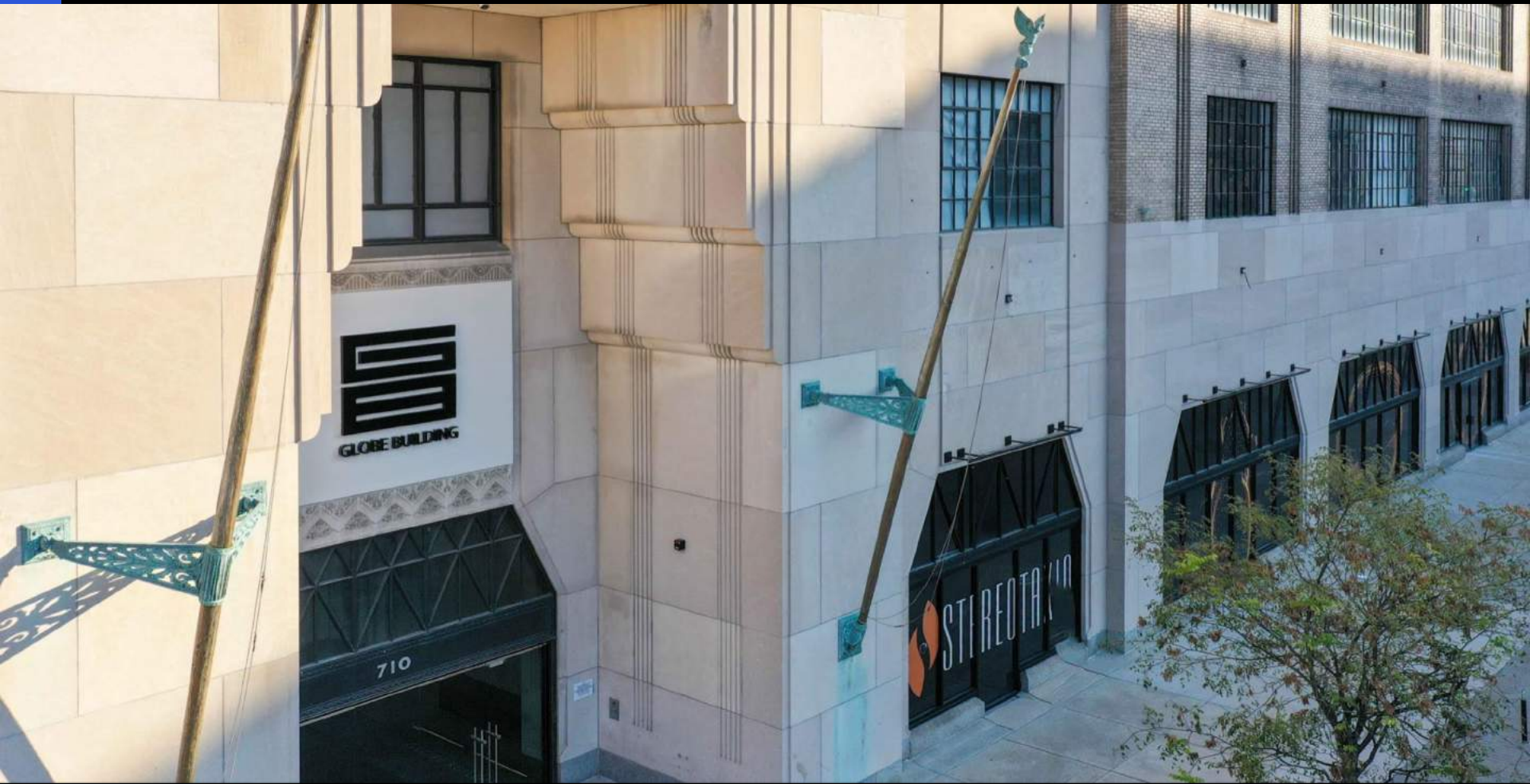


For Lease
Built-Out Data Center Space
St. Louis Carrier Hotel Building



Romans Properties LLC



FIVE 9s DIGITAL

OVERVIEW - The Globe Building

Location: 710 N Tucker Blvd, St. Louis, MO

Building: Highly-connected Carrier Hotel Data Center located in Downtown St. Louis

