2023 SUSTAINABILITY REPORT

With our vision and mission as guideposts and our values as a compass, Stream is committed to corporate responsibility.

STREAM DATA CENTERS | 25 YEARS

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About this Report

This report serves as an update to stakeholders, summarizing Stream Data Centers' 2023 sustainability progress and commitment to effectively managing sustainability. Our goal to be an industry leader in the development of sustainable data centers extends to managing our impacts on the environment and society. We also understand the importance of documenting our sustainability journey to show transparency and accountability in our efforts, and to provide a clear and accurate depiction of our progress. We support the call for standardization of sustainability reporting, and as such, we have developed this report informed by the Global Reporting Initiative, and the United Nations Sustainable Development Goals[1] pictured below, which are those we believe are most relevant to our objectives. In 2024, we will be preparing a response to the Global Real Estate Sustainability Board disclosure for a sample of our sites.

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6 CLEAN WATER AND SANITATION

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13 CLIMATE ACTION

17 PARTNERSHIPS FOR THE GOALS

GRESB

[1] *The content of this publication has not been approved by the United Nations and does not reflect the views of the United Nations or its officials or Member States. Please see the United Nations Sustainable Development Goals here: https://www.un.org/sustainabledevelopment.*

Message from the Co-Managing Partners

Paul Moser

Co-Managing Partner

Michael Lahoud

Co-Managing Partner & Chief Operating Officer

STREAM DATA CENTERS

At Stream Data Centers, we believe that sustainability is an essential part of facing global challenges, even beyond the environment. That is why we proactively invest in and empower great people to collaborate with customers and communities to develop and operate safe, secure, reliable and sustainable data centers. It is important that our people feel a sense of belonging and our facilities support a more sustainable world – all in markets that support our customers' needs.

Honed over more than two decades of continuous innovation, our employees and processes ensure optimal performance, cost containment and risk mitigation. So, despite the uncertainties of the world outside – environmental or human factor – Stream facilities remain safe, secure, compliant – and available.

Stream's commitment to environmental performance, climate resilience, data transparency, stakeholder engagement and sustainable design will provide solutions to meet the needs of the world's largest data center users while seeking to deliver positive financial and environmental, social and governance outcomes. We believe that the growing demand for sustainable data centers advantageously positions our company to capitalize on the development of next gen digital infrastructure.

In 2023, we formalized our sustainability strategy. Through this strategy, Stream aims to be an industry leader in sustainable data centers and help our customers realize their own sustainability goals. Throughout the year, we conducted our first materiality assessment and prioritized material sustainability topics. Our foundational sustainability strategy is our formalized commitment to sustainability and creates new long-term opportunities for our company.

For 25 years, Stream Data Centers' innovative spirit and commitment to excellence has raised the level of expectations with our customers, for whom we are committed to being an enduring partner by supporting their evolving data center needs. We are dedicated to upholding this high standard and improving our position as a sustainable and responsible leader in our industry.

Learn more about Stream Data Centers history and experience.

About Stream Data Centers

Stream Data Centers has provided premium data center services since 1999, with 90% of its inventory leased to Fortune 100 customers. As of 2023, we had acquired, developed and managed 24 data center campuses nationally, while leadership has remained consistent for over two decades.

From site selection to data center construction and operations, Stream develops wholesale colocation capacity and build-to-suit solutions for hyperscale and enterprise users. Additionally, Stream sources and develops low-risk land sites for optimum data center development and provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options.

Stream Data Centers is the technical real estate affiliate of Stream Realty Partners, a full service commercial real estate investment, development and services company. With $5.8 billion in annual transactions and over 270 million square feet of leased or managed commercial space in active markets coast to coast, Stream Realty Partners is one of the most successful commercial real estate firms in the country. Going forward together with our partners, investors and value chain, we aim to integrate sustainability into our core business and operations.

ABOUT STREAM DATA CENTERS

Fast Facts

Since 1999, delivering wholesale & build-to-suit data centers.

100% of projects delivered as joint ventures.

26 data centers delivered across the U.S.

>90% of capacity leased to Fortune 100.

100% of ops & engineering team are Stream employees.

0 early customer terminations.

0 lawsuits (customers or employees.)

25 years building relationships with institutional capital.

ABOUT STREAM DATA CENTERS

Stream's National Footprint

Stream Data Centers is the technical real estate affiliate of Stream Realty Partners, a national commercial real estate firm offering an integrated platform of services, including leasing, property management, tenant and landlord representation, capital markets, investment management, development and construction management.

STREAM | **Since 1996**
EXCELLENCE IN COMMERCIAL REAL ESTATE

STREAM DATA CENTERS | **Since 1999**
WHOLESALE, POWERED SHELL AND BUILD-TO-SUIT DATA CENTERS

Since **1996** excellence in commercial real estate

Since **1999** wholesale, powered shell and build-to-suit data centers

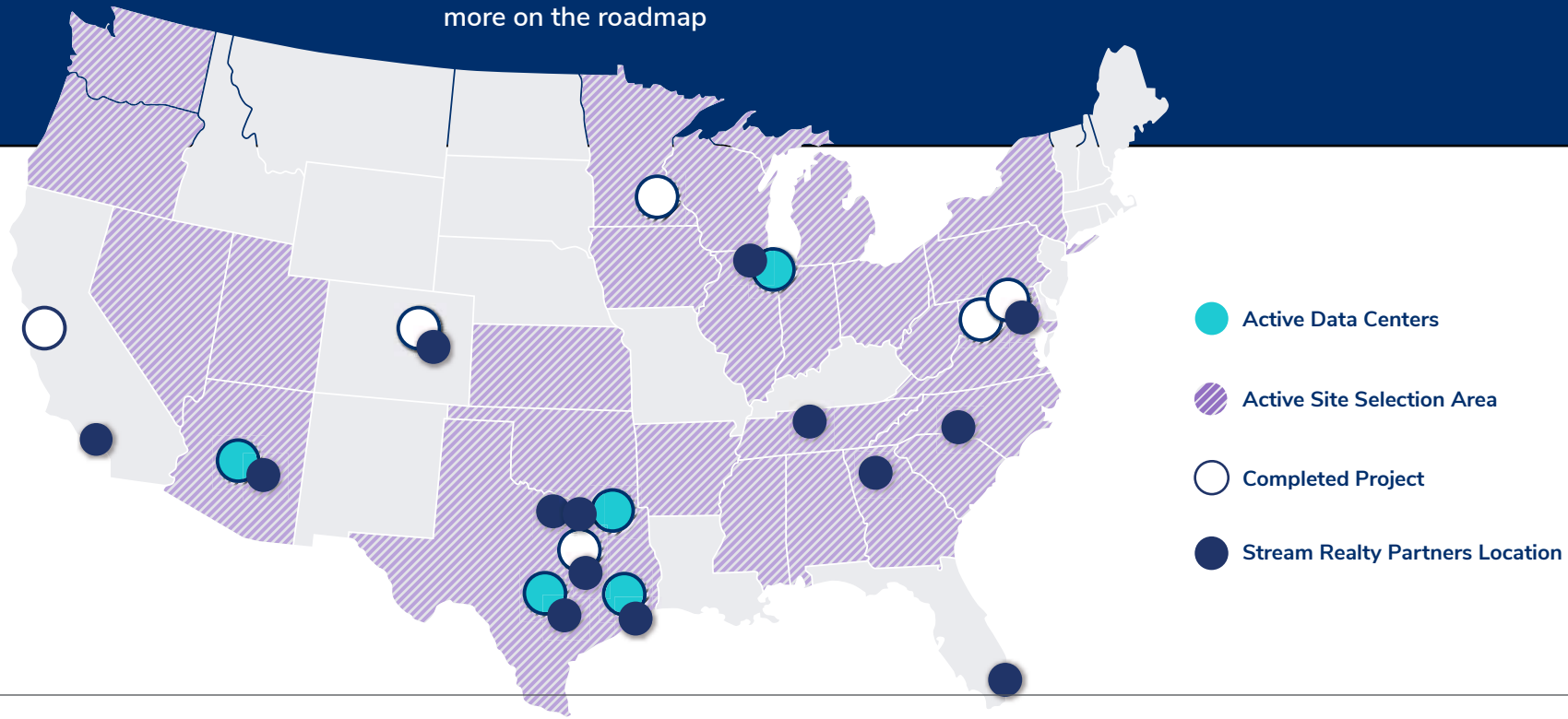
24 data center developments with more on the roadmap

>90% data center capacity leased to Fortune 100

47 million sf developed or acquired

1,200+ employees nationwide

$5.8 billion transactions completed annually



Vision

Invest in and empower great people.
Develop and operate safe, secure, reliable and sustainable data centers.
Collaborate, innovate and partner with our customers and communities.

