

100 MW+ Data Center Site



Graniteville, SC



FIVE 9s DIGITAL

Opportunity

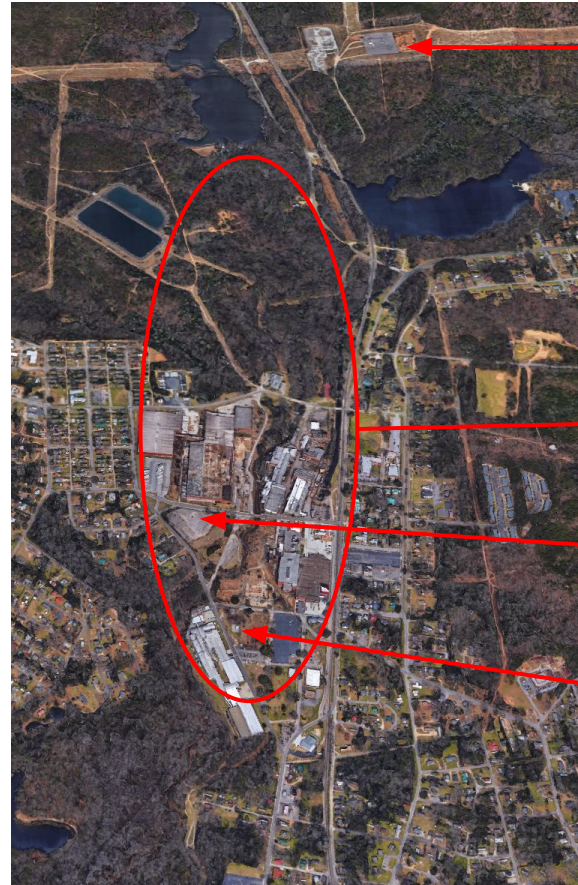
FOR SALE 100 MW+ Data Center Development Site

- 150 acre powered land site ~
- Two (2) existing buildings on site totaling 307K SF~
- Substation & infrastructure cost to be paid by power company upon application for service
- Kinder Morgan Natural Gas Substation on site providing natural gas Cogen opportunity for additional power
- Below national average cost of power via Dominion Energy
- Located in the Town of Graniteville in Aiken County, SC
- Metro and Long Haul fiber located at and near site
- The site has economic development credits and the potential for further incentives



Site Details

- Location: Graniteville SC
- Site Size: 150 Acres~
- Condition: Greenfield & Existing Buildings
- Location: Graniteville, SC (Near Aiken)
- Power Provider: Dominion Energy SC
- Natural Gas: Kinder Morgan Natural Gas Substation on site
- Connectivity: Excellent fiber connectivity with metro and long haul providers on and near site



Dominion Energy Substation

General Site Area

New 100 MW
Substation
Proposed
Location

Natural Gas
Substation

Aerial



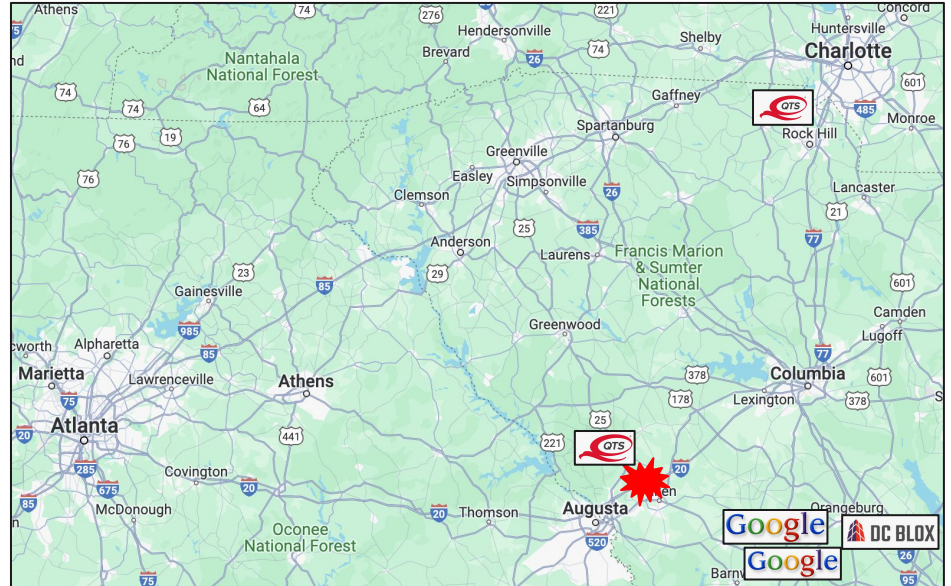
- Approximate outline of the 150 acre~ site
- Some roads between parcels can be closed
- No easements needed between existing and planned new substation on site