Data Center Space: 28,700 SF +/- data center suite on the 4th floor with 16,000 SF +/- of built-out space

Space Specs:

Power:	2,000 amps (3-phase 480V) main utility disconnect and 1,6000 amp automatic transfer switch
Generator:	1,375 KVA Onan genset
Cooling:	5- 30 ton indoor Liebert units, 2- 10 ton indoor Liebert units, 2 - 100 ton Liebert dry-cooler units, & 5 - 50 ton dry-cooler units
PDU & UPS:	Lucent PDUs and distribution boards. 7 Lucent 200 amp rectifiers.
Connectivity:	6 - 4" conduits connected to the Globe Building's Carrier Neutral Meet-Me-Room (MMR) offering access to 12+ fiber providers present in the building
Cabinets:	50 in-place connected cabinets

Building Details: The Globe Building is a premier carrier-hotel data center building fed by Ameren's largest substation in St. Louis offering access to numerous high-speed fiber providers. Floor loads of up to 250 lbs PSF, access to freight elevators with 7.5k lbs of capacity. Updated Ameren power on-site fed by 3 diverse 13,800 V transmission feeds connected via automatic transfer switch offering reliable utility power along with expansion capacity for data center operators. The building offers on-site security, covered loading docks, additional generator and fuel storage areas, and 4 diverse fiber points of entry.

Availability: The Data Center Space has been recent vacated and available immediately.

