

WINSTON TANG MAIN RESUME

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RELEVANT EXPERIENCE

Infrastructure & Credit Investment Research Analyst | Unity Investments | 10/2025 – Present | Hybrid

(A multi-family office focused on specialty credit & asset-backed facilities)

- Support underwriting of a digital infrastructure deployment, audit infrastructure investment model, stress-test liquidity & collateral mechanics, & assist with site selection based on power cost & CapEx thresholds for U.S. greenfield deployment.
- Engineered two AI infrastructure credit models — a GPU price-reset stress test and a grid-delay "time-to-power" valuation model and authored a 15-chapter research series quantifying a \$1.5T external financing gap in AI infrastructure.
- Underwrite and screen real estate and renewable energy related credit opportunities, assessing collateral quality.

AI Infrastructure Equity Research Analyst Intern | Pacific Securities Co., Ltd. | 02/2026 – 04/2026 | Remote

- Authored sell-side research on U.S. AI data center power infrastructure, analyzing grid interconnection bottlenecks, off-grid EaaS models, and token economics to assess greenfield project economics and generation asset valuations.
- Conducted bottom-up analysis of the AI power supply chain — generation, grid equipment, and energy storage — producing investment recommendations on transformers, gas turbines, SOFC, and nuclear supply chains.

Real Assets Intern Analyst | Jones Lang LaSalle (JLL) | 12/2025 – 02/2026 | Hybrid

- Built DCF models for 8 data centers (2 public REITs, 6 private), conducting cash flow forecasting, CapEx planning, and downside scenario stress testing across energy cost, occupancy, and financing assumptions.
- Developed automation tools using Python and APIs, improving the efficiency of valuation data extraction and carbon accounting.

Infrastructure Group Private Credit Summer Analyst | Closed Loop Partners | 06/2025 – 08/2025 | New York, NY

(\$500+M AUM platform focused on circular economy private equity, credit, & venture strategies)

- Assisted with due diligence and term-sheet preparation for equipment-backed and project-finance investments.
- Supported the launch of a new private credit strategy, building fund-level models across multiple structures and return scenarios; conducted 20+ stakeholder interviews and evaluated 150+ opportunities in energy and infrastructure services.
- Researched capital formation strategies, including deal-by-deal SPV, coinvestment, SBIC fund&Venture Capital as a Service.

Investment & Policy Analyst (Part-time) | Renew Capital | 09/2024 – 09/2025 | Remote

(Pan-African investment firm backing early-stage, impact-driven ventures across 13 countries)

- Supported modeling of a hybrid equity and venture-debt platform across 13 markets, building LP-level cash-flow and capital-recycling models and stress-testing IRRs across repayment structures and idle cash scenarios.
- Supported financial due diligence and modeling for portfolio companies across fintech, logistics, e-commerce, and e-mobility.

Investment & Impact Analyst Intern (Part-time) | The World Bank Group | 06/2025 – 08/2025 | Hybrid, Washington D.C.

- Led investment-grade impact and economic analysis for a flagship infrastructure debt project in the energy sector.
- Developed investment rationale and financial structure for a blended-finance infrastructure debt vehicle, benchmarking mezzanine terms across comparable emerging market transactions.
- Analyzed economic & employment impacts of mining & transport investments by integrating community-level analysis.

Business Development Team Associate | Clean Energy Associates (CEA) | 09/2021 – 09/2022 | Toronto, Canada

- Provided on demand frontend development services for the company's in-house project management application.
- Created Python-based automations for consolidating accounting reports (P&L, Balance Sheet, Cash Flow Statement); deployed automations on cloud (Jenkins CI/CD); validated and analyzed financial reports; created data pipelines for financial data.

EDUCATION & LEADERSHIP

Harvard University | Master in Urban Planning & Master in Public Policy (Finance & Real Estate Track)

2027

GPA: 3.65/4.00 | Gap Year: 2025-2026; Courses: Global Tech Entrepreneurship, Finance, Financing the Clean Energy Transition, Advanced Budgeting, Real Estate Private Equity and Capital Markets, Real Estate Finance

HBS COrE Certificate Completed: Business Analytics, Economics for Managers, and Financial Accounting

University of Pennsylvania | Master of Computer & Information Technology

2023

GPA: 3.88/4.00 | Coding Project: Chicago Mercantile Exchange Trading Price Prediction

University of Virginia | Bachelor's Degree, Government, Minor in Architecture

2020

GPA: 3.73/4.00 | Volunteer: Construction volunteer for Habitat for Humanities, building houses in New Orleans and Denver

Founder & President | Harvard Kennedy School Building Caucus and the Harvard GSD Building Club | 11/2024 - Present

- Founded the [2025 Harvard Housing Infrastructure, Policy & Design Symposium](#), led a team of 20+ and organized 9 panels with 32 speakers and 150+ event attendees; Organized the 2025 Harvard Housing Policy DC Trek, selected 30 students from 51 applicants.

CoChair | Harvard Kennedy School Impact Investing Club | 05/2025 - Present

- Co-lead a leadership team of 8 to organize the annual NYC Trek, other speaker events and student consulting projects.

Philanthropic Project Lead | Harbus Foundation at the Harvard Business School | 11/2024-05/2025

- Led a five-member team to identify and conduct due diligence on a local nonprofit and successfully provided a grant of \$10,000.

