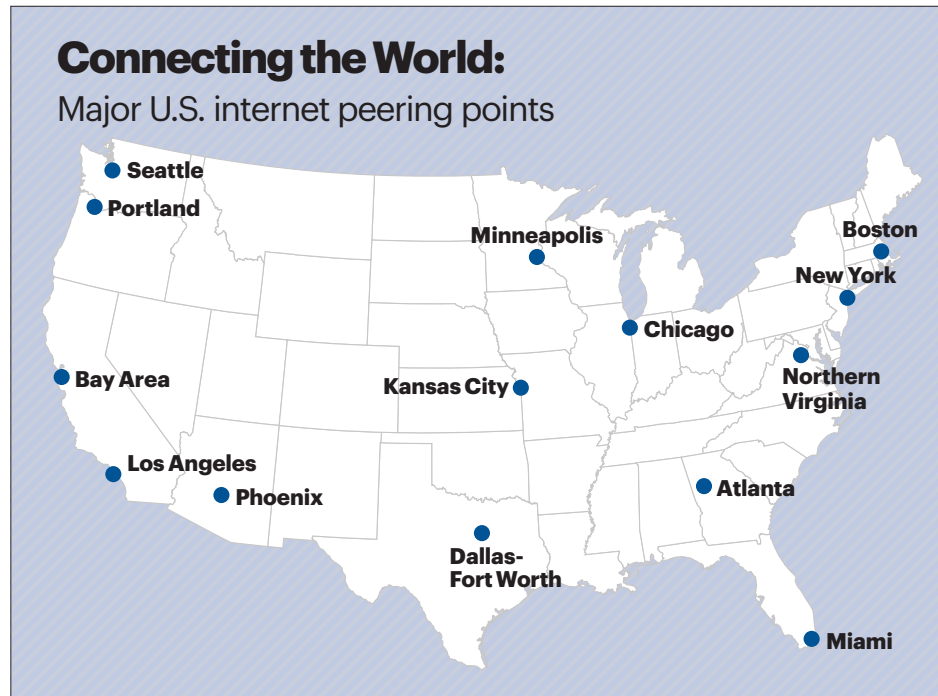


Digital Infrastructure

Dallas-Fort Worth is situated in a near-perfect geographic region for IT hosting and data center operations. North Texas is in the Central Time Zone, which is effective for companies operating on both coasts. And DFW offers plenty of land for massive data centers along with a temperate climate and lower construction and operations costs than other U.S. markets.

Speed and reliability are important for any IT operation, and high-speed fiber and 5G connectivity is widely available in the area. Compared to other peering-point hubs, DFW offers some of the lowest power rates for large industrial users.



Connecting the World:
Major U.S. internet peering points

North Texas' central location is a significant attraction for data centers that service major companies and headquarters across financial services, energy, health care, and other data-critical sectors.

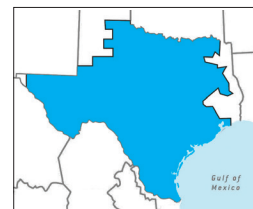
The Telecom Corridor

Located 15 miles north of downtown Dallas, the Telecom Corridor encompasses approximately 30 square miles. This includes the city of Richardson, the Texas Instruments campus, and the west side of Waterview Parkway near the University of Texas at Dallas campus.

The Telecom Corridor area is one of the most significant and unique high-tech business

concentrations in the United States. Some of the telecommunications industries represented in the area include:

- Carriers/service providers
 - Telecom equipment manufacturers
 - Consulting firms
 - Wireless communications companies
 - Photonics/optics networking firms
- AT&T, Fujitsu, Cisco Systems, Verizon, Collins Aerospace, and Raytheon, an RTX Business, are some of the well-known firms located here.



Texas Electric Power Grid—ERCOT

The Texas electric power grid, ERCOT, gives data center operators a competitive advantage due to its independence from electric grids in other states. This autonomy reduces the risk of rolling power outages, improves reliability, and reduces volatility in prices.