DATA CENTER SPACE PHOTOS



Expansion Area



Connected Cabinets

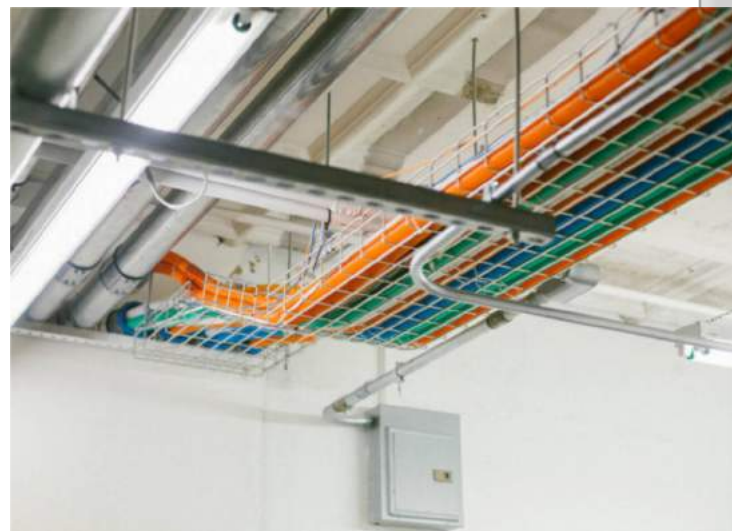


Connected Cabinets



Cabinets & Cage Areas

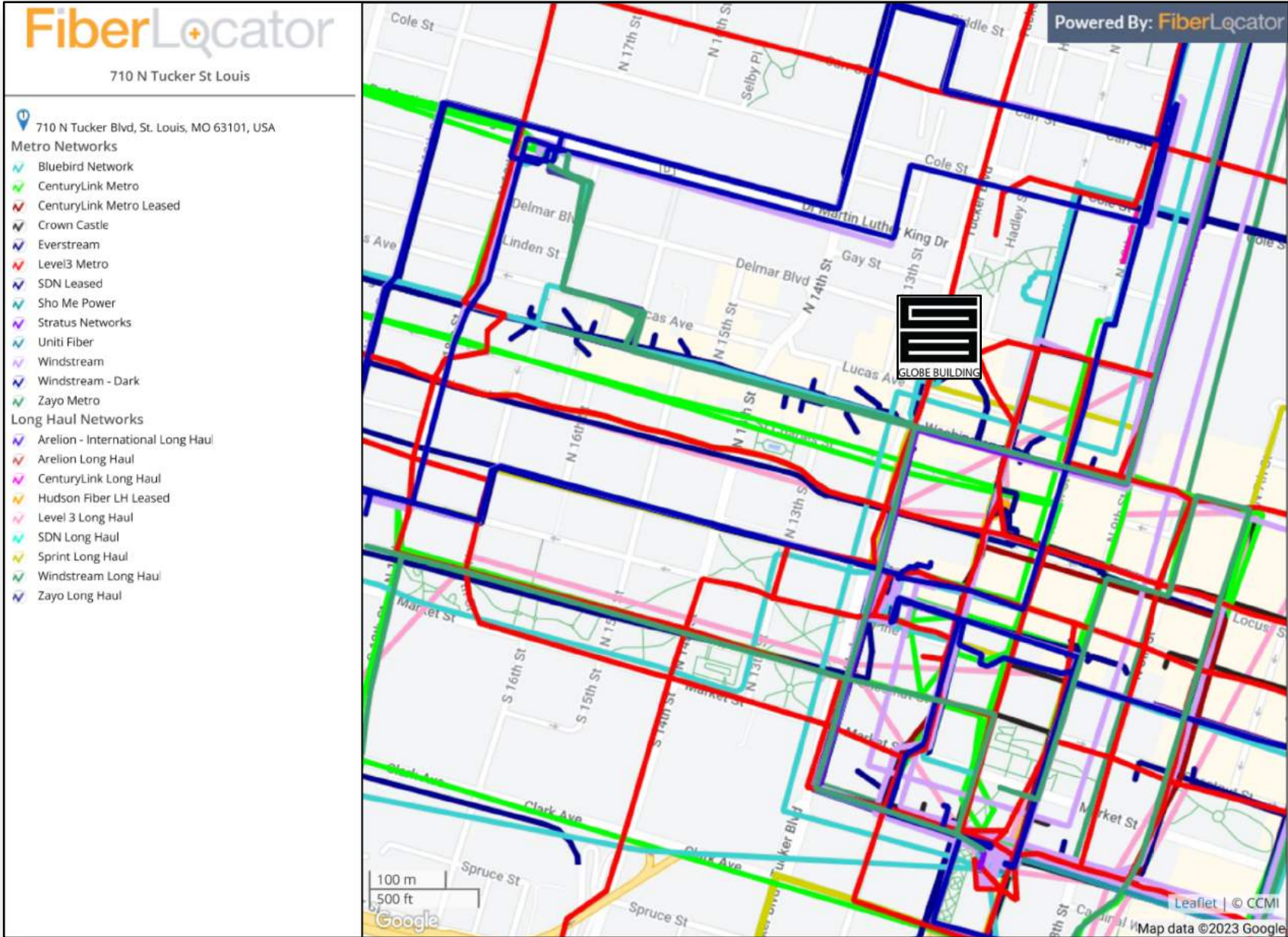
BUILDING PHOTOS



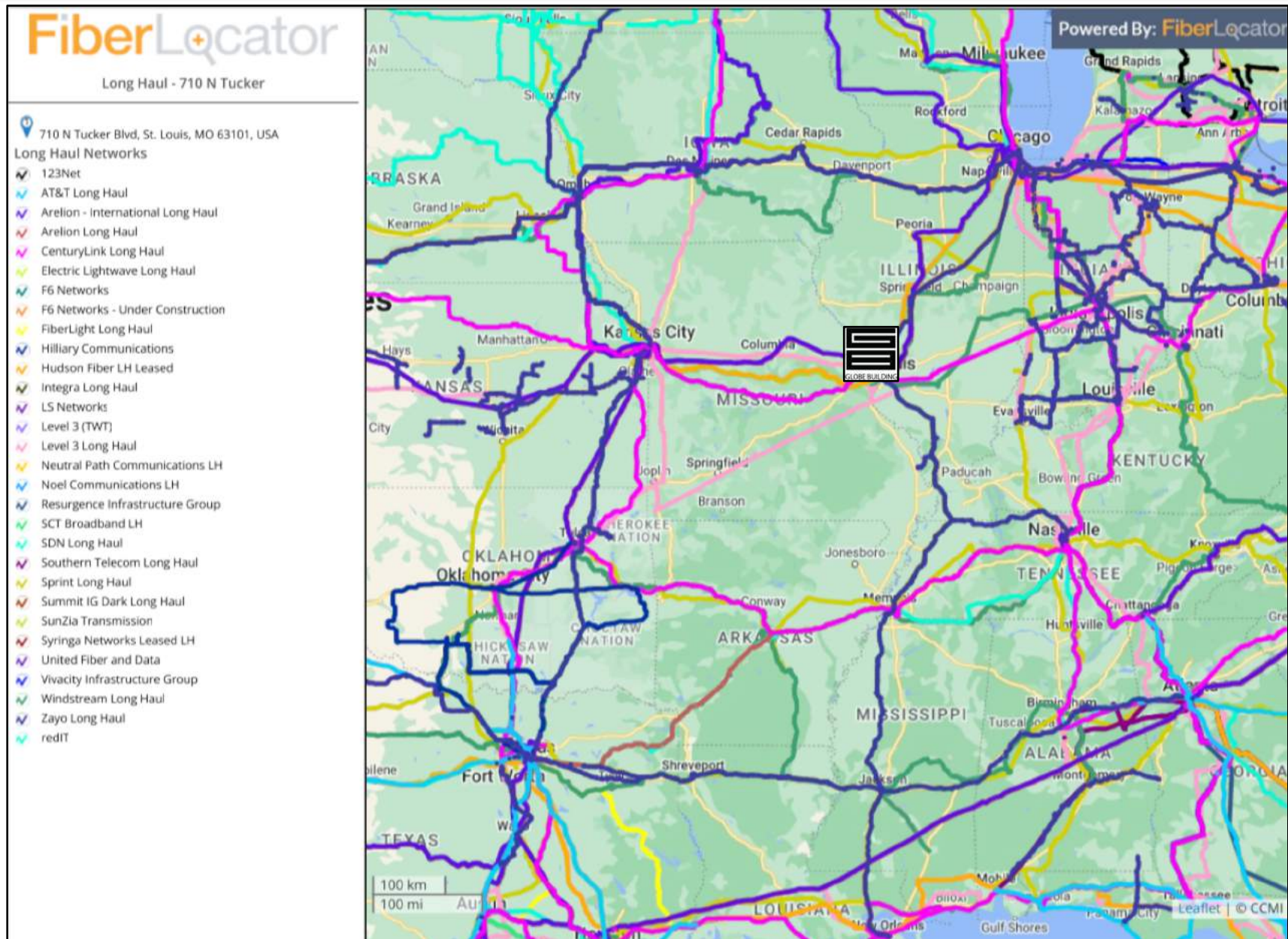
BUILDING PHOTOS



CONNECTIVITY - Metro & Long Haul



CONNECTIVITY - Long Haul



ST. LOUIS DATA CENTER MARKET

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, and the 19th the largest in the United States with a total population of 2.8 million. The region is headquarters to seven (7) Fortune 500 companies including Centene, Emerson Electric, Reinsurance Group of America, Edward Jones, Olin, Graybar Electric and Ameren. St. Louis is one of the top five (5) cities for tech sector job growth and recently ranked 6th for new Tech Jobs by Fortune Magazine.

St. Louis is considered a strong Tier 2 data center market with a concentration of retail colocation operators, managed services providers, interconnection solutions and home to numerous enterprise data centers. Centrally located in the Midwest, St. Louis serves as a fiber interconnection point for north-south and trans eastern-western fiber traffic. As a result, Downtown St. Louis has a robust carrier hotel data center presences with focus on fiber interconnectivity, edge solutions and connectivity-centric retail colocation.

Corporate data centers in the St. Louis area include: World Omni Financial, Ameritrade, Refinitiv, World Wide Technology, Enterprise Rent-A-Car, Equifax, SS&C, Wells Fargo, Mastercard and Edward Jones among others.

Data center operators in the St. Louis area have benefited from low cost of power which is 25% below the national average with a 20% of the power supply from renewable sources. Ameren Missouri is the main energy provider in the area servicing a number of data center operators and enterprise operations.



The region also offers aggressive incentives for both new and existing business including the Smart Energy Plan. Companies adding jobs and spurring economic growth can qualify for an average 40% discount on base power rates over a five-year term. Users must have an average monthly demand of 300 kW and a minimum 55% load factor.

