ASHBURN CAMPUS

ASHBURN, VA

EdgeCore's Ashburn Campus will provide scalable capacity in the world's premier data center market. From the Ashburn Campus, customers have exceptional access to the world's largest data center and connectivity exchange ecosystems as well as multiple key fiber routes, providing low-latency connectivity to countless interconnection opportunities. EdgeCore's Ashburn Campus will support 144 MW of critical load across 720,000 square feet of state-of-the-art data centers.

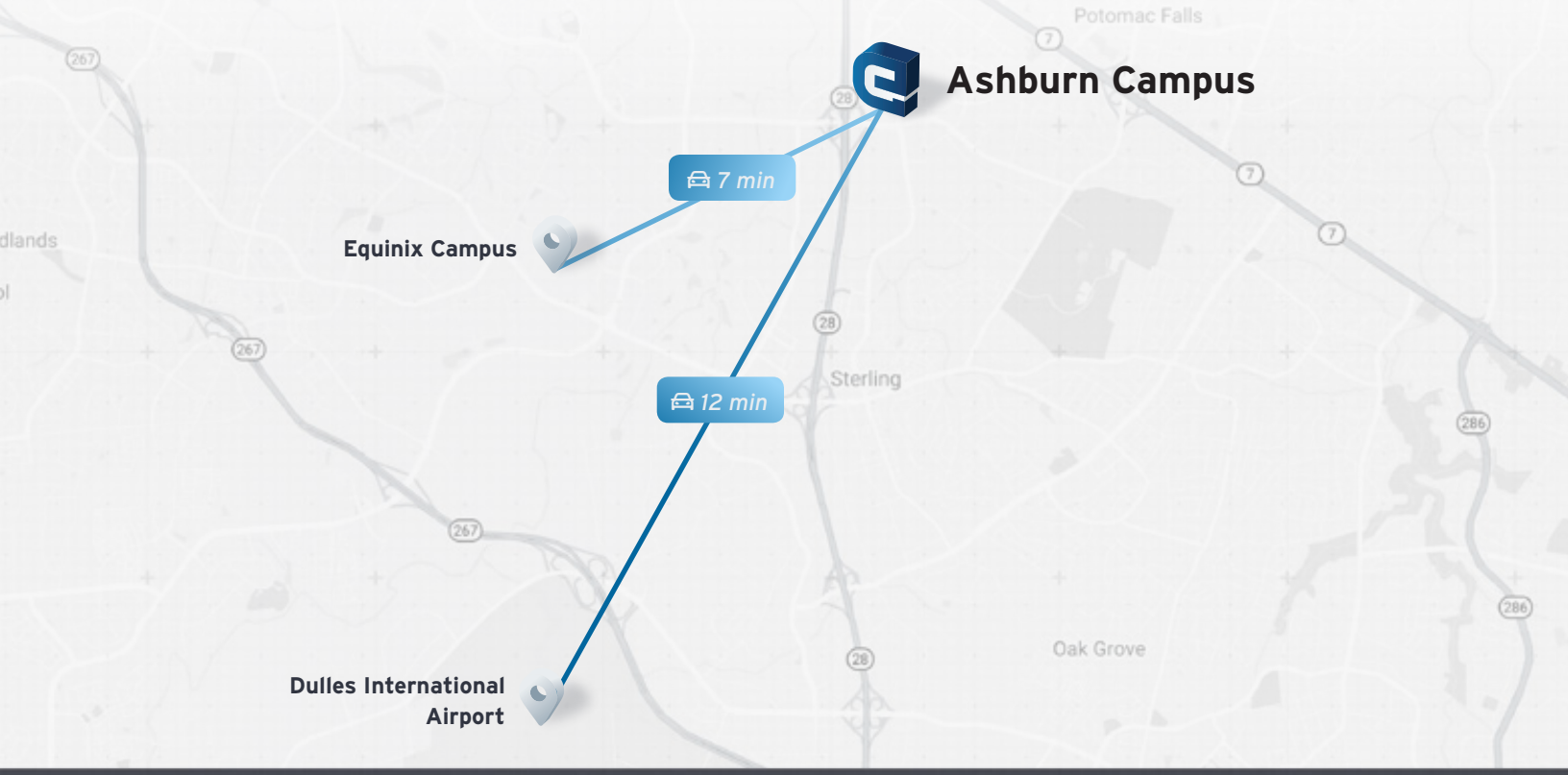
EdgeCore's scalable data center campuses are built and operated to meet the needs of the Global 2000, including hyperscale cloud and Internet companies. Our Tier III design and best-in-class facilities management coupled with our 100% uptime SLA underpin the trust that customers have put in our team for decades. Finally, a relentless focus on customer service ensures that you will be met with experienced professionals at every touch point.