Location for new 100 MW Substation



Location

- Town of Graniteville, SC
- Aiken County
- Equidistant between Atlanta & Charlotte
- Low risk of natural disasters
- Average daily temperature of 64 degrees, 75% of the year
- QTS Data Centers is constructing a hyperscale campus near the subject site in Aiken
- Nearby regional data center activity includes Google's newly announced \$510M hyperscale campus in Dorchester County adding to its \$3B campus in Summerville, SC
- DC Blox announced a planned 200K SF, 45 MW data center project in Berkeley County



Power

Pre-Approved 100 MW Data Center Development Site

- Power provided by Dominion Power SC
- Dominion to pay for new substation & infrastructure costs upon customer commitment and executed PPA
- Transmission lines on property, no easements needed for new substation build
- 50%~ Renewable power blend including hydro plant and solar on-site
- Average 5 Year power cost of \$0.06184 per KWH with incentive rider, \$0.06779 per KWH without rider
- Energization of new substation in 38-42 months with interim power availability
- On-site hydropower plant capable of serving up to 6 MW
- Solar panel array on the 109K SF building roof rated at 736.4 kW DC and 576 kW AC



Natural Gas Solution



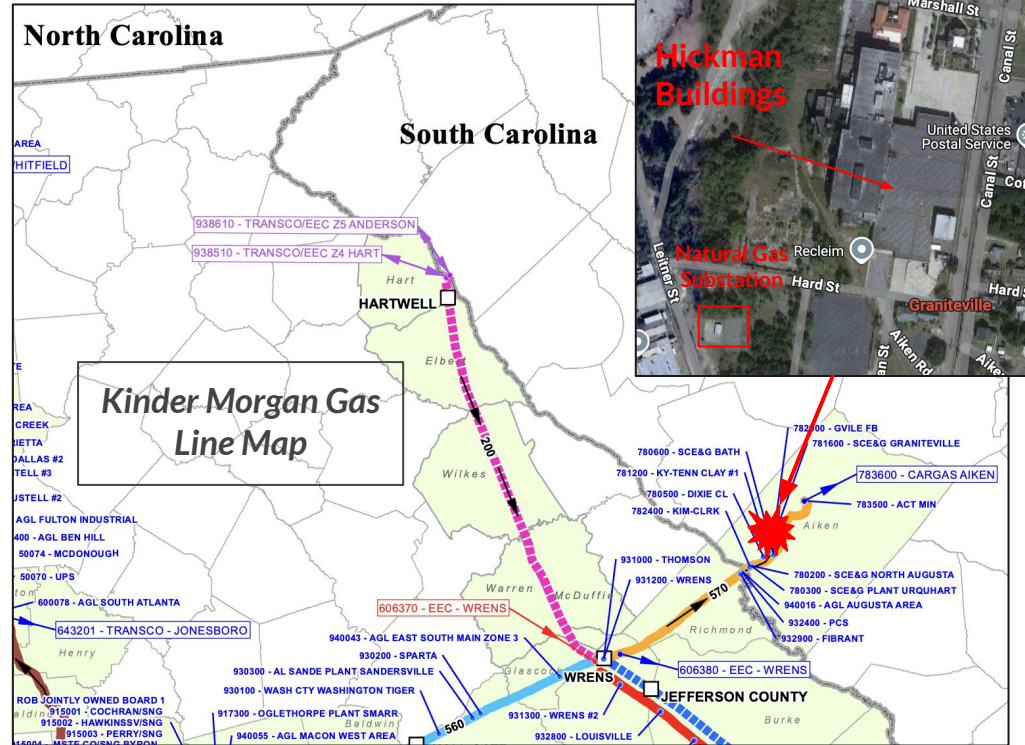
In addition to the 100 MW of electrical grid supply available from Dominion Energy. Additional power can be made available via a new 50 MW of Natural Gas Powerplant at 12,000 decatherms (Dth) per day:

Option #1 Delivery:

- Primary Firm NG from Hartwell via WRENS to Graniteville
- 18 months to complete pipeline improvements
- Potential ability to avoid FERC regulation

Option #2 Delivery:

- Secondary Firm NG from Aiken to Graniteville
- 18 months to complete pipeline improvements
- Less costly than Option #1, however, gas could be limited during peak times and would be more costly to purchase.