Mission

Be the trusted and enduring partner for our customers' evolving data center needs.

Values

These values are critical to our success:

Honest

We conduct ourselves ethically, transparently and with integrity.

Nice

We treat everyone with kindness and respect and encourage diverse perspectives and backgrounds.

Smart

We value creativity, innovation and the importance of listening and collaboration.

Passionate

We are deeply committed to supporting each other and delivering exceptional results to our customers.

Executive Summary

Stream Data Centers is committed to effectively incorporating and managing sustainability within our business strategy and decision-making, not only because we believe it is the right thing to do, but also because it enables us to better serve our stakeholders and community in the long term. Integrating sustainability into our corporate strategy strengthens our performance and resilience now and into the future.

While a lot about the market and the needs of the customers we support has changed over the last two and a half decades, the values that drive everything we do at Stream remain the same. In fact, commitment to our values is the key to our success and our customers' happiness.

Stream has collaborated with stakeholders and experts to create a strategy that builds on our values and history of good corporate citizenship to reduce our environmental impact, retain our employees and continue to deliver our top tier services to our customers. This strategy identifies six priority areas where we believe we can have the most impact. We have developed key priority areas, goals and detailed work plans for tracking our performance and will continue to search for ways to enhance our performance.

STREAM DATA CENTERS SUSTAINABILITY GOALS

SUSTAINABLE BUILDING DESIGN
Incorporate Sustainability and Resilience into Building Design

GREENHOUSE GAS MANAGEMENT
Effectively Manage Greenhouse Gas Emissions

HEALTH, SAFETY AND WELLBEING
Maintain a Safe and Healthy Workplace

ATTRACTION, DIVERSITY AND DEVELOPMENT
Enhance Talent Attraction, Diversity and Inclusion

CYBERSECURITY AND PHYSICAL SECURITY
Develop and Operate Secure Data Centers

ESG OVERSIGHT AND TRANSPARENT REPORTING
Provide Transparent and Efficient ESG Governance and Reporting

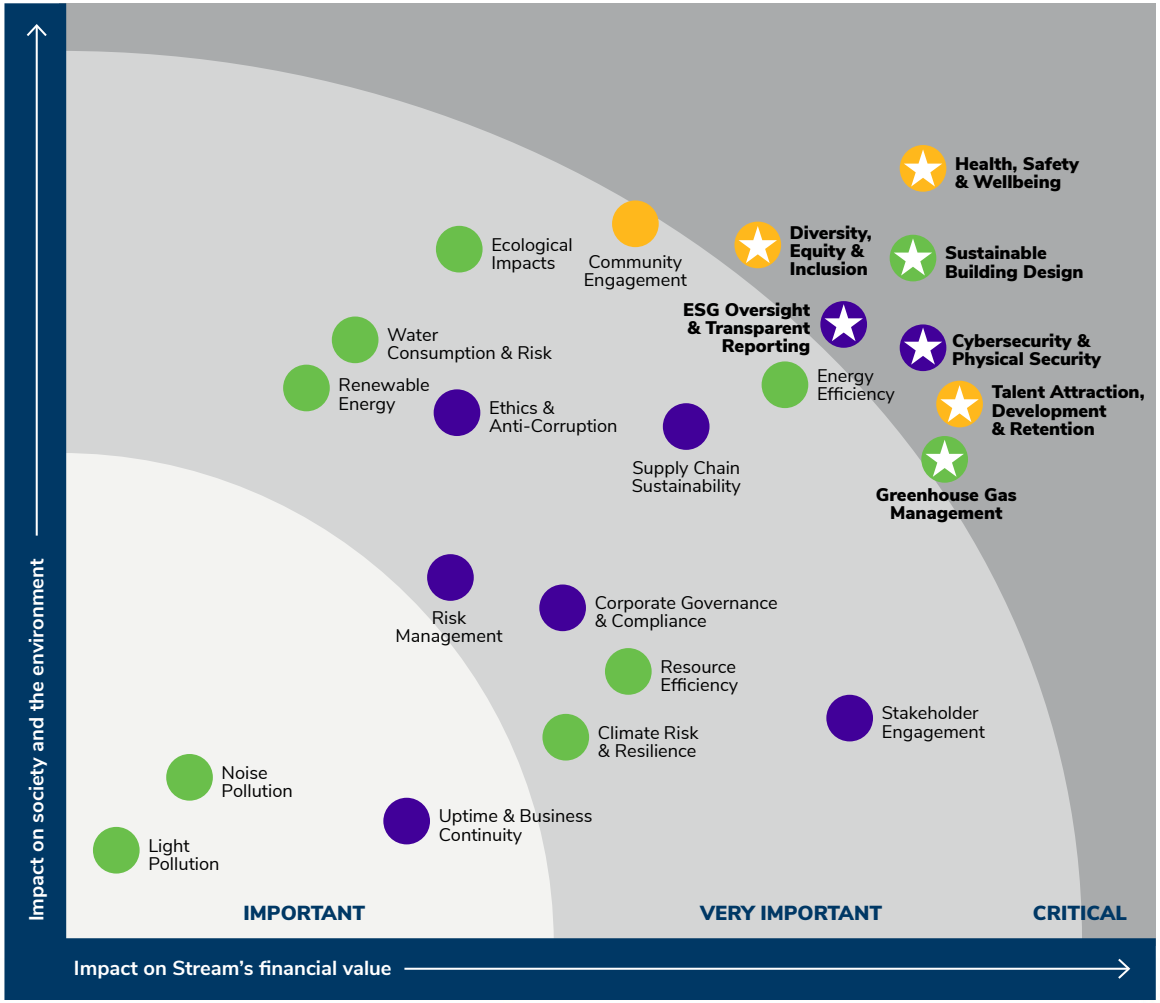
SUSTAINABILITY STRATEGY

Demand for data center infrastructure is on the rise and our customers, investors and the public are paying attention to sustainability performance and commitments of businesses like Stream Data Centers that are accelerating digital development. The Stream Data Centers Materiality Assessment, based on Global Reporting Initiative's (GRI) four-step materiality assessment methodology, is the core of our sustainability strategy. The materiality assessment process was conducted as an in-person workshop in mid-2023, and key internal and external stakeholders in attendance provided feedback on Stream's environmental, social and governance priority topics. We then prioritized the topics, establishing the context, justification and purpose for our sustainability strategy.

Following the materiality assessment workshop, senior sustainability leadership decided on six key priority topics to focus on in our sustainability strategy. For each of these key priority areas, subject matter experts were appointed and goals and objectives were defined, as illustrated in the graphic on the next page. To ensure we are making progress on the most relevant, current priority areas, Stream will refresh our materiality assessment every two years.