Additionally, Data centers can qualify for the Data Center Sales Tax Exemption Program through the Missouri Department of Economic Development offering tax benefits for data center operations that create new full time jobs and meet certain investment criteria

ST. LOUIS HIGHLIGHTS

ST. LOUIS OVERVIEW

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, and the 19th largest in the United States, and has a total population of 2.8 million. The Metropolitan Area is bisected by the Mississippi River where eastern Missouri meets western Illinois.



2.8M

POPULATION

|

19TH

LARGEST MSA



ST. LOUIS MARKET NOTABLE FEATURES

- #1

Four relatively uncontested interstate highways connect the St. Louis area to locations north, south, east, and west
- #2

Located within 500 miles of 30 %of the U.S. population, the St. Louis region is the sixth largest center for wholesale trade not located on a coastal port or international border crossing.
- #3

Trucks leaving the St. Louis area can reach 70 percent of the U.S. population within 48 hours.
- #4

Interstates 55, 70 and 84 connect St. Louis to Chicago, Kansas City, Denver, Memphis and New Orleans.

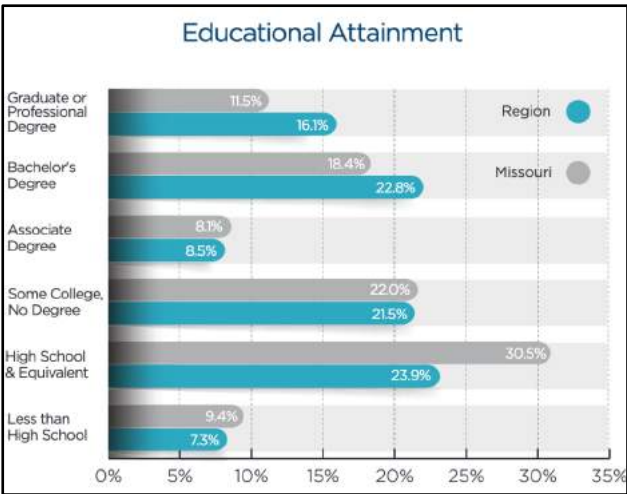
ST. LOUIS BUSINESS MARKET OVERVIEW

Major Employers Regional Employment

• BJC HealthCare	30,000
• Washington University	18,800
• Mercy	15,400
• Boeing	14,900
• SSM Health	14,600
• Scott Air Force Base	13,000
• Schnuck Markets	8,700
• St. Louis University	6,500

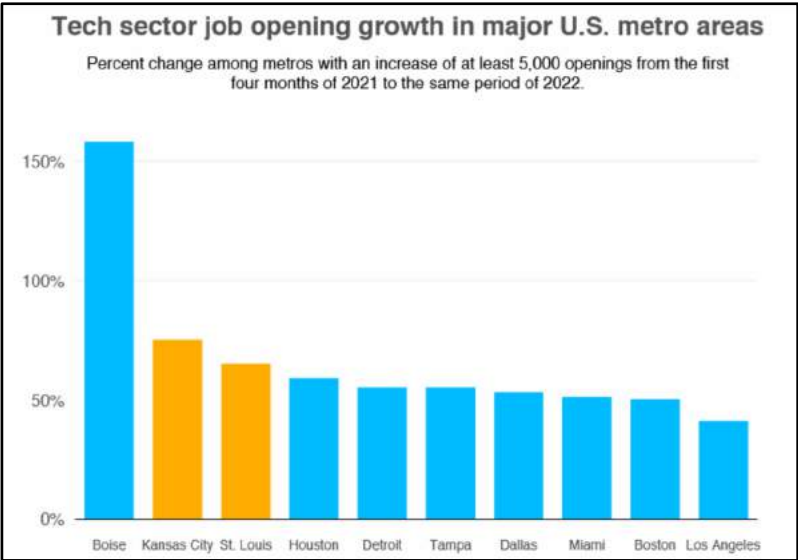
Top Technology Employers

- Amazon
- Cognizant Solutions
- Wipro
- Tech Mahindra
- IBM
- Tata Consultancy
- World Wide Technology



