AVAILABLE HEAVY POWERED CAMPUS FOR LEASE

2005 EAST TECHNOLOGY CIRCLE
TEMPE, AZ, 85284

± 11.25 TOTAL ACRES

DESIGNED FOR 5.6 MW | 3 MW OF COMMITTED SRP POWER TO SITE

SITE OVERVIEW MAP

Location

- Within the Arizona State University Research Park, Tempe's largest corporate campus
- Parcel ID 301-53-314

Building Description

- ±11.25 Acres, including adjacent vacant land
- ±60,000 SF building
- ±17,000 SF of raised floor area
- Clear height: 12-24 feet
- 8" thick concrete walls 4" thick roof decks with waterproof membrane
- CRAC units provide raised floor cooling
- Fire detection, alarm, and suppression system consists of fully automatic dry pipe sprinkler valves

Power

- ± 5.6 MW of gross power designed, 3.0 MW of gross SRP power committed to site
- 2.2 MW critical built out

Security

- 24x7 manned security, video and biometric security available

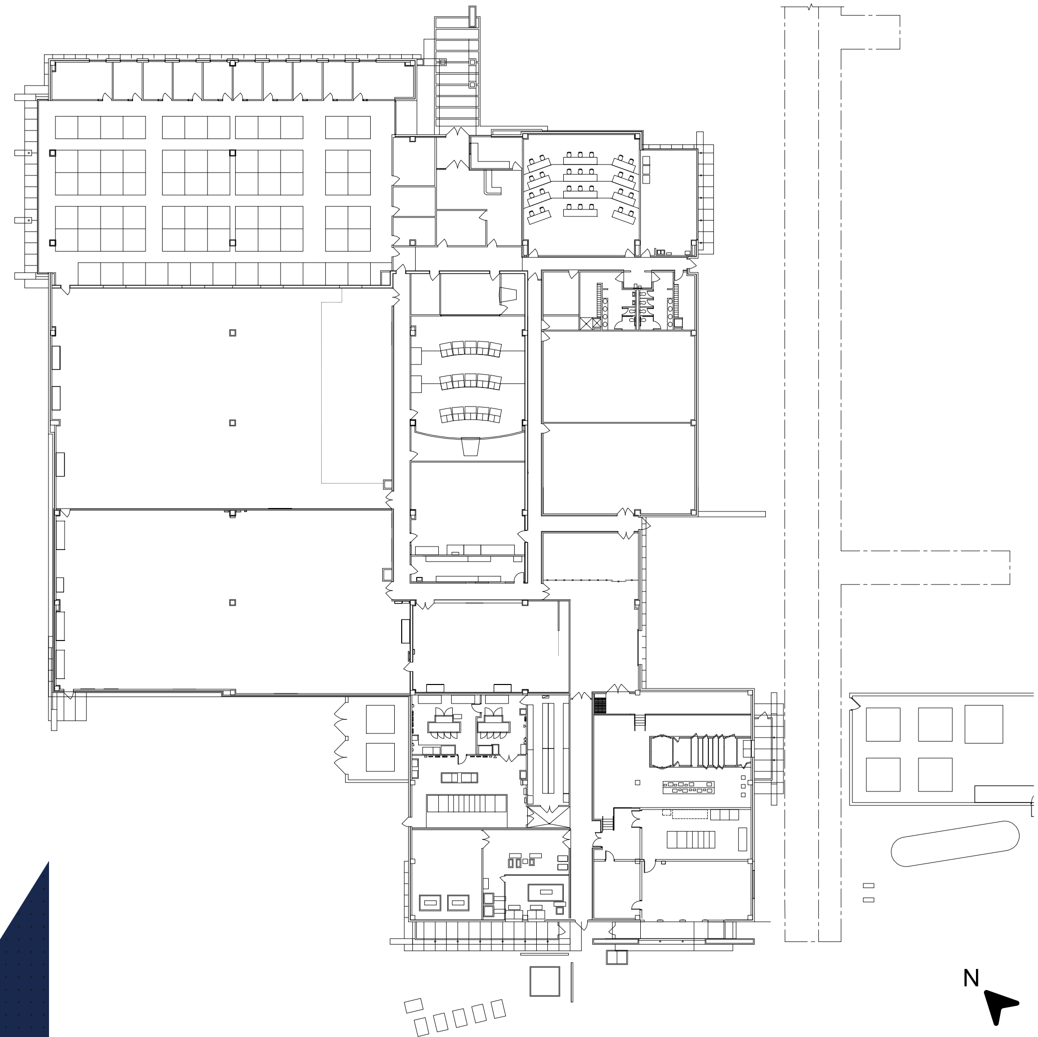
Redundancy

- Onsite well

Network Providers

(Diversified carrier options to 120 East Van Buren)