MATERIALITY MATRIX

The materiality matrix measures our impact on each topic versus the relative impact each topic has on our value. The positioning of each topic is based on stakeholder engagement during the materiality assessment[2]



KEY

Environmental | Social | Governance | **Selected as Stream's key priority area**

[2] The list of priority areas contained within this materiality assessment is not exhaustive of all of Stream Data Centers' risks and opportunities. This analysis is subject to change and will be updated as needed to reflect the state of our current business.

Priorities

Key Priority Topic	Goal	Objectives
SUSTAINABLE BUILDING DESIGN	Incorporate Sustainability and Resilience into Building Design	• Formalize and track sustainable criteria during site selection • Improve the measurement and efficiency of sustainable data center development • Monitor and improve operational data center performance
GREENHOUSE GAS MANAGEMENT	Effectively Manage Greenhouse Gas Emissions	• Baseline energy use and GHG emissions • Develop a GHG Management Policy • Monitor and manage scope 1, 2 and 3 GHG emissions
HEALTH, SAFETY AND WELLBEING	Maintain a Safe and Healthy Workplace	• Enhance our employee safety communication, training and initiative programs • Effectively manage our contractor and employee safety metrics • Continue to evaluate and update our safety programs
TALENT ATTRACTION, DIVERSITY AND DEVELOPMENT	Enhance Talent Attraction, Diversity and Inclusion	• Support employee opportunities to grow personally and professionally • Enhance individual and diverse perspectives and belonging
CYBERSECURITY AND PHYSICAL SECURITY	Develop and Operate Secure Data Centers	• Maintain and continuously evaluate our security programs • Efficiently implement our risk management program to address threats, vulnerabilities and requirements
ESG OVERSIGHT AND TRANSPARENT REPORTING	Provide Transparent and Efficient ESG Oversight and Reporting	• Efficiently engage leadership to prioritize and progress sustainability topics • Provide cross-functional oversight and accountability to execute our sustainability strategy • Manage and report our progress to stakeholders annually

SOLIDIFYING OUR POSITION AS AN INDUSTRY LEADER

To operationalize our strategy, cross-functional subject matter experts prepared procedures and detailed work plans with measurable targets for tracking our progress towards achieving our goals. To maintain accountability and drive progress on our strategy, subject matter experts meet quarterly for Environmental, Social and Governance Committee meetings. In these meetings, subject matter experts and Stream's managing partners share progress, key performance indicators and roadblocks to executing sustainability goals, further enhancing environmental, social and governance oversight.

We see establishing a strong sustainability strategy as an opportunity for Stream to solidify our position as an industry leader and effectively manage our sustainability risks and opportunities. From our partners to our site leads, we are committed to managing our sustainability priorities because we believe that it will reduce our environmental impact, enhance our social performance, create a competitive advantage and address stakeholder concerns.

SUSTAINABLE BUILDING DESIGN

SITE SELECTION | INNOVATION | DESIGN AND CONSTRUCTION STANDARDS

Sustainable building design is the cornerstone of our business, and we are working to incorporate sustainable practices into the building development life cycle, from site selection through construction and operation. We believe that prioritizing sustainability in our data centers will enable us to be the preferred long-term business partner for our customers.

Our goal is to **Incorporate Sustainability and Resilience into Building Design**. To achieve this, we will:

- Formalize and track sustainable criteria during site selection.
- Improve the measurement and efficiency of sustainable data center development.
- Monitor and improve operational data center performance.

Stream is committed to the integration of sustainable components into the three key phases of data center development and operation: site selection, design and construction and operation.

LOCATION STRATEGY, SITE SELECTION AND DEVELOPMENT

At Stream, sustainable site development and building design is a forethought, not an afterthought. To develop the most sustainable data center on the market, Stream begins with location strategy, followed by a rigorous site selection process. Our team continuously focuses on balancing commercial and environmental impacts to ensure that we are responsible stewards of data center site development. In our unique site selection process, we have integrated site sustainability considerations including access to renewable energy, measurement of the site's resilience to physical climate change effects, and considerations of our impacts on local ecology. Stream is committed to increasing sustainability criteria in our location strategy, site selection and development processes.

In 2023, we hired dedicated resources to guide, develop and formalize our sustainability strategy. As we look forward to 2024, our intent is to implement this strategy and evaluate our site selection workflow to identify, prioritize and track additional criteria to meet the increasing environmental, economic and societal needs for more sustainable data center development.

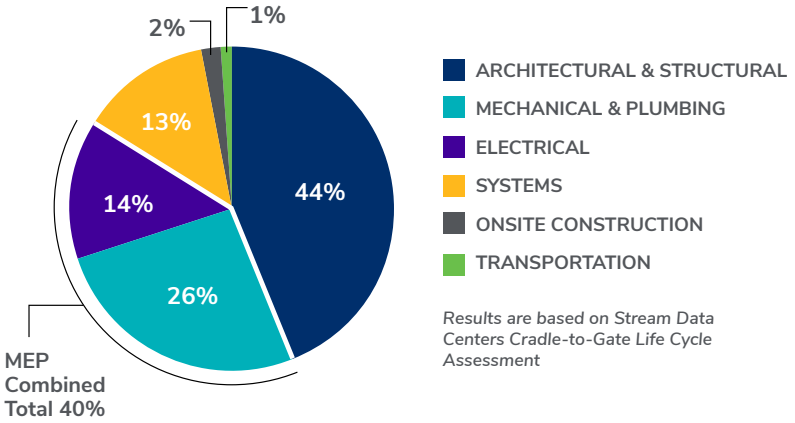
DESIGN AND CONSTRUCTION

Our reference design and construction standard (DACS) has been developed to efficiently use resources, with an emphasis on material management, energy efficiency and low water use. In 2023 there was a renewed focus on material management during design and construction as Stream performed our first cradle-to-gate life cycle assessment (LCA) using ISO Standards 14040 and 14044.[3] Our initial life cycle assessment focused on calculating the embodied carbon in the form of carbon dioxide equivalent emissions generated from the beginning of the building life cycle through the completion of the building construction and is detailed in our **greenhouse gas management section**.

Stream's LCA methodology is unique from many building evaluations. Stream performed the life cycle assessment by evaluating our design and construction standard and including impacts from mechanical, electrical and plumbing (MEP) and building systems equipment. This **innovative** approach goes beyond the building envelope, enhancing the scope of our life cycle assessment compared to most data center life cycle assessments. While data are limited for mechanical, electrical and plumbing equipment, by incorporating these components into our life cycle assessment, Stream is elevating the industry best practice by providing a wholistic picture of the embodied carbon associated with data center development and encouraging equipment suppliers to publish Environmental Product Descriptions (EPDs). Including these elements enables Stream to focus our efforts on the most impactful sources in our design and construction processes. As shown in the graphics to the right, the mechanical, electrical and plumbing sources have about the same relative contribution as the architectural and structural components to the overall embodied carbon footprint. The largest individual contributors to the building development embodied carbon emissions are concrete and steel, with backup generator equipment following closely.

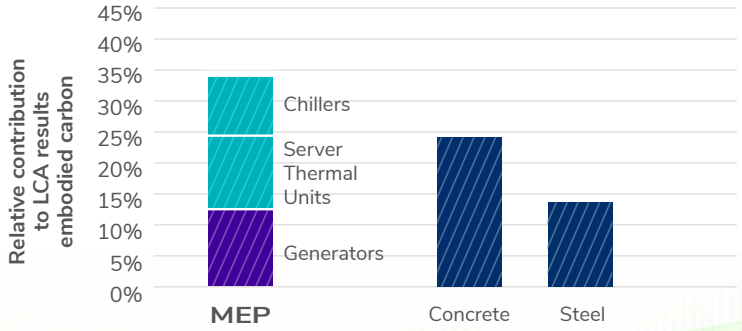
In 2024 we plan to incorporate an embodied carbon screening life cycle assessment tool into our design analysis to monitor and improve our embodied carbon footprint. We also are working to further define and formalize our sustainable design and construction metrics so we can track our progress towards creating the most sustainable data centers on the market.

