



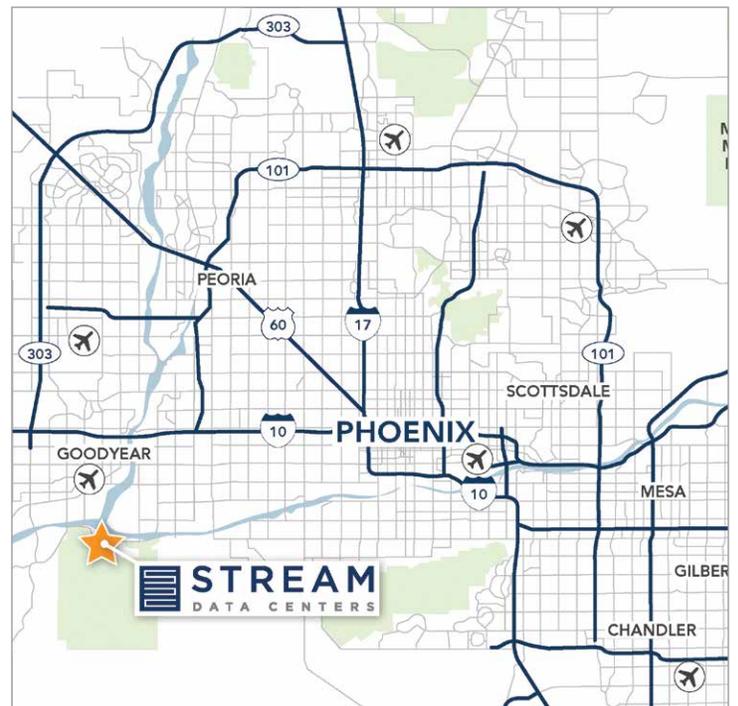
Phoenix I

Stream’s **418,200-square-foot facility on 157 acres** of land in Goodyear, Arizona establishes an expansive data center campus for hyperscale and enterprise customers across the Greater Phoenix region. At full build, the entire campus will support up to 2 million square feet of data center buildings and 200 MW of critical load.

Building one will support approximately 40.5 MW of critical load. This initial facility will deliver in 2Q 2020 with 4.5 MW of fully commissioned, built out capacity.

HIGHLIGHTS

- Building one is a 418,200 SF facility on 23.5 acres, with 40.5 MW critical load at full build.
- An additional 126,80 acres of divisible land is available for build-to-suit or custom data center development.
- 30 acres are dedicated for an Arizona Public Service Electric Company (APS) onsite substation with ultimate power capacity of 350 MW.
- Arizona data center sales tax exemptions provide compelling benefits.
- Excellent fiber connectivity with optimum network latency to other markets.
- In close proximity to the Goodyear Airport, as well as other Phoenix-area airports, destinations and amenities.



**UTILITY
POWER**

- The new campus will include a dedicated Arizona Public Service Electric Company (APS) on-site substation with ultimate power capacity of 350 MW.
- Nearly half of APS's energy mix is carbon free, with plans to be 100% carbon free by 2050. Renewable resources include; solar, wind, biomass, biogas, and geothermal power.
- APS is experienced working with large data center users, and developments of on-site utility substations, and has large-scale utility power available fed from multiple 230 kV lines.

LOCATION

- Less than 20 minutes from downtown Phoenix
- 27-minute drive (23 miles) to Phoenix Sky Harbor International Airport
- Goodyear offers availability of large-scale developable land sites, as well as a pro-business, development-friendly local government.
- Goodyear is ranked by the U.S. Census Bureau as one of the fastest growing cities in the U.S.
- U.S. 24/7 Wall Street ranked Goodyear as one of America's Top 10 Best Cities to Live

CONNECTIVITY

- Dark fiber loop to major carrier hotels in the Phoenix market are in place.
- Multiple long-haul fiber routes connect California to Texas and multiple mid-west markets.

WHY PHOENIX?

A strong **Data Center Tax Incentives Program** available in the Phoenix market

The Computer Data Center Program (Program), authorized by A.R.S. § 41-1519, was enacted in 2013 for encouraging computer data center (CDC) operations and expansion in Arizona.

The Program provides benefits, consisting of exemptions from Transaction Privilege Tax and Use Tax at the state, county and local levels, in connection with purchases of qualifying equipment by owners, operators and colocation tenants of CDCs certified by the Arizona Commerce Authority.

In general, benefits in accordance with the Program are available for up to 10 calendar years following the calendar year in which a CDC is certified. However, benefits may extend for up to 20 calendar years following the year in which a CDC is certified if the CDC qualifies as a sustainable redevelopment project. As more specifically described herein, a sustainable redevelopment project includes a CDC that occupies an existing building which either was at least partially vacant prior to its acquisition or is renovated to a certified "green standard." A sustainable redevelopment project also includes a newly constructed CDC not occupying a previously existing building that is certified pursuant to a "green standard" if the investment in the CDC is at least \$200 million.

- Low risk of natural disasters.
- Phoenix continues to provide one of the lowest total cost of occupancy markets for data center operations.
- The cost of electricity across Greater Phoenix is \$0.060 to \$0.069 per kilowatt hour. With the power rates in Silicon Valley, California ranging from \$0.11 to \$0.15 per kilowatt hour, Arizona can potentially provide over 50% in power cost savings.
- Phoenix offers highly skilled and relatively low-cost labor, along with affordable housing and real estate values as compared to California.
- Phoenix has a base of high-quality enterprise data center users which have organically grown in the market, enhancing the Phoenix area's rich regional ecosystem of expertise and support.