WINSTON TANG ADDITIONAL CV

OTHER EXPERIENCE

Infrastructure Econometric Research Assistant | Harvard Growth Lab | 09/2024 – 06/2025 | Cambridge, MA

- Developed a multi-phase research framework using Poisson Regression (Gravity Model) and Fixed Effects models to quantify how infrastructure gaps and weather shocks impact Wyoming's economic performance.
- Built an automated Python data pipeline to integrate disparate datasets from WYDOT, NOAA, and the BEA, facilitating longitudinal analysis of county-level GDP and labor mobility.
- Calculated geodesic distances for thousands of county pairs and applied inflection point analysis to establish realistic commuting thresholds for low-density rural environments.

Energy Business Extern | Altaaqa Alternative Solutions Company (Zahid Group) | 08–09/2024 | Jeddah, Saudi Arabia

- Provided policy analysis, and conducted government relations outreach to align company businesses with the government's Vision 2030 goals and assisted with cash flow analysis for the company's generator & solar energy businesses.

E-Mobility Policy and Infrastructure Summer Associate | Kabisa Electric Ltd. | 07/2024–09/2024 | Kigali, Rwanda

- Built EV adoption economic models, and Kigali–Mombasa E-Highway economic & climate impact projections, quantifying benefits of \$40 million annually; developed two DCF valuation models to demonstrate the financial impact of new initiatives.
- Led government relations, outreach, and policy research efforts, establishing partnerships between Kabisa and key public agencies.
- Represented Kabisa in meetings with three cabinet offices, contributing to the development of Rwanda's national EV expansion policy and securing government support for EV infrastructure deployment.

Entrepreneurship and Infrastructure Summer Associate | Puebla State Government | 05/2024–07/2024 | Puebla Mexico

- Built and refined financial models to assess the economic viability of large-scale EV infrastructure investments for Puebla's emerging E-Mobility Hub policy; conducted analysis on EV deployment strategies, including economic feasibility studies and carbon offset projections from large-scale adoption scenarios.
- Recommended policy interventions based on international e-mobility best practices to strengthen Puebla's EV infrastructure roadmap and attract private investment; designed business models for the State Innovation Center to create sustainable revenue streams, including a quantitative framework to measure the economic impact of five flagship innovation programs.

PUBLICATIONS & PROJECTS

- Winston Tang. [*AI-Anchored New Towns: Converging the Housing Crisis and Rural Data Center Buildout into a Once-in-a-Generation Community Development Opportunity*](#). Working Paper. Winston Tang Policy Research Blog, April 2026.
- Stephen Gibson and Winston Tang. [*Challenges in Assessing the Impacts of Regulation of Artificial Intelligence*](#). Social Market Foundation, 13 October 2025.

Research Assistant – Climate and Energy Translation | Belfer Center for Science & International Affairs | 06/2024 – 12/2024 | Remote

- Translated climate-related lectures from English into Chinese to support global dissemination of key climate finance, land use, carbon capture, and renewable energy concepts.
- Worked directly with lectures from leading experts, including Professor Deep on Climate Finance, Professor Schrag on Land Use and Carbon Capture, and Professor Lee on Electricity and Grid Systems.

Rural Affordable Housing Impact Fund Project Lead — Pro-bono Consulting | 10/2025 – 04/2026

- Led a 7-person team through an applied research engagement for Capital Stack Partners (CSP), a rural affordable housing capital platform founded by a former USDA Rural Housing Service Administrator and Wisconsin Housing Finance Agency Director.
- Developed original investment thesis positioning CSP as a private credit / mezzanine gap-fill platform targeting the USDA Section 515 preservation pipeline — 400,000 units across 13,000 properties facing mortgage maturity by 2045.
- Built a deal-level SPV financial model illustrating a corrected mezzanine debt structure (13% fixed coupon, USDA 538 senior debt, 4% LIHTC equity, foundation PRI) and produced a platform launch roadmap from entity formation to a \$25–50M Fund I.

Capital & Operating Budget Consultant | Hayward City Government | 02/2024 - 05/2024 | Hayward, CA, USA

- Worked part-time for the newly elected mayor of Hayward, CA as part of the MLD-412 (Advanced Applied Field Lab class).
- Developed a dynamic, intragovernmental financial forecasting model for the City of Hayward to bridge capital planning with long-term operational budgeting, facilitating 20-year lifecycle cost projections for municipal building projects.
- Standardized fiscal reporting metrics by building a centralized tool for the Departments of Public Works, Maintenance, and Finance to quantify operating costs per square foot and offset expenditures through projected building revenue.

Housing & Fiscal Strategy Consultant | Braintree Town Government | 01/2024 | Braintree, MA, USA

- Worked full-time for the newly elected mayor of Braintree, MA as part of the Harvard Transition Fellowship program.
- Authored a comprehensive real estate development strategy to help address a \$10M municipal fiscal deficit.
- Assisted with peer city case study research across seven municipalities to identify best practices for Housing Production Plans (HPP) and pro-housing leadership, synthesizing technical findings from 31 interviews with planners, directors, and developers.
- Developed a policy roadmap for a comprehensive zoning bylaw and map rewrite, formulating administrative reforms to streamline the project approval process and reduce the 18-month average timeline from proposal to groundbreaking.