

DATA CENTERS REAL ESTATE ACQUISITIONS REPORT

END OF YEAR REVIEW 2022



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DATA CENTERS REAL ESTATE ACQUISITIONS REPORT

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2022 Total
Value of DCRE
Transactions
Yielded \$4 B

2022 DCRE
Transactions
Totalled 8.33 M
SF

2021 DCRE
Transactions
Totalled 11.4 M
SF

2021 Total
Value of DCRE
Transactions
Was \$4.56B

Interest Rate
Hikes
Impacted
DCRE Sales
Volume

Capital Still
Seeking Data
Center Real
Estate
Investment
Opportunities

Cap Rates
Increased For
Leased Data
Center Assets

Hyperscale
Projects Off The
Charts

2022 Was A
Record Year
For US Data
Center
Absorption

DATA CENTERS

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| BUILDINGS | SIZE | PRICE | PRICE PSF | DATE | NOTES |
|--|------------|-----------|-----------|----------|--|
| Centrilogic Data Center 801 N. Main Street Lenoir NC | 26,154 SF | \$4.966 M | \$190 | Jan 2022 | <ul style="list-style-type: none">• Single-tenant lease• 10.5 years on lease at acquisition• 3% annual rent increases |
| Centrilogic Data Center 25 Mansfield Street Rochester NY | 23,668 SF | \$5.334 M | \$225 | Jan 2022 | <ul style="list-style-type: none">• Single-tenant lease• 10.5 years on lease at acquisition• 3% annual rent increases |
| Expedient Data Center 7347 S. Revere Parkway Centennial CO | 32,000 SF | \$13.5 M | \$422 | Jan 2022 | <ul style="list-style-type: none">• Single-tenant lease• 15 year lease term at acquisition• 2% annual rent increases |
| COPT Data Center 9651 Hornbaker Road Manassas VA | 243,000 SF | \$222.5 M | \$916 | Jan 2022 | <ul style="list-style-type: none">• Cloud Capital acquired a turnkey, leased data center from COPT• AWS occupies some or all of the data center |
| DartPoints Data Center 2425 Technology Drive Columbus IN | 86,400 SF | \$8.3 M | \$96 | Jan 2022 | <ul style="list-style-type: none">• Single-tenant data center leased to DartPoints with 50% built-out• 8.5 years on lease term at acquisition• 10% annual rent escalations |
| DeepEdge Data Center 340 Cumberland Ave Portland ME | 52,272 SF | \$6.9 M | \$132 | Feb 2022 | <ul style="list-style-type: none">• Downtown Portland, Maine Carrier Hotel Data Center• Tenants included Comcast, Earthlink and other telecom/data center operators |

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| E*Trade Data Center 1650 Union Hill Rd Alpharetta GA | 165,000 SF | \$80 M | \$485 | Feb 2022 | <ul style="list-style-type: none"> 100% leased 5.4 MW data center Land site has room for an additional 140k SF data center |
| Earthlink Data Center 313 Boston Post Rd W Marlborough MA | 76,322 SF | \$12.1 M | \$159 | Feb 2022 | <ul style="list-style-type: none"> Multi-tenant data center & office building Earthlink occupies 25% with other smaller data center operations in the complex 84% leased at acquisition |
| DataBank Data Center 6900 South Peoria St Centennial CO | 61,937 SF | \$18 M | \$291 | Feb 2022 | <ul style="list-style-type: none"> Zayo (now DataBank) has been the tenant in the building historically DataBank acquired the data center to consolidate with its adjacent 6961 S Quentin Data Center |
| CyrusOne Data Centers 4 Data Centers Houston TX | 752,000 SF | \$670 M | \$891 | March 2022 | <ul style="list-style-type: none"> Houston West I, II & III Data Center Campus & the Houston Galleria Data Centers 42.5 total MW 300K SF of raised floor |
| Cyxtera Data Centers 22810 & 22860 International Drive Sterling VA | 120,240 SF | \$51 M | \$424 | March 2022 | <ul style="list-style-type: none"> Two single-tenant data centers leased to Cyxtera 72k SF & 48k SF data centers with 16.6MW of capacity |
| Verizon Data Center 2950 Zanker Road San Jose CA | 69,700 SF | \$23 M | \$330 | April 2022 | <ul style="list-style-type: none"> Seller acquired the building in 2021 for \$19.4M Verizon vacated the building |