Ability to use thermal energy from NG gas generation to chill cold water loops to significantly reduce Opex. Potential to expand NG generation, however most likely will be a 36 month process with FERC regulations. Initial quote of \$50M to install 50MW of NG generation.

HydroPower

- Two (2) on-site hydropower plants on-site included with purchase
- Capable of 6 MW~ output
- Upgrade/Retrofit required
- Full hydro plant study and upgrade estimates available upon request
- Permitted access to 25M gallons of water per day



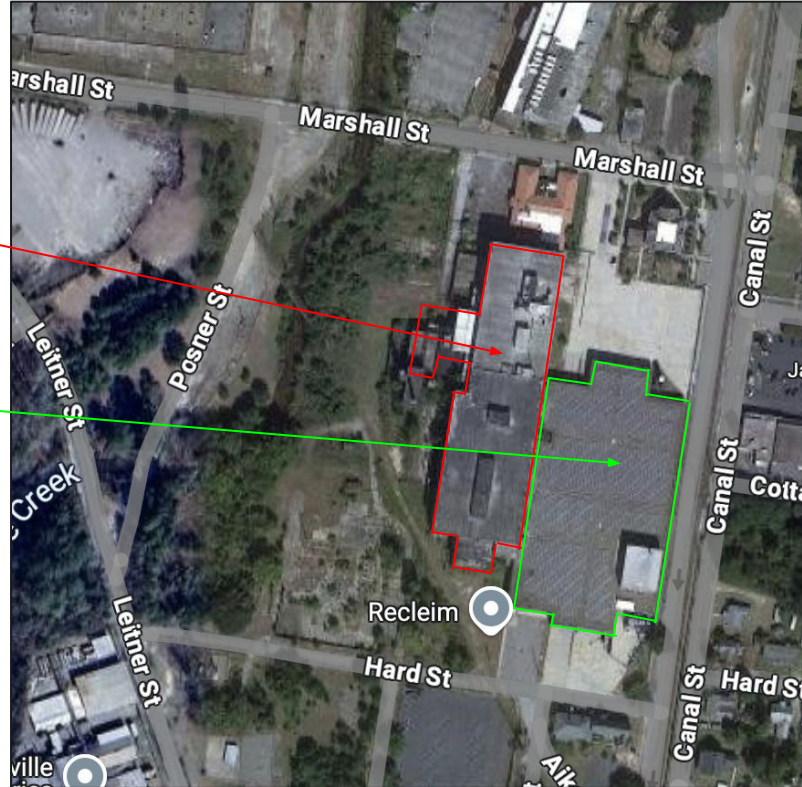
Hickman Existing Buildings on the 23 Acre Portion of Site

Hickman Mill - Building 1
3 Story Industrial Building
~168,000 Total SF
~66,000 SF per floor

Hickman Warehouse - Building 2
Single Story Industrial Building
~108,667 Total SF

The Hickman Mill & Warehouse buildings are connected with multiple roll-up door access points between them.