EDGECORE
INTERNET REAL ESTATE

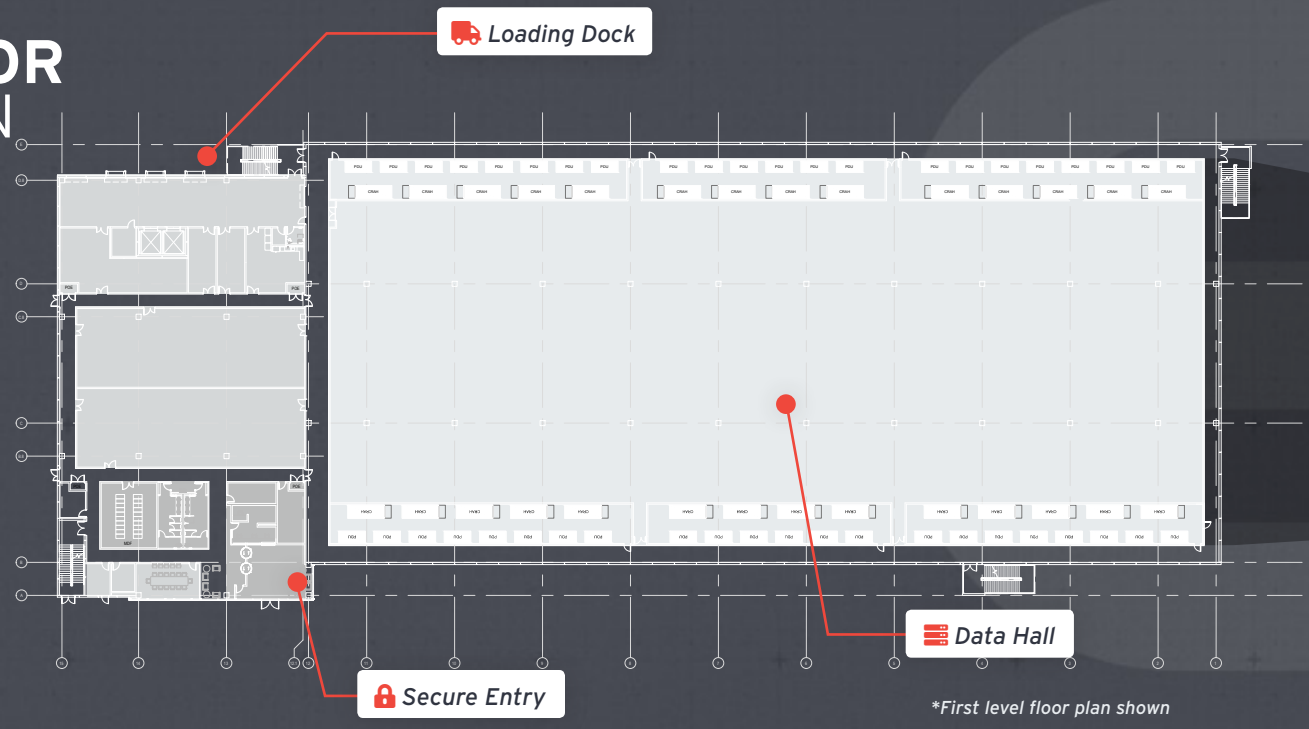
edgecore.com

WHY ASHBURN?

- World's largest data center and connectivity ecosystem, 15+ carriers within 1 mile of site
- Competitive power rates
- Proximity to Dulles International Airport (~12 min) & Washington D.C. (~40 min)
- Significant tax exemptions on data center equipment purchases & leases



FLOOR PLAN



*First level floor plan shown

SITE SPECIFICATIONS

Building - VA01

- Size: 180,000 square feet supporting raised and non-raised floor environments
- Power: 40 MW of utility power designed to support up to 36 MW of critical load at a design PUE of < 1.25
- Located in a low natural-disaster risk area outside of the 500-year flood plain

FACILITY OPERATIONS

- 24x7 on-site facilities management

INFRASTRUCTURE

- N, N+1 and 2N UPS systems with lithium-ion batteries
- Standby generators supporting N, N+1, and 2N redundancies
- Fuel storage: 48 hours of run time at full load
- Air-cooled chillers with economizers supported by independent utility and generator feeds
- Redundant chilled water loops
- Lighting: Zoned lighting controls utilizing efficient dimmable LEDs
- Elevators: 2 freight elevators each rated to 10,000 lbs

SECURITY

- 24x7 security staff
- Video monitored surveillance
- Card and bio access controls
- Mantrap entry with anti-tailgating security system