EMBODIED CARBON BY BUILDING COMPONENT



Results are based on Stream Data Centers Cradle-to-Gate Life Cycle Assessment

EMBODIED CARBON BY MATERIAL



[3] *ISO Standard 14040, Environmental management – Life cycle assessment – Principles and framework, ISO 14044, Environmental management – Life cycle assessment – Requirements and guidelines and European Standards 15978, Sustainability of construction works – Methodology for the assessment of performance of buildings*

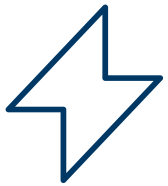
ENVIRONMENTAL

Sustainable Operation

We believe our approach to sustainable building design provides our customers the resiliency and availability they need to maintain business continuity, while offering a highly efficient design that delivers the **power usage effective (PUE)** they demand without the need for increased water use. We also work closely with key vendors like Schneider Electric to improve operation of our electrical and mechanical systems. We implement industry best practices at all of our data centers, including hot aisle containment.

INCREASED TRANSPARENCY

We have begun publicly benchmarking our environmental performance across Stream operations. To formalize our disclosure of environmental performance data, we completed our inaugural disclosure to the Global Real Estate Sustainability Benchmark in 2024. We will also formalize our climate risk and resilience assessment in line with the International Financial Reporting Standards for climate-related disclosures (aligned with the Task Force on Climate-Related Financial Disclosures.)



Since we started as a co-location provider we have **monitored and managed our data centers' PUE**. We hold quarterly stakeholder meetings and share our on-going PUE performance with our customers so they can track progress on their own sustainability goals.

Our comprehensive approach to sustainability accounts for local resource availability and community concerns. Our current design utilizes closed loop chillers which brings the **Water Usage Effectiveness (WUE)** for critical load cooling to zero. In addition, we are working with tenants to **reduce operational waste** with a goal of achieving zero waste to landfill where possible.

Stream has created a **patent-pending liquid cooling design** that delivers many operational and cost benefits. As a result, liquid cooling has the potential to contribute to reductions in all scope 1, 2 & 3 emissions, and provide benefits from a water and waste perspective.

"Designed to Earn the ENERGY STAR" by the U.S. Environmental Protection Agency for meeting superior energy efficiency criteria. This program recognizes buildings with **energy performance in the top 25%** of similar buildings nationwide.

GREENHOUSE GAS MANAGEMENT

ENERGY TEAM

ENVIRONMENTAL SUSTAINABILITY

ENVIRONMENTAL

Greenhouse Gas Management

At Stream we seek to be an industry leader in the development of sustainable data centers. We are committed to environmental performance and minimizing greenhouse gas emissions throughout the building life cycle.

Our goal is to Effectively Manage Greenhouse Gas Emissions. To achieve this, we will:

- Baseline energy use and GHG emissions.
- Develop and implement a GHG Management Policy.
- Monitor and manage scope 1, 2 and 3 GHG emissions.

ENVIRONMENTAL

Our Partnerships

Although 2023 was the first year we formalized our greenhouse gas program, effective resource management has always been a part of our business philosophy. At Stream Data Centers, we realize the urgency of reducing greenhouse gas emissions to protect our future from the worst climate change scenarios and are committed to responsibly managing our greenhouse gas emissions. Our longstanding commitment to energy and GHG management is showcased by our industry partnerships.

The iMasons Climate Accord™

We are a proud member of the iMasons Climate Accord, a coalition of the biggest tech companies in the world focused on carbon reduction in digital infrastructure.

Schneider Electric

For more than 10 years, we have worked with Schneider Electric to use their energy efficient electrical products and their associated Environmental Product Descriptions. Environmental Product Descriptions have information on product-level emissions impacts and guidance on sustainable design. We encourage broad adoption of Schneider's energy efficient products to enhance sustainability industry-wide.

aps

Stream is a participant in the Arizona Public Services (APS) Solutions for Business Program. As a part of this program, we installed highly efficient air-cooled chillers, advanced lighting systems and state-of-the-art fan motors in our Phoenix facility. Over the lifespan of these upgrades, avoided emissions are estimated to be equivalent to:

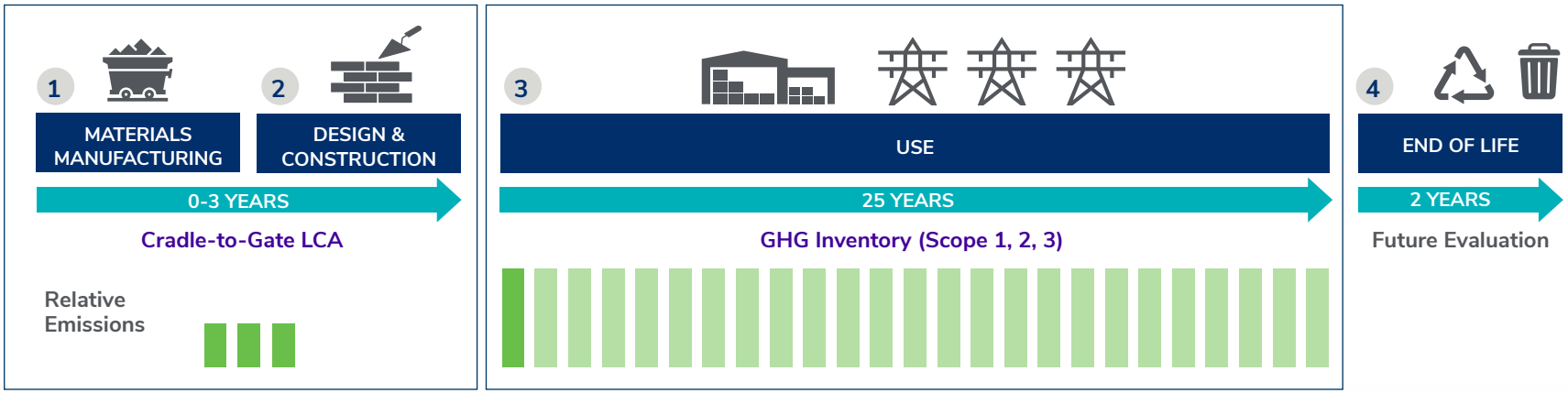
7K fewer cars on the road

55K trees planted

Baseline Greenhouse Gas Emissions Across the Building Life Cycle

Stream understands the importance of **environmental sustainability** by managing greenhouse gas emissions through a data center's life cycle, from materials manufacturing, design and construction, through building use and end-of-life management. As published by the International Energy Association, recent studies show that the upfront embodied carbon emissions account for about 24% of the greenhouse gas emissions from data centers[4] and the use phase accounts for about 76%. At the time of this report publication, information about greenhouse gas emissions at the end-of-life phase are not available. As shown below, in 2023, Stream took a multipronged approach to accurately quantify greenhouse gas emissions from the upfront and use phases of the building life cycle by conducting a cradle-to-gate life cycle analysis and our inaugural corporate inventory.[5] This is consistent with our strategy for effective emissions management, which is to focus on the emissions sources under our control that have the greatest impact on our overall footprint. As our infrastructure ages, we will incorporate more detailed assessments for the end-of-life phase of data centers.

