Nvidia says rents are rising, and that its neocloud support mostly follows financing. The ~14% stays the neoclouds' own; price does most of the work.

A follow-up to *Funding the Build* and *The Breakeven Frontier*, read from Nvidia's Nov 17 release, CFO commentary and call. Point for point, a rise in new-deal rents widens the cushion ~2–2.5x as much as the same rise in GPU capex narrows it.

01 · PRICING, IN NVIDIA'S WORDS

Rents up. Hopper recontracted at up to 2x; B300 rates up more than 60% since launch. "Up to" is a ceiling, not a norm. Same direction as CoreWeave's SKU rises and IREN's +11–12%. CALL

Margin bottom, then pricing. Q4 guide 71–72%, called the bottom as earlier POs are honored; FY28 72–73%. Longer-term pricing is "for the future": no figure. CFO COMM. · CALL

The cost behind it. Supply commitments ~$279bn → ~$390bn in a quarter, mainly multi-year memory. CFO COMM.

One price for all. Same pricing across all customers. CALL

Per token, per MW. Token prices down ~60% since May; Rubin ~10x GB300's tokens per watt on one benchmark. Per-MW rents can hold as tokens cheapen, but faster generations also shorten GPU life, the bigger lever. CALL · AUTHOR

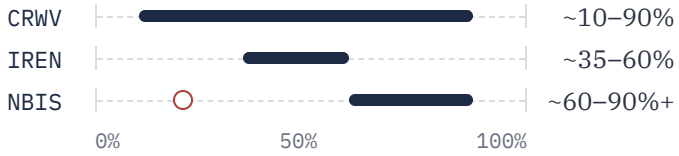
02 · SENSITIVITY, $M PER MW A YEAR

~14%, 5-year GPU life, ~$35M GPU capex per MW.

GPU capex rises	Capex per MW	Breakeven
~5%	+~$1.8M	**+~$0.5M**
~10%	+~$3.5M	**+~$1.0M**
~20%	+~$7M	**+~$2.0M**

Rents +10% on ~$20–25M add ~$2–2.5M a year: enough to offset a ~20–25% rise in GPU capex.

GPU capex rise that erases the cushion, rents flat.



Cushions at central inputs, from *The Breakeven Frontier*. ○ NBIS at its own ~55% margin: ~20%.

03 · POLICY, TOWARD NEOCLOUDS

Support after financing. ~$32bn of neocloud agreements apply only once the neocloud secures financing and the capacity is deployed and accepted. None in the rest of FY27, ~$6bn in FY28. Nvidia shares in rent above a minimum. Not new, Kress says. CFO COMM. · CALL

Small guarantees. ~$3.5bn of the $118bn is land, power and shell for neoclouds; $105bn backs SB Energy's PORTS-Pike campus, leased to OpenAI. CFO COMM.

Its view. Many neoclouds and labs are "growing faster than their balance sheets and long-term credit profiles can support." CFO COMM.

Allocation. Sites ready, capital in place, and for non-investment-grade buyers, solid offtake. CALL

Capital, in order. Buybacks (~$227bn by FY28), supplier prepayments, then selective financing, IG favored. DSO 60 → 64 days on Rubin timing and longer IG terms. CALL · CFO COMM.

~$1.0M	~20–25%	~$32bn	~$3.5bn	~72–73%
PER +10% GPU CAPEX	GPU RISE OFFSET BY +10% RENT	CONTINGENT NEOCLOUD DEALS	NEOCLOUD LPS GUARANTEES	NVDA FY28 GROSS MARGIN

Government policy: new Commerce export controls, released this week, are under study; Nvidia no longer ships licensed Hopper to China ($2.4bn in Q3), in the author's view of little direct bearing on CRWV, NBIS or IREN. Sensitivity: annuity ~29%; new capacity only, flat prices. Nvidia is one part of GPU capex per MW, so its own price rise moves it less. Call items are company statements, unverified, from an interim CEO during a board investigation. Not affiliated with any company named. The author holds no position in NVDA, CRWV, NBIS or IREN.