

# Corporate Office Properties Trust

## PROPERTY TOUR

> Data Centers

August 2019



CORPORATE OFFICE  
PROPERTIES TRUST

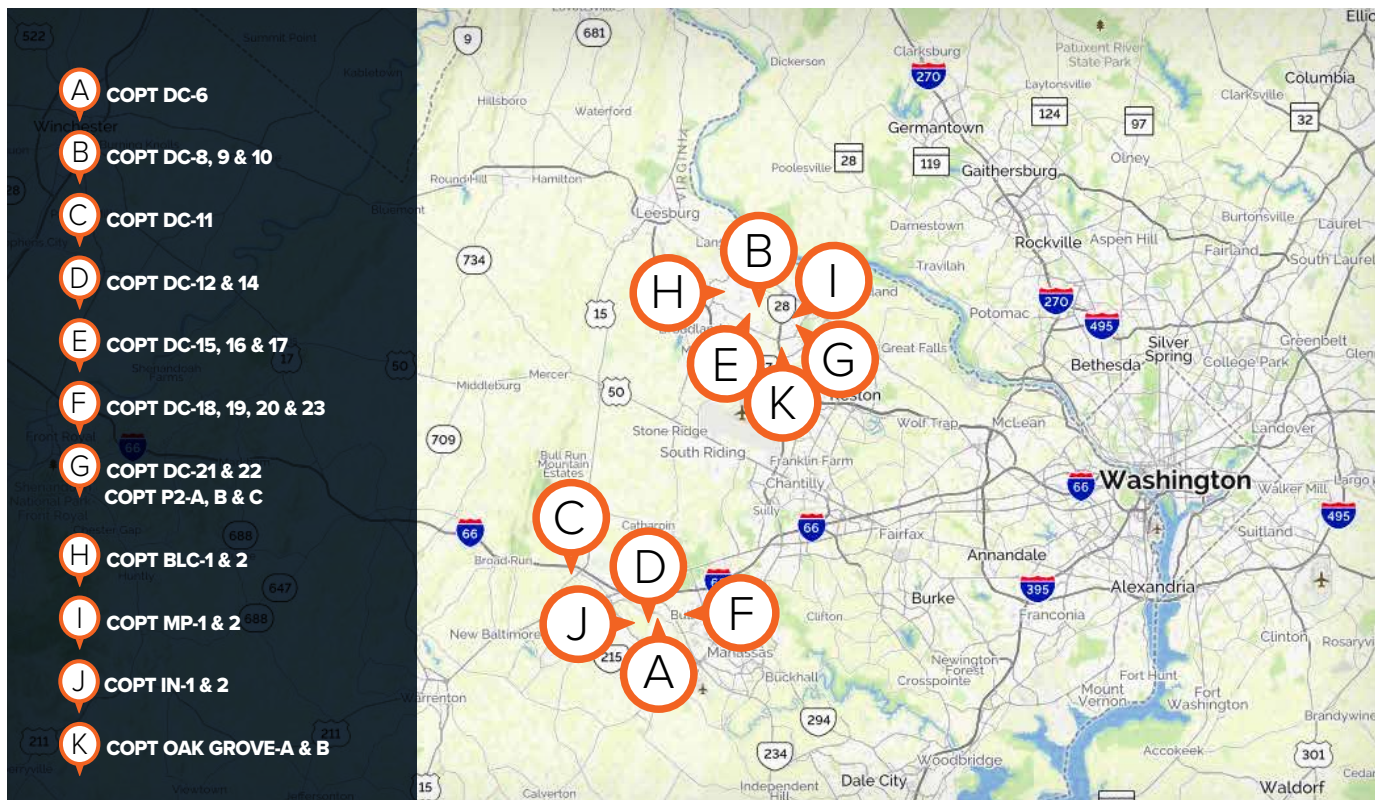


# Overview of Data Center Business

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

- > **The Company's data center business began in 2003 with a U.S. Government customer**
  - > By 2008, we owned and facilitated property management at five data centers totaling 872,000 SF\* for Defense/IT customers
- > **In 2010, we purchased a newly developed wholesale data center, COPT DC-6 (233,000 SF)**
- > **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
    - > For shells, we deliver only the core building and basic power to the tenants ("cold shells")
  - > Excluding two confidential data center shell facilities and one wholesale data center, our Data Center Shell business includes 21 operational data centers totaling 3.5 million SF, plus another five under construction (1.2 million SF); all 26 projects are 100% leased
- > **In total, our data center business consists of 29 dedicated facilities aggregating 5.3 million SF, plus another 775,000 SF of data center support space**

*\* Of these initial five, only our two confidential facilities remain. Between October 2017 and through December 2019, we sold DC-3, 4 & 5 and recycled the capital into new data center shell development.*



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

> **Our data center business consists of 29 data center facilities containing 5.3 million SF:**

- > 26 data center shells (4.7 million SF):
  - > 21 operational facilities (3.5 million SF)
  - > 5 facilities under development (1.2 million SF)
- > 2 confidential facilities\* (421,000 SF)
- > 1 wholesale data center (233,000 SF)

**DETAIL ON DATA CENTER BUSINESS<sup>†</sup>**

MAP LOCATION	PROPERTY NAME	SHELL?	COUNTY	SQUARE FEET	% LEASED
B, C, & D	DC-8, 9, 10, 11, 12 & 14	✓	Loudoun & Prince William, VA	963,700	100%
E & F	DC-15, 16, 17, 18, 19, 20 & 23	✓	Loudoun, VA	1,173,900	100%
G	DC-21 & 22	✓	Loudoun, VA	297,000	100%
H	BLC-1 & 2	✓	Loudoun, VA	297,000	100%
I	MP-1 & 2	✓	Loudoun, VA	432,400	100%
J	IN-1 & 2	✓	Prince William, VA	365,600	100%
Subtotal – 21 Data Center Shells:				<b>3,529,600</b>	<b>100%</b>
*	DC-1 & DC-2	✓	*	421,000	100%
A	DC-6		Prince William, VA	233,000	82%
Subtotal – 3 Other Operational Data Centers:				<b>654,000</b>	<b>94%</b>
<b>TOTAL – 24 OPERATIONAL DATA CENTERS:</b>				<b>4,183,600</b>	<b>99%</b>
<b>Under Construction</b>					
K	Oak Grove-A & B	✓	Loudoun, VA	432,000	100%
G	P2-A, B & C	✓	Loudoun, VA	734,000	100%
Subtotal – 5 Data Center Shells Under Construction:				<b>1,166,000</b>	
<b>TOTAL – 29 DATA CENTERS:</b>				<b>5,349,600</b>	<b>99%</b>

*Shaded row indicates properties are owned in joint ventures.*

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

\* DC-1 and DC-2 are secure, confidential data centers; locations and other information are not permitted to be disclosed.



## INVESTOR RELATIONS

For help with questions about the  
Company, or for additional corporate  
information, please contact:

**Stephanie Krewson-Kelly**

Vice President, Investor Relations

Corporate Office Properties Trust  
6711 Columbia Gateway Drive, Suite 300  
Columbia, Maryland 21046  
Telephone: 443.285.5400  
Facsimile: 443.285.7650  
Email: [ir@copt.com](mailto:ir@copt.com)

## EXECUTIVE OFFICES

6711 Columbia Gateway Drive, Suite 300  
Columbia, Maryland 21046  
Telephone: 443.285.5400  
Facsimile: 443.285.7650  
[www.copt.com](http://www.copt.com) // NYSE: OFC