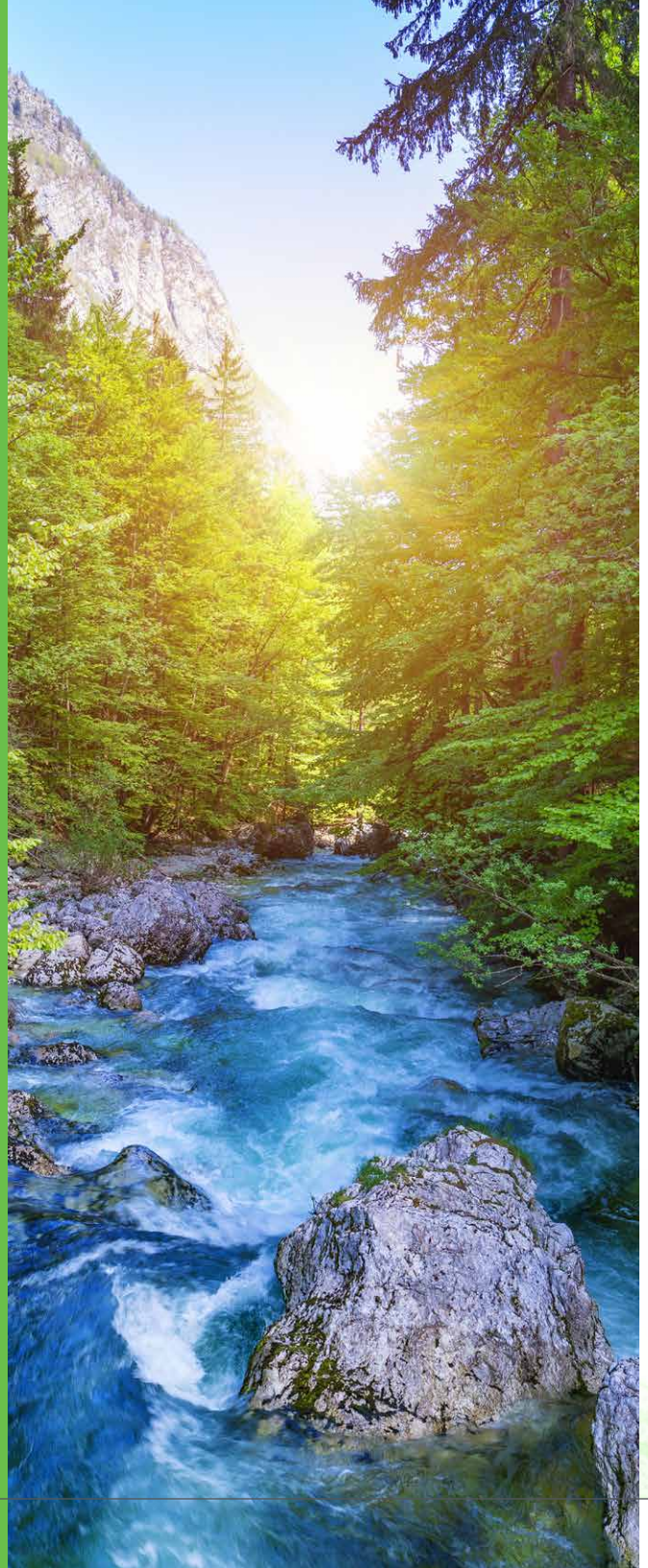
DATA CENTER LIFETIME EMISSIONS



This graphic is an estimate of data center lifetime building emissions, based off a study from the International Energy Association. Relative Emissions may vary based on temporal and regional factors, as well as data quality.

[4] *ICT Sector Electricity Consumption and Greenhouse Gas Emissions – 2020 Outcome by Jens Malmodin, Nina Lövehagen, Pernilla Bergmark, Dag Lundén :: SSRN.*

[5] *The lifecycle stages included in accordance with BS EN 15978 are life cycle stages A1through A5. A1-A3 (Product stage): manufacturing, transportation and installation of building processes; A4-A5 (Construction Stage): material transportation and building construction.*



ENVIRONMENTAL

Corporate Greenhouse Gas Inventory

To understand the operational use phase of data center emissions, Stream completed the inaugural corporate greenhouse gas inventory in 2023. The inaugural inventory uses actual operational data from 2022 and was conducted in accordance with The GHG Protocol Corporate Accounting and Reporting Standard.[6] We built on the lessons learned from the inaugural inventory and completed a comprehensive inventory for 2023. Stream created an inventory management plan to ensure that our data is consistent and verifiable. It includes entity-wide corporate and facility-level activities under Stream's operational control for a sample of our facilities in operation and under development. The GHG Protocol and the Business for Social Responsibility's Allocation Guidance (BSR's)[7] were used to allocate emissions between tenant and wholesale colocation data centers ownership. This enables Stream to focus on tracking greenhouse gas emissions from activities and operations that we have a reasonable opportunity to influence and manage. As our portfolio continues to grow and data become available, we will continue to refine our carbon footprint.

SCOPE 1

Scope 1 emissions encompass direct emissions from stationary combustion and fugitive emissions of hydrofluorocarbon (HFC) from refrigerants and air conditioning equipment. This inventory includes corporate sources as well as emissions from data center campuses under Stream's control.

SCOPE 2

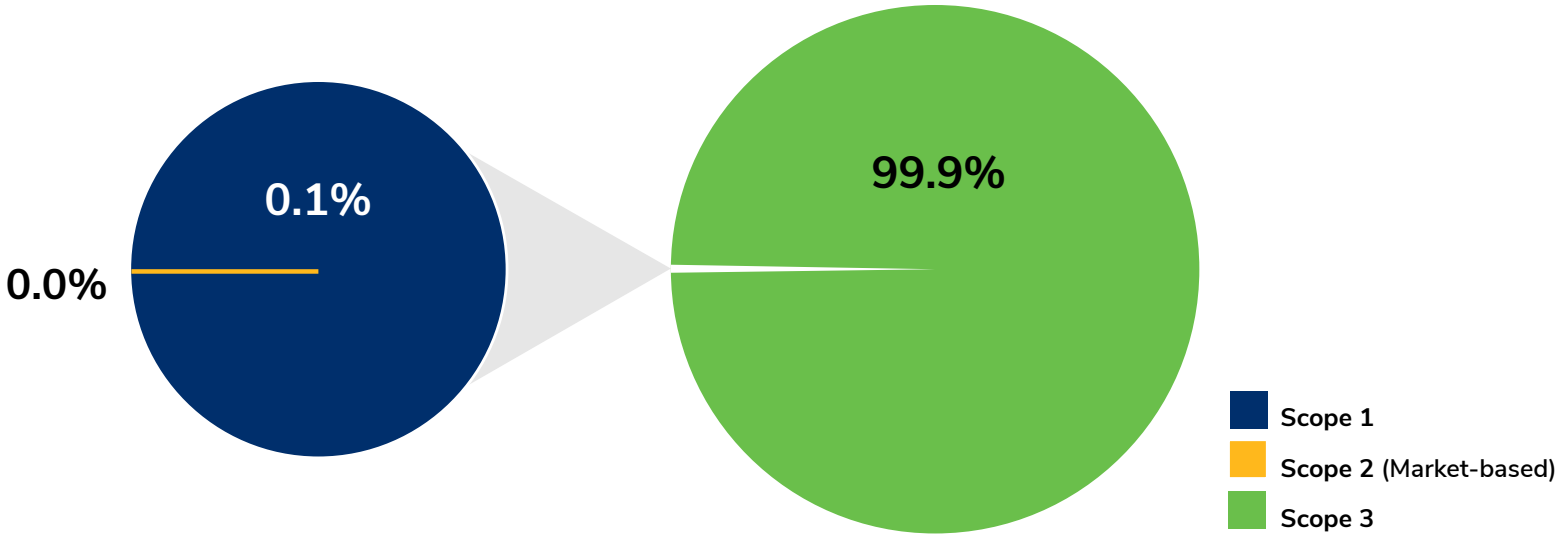
Because data center tenants have operational control over the information technology (IT) equipment they own and operate, while colocation providers have operational control over the data center support infrastructure, scope 2 emissions associated with energy use at each data center facility are allocated between Stream and our tenant(s) accordingly. The tenant-allocated scope 2 emissions are listed as Stream's scope 3 downstream leased assets emissions. Although scope 1 and scope 2 emissions are relatively low compared to Stream's scope 3 emissions, these scopes are under the control of our company. Because of this, scope 1 and 2 emissions reductions will be a key part of our emissions management strategy.