- Abovenet
- AGL Networks
- AT&T
- Level 3
- Qwest
- Verizon
- Integra
- XO
- Cox



Ownership

Mapletree operates a data center ownership model as an investor and landlord to data center operators. Operating globally, Mapletree Investments holds 56 data center assets in North America.

EQUIPMENT LIST

2005 East Technology Circle | Tempe, AZ 85284

POWER INFRASTRUCTURE

Utility Power

- 3.0 MW committed from SRP via Clemens Substation
- (3) Utility Transformers: 1,500 KVA, 1,500 KVA, 2,500 KVA
- (3) Main Switchboards: MS1 (3,000A), MS2 (4,000A), MS3 (4,000A)

Backup Generators

- Generator 1: 1,000 KW – Operational
- Generator 2: 1,000 KW – Operational
- Generator 3: 2,000 KW – Mothballed & Locked Out
- Available Backup: 2.0 MW | Total Installed: 4.0 MW

UPS Systems

- UPS-1: 750 KVA – Operational with batteries
- UPS-2: 750 KVA – Shutdown (no batteries)
- UPS-3: 750 KVA – Shutdown (no batteries)
- UPS-1A & UPS-2A: 50 KVA each – Shutdown (no batteries)

Power Distribution

- (14) PDUs: A through N serving facility loads
- PDU-1, PDU-2, PDU-3 serving UPS-fed critical loads
- (30+) Distribution panels throughout facility
- Multiple Automatic Transfer Switches (ATS) for utility/generator switching

COOLING INFRASTRUCTURE

CRAC Units (Computer Room Air Conditioning)

- CRAC-1: 480V, 3Ø – Operational
- CRAC-2: 480V, 3Ø – Operational
- CRAC-3: 480V, 3Ø – Operational

Air Handling Units

- AHU-1: 600A feed – Operational
- AHU-2A: 200A feed – Operational
- AHU-2B: 200A feed – Operational

Chillers & Cooling Loops

- (2) Chillers: CH1 (100A), CH2 (400A)
- (5) Cooling Loops: CL1A, CL2A, CL3, CL4, CL5

POWER OVERVIEW

Existing Power Story:

Capacity Drawn from Clemans Substation

Designed for 5.6 MW |
3 MW of Committed SRP Power to site

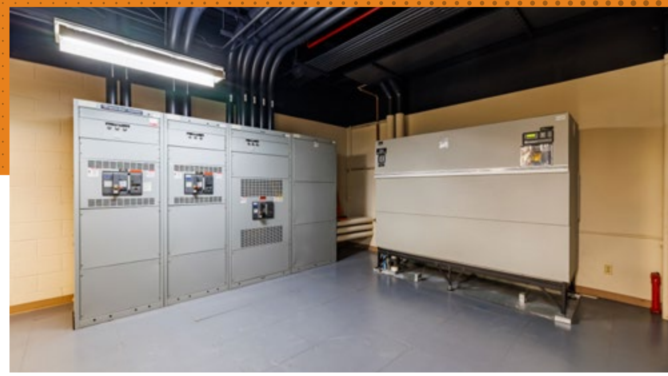
Building Power Expansion:

The building is currently being served 3.0 MW of gross power from SRP. Additional capacity to support the building is being discussed with SRP.

Vacant Land Expansion:

2005 offers the ability for future growth to an additional new building on the existing vacant land.