St. Louis Region Top Employing Industries					
Industry	Employment 2017	Employment 2021	Net Change	2017-2021 Empl. CAGR	2020 Annual Wages
Health Care & Social Assistance	182,275	184,277	2,002	0.3%	\$56,484
Retail Trade	113,387	105,273	-8,114	-1.8%	\$37,092
Manufacturing	94,158	96,060	1,902	0.5%	\$77,232
Accommodation & Food Services	106,085	87,916	-18,169	-4.6%	\$22,500
Professional, Science & Tech. Servs.	72,852	74,916	2,064	0.7%	\$90,120
Administrative Support & Waste	82,689	74,273	-8,416	-2.6%	\$51,408
Educational Services	74,868	73,057	-1,811	-0.6%	\$51,636
Finance & Insurance	64,027	65,014	987	0.4%	\$102,360
Construction	55,706	58,415	2,709	1.2%	\$70,260
Wholesale Trade	54,155	55,368	1,213	0.6%	\$83,232
Transportation & Warehousing	35,554	41,904	6,350	4.2%	\$49,944
Mngt. of Companies & Enterprises	42,023	39,341	-2,682	-1.6%	\$107,592

SOURCE: LEHD QW1, 2017-2021 ANNUAL AVERAGES



MISSOURI DATA CENTER TAX INCENTIVES



Missouri Department of
Economic Development
HELPING MISSOURIANS PROSPER

DATA CENTER SALES TAX EXEMPTION PROGRAM

PURPOSE

Incentivize the location and expansion of data centers in the State of Missouri by providing an exemption, for a period of time, of the sales and utility taxes associated with a variety of activities necessary to build a new facility or expand an existing facility.

HOW THE PROGRAM WORKS

An eligible data center company (or a consortium of eligible companies) who plan to locate at a new facility or expand an existing facility apply to the State with a Notice of Intent which describes their proposed "plan". That "plan" includes the estimates of construction or rehab materials; machinery and equipment purchases; and utility costs over a designated term at the facility (no more than 10 years for an expanding facility and no more than 15 years for a new facility). The "plan" also includes the number of new jobs to be hired over the term at the facility within a required time frame.

The Department of Economic Development, in cooperation with the Department of Revenue determine the applicant's eligibility including company type (by NAICS code) and whether the company's plan will meet the statutory thresholds for program participation. The Department of Economic Development also determines if the fiscal impact of the proposed plan provides a positive net fiscal return to the State. If so, the Department offers a conditional approval. Once the thresholds have been met, the company may apply to receive a sales tax exemption certificate for each year of their benefit term. The first year may include a refund of any sales taxes paid for a period prior to meeting the thresholds.

The thresholds for participation for an expanding facility include: at least 5 new full time jobs with average wages at 150% of county average wage within 24 months and \$5 million dollars in new investment within 12 months of the conditional approval of the Notice of Intent.

The thresholds for participation for a new facility include: at least 10 new full time jobs with average wages at or above 150% of county average wage and \$25 million dollars in new investment within 36 months of the conditional approval of the Notice of Intent.

The "consortium" of eligible companies may aggregate their jobs and investment at the same facility to achieve the thresholds. Exemption certificates may be issued to multiple companies inside the same facility.

AUTHORIZATION

144.810 RSMo.

ELIGIBLE AREAS

Statewide.

ELIGIBLE APPLICANTS

- Taxpayer(s) primarily engaged in data processing, hosting and related services (NAICS 518210); or
- Taxpayer(s) primarily engaged in internet publishing and broadcasting and web search portals at the business facility (NAICS 519130)

PROGRAM BENEFITS

Existing Facilities: An exemption on state and local sales and use taxes used for expanding operations as defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 10 years.

New Facilities: An exemption of 100% of the state and local sales and use taxes defined, levied, or calculated under section 32.085, sections 144.010-144.525, sections 144.600-144.761 or section 238.235 for a specified maximum amount for each year for 15 years.

APPLICATION/APPROVAL PROCEDURE

Project taxpayer (applicant) submits the following:

- Notice of Intent (NOI)
- List of all employees at the facility
- E-Verify Memorandum of Understanding (MOU)
- Tax clearance for each "project taxpayer"
- Agreement recognizing the responsibilities of each taxpayer (if there are multiple taxpayers)
- Project Plan

County average wages (effective until 6/30/2022):
Average county wages are based on Census of Employment and Wages, MERIC. Updates to be made annually. Use 2,080 hours per year when converting from annual to hourly wages.