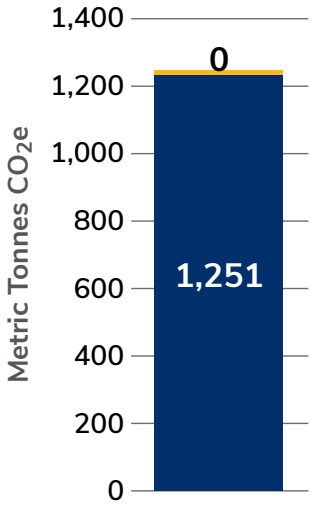
[6] *Additional references include World Resources Institute/World Business Council for Sustainable Development Greenhouse Gas Protocol, U.S. Environmental Protection Agency and other technical guidance as appropriate.*

[7] *Business for Social Responsibility. 2017. GHG Emissions Accounting, Renewable Energy Purchases and Zero-Carbon Reporting: Issues and Considerations for the Colocation Data Center Industry*

ENVIRONMENTAL

2023 Corporate GHG Inventory by Source





SCOPE 1 AND 2 BREAKDOWN

Scope 1

Comprised of 54% stationary combustion and 46% fugitive emissions.

Scope 2

Comprised of purchased electricity emissions.

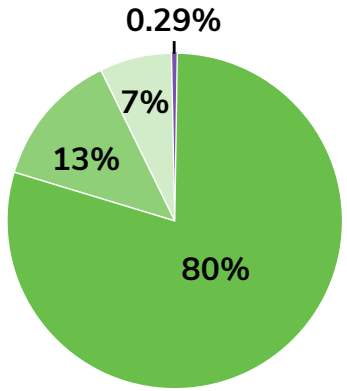
RECs were purchased for all scope 2 emissions.

Scope 1 | Scope 2 (Market-based)

SCOPE 3 BREAKDOWN

Material Scope 3 Categories
Capital goods, 80%
Downstream leased assets, 13%
Purchased goods and service, 7% *
Categories Not Material
Fuel and energy related activities, <1%
Waste generated in operations, <1%

* Data also includes the following GHG emissions categories: Upstream transportation and distribution, Business travel, Upstream leases assets



SCOPE 3

As a developer and operator of high-capacity data centers, our scope 3 emissions account for the overwhelming majority of our emissions footprint; thus, it is crucial that we focus our efforts on understanding and reducing these emissions sources. For our inaugural scope 3 footprint, we performed a screening analysis using the Quantis Scope 3 Evaluator tool.[8] Using actual financial data for 2022, Stream identified the relevant scope 3 categories. Our 2023 inventory includes the categories relevant to Stream. The material categories include capital goods, downstream leased assets and purchased goods and services. For our downstream leased assets, Stream used direct measurement of the tenant's electricity use to provide an accurate accounting of our emissions.

As reflected in our corporate inventory results, capital goods are the largest contributor to our greenhouse gas footprint. For Stream, the majority of capital goods emissions are from developing and constructing new data centers. To provide a more accurate accounting of the capital goods emissions category, Stream performed a life cycle assessment on our design and construction process. This effort is detailed in the Sustainable Building Design section and connects our goal of building the most sustainable data centers on the market with our goal to effectively manage our greenhouse gas emissions. The importance of data refinement is apparent as shown by the relative comparison of screening assessment, which estimated the embodied carbon from construction to be about six to nine times higher than the life cycle assessment results.

By taking an accurate accounting of greenhouse gases throughout the building development life cycle and buildings use cycle, Stream is taking steps to effectively manage the impactful sources under our control. In the coming years, Stream will continue to refine the data collection process for scope 3 emissions relevant to our business.

[8] *Tool developed by the World Resources Institute/World Business Council for Sustainable Development Greenhouse Gas Protocol and Quantis (2023)*

Greenhouse Gas Policy

As part of our comprehensive approach to sustainability, we are committed to tracking, reporting and reducing greenhouse gas (GHG) emissions. The sustainability program was created to formally align our leadership and organization with the goal of reducing GHG emissions across the data center lifecycle. To formalize our commitment to GHG management and to guide our organization towards carbon reduction, we are creating a Greenhouse Gas Policy.

In 2023, Stream developed the framework for a robust GHG management program. We established an organization-wide process for tracking operational energy use and for managing resource use in our supply chain. Additionally, Stream developed an Inventory Management Plan to provide transparency on the boundaries, quantification methods, data and process used to develop the greenhouse gas emissions inventory and enable reproducibility. The Inventory Management Plan along with other greenhouse gas reduction strategies will serve as the backbone for our Greenhouse Gas Policy. As our greenhouse gas management program matures, our policy will provide the continuity of direction to establish meaningful intensity reduction targets.

ENVIRONMENTAL

Greenhouse Gas Reduction Priorities

INNOVATION

Innovation has been part of Stream Data Centers' culture since the inception of our business. To become a leader in data center sustainability, we are incorporating innovative technologies across our portfolio. As detailed in the patents' discussion in the Sustainable Building Design section, we inherently optimize for operational energy efficiency and high availability, and in 2023 we continued to innovate by evaluating low and zero carbon alternatives for our facilities. To manage embodied carbon in 2023, Stream purchased **low carbon rebar** for one of our data center sites under development and have begun including low carbon materials requirements when available in our design specification. We continue to look for ways to reduce operational carbon and are exploring alternative materials to reduce our scope 1 emissions. In 2024, Stream will be evaluating **low global warming potential (GWP) refrigerants** to replace traditional refrigerants used in rooftop chillers and other HVAC equipment. To reduce the emissions from backup diesel generators, Stream is investigating **low carbon alternative fuels**, including hydrotreated vegetable oil (HVO) and alternatives to backup generation options beyond diesel-powered generators.

Looking into 2024, our Sustainable Building Development and Greenhouse Gas Management program will continue to focus on measuring, managing and improving the components under our control that have the greatest impact on our environment and enable Stream to provide **sustainable business continuity** to our tenants.

PRIORITIZING DECARBONIZATION EFFORTS

Stream's greenhouse gas emission reduction strategy prioritizes emissions sources under Stream's operational control. To manage **embodied carbon**, Stream performed a comprehensive life cycle assessment to identify and track the high carbon intensity materials and components in the building development. While Stream's current inventory showcases the emission associated with data center development, Stream is using this development stage to focus on incorporating innovative design features to reduce operational carbon emissions. In 2023, Stream developed an **emissions reduction tool** for opportunities to reduce both embodied and operational carbon that outlines the potential emissions savings, technical feasibility and cost. The purpose of the tool is to help pinpoint potential emission reduction strategies for further evaluation. One strategy from this tool that Stream will be implementing in 2024 to reduce **operational carbon** is procuring Renewable Energy Credits (RECs) to cover our scope 2 emissions from our 2023 operations.

ENVIRONMENTAL

Energy Services

For years, our **energy team** has guided our company through the complex nuances of electricity procurement, focusing on opportunities to procure **renewable energy**. Stream offers this energy consulting service to our customers and competitors alike, understanding that the energy transition requires a team effort. With the right energy procurement partner, interested parties can mitigate risk, achieve sustainability goals and optimize energy spend. As that partner, Stream demystifies energy procurement, bringing transparency to a process that is too often one-sided. Whether a customer needs a supportive partner for renewable energy options in particular markets, or a consultative partner to help define requirements and craft the best-fit strategy to match, Stream Data Centers can help. As with our data center real estate offerings, we bring to the table a well-crafted strategy based on several decades of experience – then we modify it as necessary to specifically suit customer needs.

HEALTH, SAFETY AND WELLBEING

ENVIRONMENT,
HEALTH AND SAFETY

We believe that our employees are our most valuable resource and that their safety is critical to our success. We view our compliance with safety standards and regulations as the minimal threshold for keeping our workers safe, and we continuously improve our world-class safety environment embraced by all employees at Stream Data Centers.