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| Carrier-1 Data Center 1515 Round Table Dallas TX | 106,866 SF | \$30 M | \$281 | April 2022 | <ul style="list-style-type: none"> VPLS acquired the operations and data center building from Carrier-1 Pricing split between data center building and operations - estimated 68.5k SF of raised floor space and 7.5 MWs of critical load |
| Lumen Data Center 7000-7070 Empire Central Houston TX | 95,072 SF | \$9.8 M | \$103 | April 2022 | <ul style="list-style-type: none"> 100% leased multi-tenant data center and flex office complex Lumen occupies 40% of the complex Pricing an estimate – not confirmed |
| DataBank Data Center Shell 200 Selig Drive Atlanta GA | 114,000 SF | \$10.9 M | \$96 | May 2022 | <ul style="list-style-type: none"> DataBank acquired the 114k SF vacant industrial building to convert to data center |
| AWS Data Center 6 Building Complex Chantilly VA | 487,821SF | \$100.19 M | \$205 | May 2022 | <ul style="list-style-type: none"> 6 Building Complex with 2 AWS leased data centers in the complex Multi-tenant with flex office and data center tenancy |
| PNC Data Center 4100 W 150 th Street Cleveland OH | 187,000 SF | \$16.050 M | \$85.83 | May 2022 | <ul style="list-style-type: none"> Formerly PNC owned 3MW data center PNC leases 26% of the facility with 14 years remaining on the lease |
| Unite Private Networks 3830 Singer Blvd NE Albuquerque NM | 41,000 SF | \$7.75 M | \$190 | May 2022 | <ul style="list-style-type: none"> Multi-tenant data center and office building with Unite leasing 50% of the building 3 years on lease at acquisition |

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| Google Data Center 22262 Cloud Plaza Sterling VA | 238,000 SF | \$709 M | \$2979 | May 2022 | <ul style="list-style-type: none"> Single-tenant Google Data Center 10 years on lease term at acquisition The data center has over 46MW of capacity |
| Anthem Data Center 1175 N Main Street Harrisonburg VA | 100,000 SF | \$87.5 M | \$875 | June 2022 | <ul style="list-style-type: none"> Single-tenant data center leased to Anthem Health 4.5 years on lease term at acquisition |
| Marquette Carrier Building 505 Marquette Albuquerque NM | 270,000 SF | \$Unknown | \$Unknown | June 2022 | <ul style="list-style-type: none"> Multi-tenant carrier hotel and office building in the CBD H5 provides its data center services and acts as Landlord 80% leased at acquisition |
| 451 D Data Center & Life Sciences Complex 451 D Street Boston MA | 477,132 SF | \$694 M | \$1,484 | June 2022 | <ul style="list-style-type: none"> Data center, life sciences multi-tenant building Lab infrastructure occupies over 50% of the building Multiple data center operators |
| TIAA Data Center 11525 Main Street Broomfield CO | 92,800 SF | \$26.5 M | \$286 | June 2022 | <ul style="list-style-type: none"> Single-tenant data center leased by TIAA |
| T-Mobile Data Center 7025 AC Skinner Parkway Jacksonville FL | 25,600 SF | \$10.5 M | \$410 | July 2022 | <ul style="list-style-type: none"> Single-tenant data center 16 years remaining on lease at time of acquisition 2.5% annual rent escalations |