FACILITY OVERVIEW

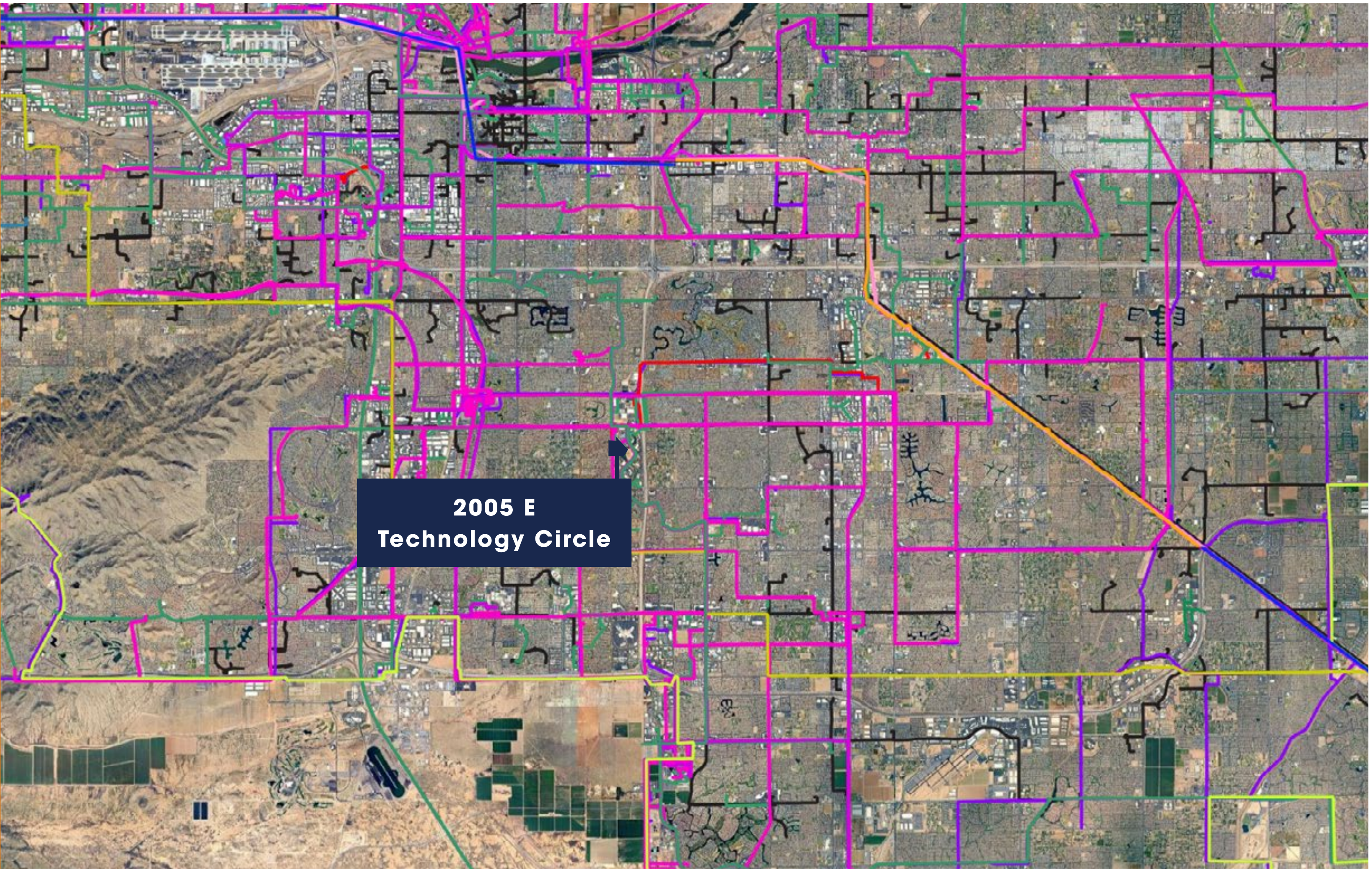








PHOENIX COLOCATION OVERVIEW

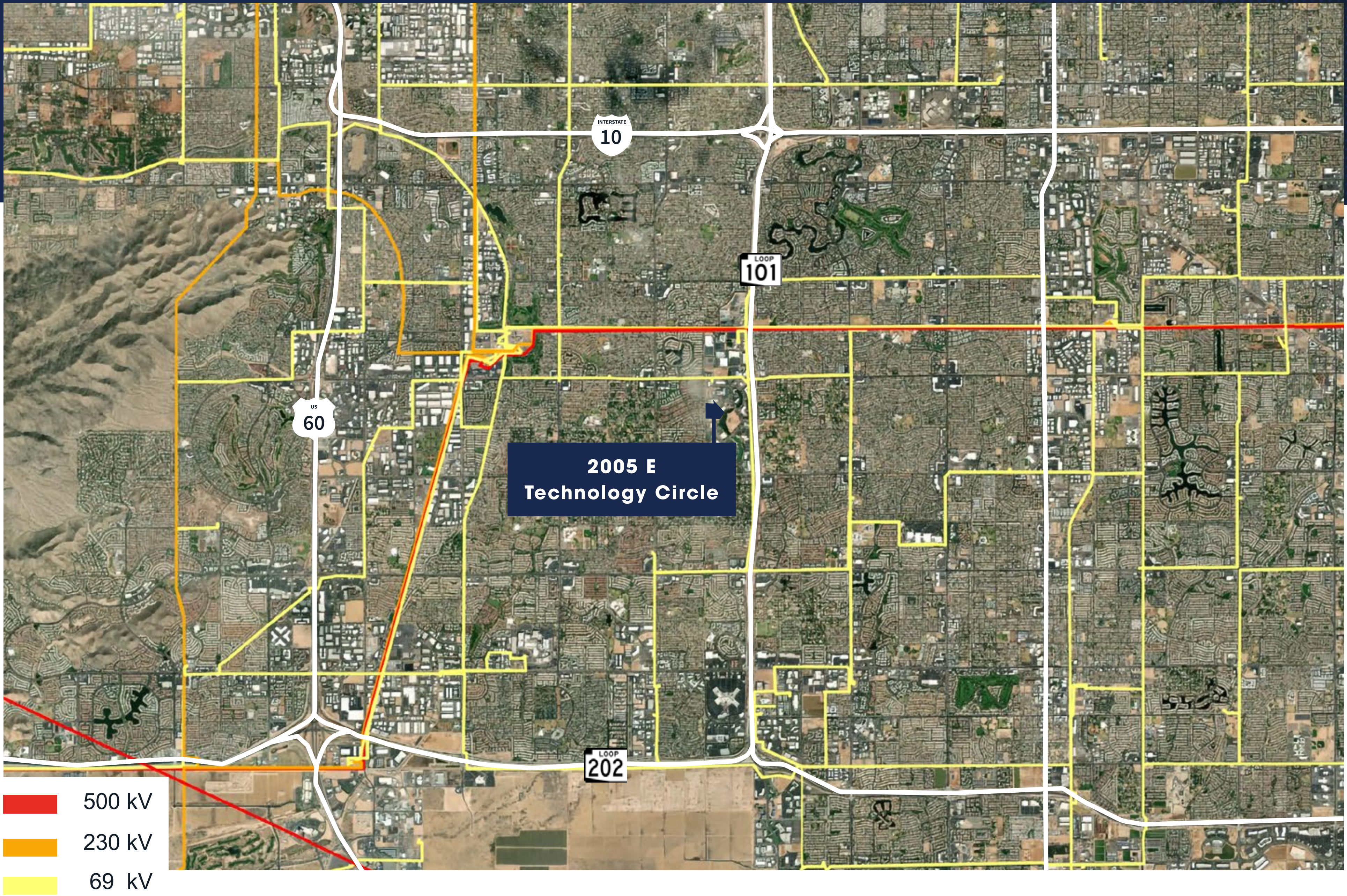
FIBER OVERVIEW



- Sprint Long Haul
- SRP (Salt River Project)
- Syringa Networks Leased LH
- Tru Com
- Uniti Fiber
- Uniti Fiber
- WANRack
- WANRack Planned
- Windstream
- Windstream - Dark
- Windstream Long Haul
- Zayo Long Haul
- Zayo Metro
- Alluvion Communications
- Arelion
- Arelion - North America
- CenturyLink Long Haul
- City of Mesa, AZ
- Crown Castle