Our goal is to **Maintain a Safe and Healthy Workplace**.
To achieve this, we will:

- Enhance our employee safety communication, training and initiative programs.
- Effectively manage our contractor and employee safety metrics.
- Continue to evaluate and update our safety programs.

SOCIAL

SAFE + SOUND

Stream Data Centers is fully committed to Occupational Safety and Health Administration's (OSHA) Safe+Sound Initiative, prioritizing workplace health and safety. Stream's **Environmental, Health and Safety** (EH&S) Committee drives our safety initiatives forward, including OSHA Safe+Sound. The Environmental, Health and Safety Committee is composed of individuals possessing both technical knowledge and a deep passion for safety, ensuring comprehensive and effective safety strategies within the entire organization, steering away from siloed programs. The Environmental, Health and Safety Committee influences the entire organization, promoting inclusivity and gathering insights from all levels of the company. Through the OSHA Safe+Sound pledge and the Environmental, Health and Safety Committee, Stream aims to achieve safety excellence, fostering a behavior-based safety culture of wellbeing and security for all employees and stakeholders.

In addition to the Environmental, Health and Safety Committee, we have designated Environmental, Health and Safety staff dedicated to maintaining a safe and healthy workplace during both construction and operation of our facilities. These safety champions work to ensure all Stream employees and relevant third parties are upholding our safety standards and communicate the state of our safety initiatives internally through our "Guardians of Safety" monthly newsletter.

In 2023, we began including additional metrics related to the performance of our contractors. We are always striving for continuous improvement of on-site safety, and these metrics help us work within Stream and with project partners to understand our performance.

TOTAL WORK HOURS: 148,301

0
TOTAL RECORDABLE INCIDENT RATE (TRIR)

0	16	0	0
FATALITIES	NEAR MISSES	LOST DAY RATE	SEVERITY RATE

This 2023 performance data is for Stream Data Centers employees. In the future, additional safety performance metrics will be tracked by Stream Data Centers.

Our operational health and safety initiatives and polices apply to all Stream employees and establishes the safety standards we expect to be upheld across all data center sites. We recognize that safety requirements for a given facility may be different based on site location or customer requirements – our company-wide safety standards are tailored and monitored for site-specific needs. To complement our health and safety policies, Stream employees and contractors are continuously trained on our safety standards and are expected to perform their duties consistent with site-specific safety policies, environmental rules and applicable regulations as well as Stream best practices.

We have a health and safety policy that applies to contractors and to Stream employees working on site. Additionally, we use a health and safety pre-qualification screening process to assess whether a given general contractor aligns with our safety values.

Looking into 2024, we have plans to streamline our employee safety trainings for employee convenience and automate the tracking of our priority metrics. We plan on updating our health and safety audit program, focusing on opportunities for automation.

TALENT ATTRACTION, DIVERSITY AND DEVELOPMENT

SOCIAL RESPONSIBILITY

DIVERSITY AND INCLUSION

Stream Data Centers understands the importance of a workforce that is energized, satisfied and feels comfortable being themselves at work. We believe that fostering this employee culture and taking social responsibility makes us a better business and is vital for our success. The human resource (HR) group, referred to as “People Experience” or “PX” at Stream Data Centers, helps our employee culture thrive.

Two of our key sustainability focus areas - talent attraction, development and retention; and diversity, equity and inclusion – are closely related in practice at Stream Data Centers. Because of the interconnections between the two, these focus areas roll up into one sustainability goal with individual, pointed objectives. Our goal is to **Enhance Talent Attraction and Diversity and Inclusion**. To achieve this, we support:

- Employee opportunities to grow personally and professionally.
- Individual and diverse perspectives and belonging.

It is our goal to provide our team with unsurpassed opportunities for personal, professional and financial growth. We focus on creating a collaborative company culture that encourages creative thinking and supports employees in advancing and growing professionally. At Stream, our employees are the foundation of our company culture.

Stream realizes the importance of engaging with employees to create the best work environment. In 2023, our People Experience (PX) and operations teams launched an internal tool to provide employees with additional resources for resolving HR questions. This ticketing system streamlines the process and ensures our employees can quickly address concerns with our PX Team. This ticketing system ensures the questions and help needed go to the right person on the PX Team. We aim for a 48 hour response time for all issues filed. In addition to the tool for common needs the PX Team launched a variety of other useful tools aimed at improving access to self-service features on SharePoint, including filing ethics complaints, FAQ resource and wiki pages for a variety of topics.

Our existing suite of people experience policies formalize our commitments to supporting employee growth. We engage employees with regularly scheduled training on these policies. In 2023, we began updating the journey of tailoring our company-wide employee handbooks for each state in which we operate a data center. To house our policies and employee handbooks, we will be creating a new employee portal, the Stream Data Centers’ Employee Resource Portal. In 2024, the Employee Resource Portal will be designed based on current best practices for use experience/user interface (UX/UI) standards and will serve as a website that centrally locates all Stream policies for employee access.

SOCIAL

Inclusion, Diversity, Equity and Accessibility

Stream Data Centers believes in the importance of fostering and sustaining a meaningful culture of **inclusion, diversity, equity and accessibility** for our employees and business partners. We embrace and celebrate the contrasts and distinction of our many employees and aim to create a culture where they can excel and feel supported. We believe that the intersections of our diverse talent pool strengthen our company and enable us to make better decisions.

In 2023, we formalized our longstanding commitment to diversity, equity and inclusion in our Diversity, Equity and Inclusion policy. This policy applies to partners, employees and non-employees (such as applicants, contractors, customers, vendors and visitors) associated with Stream.

Beginning in 2024, we are forming two employee resource groups, as illustrated on the next page of this report. These groups are intended to enhance opportunities for employee engagement. Stream Data Centers' resource groups are sponsored and funded by senior leadership and are facilitated by employees throughout our organization.

To complement these resource groups, we will be creating the Inclusion, Diversity, Equity, and Accessibility (IDEA) Council. The IDEA Council will manage the employee resource groups and participate in people experience reviews as part of policy updates conducted at regular intervals.

Additionally, Stream's future objectives will include exploration of initiatives that seek to maximize community benefits across the markets we serve, leveraging community engagement to reiterate our commitment to celebrating cultures and people.

2023 EMPLOYEE STATISTICS

18% GROWTH YOY

89% RETENTION

2023 DIVERSITY BREAKDOWN

59% WHITE

17% HISPANIC OR LATINO

13% BLACK OR AFRICAN AMERICAN

6% OTHER RACES

5% ASIAN

OTHER HIGHLIGHTS

28%
U.S. MILITARY VETERANS

19% / 80% / 1%
WOMEN / MEN / UNSPECIFIED

22% / 28%
LEADERSHIP TEAM: WOMEN / RACIAL OR ETHNIC MINORITIES

BEST PLACES TO WORK AWARD

Stream is a consistent winner of the Dallas Business Journal's Best Places to Work Award. This program recognizes the top 100 companies, from all industries in the DFW region, that go above and beyond to create an enjoyable workplace and a thriving culture for their employees. Stream has made the list for 18 different years in total, winning the top award for the last 8 consecutive years.

COMMUNITY SPONSORSHIP

Directly influencing the caliber of STEM education and those who will shape our future, the Perot Museum is dedicated to ensuring access to quality programs that inspire minds. Together, we aim to build inclusive communities where curiosity thrives and where individuals have opportunity to discover the wonders of nature and science.

SOCIAL

Employee Resource Groups

In 2023, plans for two Employee Resource Groups (ERGs) emerged in order for employees to connect, find and provide support, nurture community and help activate inclusion at Stream Data Centers.

