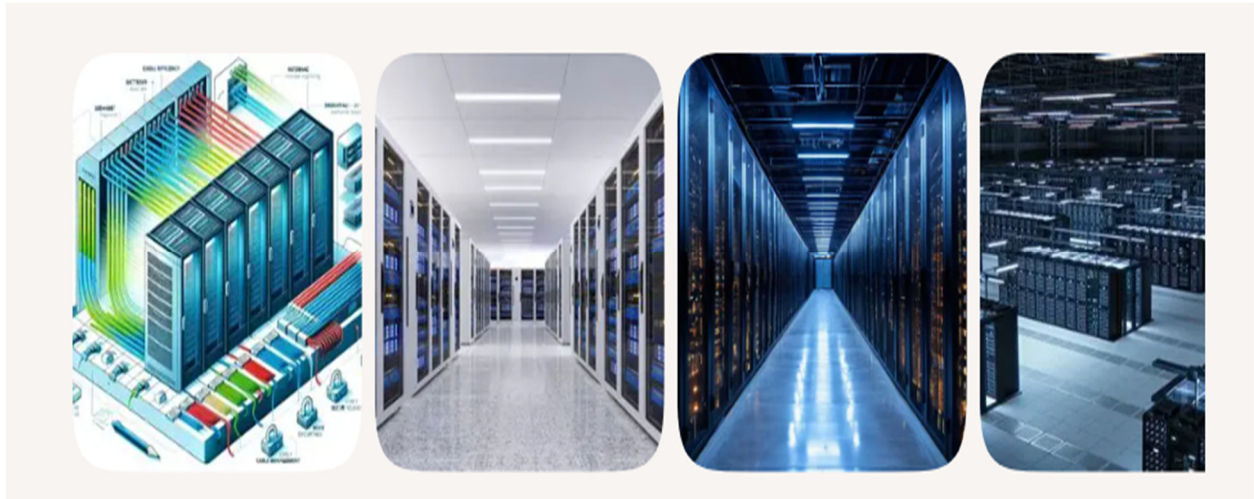




How to Make Money Investing in AI Data Centers

Artificial intelligence is transforming industries at a pace rarely seen in modern history. Behind every AI model, chatbot, autonomous vehicle, and recommendation engine is one essential piece of infrastructure: the data center. As demand for AI computing explodes, investors are increasingly looking for ways to profit from this long-term trend.

Unlike investing directly in AI software companies, investing in AI data centers allows investors to benefit from the infrastructure powering the entire AI ecosystem. Here's how investors can capitalize on this opportunity.

I purchased 10 of what I considered the best AI stocks last year and 8 of them performed really well. In Texas (as across the nation), we have many AI Datacenters being built. The typical Datacenter has an Electric Power generator running off of gas to help lower the high electricity consumption. So many ways to make money on this type of investment.

Why AI Data Centers Matter

AI models require enormous computing power. Training a large language model can require tens of thousands of graphics processing units (GPUs) operating continuously for weeks or months. Running these models for millions of users also demands significant computing capacity.

This has created unprecedented demand for:

- Hyperscale data centers

- High-performance networking
- Advanced cooling systems
- Massive electrical power infrastructure
- Fiber-optic connectivity

Industry analysts expect billions of dollars to be invested annually in AI infrastructure over the coming decade.

When I first started looking at Datacenter ETFs, the first one I found was DTCR. It only costs around \$28 a share when I purchased it, and in two weeks has went up about 10%.

A further study on AI Datacenters reviewed other ETFs that you can purchase also which are listed a couple of pages below the DTCR article.

The Only Pure AI Datacenter ETF

DTCR — *Global X Data Center & Digital Infrastructure ETF*

What it owns: Companies that *operate* data centers and build digital infrastructure (REITs + fiber + interconnect + colocation). **Why it matters:** This is the closest thing to a “AI datacenter ETF” in existence. **Source:** DTCR invests in data center REITs and digital infrastructure firms supporting AI workloads .

Examples of holdings:

- Equinix
- Digital Realty
- CyrusOne
- CoreSite
- Cell tower & fiber operators

If your goal is *AI datacenter real estate + interconnect capacity*, DTCR is the direct play.

Semiconductor ETFs (AI Datacenter Hardware)

These don’t own datacenters — they own the *chips* inside them. Still highly relevant to the AI datacenter boom.

