

100 MW Data Center Site



Graniteville, SC



FIVE 9s DIGITAL

Opportunity

FOR SALE 100 MW Data Center Development Site

- 150 acre site ~ includes an existing 109K SF~ Building
- All substation & infrastructure cost to be paid by power company upon application for service
- 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

- Site Size: 150 Acres~
- Condition: Greenfield & Existing Buildings
- Location: Graniteville, SC
- Power Provider: Dominion Energy SC
- Connectivity: Fiber providers at and near site



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 access
- 50%~ Renewable power blend including hydro plant and solar on-site
- Average 5 Year power cost of \$0.06184 per KWH with incentive rider, \$.06779 per KWH without rider
- Energization of new substation in 40-42 months with interim power availability
- On-site hydropower plant capable of serving 3-5 MW
- Solar panel array on the 109K SF building roof rated at 736.4 kW DC and 576 kW AC



Existing Building

Building Size: 108,667 SF~

Construction: Steel frame with masonry exterior

Floor: Slab-on-grade

Clear Height: 25'~

Roof: Built-up roof with solar array



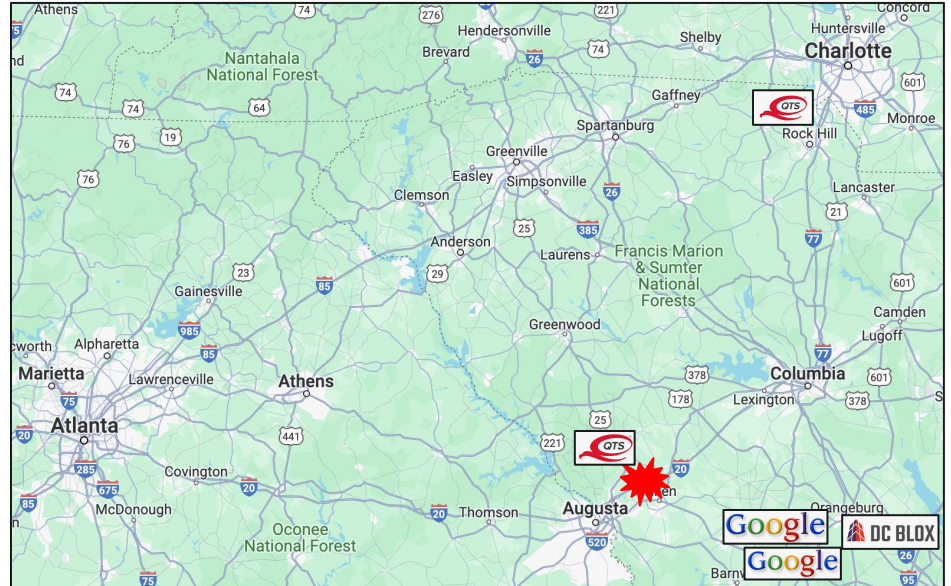
HydroPower

- 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



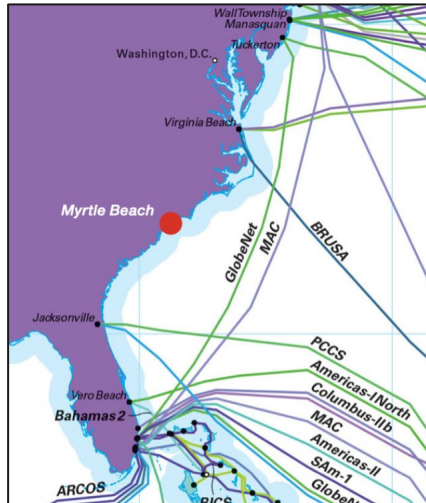
Location

- 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
- 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



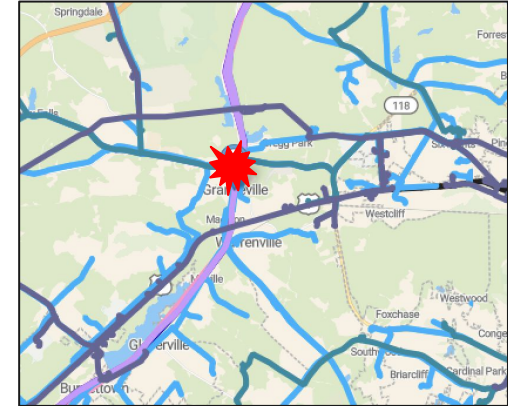
Fiber

- 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

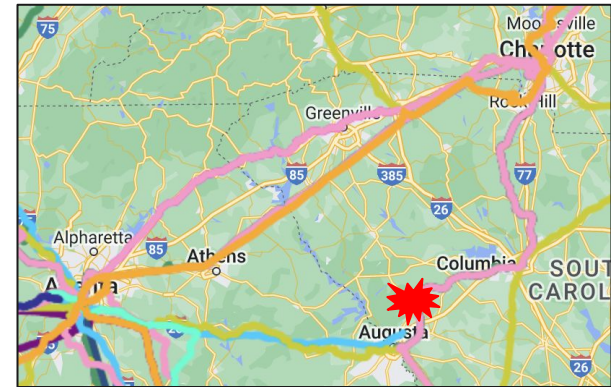


Metro Networks	
	Breezeline
	Breezeline Leased
	Brightspeed
	C3BU
	Crown Castle
	Level3 Metro
	Segra
	Southern Telecom
	Unite Private Networks
	Uniti Fiber
	WOW! Business (now Astound)
	Windstream
	Zayo Metro

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
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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



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