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| LexisNexis Data Center 93333 Springboro Pike Miamisburg OH | 73,632 SF | \$6.2 M | \$84 | July 2022 | <ul style="list-style-type: none">LexisNexis full occupies the data center4 years remaining on the lease term at acquisition |
| Expedient Data Center 477 Ironwood Drive Franklin WI | 26,428 SF | \$9.46 M | \$358 | Aug 2022 | <ul style="list-style-type: none">Single-tenant data center15 year lease term at time of acquisition2.5% annual rent escalations |
| Flexential Data Center 425 Duke Drive Franklin TN | 69,000 SF | \$24.5 M | \$355 | Aug 2022 | <ul style="list-style-type: none">Single-tenant data center7 years on lease term at acquisition2.5% annual rent increases |
| Ascent Data Center 4905 North Point Alpharetta GA | 185,000 SF | \$63.6 M | \$344 | Aug 2022 | <ul style="list-style-type: none">7MW data center formerly owned & operated by BlackberryAcquired by Ascent in 2017 as partial-leasebackThe data center was sold by Ascent at 82% occupancy at sale |
| INSP Network 2625 S Memorial Drive Tulsa OK | 133,864 SF | \$13 M | \$97 PSF | Aug 2022 | <ul style="list-style-type: none">INSP Network was the former tenant and acquired the data center from the Landlord |
| Digital Realty Trust Data Center 11830 Webb Chapel Rd Dallas TX | 370,000 SF | \$205 M | \$554 | Aug 2022 | <ul style="list-style-type: none">Multi-tenant data center with retail colocation and commercial tenancyNon-core, mature asset originally acquired by DRT in 2004 |

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| American Express 3202 & 3151 W Behrend Phoenix AZ | 513,361 SF | \$93 M | \$181 | Sept 2022 | <ul style="list-style-type: none"> Two building complex with data center and office Aligned plans data center expansion on the campus |
| Baptist Health Data Center 2100 NW 48 th Street Doral FL | 137,938 SF | \$34 M | \$247 | Sept 2022 | <ul style="list-style-type: none"> CoreSite (as owned by American Tower) acquired the data center to expand its operations in Miami Baptist Health leased back a portion of the building from CoreSite |
| EdgeConnex 282 Corliss Street Pittsburgh PA | 14,174 SF | \$2 M | \$141 | Sept 2022 | <ul style="list-style-type: none"> EdgeConnex, a tenant in the facility, acquired the data center from the ownership |
| Verizon Data Center 2030 Fortune Drive San Jose CA | 72,249 SF | \$18.15 M | \$251 | Oct 2022 | <ul style="list-style-type: none"> 3 tenant 100% leased data center with Verizon as a tenant Average lease term 3.5 years at acquisition |
| State Street Data Center 600 & 800 Friberg Westborough MA | 99,150 SF | \$11.6 M | \$117 | Nov 2022 | <ul style="list-style-type: none"> 600 Friberg is a 99,150 data center & 800 Friberg is 19 acres of adjacent land AWS acquired the properties State Street is a known AWS customer |
| Hampton Oaks and Center Point Business Parks Hampton Oaks Parkway Tampa FL | 405,772 SF | \$74.35 M | \$183 | Nov 2022 | <ul style="list-style-type: none"> 2 Multi-tenant Flex Parks includes with some data center tenancy Verizon and Hivelocity are two of the tenants |

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| State Street Data Center 8 Centennial Drive Grafton MA | 155,000 SF | \$15.1 M | \$97 | Nov 2022 | <ul style="list-style-type: none"> AWS acquired the data center State Street is a known AWS customer |
| McAllen Carrier Data Center 210 S 10 th Street McAllen TX | 209,041 SF | \$32 M | \$153 | Nov 2022 | <ul style="list-style-type: none"> Multi-tenant Carrier Hotel & Office building As part of the acquisition, buyer acquired CarrierCom, a data center operator tenant Pricing not confirmed |
| AWS Data Center 11800 Brewers Spring Road Manassas VA | 125,550 SF | \$20.9 M | \$167 | Dec 2022 | <ul style="list-style-type: none"> AWS historically occupied the data center as tenant and acquired the building |
| Lumen Data Center 3275 & 3235 Intertech Dr Brookfield WI | 68,660 SF | \$8.23 M | \$120 | Dec 2022 | <ul style="list-style-type: none"> Two building - multi-tenancy Lumen leases 50% of the complex with 5 year term at time of acquisition |
| United Health Data Center 14100 Business Center Dr Elk River MN | 240,000 SF | \$90 M | \$375 | Dec 2022 | <ul style="list-style-type: none"> Sale-leaseback transaction Long term lease |
| COPT Data Centers 5 Powered Shell Data Centers Northern VA | 1.1M SF | \$278 M | \$253 | Dec 2022 | <ul style="list-style-type: none"> Blackstone created a JV with COPT to acquire 5 leased powered shell data centers |