SMH — VanEck Semiconductor ETF

Owns: NVIDIA, AMD, Broadcom, TSMC, ASML **Why it matters:** Semiconductors are the #1 cost driver of AI datacenter capex. **Source:** SMH tracks semiconductors powering AI data centers .

SOXX — iShares Semiconductor ETF

Owns: Similar to SMH but slightly broader. **Source:** SOXX holds chip designers and equipment suppliers central to AI datacenter build-outs .

DRAM — Roundhill Memory ETF

Owns: SK Hynix, Samsung, Micron **Why it matters:** HBM memory is now a datacenter bottleneck. **Source:** DRAM is 75% concentrated in the three global HBM suppliers powering AI datacenters .

Power & Grid Infrastructure ETFs (AI Datacenter Energy Bottleneck)

AI datacenters are hitting power constraints — these ETFs capture that theme.

PAVE — Global X U.S. Infrastructure Development ETF

Owns: Quanta Services, Eaton, Trane, Sempra **Why it matters:** These companies build the *electrical, cooling, and physical infrastructure* for hyperscaler datacenters. **Source:** PAVE holds companies building the physical infrastructure for AI datacenters .

URA — Global X Uranium ETF

Owns: Uranium miners (Cameco, Kazatomprom) **Why it matters:** AI datacenter power demand is pushing nuclear back into mainstream investment. **Source:** URA is increasingly tied to AI datacenter electricity demand .

Broad AI Infrastructure ETFs (Full Stack Exposure)

These blend chips, cloud, and infrastructure.

AIQ — Global X Artificial Intelligence & Technology ETF

Owns: NVIDIA, AMD, TSMC, Microsoft, Oracle, Cisco **Why it matters:** High concentration in companies supplying AI datacenter hardware + cloud AI services. **Source:** AIQ has ~70% exposure to AI infrastructure (chips + cloud) .

AIPO — Defiance AI & Power Infrastructure ETF

Owns: AI hardware + power grid companies **Why it matters:** Combines AI compute + energy infrastructure — a hybrid datacenter play. **Source:** AIPO is listed as a top broad AI infrastructure ETF for the datacenter boom .

Bottom Line

If you want **pure AI datacenter exposure**, the closest match is:

DTCR

The only ETF explicitly focused on data center REITs & digital infrastructure.

If you want **AI datacenter hardware**, go with:

- **SMH / SOXX** (chips)
- **DRAM** (HBM memory)

If you want **AI datacenter power infrastructure**, consider:

- **PAVE**
- **URA**

The Only True AI Datacenter ETF

Global X Data Center & Digital Infrastructure ETF (DTCR)

Takeaway: DTCR is the *closest thing to a pure AI datacenter ETF* available today.

This is the only ETF whose *mandate* is literally “data centers & digital infrastructure.”

Below is a snippet of Fidelity Investments information I used when I purchased the ETF DTCR last week:

Fund profile

The investment seeks to provide investment results that correspond generally to the price and yield performance, before fees and expenses, of the Solactive Data Center REITs & Digital Infrastructure Index. The fund invests at least 80% of its total assets, plus... [Read more](#) [Prospectus & reports](#)

What is it holding?

As of Jun-30-2026



Top 3 Holdings

EQIX (12.28%), DLR (10.62%),
AMT (8.68%)



Top Country

United States (75.27%)



Top Capitalization

Large (46.48%)



Top Sector

Information Technology
(48.40%)

How is it performing?

As of Jun-30-2026

	DTCR (Total Returns)	MSCI ACWI NR USD As of Jun- 30-2026
1 year	+64.57%	+23.67%
3 year	+32.44%	+19.70%
5 year	+13.96%	+10.98%
10 year	--	--
Life	+15.17%	+14.38%

*Click on the Performance and Risk
tab for most recent month-end
performance.*

How is it structured?

Sponsor

Global X Management Company LLC

Inception date

Oct-27-2020

Net assets As of Jun-30-2026

\$2.57B

ETF structure & tax impact

Open Ended Investment Company

Other ETFs Adjacent to AI Datacenters

These are not pure datacenter ETFs, but they capture critical parts of the AI datacenter build-out.