FIRE & LIFE SAFETY

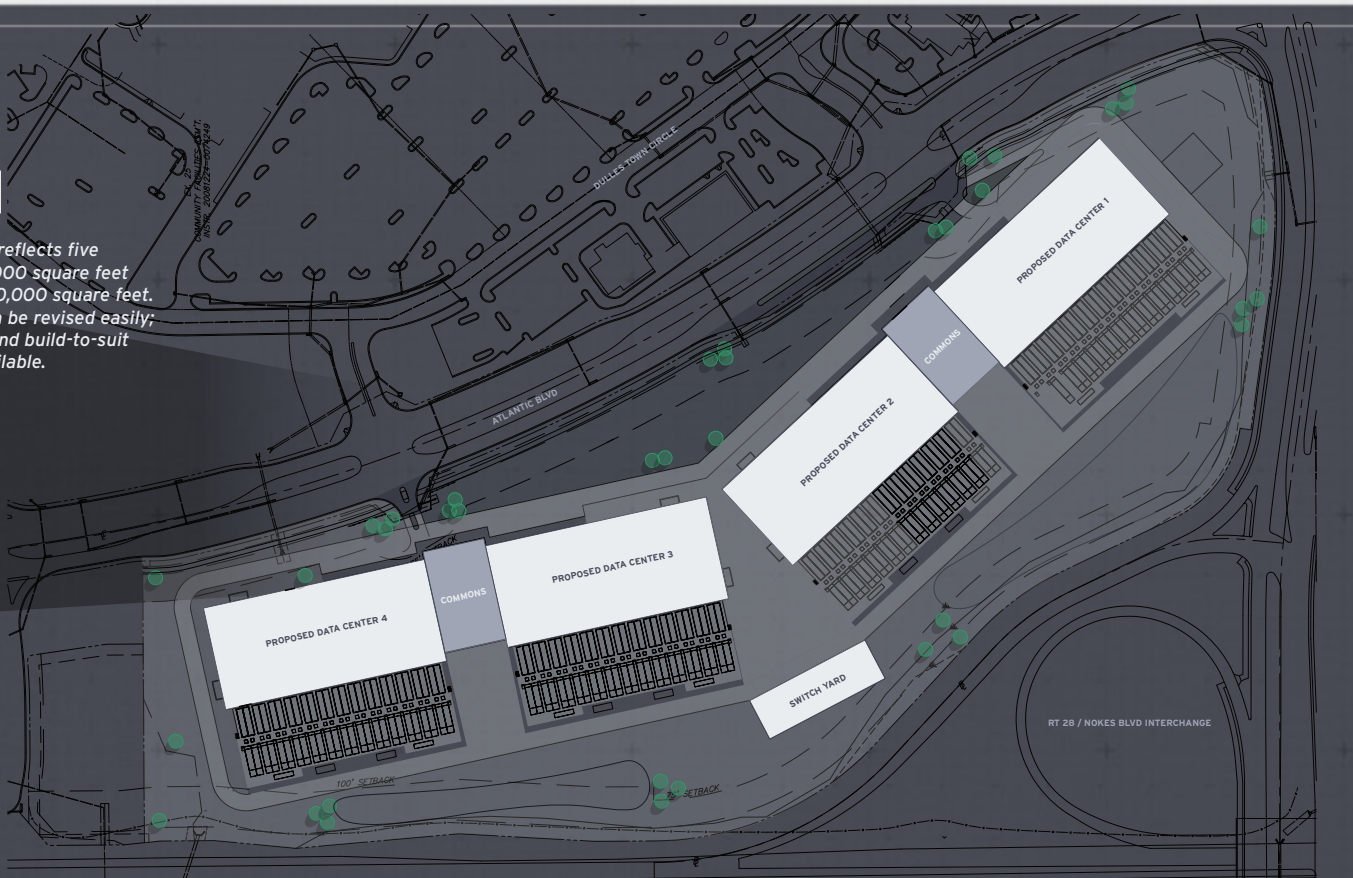
- Addressable smoke detection
- VESDA with dual action zonal interlocking dry-pipe with pre-action

AMENITIES

- Secure staging and storage adjacent to loading dock
- Tech lounge
- Private and shared office space available
- Ample on-site parking

SITE PLAN

**Buildout shown reflects five buildings of 180,000 square feet each, totaling 720,000 square feet. Configuration can be revised easily; flexible designs and build-to-suit solutions are available.*



EdgeCore is a preeminent developer, owner, and operator of highly scalable wholesale data center campuses, providing build-to-suit solutions and ready-for-occupancy data center capacity to the world's leading cloud-service providers and internet companies as well as select enterprises among the Global 2000.

EdgeCore combines deep experience developing world-class data centers with strong financial capabilities to provide its clients with bespoke solutions to meet their data center needs without compromise. EdgeCore is backed by leading global institutional investors and is currently capitalized to develop $2.5 billion in new data center capacity to meet exacting client requirements. EdgeCore is currently developing data center campuses in four leading markets in the US with plans to develop campuses in additional markets. Each campus under development is designed to support between 80 and 225 MW of critical load, representing total capacity exceeding 650 MW across the company's current platform.

DATA CENTERS

- Scalable, secure access to best-in-class cloud providers enabling hybrid- and multi-cloud architectures
- Facilities designed to meet or exceed Tier III standards
- Best-in-class 24x7 on-site facilities support
- Modular design and proven construction practices enable 12-week expansion timeline within existing shell
- LEED Certified Design
- Design PUE of < 1.25

BACKGROUND

- Founded by industry veterans with a combined 55+ years of data center experience
- Headquartered in Denver, CO
- Experience developing over 40 data centers totaling more than 2 million square feet

FINANCIAL STRENGTH

- Institutional capital with a long-term view
- Initial capitalization designed to support data center developments exceeding $2.5 billion

PRODUCTS

- Build-to-suit
- Turn-key data center
- Infrastructured shell
- Powered shell

EDGECORE
INTERNET REAL ESTATE

edgecore.com