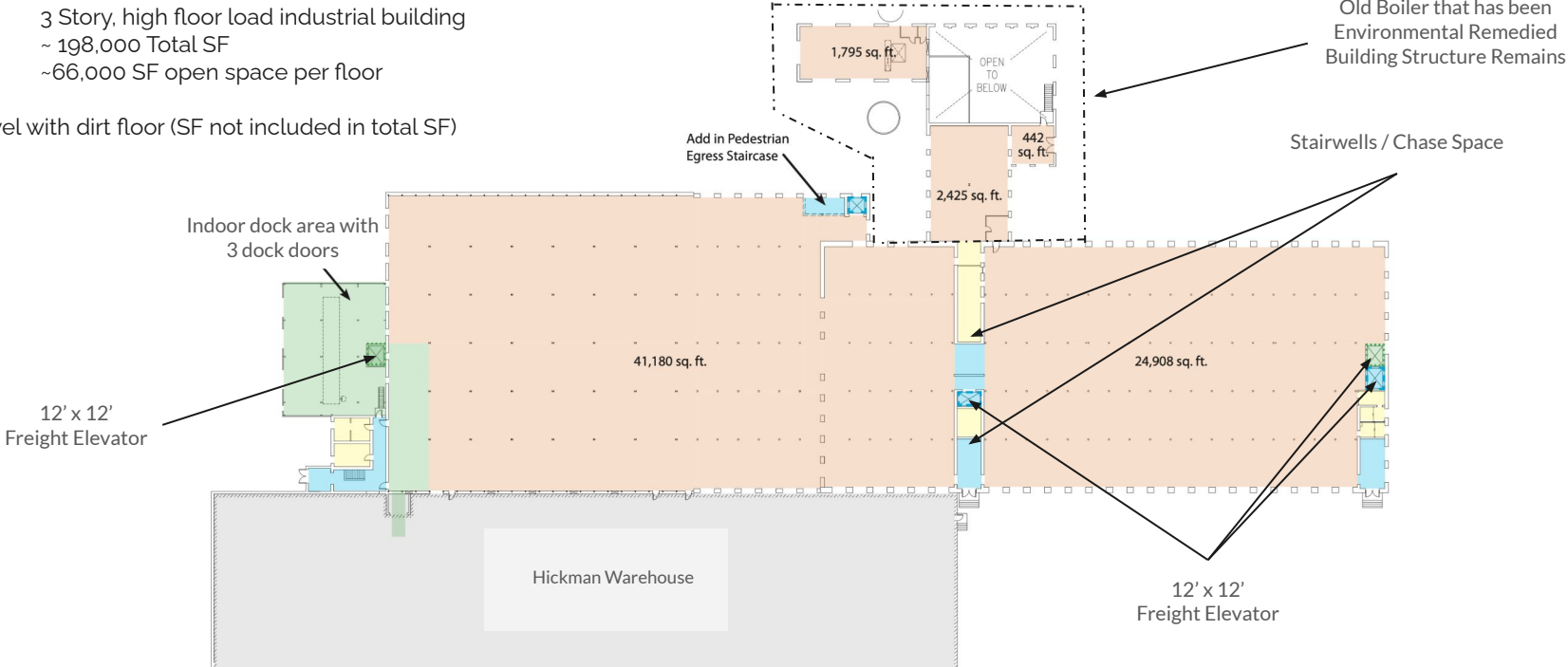
Potential to deploy Natural Gas generation and compute within the existing buildings.



Hickman Mill Building 1 - Floor Plan

Building Size: 3 Story, high floor load industrial building
~ 198,000 Total SF
~66,000 SF open space per floor

Basement level with dirt floor (SF not included in total SF)



Hickman Mill Building 1 - Side Elevation

Ceiling Heights:

- Basement 16'
- Level 1 - 16'
- Level 2 - 32'
- Level 3 - 49'

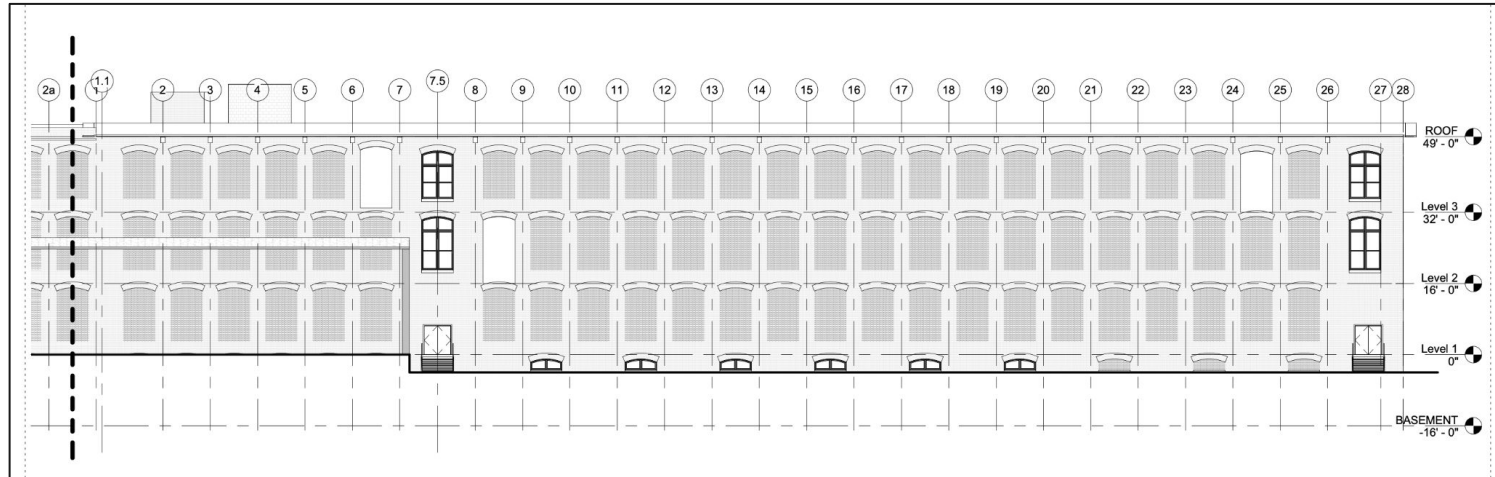
Column Spacing:

21'4" x 25'
10'8" x 25"

Dock Doors:

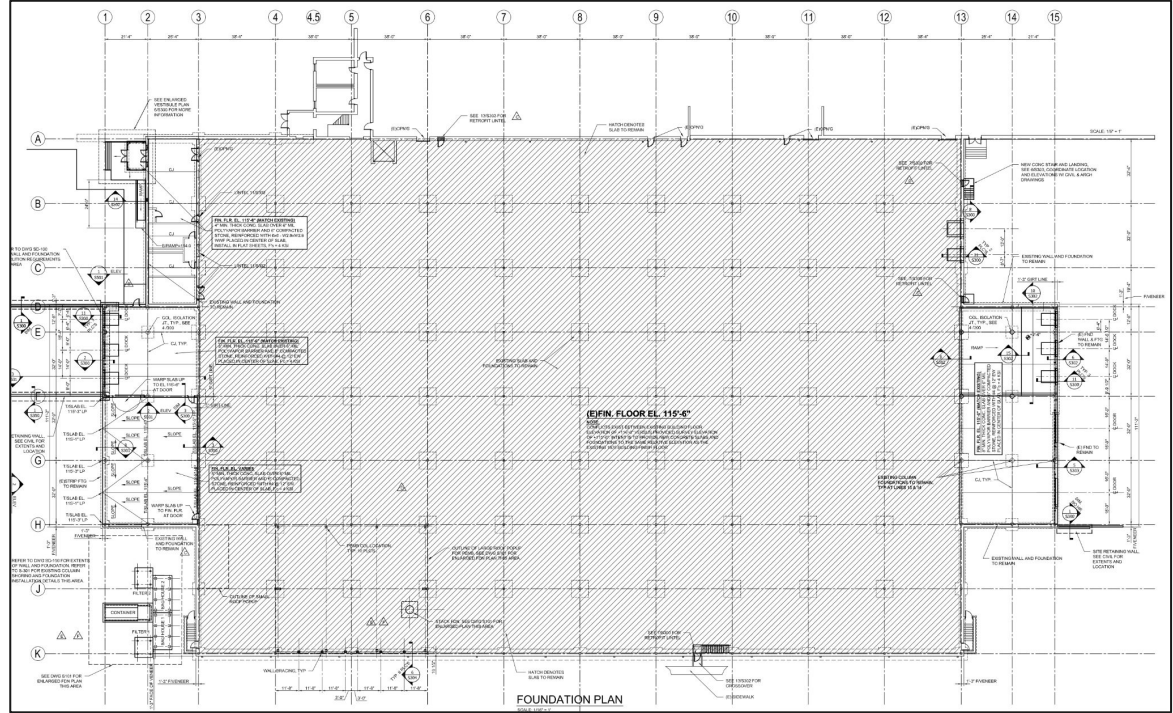
Three (3) with inside staging area
Multiple between Hickman Mill & Warehouse

Freight Elevators: 4 - 12' x 12' - at opposite ends & middle of the building



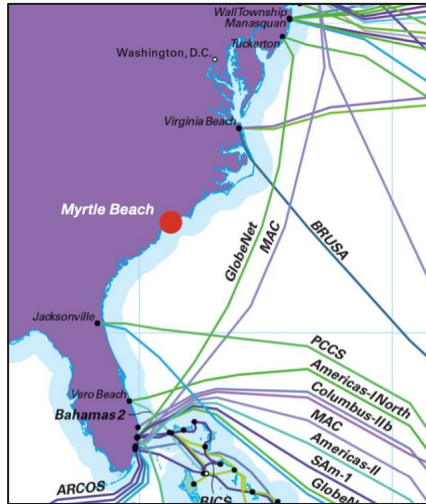
Hickman Warehouse - Building 2

- Building Size: 108,667 SF~
- Construction: Steel frame with masonry exterior
- Floor: Slab-on-grade
- Clear Height: 25'~
- Column Space: 38' x 32'



