

# Corporate Office Properties Trust

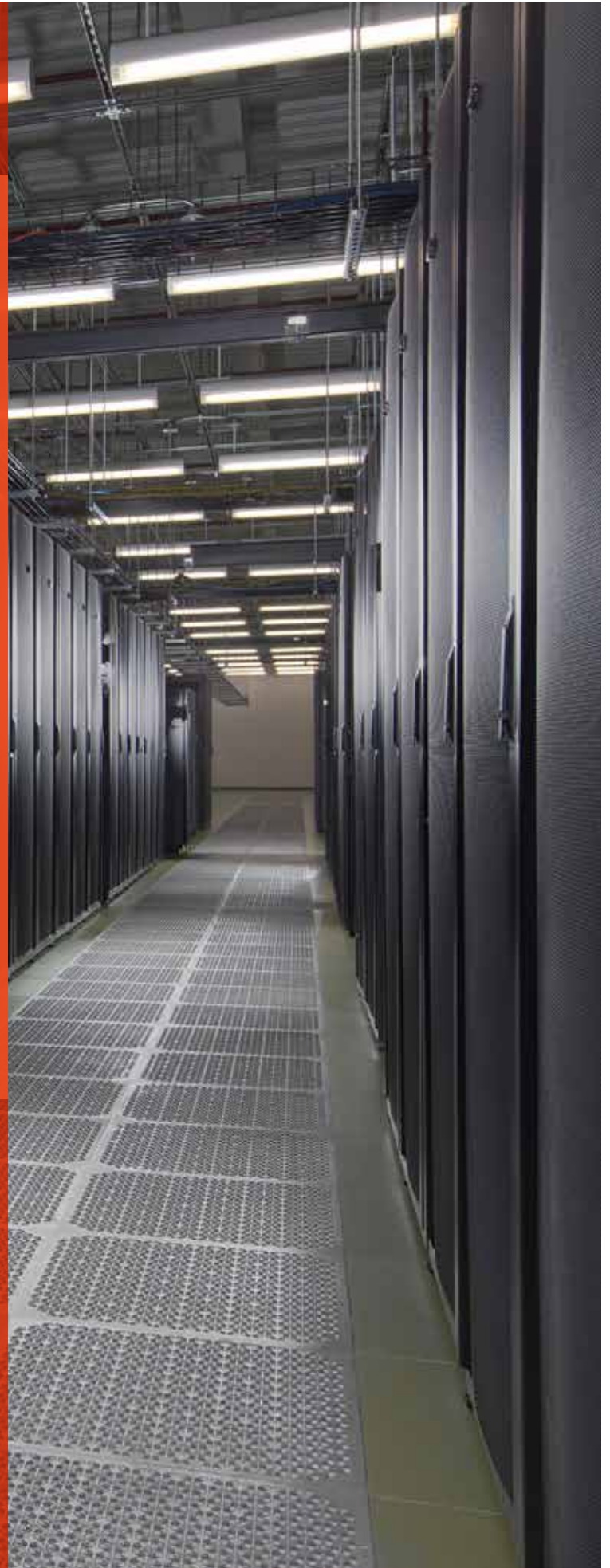
## **PROPERTY TOUR**

> Data Centers

September 30, 2018



CORPORATE OFFICE  
PROPERTIES TRUST



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## Overview of Data Center Platform

### SPEED-TO-MARKET DATA CENTER SHELL DEVELOPER IN NORTHERN VIRGINIA

- > **The Company's data center business began in 2003 with a Government customer**
  - > By 2008, we owned and facilitated property management at five data center shells totaling 872,000 SF\* for Defense/IT customers
- > **Data Center Shells:**
  - > In 2013, the Company leveraged its development expertise and customer relationships into its growing, build-to-suit platform in data center shells\*\* for cloud computing government contractors
  - > Today, we own 17 operational data center shells† totaling 2.7 million SF and have five under construction (946,500 SF); all 22 projects are 100% leased
- > **In total, our data center platform consists of 25 dedicated facilities aggregating 4.3 million SF, plus another 775,000 SF of data center support space**

\* In October 2017, the Company sold DC-4 & DC-5, which represented 296,000 SF of this total.