Low Occurrence of Natural Disasters

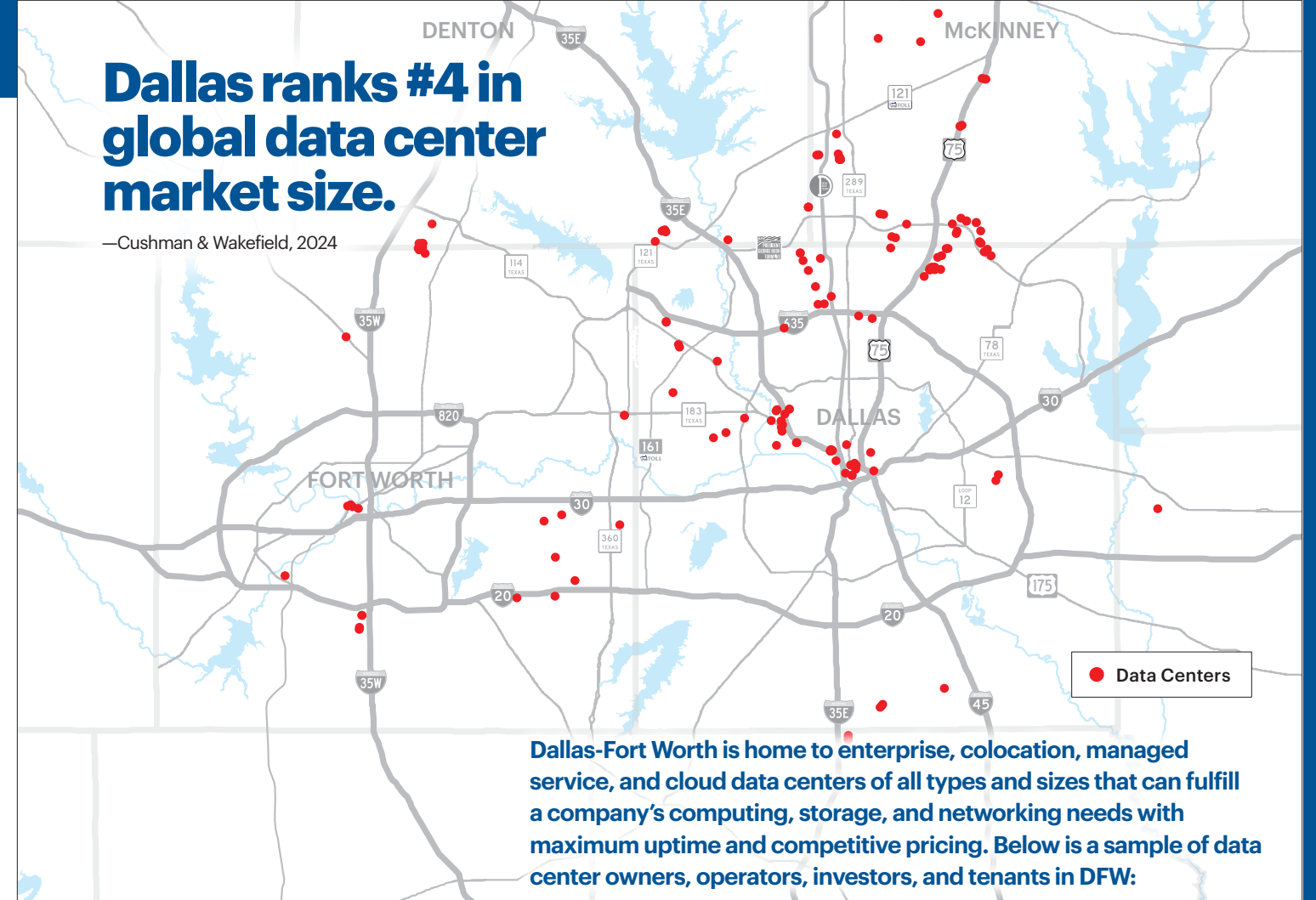
The low probability of a natural disaster in the North Texas region reduces operational risk considerably. The region is geographically dormant, and the likelihood of business disruption resulting from inclement weather remains low.

Availability of Network Providers

More than 80 business broadband providers operate in Dallas, Fort Worth, and throughout the North Texas region. More than one-third offer fiber service. AT&T, T-Mobile, and Verizon all offer 5G coverage in Dallas. The concentration of access and total bandwidth guarantees low latency and ensures redundancy.

Dallas ranks #4 in global data center market size.

—Cushman & Wakefield, 2024



Dallas-Fort Worth is home to enterprise, colocation, managed service, and cloud data centers of all types and sizes that can fulfill a company's computing, storage, and networking needs with maximum uptime and competitive pricing. Below is a sample of data center owners, operators, investors, and tenants in DFW:

Industrial Power Rates for Major U.S. Data Centers

Market	Average Power Rate (cents/kWh)
Central Washington	\$0.03-\$0.05
Atlanta	\$0.05-\$0.07
Dallas-Fort Worth	\$0.05-\$0.075
Houston	\$0.05-\$0.075
Austin/San Antonio	\$0.055-\$0.10
Charlotte/Raleigh	\$0.06-\$0.065
Phoenix	\$0.06-\$0.07
Seattle	\$0.06-\$0.10
Northern Virginia	\$0.065-\$0.08
Denver	\$0.067-\$0.0775
Chicago	\$0.0675-\$0.0775
Minneapolis	\$0.08-\$0.09
Hillsboro	\$0.09-\$0.11
New York Tri-State	\$0.09-\$0.11
Southern California	\$0.105-\$0.20
Silicon Valley	\$0.141-\$0.26

Source: CBRE

Alcon	Flexential	NEC
Aligned Data Centers	Fortinet	NTT
AT&T	Foundry Commercial	Overwatch Capital
Atos	GI Partners	PowerHouse
Bank of America	GigaTera Communications	Prime Data Centers
Blackstone Group	Global Infrastructure Partners	Provident Data Centers
Blue Cross Blue Shield	Global IP Networks	QTS Data Centers
CenterSquare Data Centers	GM Financial	Rackspace
Centurion American Development	Google	Reign Capital
Charles Schwab	H.I.G Capital Management	Skybox Datacenters
Citigroup	H.S. Investments	Southwest Airlines
City of Dallas	Hargrove Real Estate	Stack Infrastructure
Collins Aerospace	HCA	State Farm
Colo Realty	Hunt Realty	Stream Data Centers
Cologix Data Centers	IBM	Texas Instruments
Compass Datacenters	Intellys Corporation	TierPoint
CoreSpace	JPMorgan Chase	Transwestern Real Estate Services
CyrusOne	Landmark Dividend	TXU Energy
DataBank	Las Vegas Sands	United Commercial Investments
Delta Electronics	Legacy Investing	University of Dallas
Digital Realty	Logix	University of Texas at Dallas
Diversified Management Plus	Lumen	UT Southwestern
Equinix	Mapletree Investments	Vazata
Ericsson	Menlo Equities	Verizon
Exigo	Meta	WarnerMedia
Experian	Mitsubishi Corporation	

Source: CoStar