Additional Fiber Lines in the area*

POWERLINE OVERVIEW

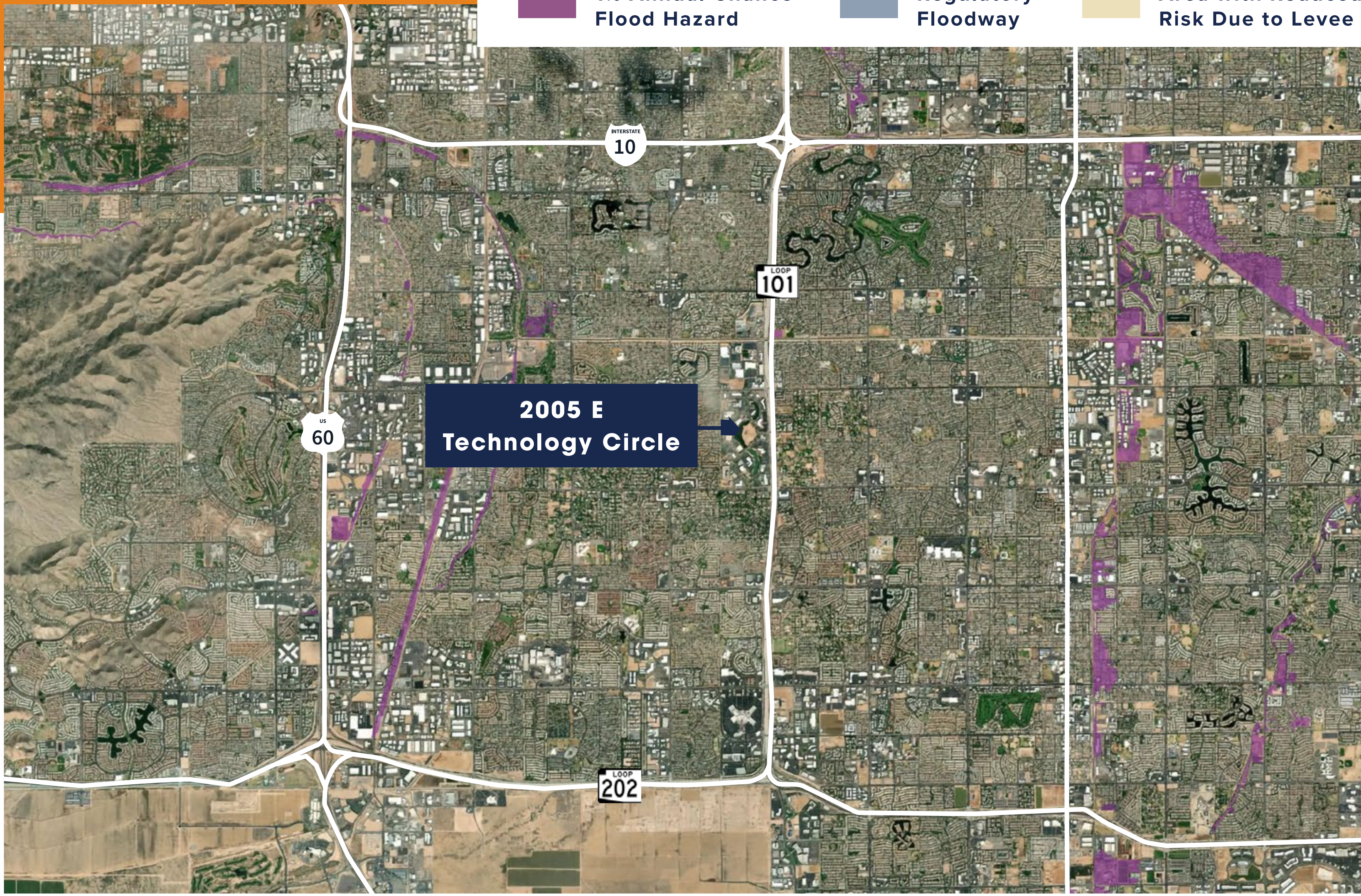


FLOOD ZONE OVERVIEW

1% Annual Chance Flood Hazard

Regulatory Floodway

Area with Reduced Risk Due to Levee



PHOENIX H1 2026 OVERVIEW

Key Themes

- Speed to market remains critical for new developments and colocation requirements, with operators continuing to prioritize zoned and entitled sites despite lengthy power delivery timelines.
- Development activity continues expanding across Phoenix submarkets, with increasing focus on Casa Grande, Buckeye and Tucson as operators pursue opportunities in both established clusters and emerging growth areas.
- New market entrants continue establishing a presence in Arizona, signaling sustained development momentum and strong investor confidence in the state's data center market.