\*\* The Company delivers only the core building and basic power to its tenants.

† Excludes two U.S. Government data center shells on which we are not permitted to provide detail; includes 6 data centers owned in a 50/50 JV with an institutional investor.

# Data Center Business Overview

> We own 20 operational data centers aggregating 3.4 million SF:

- > 17 data center shells
- > 2 USG facilities\*
- > 1 wholesale data center

> We have five data center shells under construction totaling 946,500 SF

## DETAIL ON DATA CENTER PLATFORM<sup>†</sup>

| MAP LOCATION                                 | PROPERTY NAME            | SHELL? | COUNTY                       | SQUARE FEET      | % LEASED   |
|--|--------------------------|--------|------------------------------|------------------|------------|
| A  | DC-3 (Annapolis)         | ✓      | Anne Arundel, MD             | 155,000          | 100%       |
| C, D & E                                     | DC-8, 9, 10, 11, 12 & 14 | ✓      | Loudoun & Prince William, VA | 963,823          | 100%       |
| F  | DC-15, 16 & 17           | ✓      | Loudoun, VA                  | 445,740          | 100%       |
| G  | DC-18, 19 & 20           | ✓      | Prince William, VA           | 579,880          | 100%       |
| H  | DC-21 & 22               | ✓      | Loudoun, VA                  | 297,160          | 100%       |
| I  | BLC 1 & 2                | ✓      | Loudoun, VA                  | 297,160          | 100%       |
| Subtotal – 17 Data Center Shells:            |                          |        |                              | 2,738,000        | 100%       |
| *  | DC-1 & DC-2              | ✓      | *                            | 421,000          | 100%       |
| B  | DC-6                     |        | Prince William, VA           | 233,000          | 87%        |
| Subtotal – 3 Other Operational Data Centers: |                          |        |                              | 654,000          | 95%        |
| <b>TOTAL – 20 OPERATIONAL DATA CENTERS:</b>  |                          |        |                              | <b>3,392,800</b> | <b>99%</b> |
| Under Construction                           |                          |        |                              |                  |            |
| G  | DC-23                    | ✓      | Prince William, VA           | 148,560          | 100%       |
| J  | MP 1                     | ✓      | Loudoun, VA                  | 216,203          | 100%       |
| J  | MP 2                     | ✓      | Loudoun, VA                  | 216,203          | 100%       |
| K  | IN 1                     | ✓      | Prince William, VA           | 149,362          | 100%       |
| K  | IN 2                     | ✓      | Prince William, VA           | 216,203          | 100%       |
| Subtotal – Data Centers Under Construction:  |                          |        |                              | 946,531          |            |
| <b>TOTAL – 25 DATA CENTERS:</b>              |                          |        |                              | <b>4,339,300</b> | 99%        |