1. Semiconductors powering AI datacenters

- **SMH** — NVIDIA, AMD, TSMC
- **SOXX** — broader chip exposure
- **DRAM** — HBM memory suppliers (Micron, SK Hynix)

2. Power & cooling infrastructure

- **PAVE** — grid, electrical, cooling contractors
- **AIPO** — AI + power infrastructure hybrid

3. Broad AI infrastructure

- **AIQ** — AI chips + cloud hyperscalers
- **AIPO** — AI compute + energy

DTCR

The only ETF explicitly focused on data centers & digital infrastructure.

Five Ways to Invest

1. Buy Data Center REITs

Real Estate Investment Trusts (REITs) own and lease data centers to cloud providers, enterprises, and AI companies. As demand for AI computing grows, these companies benefit from higher occupancy rates and increased rental income.

Leading data center REITs include:

- Digital Realty Trust (DLR)
- Equinix (EQIX)

Advantages:

- Stable recurring revenue
- Attractive dividend income
- Long-term customer contracts
- Exposure to AI infrastructure growth

Risks include rising interest rates, construction costs, and increased competition.

2. Invest in GPU Manufacturers

No AI data center can operate without powerful GPUs.

Companies such as NVIDIA and AMD supply the chips that power AI training and inference.

Potential benefits:

- Rapid revenue growth
- High profit margins
- Industry leadership

Potential risks:

- Premium stock valuations

- Cyclical semiconductor demand
 - Technological competition
-

3. Invest in Electric Utilities

Power has become one of the biggest bottlenecks facing AI data centers.

Many new facilities require hundreds of megawatts of electricity, creating opportunities for utilities that serve regions with significant data center construction.

Utilities may benefit from:

- Increased electricity demand
- Long-term commercial contracts
- Infrastructure expansion

Some utilities also offer attractive dividend yields, providing investors with both income and growth potential.

4. Own Infrastructure Companies

Building AI data centers requires more than buildings.

Supporting infrastructure includes:

- Power transformers
- Electrical equipment
- Cooling technology
- Backup generators
- Networking hardware
- Fiber-optic systems

Companies supplying these products often experience strong revenue growth as data center construction accelerates.

5. Invest Through ETFs

Investors seeking diversification can use exchange-traded funds focused on:

- Artificial intelligence
- Semiconductors
- Data centers
- Digital infrastructure
- Cloud computing

ETFs reduce company-specific risk while providing broad exposure to the AI ecosystem.

Income Investing Opportunities

Dividend investors need not miss out on AI growth.

Several infrastructure companies combine dependable dividends with exposure to expanding AI investment.

Potential candidates include:

- Digital Realty Trust
- American Tower
- Crown Castle
- Brookfield Infrastructure Partners
- Selected electric utilities serving major AI development regions

These companies may provide a combination of current income and long-term capital appreciation.

Understanding the Risks

Despite the promising outlook, AI infrastructure investing is not risk-free.

Investors should consider:

- High interest rates affecting REIT valuations
- Technology changes that reduce hardware demand
- Regulatory restrictions on energy usage
- Power shortages delaying projects
- Rapid changes in AI technology

Diversification remains essential.

Building an AI Infrastructure Portfolio

One example of a diversified AI infrastructure portfolio might include:

- 30% Data Center REITs
- 30% Semiconductor companies
- 20% Electric utilities
- 10% Infrastructure equipment manufacturers
- 10% AI-focused ETFs

This approach spreads risk across multiple segments of the AI infrastructure ecosystem.

Just looking at DLR for profitability:

When analyzing a REIT like **Digital Realty Trust (NYSE: DLR)**, traditional net income is less meaningful because depreciation significantly reduces reported earnings. The key profitability metrics are **Funds From Operations (FFO), Core FFO, Adjusted EBITDA, occupancy, leasing spreads, and dividend coverage**.

Overall Profitability Rating: 9/10 (Excellent)

Digital Realty remains one of the strongest and most profitable data center REITs, benefiting from AI-driven demand, cloud computing, and enterprise digital infrastructure.

Revenue Growth — Excellent

Revenue continues to expand as hyperscale cloud providers and AI companies lease additional capacity.

- 2025 revenue grew approximately **14% year-over-year**.
- Management recently increased its 2026 revenue guidance, reflecting continued strong leasing activity. ([Digital Realty Trust](#))

Grade: A

FFO Growth — Excellent

FFO is the primary measure of a REIT's operating profitability.