Market Overview

- Phoenix remains a top U.S. data center market with substantial capacity growth projected, driven by competitive land costs and favorable electricity pricing that continue to attract hyperscale and enterprise tenants.
- Leasing activity accelerated in H1 2026, driven by sustained hyperscale requirements and expanding AI demand. Build-to-suit projects continue to dominate development activity as users seek customized, operationally-tailored solutions.
- Facing 30 GW of Maricopa County interconnection requests, APS and SRP are pressuring developers to secure power through alternative strategies like co-located generation and on-site battery storage. This shift isolates the regional grid from surging industrial loads while keeping projects in motion.

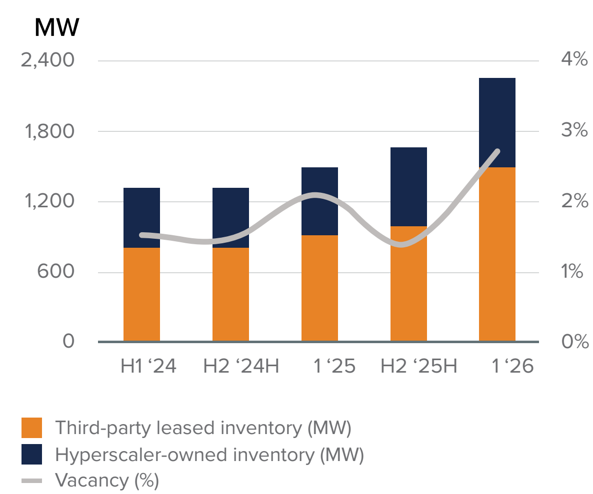
Outlook

- Regional demand is expected to remain strong into 2027, as continued AI and cloud expansion drive larger requirements.
- Early and frequent community engagement has become increasingly important throughout the development process.
- Phoenix expected to see a gradual rise in utility-partnered microgrid initiatives and diversified on-site generation options to help navigate regional queue timelines. This collaborative shift will likely offer developers greater flexibility in balancing immediate power requirements with broader long-term sustainability goals.
- Securing proper zoning and entitlements continues to be the highest priority when evaluating potential sites.

Fundamentals

Total existing inventory	2,243 MW
H1 leasing absorption	442 MW
H1 total completions	590 MW
Total under construction	1,689 MW
Total vacancy	3%/60 MW
Rental rates 1-5 MW ($/kW/mo + E)	$165-$215