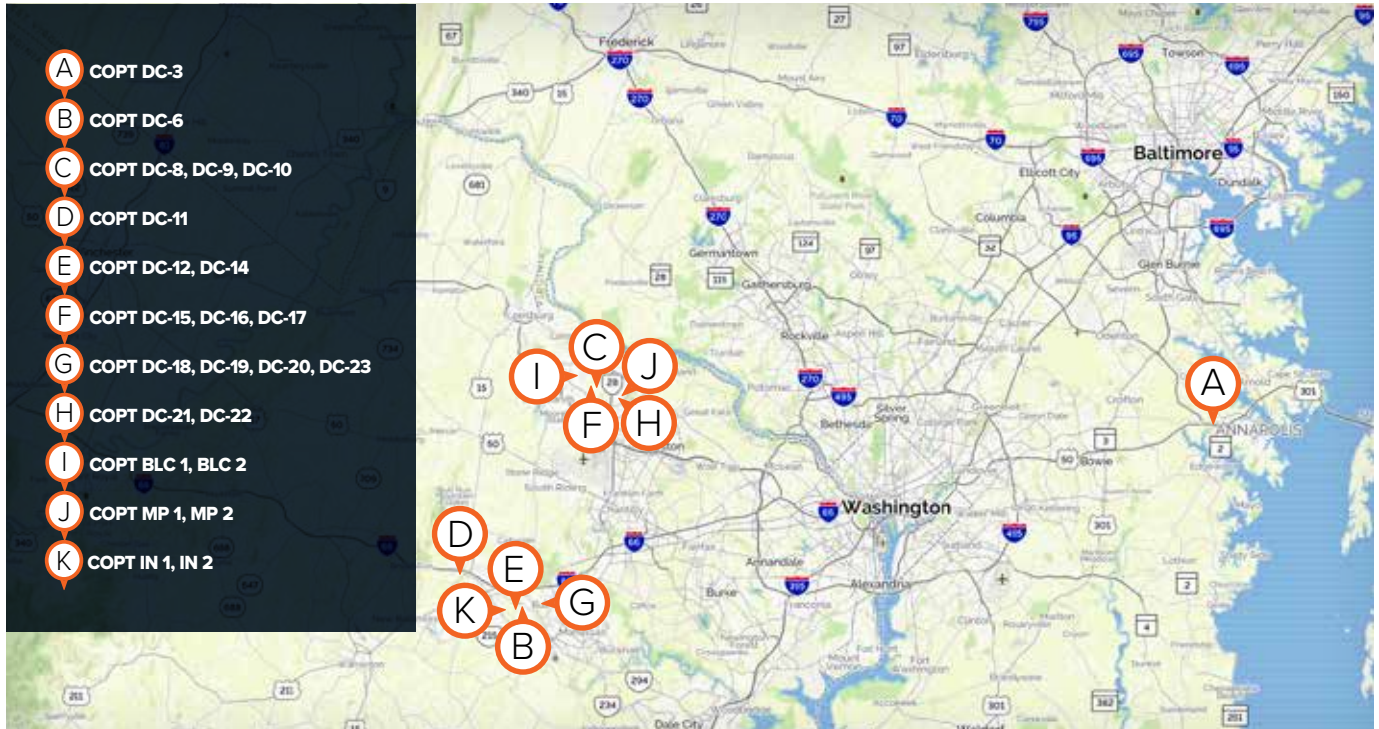
Shaded row indicates properties are owned in joint venture.

<sup>†</sup> Excludes 775,000 SF of data center support space located throughout our office portfolio.

\* DC-1 and DC-2 are secure U.S. Government facilities; locations and other information are not permitted to be disclosed.

\*\* The projects under construction are 100% pre-leased.