Recent results show:

- Q4 2025 Core FFO: **\$1.86/share**
- 2026 Core FFO guidance: **\$8.00–\$8.10/share**, increased from prior guidance. ([Digital Realty Trust](#))

For a mature REIT, 6–8% annual FFO growth is considered very strong.

Grade: A

EBITDA and Operating Cash Generation — Excellent

Digital Realty generated:

- Adjusted EBITDA of approximately **\$857 million** in Q4 2025.
- Full-year 2026 EBITDA guidance of **\$3.6–3.7 billion**, with guidance subsequently raised. ([Digital Realty Trust](#))

High EBITDA supports both development spending and dividend payments.

Grade: A

Balance Sheet — Very Good

Large data centers require significant capital investment, so leverage matters.

Current metrics include:

- Net debt/Adjusted EBITDA: **4.7x**
- Fixed charge coverage: **4.9x** ([Digital Realty Trust](#))

These are healthy levels for an investment-grade REIT.

Grade: A-

Dividend Safety — Very Good

Digital Realty has:

- Increased its dividend for many consecutive years.
- Core FFO that comfortably covers the dividend.

- Strong recurring rental income from long-term leases.

The payout ratio remains reasonable when measured against Core FFO rather than GAAP earnings.

Grade: A-

AI Growth Potential — Excellent

This is where Digital Realty distinguishes itself.

Major customers include:

- Hyperscale cloud providers
- AI developers
- Financial institutions
- Telecommunications companies

The company is expanding aggressively into AI-capable facilities, including a recent multibillion-dollar acquisition to increase its ownership of Northern Virginia data centers, the world's largest data center market. ([Reuters](#))

Analysts expect continued demand as AI inference and training workloads grow. ([Barron's](#))

Grade: A+

Risks

Digital Realty is not without challenges:

- High interest rates increase borrowing costs.
- New developments require substantial capital.
- Customer concentration among large hyperscale tenants.
- Shares often trade at a premium valuation because investors expect sustained AI-driven growth.

None of these currently appears to threaten the company's long-term profitability, but they can affect near-term stock performance.

Profitability Scorecard

Category	Rating
Revenue Growth	★★★★★
FFO Growth	★★★★★
Cash Flow	★★★★★
Dividend Coverage	★★★★☆
Balance Sheet	★★★★☆
AI Growth Potential	★★★★★

Overall Score: 9.2/10

Bottom Line

For a long-term dividend investor, Digital Realty is one of the highest-quality REITs available. It combines:

- Strong recurring cash flow
- Investment-grade financial strength
- A well-covered and growing dividend
- Direct exposure to one of the fastest-growing areas of commercial real estate: AI and cloud infrastructure

Among dividend-paying AI infrastructure investments, I would currently rank them approximately as:

1. Digital Realty (DLR)
2. Equinix (EQIX)
3. American Tower (AMT)
4. Crown Castle (CCI)
5. Iron Mountain (IRM)

DLR offers a compelling combination of income and growth, making it well suited for investors seeking exposure to the expanding AI data center market while maintaining a focus on dividend quality.

Long-Term Outlook on Datacenter Investments

The AI revolution is still in its early stages. Every advancement in machine learning, cloud computing, autonomous systems, and generative AI requires additional computing capacity. Data centers have become the factories of the digital economy, and demand continues to grow as businesses adopt AI technologies.

Rather than trying to predict which AI application will dominate, investors can profit by owning the infrastructure that nearly every AI company depends upon. Much like investing in railroads during the Industrial Revolution or telecommunications during the Internet boom, investing in AI data centers offers exposure to a foundational layer of technological progress.

For long-term investors, a diversified portfolio that includes data center REITs, semiconductor manufacturers, utilities, and infrastructure providers can offer an attractive combination of growth, resilience, and—in some cases—steady dividend income. While valuations in certain AI-related stocks remain elevated, the long-term need for computing power, energy, and digital infrastructure suggests that AI data centers will remain one of the most compelling investment themes of the next decade.

Always consult your Investment Advisor or Broker before making any investments. While AI stocks did super in 2025 and so far in 2026, there is no guarantee that these investments will. It is just a good feeling I have that this is a market which probably will trend up.

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