Historical Trends



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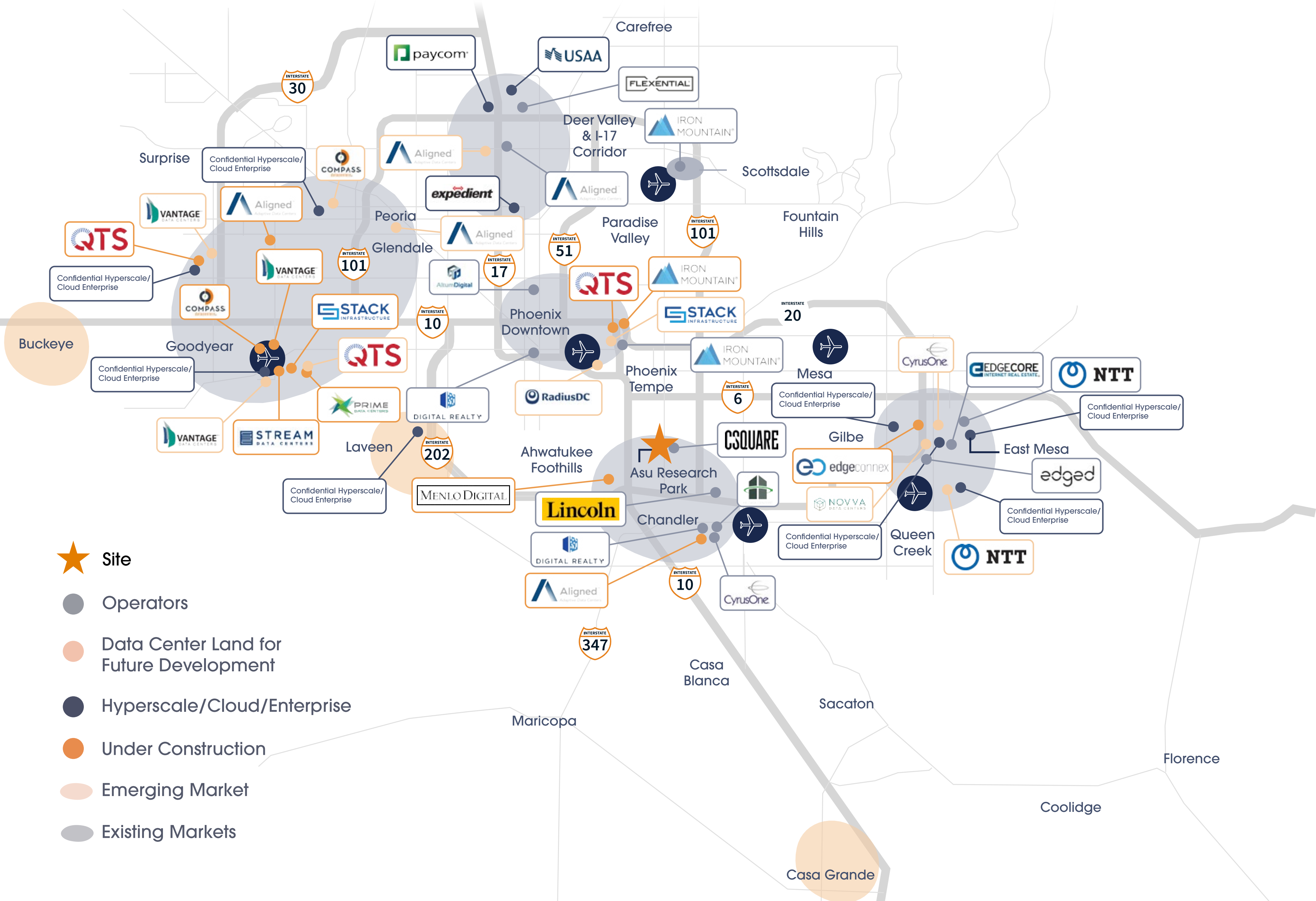
PHOENIX DATA CENTERS CLUSTER MAP



WHY PHOENIX FOR DATA CENTERS

TOP 5

U.S. Data Center Market with Strong AI-Driven Absorption Trends

JLL Research 2025

2nd

Nationally for planned Data Center Development – 4.2 GW

AZ Big Media 2025

Major southwest fiber hub with direct connectivity to California Markets

JLL Research 2025

Utilities

- One of the most dependable electric grids in the nation
- No natural disasters
- Large network of fiber (60+ fiber, telecom, broadband, and wireless leaders)

Operating Costs

- Substantially **lower corporate income tax** rates in Arizona
- Competitive cost advantages include no Business Inventory Tax and programs that reward qualified companies, such as the Quality Jobs Tax Credit and the Qualified Facilities Refundable Tax Credit

WHY ARIZONA FOR DATA CENTERS

Colocations in market from industry leaders such as *Aligned, QTS, Digital Realty Trust, CyrusOne, Iron Mountain, Vantage, Stack, NTT, Compass,* and *STREAM*.

Phoenix is home to major cloud providers including *Apple, AWS, Google, Meta, Microsoft, and Oracle*, as well as corporate enterprise users such as *American Express, Charles Schwab, GoDaddy, and PayPal*.

Great Place to Do Business

Greater Phoenix is fast-paced, dynamic and possesses an unapologetic willingness to get things done making it one of the top cities to do business. The region has a pioneering spirit and welcoming attitude toward people and business. When you expand or relocate your business to Greater Phoenix, you join a community rich with opportunity, innovation and economic vibrancy.

Strong Connectivity

Internet connectivity is robust with a heavy concentration of top-tier telecommunication providers. According to the Ookla Net Index, Internet speed and mobile networks in the greater Phoenix region are among the countries fastest. Plus, a high concentration of network providers engenders competition.

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