# Overview of Data Centers\*



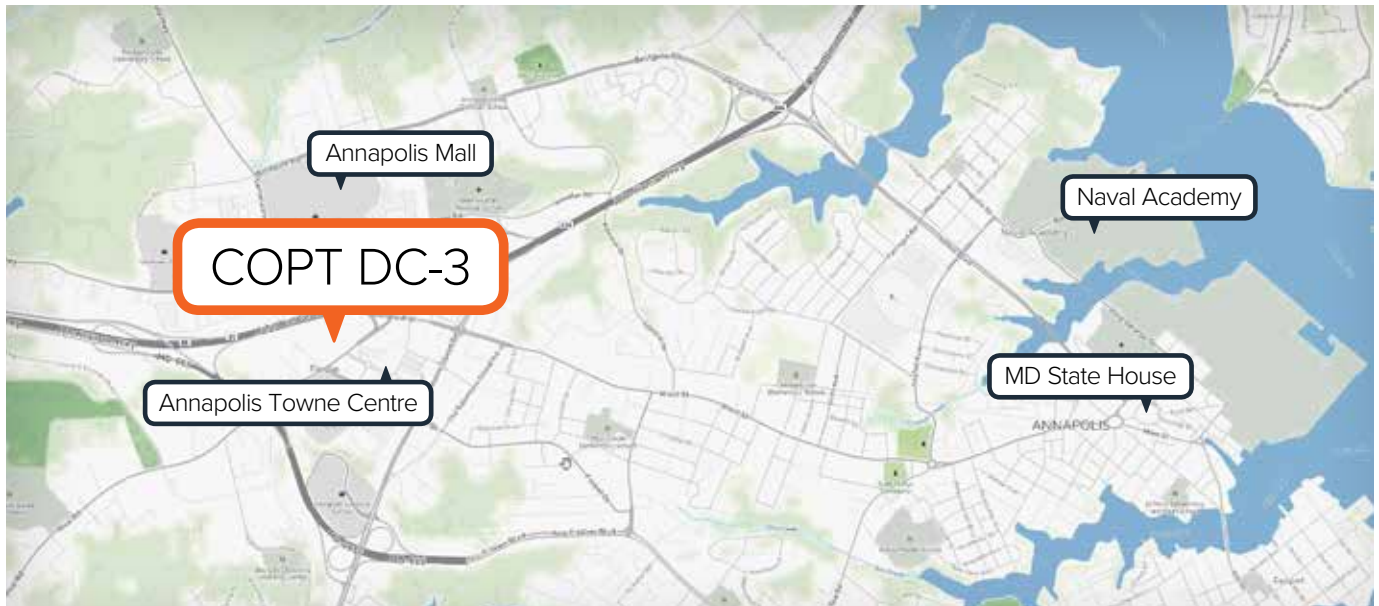
**Note:** DC-1 and DC-2 are secure data center facilities whose locations we are not permitted to disclose.



# DC-3: 2500 Riva Road Annapolis, MD

MAP REFERENCE: 

**COPT ACQUIRED THIS FACILITY IN 2003; IT HAS BEEN 100% OCCUPIED EVER SINCE**



#### NEARBY ATTRACTIONS:

- |   |            |
|---|------------|
| > Maryland State House (downtown Annapolis) & Naval Academy | 3.0 miles  |
| > Westfields Annapolis Mall                                 | 0.6 miles  |
| > Annapolis Towne Centre                                    | 0.25 miles |



# DC-6: Manassas, VA

MAP REFERENCE: 

- > COPT DC-6 commenced operations in 2010 and supports Anti-Terrorism Force Protection (“ATFP”) security
- > 233,000 square foot, two-story facility with 100,000 SF of raised floor on the second floor
- > Very high density configurations up to 250 kilowatts/square foot air cooled. Higher density available.

# COPT Data Center Shells

## DC-8, 9 & 10

431,000 SF of build-to-suit data center space in Loudon County, VA, delivered in 4Q13, 3Q14 & 1Q15, respectively

## DC-11

COPT delivered a 236,000 SF redevelopment property for data center use in Haymarket, VA in 1Q14

## DC-12 & 14

297,160 SF of build-to-suit data center space in Prince William County, VA delivered in 3Q15

## DC 15, 16 & 17

COPT built three data centers totaling 445,740 SF in Loudon County, VA; DC-15, DC-16 & DC-17 delivered in 1Q, 2Q & 3Q of 2016, respectively

## DC-18, 19, 20 & 23

Four data center shells totaling 728,440 SF. DC-19 & DC-20 delivered in 4Q16 & 2Q17, respectively; DC-18 delivered in 3Q17, and DC-23 is scheduled to be delivered in 3Q18

## DC-21 & 22

Two data centers in Loudon County, VA, totaling 297,160 SF, both of which delivered in 4Q17