County	Average Annual Wage	County	Average Annual Wage	County	Average Annual Wage
ADAIR	\$35,439	GRUNDY	\$33,808	PERRY	\$39,716
ANDREW	\$37,419	HARRISON	\$31,738	PETIS	\$38,034
ATCHISON	\$37,404	HENRY	\$37,825	PHILIPS	\$39,873
AUDRAIN	\$39,430	HICKORY	\$28,232	PIKE	\$35,939
BARRY	\$40,423	HOLT	\$42,686	PLATTE	\$33,329
BARTON	\$36,845	HOWARD	\$34,425	POLK	\$35,164
BATES	\$34,213	HOWELL	\$34,070	PULASKI	\$31,920
BENTON	\$30,188	IRON	\$41,584	PUTNAM	\$31,744
BOLLINGER	\$32,271	JACKSON	\$54,746	RAILS	\$47,892
BOONE	\$48,247	JASPER	\$42,949	RANDOLPH	\$41,466
BUCHANAN	\$49,784	JEFFERSON	\$41,474	RAY	\$39,254
BUTLER	\$34,908	JOHNSON	\$34,218	REYNOLDS	\$39,682
CALDWELL	\$40,038	KNOX	\$33,732	RIPLEY	\$23,402
CALLAWAY	\$31,448	LACLEDE	\$37,650	SAINE	\$40,668
CAMDEN	\$37,771	LAFAYETTE	\$34,118	SCHUYLER	\$30,851
CAPE GIRARDEAU	\$45,171	LAWRENCE	\$38,354	SCOTLAND	\$30,058
CARROLL	\$40,175	LEWIS	\$34,982	SCOTT	\$41,118
CARTER	\$36,944	LINCOLN	\$41,441	SHANNON	\$27,455
CASS	\$39,743	LINN	\$37,869	SHELBY	\$38,725
CEDAR	\$29,434	LIVINGSTON	\$34,713	ST CHARLES	\$50,936
CHARITON	\$27,118	MACON	\$31,545	ST LOUIS CITY	\$54,746
CHRISTIAN	\$35,639	MADISON	\$32,121	ST LOUIS CO	\$54,746
CLARK	\$38,917	MARIE	\$35,243	ST. CLAIR	\$29,903
CLAY	\$32,999	MARION	\$41,515	ST. FRANCIS	\$34,097
CLINFON	\$39,540	MCDONALD	\$37,675	STE. GENEVIEVE	\$47,471
COLE	\$45,498	MERCER	\$43,945	STODARD	\$39,610
COOPER	\$34,639	MILLER	\$35,045	STONE	\$31,993
CRAWFORD	\$38,814	MISSISSIPPI	\$35,235	SULLIVAN	\$50,514
DADE	\$34,233	MONROE	\$41,443	TANEY	\$34,125
DALLAS	\$36,282	MONROE	\$33,185	TEXAS	\$31,776
DAVIES	\$29,193	MONTGOMERY	\$39,137	VERNON	\$39,912
DEKALB	\$37,884	MORGAN	\$31,486	WARREN	\$42,127
DENT	\$31,446	NEW MADRID	\$36,947	WASHINGTON	\$29,678
DOUGLAS	\$28,665	NEWTON	\$45,439	WAYNE	\$27,509
DUNKLIN	\$28,226	NODAWAY	\$38,000	WEBSTER	\$36,222
FRANKLIN	\$44,812	OREGON	\$27,548	WORTH	\$26,256
GLASCOCK	\$33,727	OSAGE	\$46,889	WRIGHT	\$33,285
GENTRY	\$38,945	OSARK	\$27,077	STATEWIDE	\$54,746
GREENE	\$47,337	PENNSCOT	\$31,814		

Statewide average of \$54,746 applicable to any county over the statewide average when determining program eligibility. (Jackson, St. Louis County and City)

The wage represents an average for all private industries.

If a project is moving from one Missouri county to a county with a lower county average wage, the company must obtain endorsement from the governing body of the community where the jobs are located, or the higher county average wage will be used for calculations.