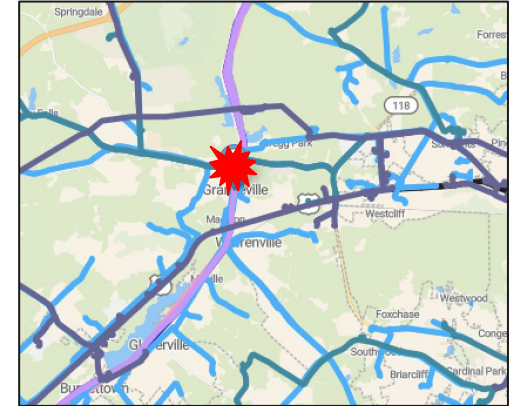
Fiber

- Metro and Long Haul Fiber Providers located at and near the land site (AT&T, Lumen & Windstream on site)
- Regional Long Haul fiber connectivity to Atlanta, Charlotte, Columbia, Miami, Jacksonville, Nashville and NOVA
- Connectivity to subsea international cable landings in Myrtle Beach (new), Virginia Beach and Jacksonville

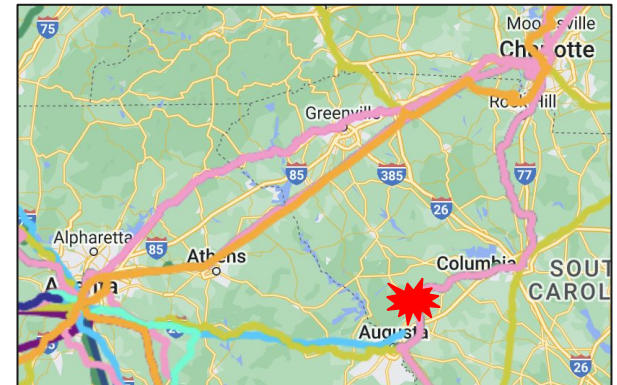


- Metro Networks**
- ✓ Breezeline
 - ✓ Breezeline Leased
 - ✓ Brightspeed
 - ✓ C3BU
 - ✓ Crown Castle
 - ✓ Level3 Metro
 - ✓ Segra
 - ✓ Southern Telecom
 - ✓ Unite Private Networks
 - ✓ Uniti Fiber
 - ✓ WOW! Business (now Astound)
 - ✓ Windstream
 - ✓ Zayo Metro

- Long Haul Networks**
- ✓ AT&T Long Haul
 - ✓ CenturyLink Long Haul
 - ✓ Level 3 Long Haul
 - ✓ Windstream Long Haul



- Long Haul Networks**
- ✓ AT&T Long Haul
 - ✓ CenturyLink Long Haul
 - ✓ Hudson Fiber LH Leased
 - ✓ Level 3 Long Haul
 - ✓ Resurgence Infrastructure Group
 - ✓ Southern Telecom Long Haul
 - ✓ Sprint Long Haul
 - ✓ Summit IG Dark Long Haul
 - ✓ Windstream Long Haul
 - ✓ Zayo Long Haul
 - ✓ redIT



Tax and Power Incentives



South Carolina places a high value on business:

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structures

100% Sales Tax Exemption on computer equipment intended for data center with the minimum requirements as follows:

- 25 full-time jobs
- \$50M investment

Power Rider from Dominion Energy providing an economic development credit equivalent to a rate reduction, over 5 years, subject to qualifications as follows:

Year 1: 30% credit	Year 2: 20% credit
Year 3: 15% credit	Year 4: 10% credit
Year 5: 5% credit	

County & State credits available on property tax, employee tax and construction costs

Building Incentives

SC Abandoned Building Revitalization Act (SC Code Section 12-67-100)

- Building must have been non-operational for past 5 years
- Can take an income or property tax credit as follows:
 - Income tax credit- 25% of qualified rehabilitation expenses capped at \$700K in equal installments over 5 years
 - Property tax credit- 75% of real property tax due on the building over 8 years, no cap

SC Textile Communities Revitalization Act (SC Code Section 12-65-10)

- Applies to abandoned textile mills & related facilities
- 25% of certain rehabilitation expenses that can be applied towards property or income tax

Federal & State Architectural Credits

- Various credits available for certain rehabilitation costs, based on design and improvements made to the structure(s)





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