## BLC 1 & 2

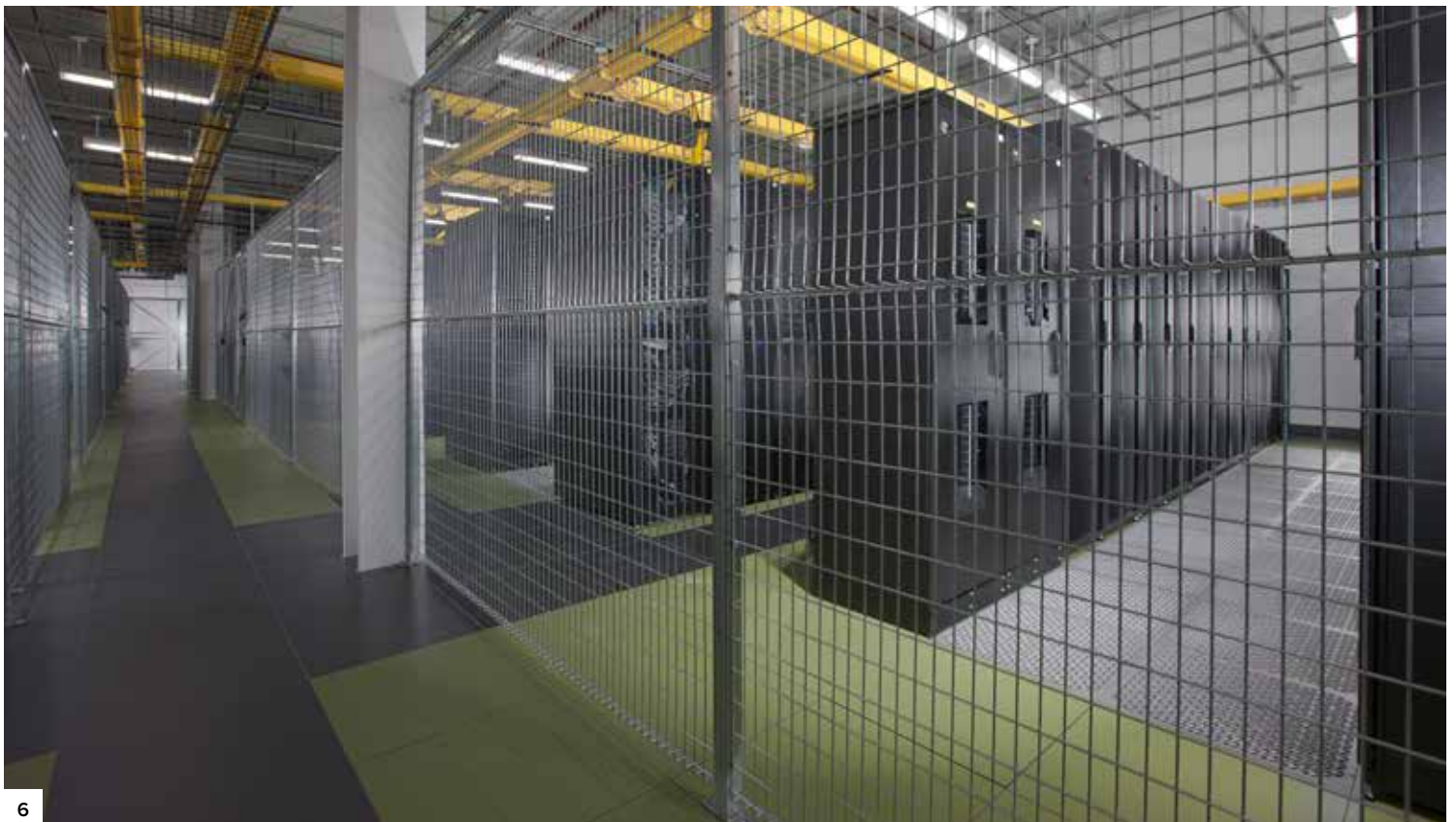
Two data center shells Loudon County, VA, totaling 297,160 SF. BLC 1 delivered in 2Q18 and BLC 2 is scheduled to deliver in 3Q18

## MP 1 & 2

Two data center shells in Loudon County, VA, totaling 432,400 SF, scheduled to deliver in 4Q18 and 2Q19

## IN 1 & 2

Two build-to-suit data center developments in Prince William County, VA, totaling 366,000 SF, scheduled to deliver in 1Q19 and 2Q19







## INVESTOR RELATIONS

For help with questions about the  
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