DED reviews all documentation to determine the following:

- Eligibility for the program;
- Whether the facility is an existing or new facility;
- That the amount of the exemption does not exceed the projected "net fiscal benefit to the state calculated over a 10 year period" using the Regional Economic Modeling, Inc. dataset; and
- That the project plan indicates that the required investment and job numbers will be met.

Approval Procedure:

- DED provides either a conditional approval or denial within 30 days of receipt of NOI to project taxpayers (applicant) and to DOR.
- DED issues Data Center Program Agreement document to project taxpayers for execution (terms and conditions for repayment and penalties, compliance and reporting).
- Applicant performs work (retains all receipts). Applicant sends project paperwork to DED for certification including executed agreement, if not provided previously.
- DED reviews and sends to DOR review.
- DOR approves and DED certifies to applicant.
- DOR refunds sales/use tax and issues annual certificates.
- as applicable.
- Applicant provides annual reporting to DED.

CONTACT

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Division of Business and Community Services

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Jefferson City, MO | 65102

Phone: 573-751-4539 | Fax: 573-522-4322

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AMEREN MISSOURI'S SMART ENERGY PLAN ECONOMIC DEVELOPMENT INCENTIVE FREQUENTLY ASKED QUESTIONS



What is the Ameren Missouri Smart Energy Plan economic development incentive?

The Ameren Missouri Smart Energy Plan economic development incentive (EDI) is a benefit offered to qualifying new and existing businesses seeking to locate or expand in Missouri. The Smart Energy Plan, which was developed with the passage of Missouri Senate Bill 564, is improving energy service for Ameren customers throughout our territory with upgrades, investment and new programs.

What is the purpose of the new economic development incentive?

Lawmakers crafted the program to encourage new and existing businesses to invest in Missouri, adding jobs and spurring economic growth in local communities throughout the state. The incentive will offer qualifying business customers an average 40 percent discount⁽¹⁾ from base rates over an agreement term of five years.

What types of business or industries qualify for the program?

Business eligibility is determined by specific criteria outlined in the rider EDI tariff. Generally, new or expanding businesses must meet the following standards to be eligible for the Ameren Missouri Smart Energy Plan EDI:

1. Be receiving (or requesting) service from Ameren Missouri under Rate 3M – LGS, Rate 4M – SPS or Rate 11M – LPS.
2. Be an industrial and/or commercial facility not directly selling or providing goods and/or services to the general public;
3. Be receiving state, regional, or local economic development incentives in conjunction with its expansion/location project;
4. Must apply for the Ameren Missouri Smart Energy Plan EDI prior to a public announcement of the expansion/location project;
5. Have an average monthly demand increase of at least 300 kW and 55 percent load factor;
6. Discounted rates must be greater than Ameren Missouri's marginal cost.⁽²⁾

Some of the most common industries eligible for the discount are manufacturing operations, data centers, research and development operations, large-scale agriculture processing facilities and wholesale warehouse/distribution centers.

How long does the new program last?

The economic development incentive is part of Missouri's state energy law passed in 2018. Ameren Missouri is currently authorized to provide five years of discounts for any agreement entered into prior to December 31, 2023.⁽¹⁾

The incentive is a value for businesses, but how does it benefit Ameren Missouri residential customers?

Ameren Missouri's economic development incentive is a win-win for business and residential customers alike. That's because the additional energy requirements from a qualifying business customer ultimately helps enhance system efficiencies and distribute the fixed costs of generating and delivering electricity across a broader customer base, thus helping to keep rates lower for all customers. Also, the attraction of new jobs and investment multiplies throughout the region in the form of increased spending in retail establishments, new housing starts and population growth.

How do I get more information about Ameren Missouri's economic development incentive program?

To learn more about Ameren Missouri and its focus on attracting and growing business in the state, visit AmerenMissouri/economicdevelopment.com or call 1-800-981-9409 to speak with someone on Ameren Missouri's economic development team.

⁽¹⁾ Offer subject to continued qualification by customer and availability of the discount.

⁽²⁾ Company's analysis will determine if discounted rates will be offered.

For More Information:

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