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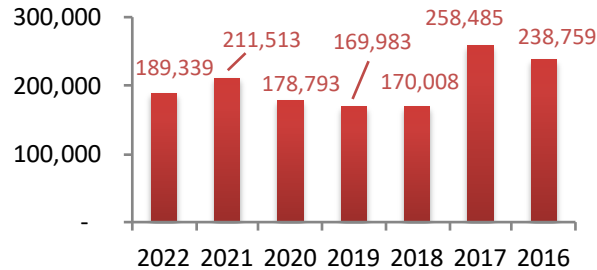
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| CoreSite 215 County Ave Secaucus NJ | 132,000 SF | \$62.5 M | \$474 | Dec 2022 | <ul style="list-style-type: none">• Vacant industrial building• CoreSite to convert to data center use adding to itsNJ/NY portfolio |
| Aligned Data Centers 2510 S Price Road Chandler AZ | 256,122 SF | \$115 M | \$252 | Dec 2022 | <ul style="list-style-type: none">• Aligned acquired the complex to expand its Phoenix Metro data center footprint• Site/building will be converted to a data center campus |

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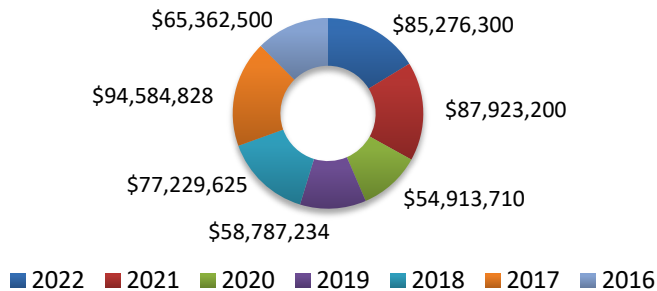
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DATA CENTER REAL ESTATE ACQUISITIONS ANNUAL SUMMARY

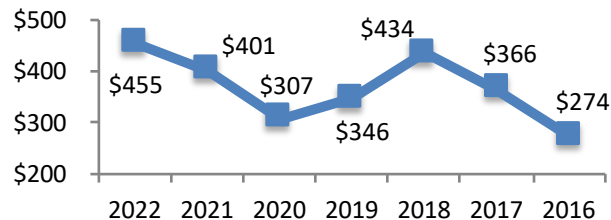
AVERAGE SF PER DEAL



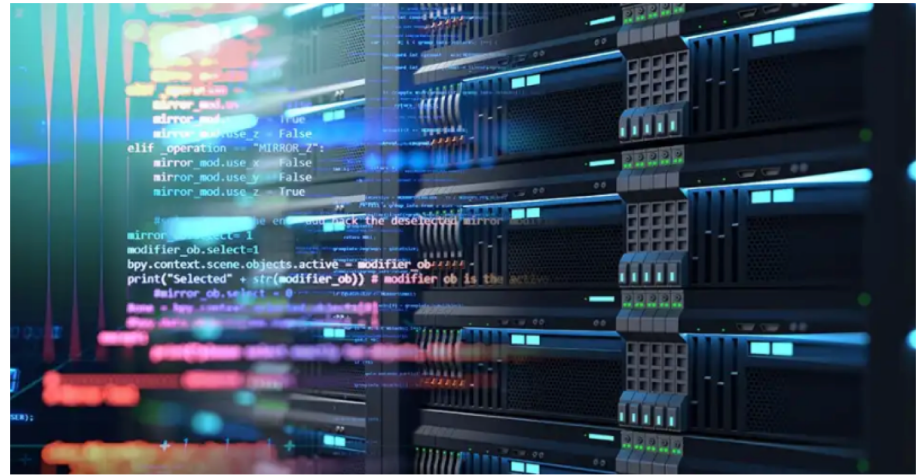
AVERAGE PRICE PER DEAL



AVERAGE PRICE PER SF



In 2022, data center real estate acquisitions totaled 8.33 M SF of space with a total transaction value of \$4 Billion.



Five 9s Digital specializes in data center real estate. That's all we do. We offer acquisition and disposition services, brokerage, development, consulting and market research services on national basis.

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