Stream's commitment to our team is driven by our vision is to invest in and empower great people to collaborate with our customers and communities to develop and operate safe, secure, reliable and sustainable data centers.

WOMEN@SDC

The objective of **Women at Stream Data Centers** is to accelerate Stream's cultural journey by increasing a sense of belonging and representation among female employees – across racial, ethnic identities, abilities and backgrounds.

VETS@SDC

Veterans at Stream Data Centers is an Employee Resource Group supports the U.S. Military veterans, who make up 28% of Stream's employee base. This includes current and former military members from all branches of service.

CYBERSECURITY AND PHYSICAL SECURITY

CUSTOMER SUCCESS | COMPLIANCE | CONNECTIVITY

Developing and operating secure data centers is essential to fulfilling Stream's mission to be the trusted and enduring partner for our customers' success and evolving data center needs. Executing on this goal requires a strategic security program that goes **beyond the basics of compliance** to integrate physical security and cybersecurity best practices into our business mindset, while maintaining 100% asset uptime and **connectivity**.

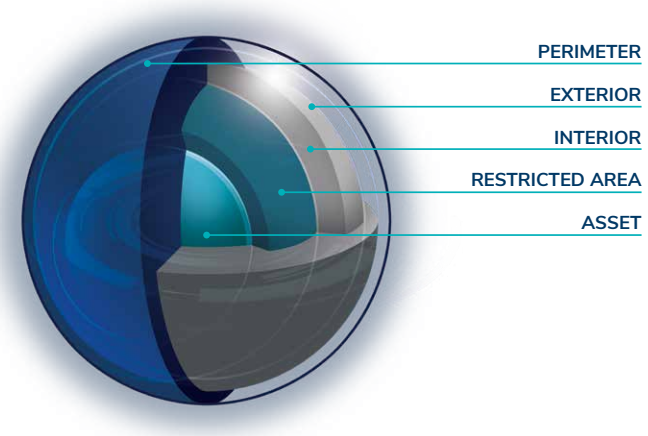
Our goal is to **Develop and Operate Secure Data Centers**. To achieve this, we will:

- Maintain and continuously evaluate our security programs.
- Efficiently implement our risk management program to address threats, vulnerabilities and requirements.

Due to the nature of our business, security has always been a priority. As Stream has grown, our needs have changed, and our strategic security program reflects those changes. At the same time, our program remains aligned to enduring principles.

Security considerations inform practices across the organization and data center life cycle. Our physical security basis of design guides construction and our security operating procedures manual guides policy enforcement. Using the physical security basis of design, new assets are designed from the beginning with Stream's best in class physical security protections. By engaging the physical security team early in the design process, data centers do not need to be retrofitted after construction, giving customers the comfort that their data center will be protected by Stream security throughout the whole site life cycle. Once a new site is up and running, Stream operations teams communicate with our customers using the data center operations portal, or DCOP. This platform is integrated with Stream security monitoring technology and allows customers to stay up to date on their asset.

RINGS OF SECURITY AT STREAM



Processes and protocols used to manage these rings of security are:

- Policies, procedures and awareness

Physical security

- Perimeter defense
- Guard force coverage on each campus
- Video surveillance and access control

Data security

- Internal network security
- Application security
- Data forensics

Policies and procedures governing physical security, data security and cybersecurity apply to all information resources. Policies are reviewed at least annually to reflect the current threat environment, regulatory compliance requirements and industry guidance. Stream employees must review and acknowledge our security policies in the employee learning management system to ensure they are aware of our most recent policies and procedures.

At quarterly management meetings, physical security, cybersecurity and compliance efforts are showcased to ensure effective management and oversight of risks.

Stream Data Centers is affiliated with leading security organization ASIS International

PHYSICAL SECURITY

Stream Data Centers prevents unauthorized access to our facilities through a concentric rings approach to environmental design and operations, including 24x7x365 guard force staff, visitor management (i.e., badging) and electronic monitoring (i.e., cameras and card readers). At each facility under Stream management, we conduct threat vulnerability risk assessments, detailed in our Threat Vulnerability Risk Assessment Policy, and physical penetration tests annually and execute on the findings to continuously improve our physical security. In 2023, Stream brought physical security management in house to enable greater control of the execution of our program.

Looking forward into 2024, Stream is launching mutliple physical security enhancements. The Engineering Secuity Help Desk is a platform to help Stream staff answer on-the-job physical security questions. We are also launcing a quarterly physical security bulletin to educate Stream employees on relevant physical threats, such as tornado awareness and safety during an ecplise. In 2024, we will continue to pursue opportunities for automation. One opportunity for early 2024 is to add an automated key performance indicator report to our incident remediation log.

CYBERSECURITY

At Stream Data Centers, we prioritize the digital security of all facilities' systems with a robust defense-in-depth strategy. Our comprehensive approach ensures protection across all digital assets and environments. Knowing the needs and expectations of our customers, we vigilantly monitor and respond to threats to safeguard all company systems and data centers. When threats arise, our expert team swiftly performs triage and investigations, offering thorough remediation support to maintain our customers' security standards. In 2023, Stream conducted a rigorous evaluation of the existing practices and identified and executed improvements including a robust monitoring process. We brought in new cybersecurity executive leadership and began the process of bringing cybersecurity in house to ensure our practices match the unique environment and risks of data centers. Looking forward into 2024, our cybersecurity focuses are about improving visibility, response time and enhancing our cybersecurity posture.

RISK MANAGEMENT AND COMPLIANCE

Stream facilities are designed and teams are trained to meet and exceed industry standards and customers' expectations. Accordingly, we maintain relevant certifications and attestations, including ISO/IEC 27001, SOC1 and SOC2. Stream continues to review and expand our compliance program to consider additional risk management frameworks and customer requirements.

SOC 1 Type 2
SOC 2 Type 2
Compliant

ESG OVERSIGHT AND TRANSPARENT REPORTING

RESILIENCY

CORPORATE GOVERNANCE

SPEED TO MARKET

We uphold a company with strong **corporate governance** and compliance systems and will continue to do so into the future.

Our goal is to **Provide Clear Oversight and Transparent Reporting**. To achieve this, we will:

- Efficiently engage leadership to prioritize and progress sustainability topics.
- Provide cross-functional oversight and accountability to execute our sustainability strategy.
- Manage and report our progress to stakeholders annually.

We are focused on implementing the right structures and systems to support our goals. As detailed in the Sustainability Strategy section of this report, we completed our first materiality assessment in 2023. This workshop was an in-person, collaborative process that laid the foundation for cross-functional support and participation in our sustainability strategy. As a result of the materiality assessment, an Environmental, Social and Governance Committee was created for efficiency and accountability. The Environmental, Social and Governance Committee and Stream's managing partners meet quarterly to share on progress, key performance indicators and roadblocks to executing sustainability goals, and to further enhance environmental, social and governance oversight.

To maintain effective governance of our sustainability strategy, Stream is planning to evaluate the financial impacts from climate-related risks and resiliency opportunities in 2024. We will continue to prioritize speed to market and leverage our sustainability strategy to develop and operate safe, secure, reliable and sustainable data centers.

Reporting annually on our sustainability performance is a priority at Stream. This is our inaugural Sustainability Report for Stream Data Centers. We believe in the accountability created by annual reporting, both in the form of dedicated sustainability reports and via third-party reporting disclosures. In 2024, we will be reporting to the **Global Real Estate Sustainability Benchmark (GRESB)** for applicable facilities. GRESB is a leading environmental, social and governance disclosure for the real estate industry that benchmarks asset performance on a variety of environmental metrics. In the coming years, we plan on exploring other reporting platforms and disclosures and their relevance to the data center industry.

What's Next?

Through our sustainability strategy, Stream Data Centers aims to be a leader in sustainable data centers by managing our impacts on the environment and society and helping our customers realize their own sustainability goals. In years ahead, we are dedicated to improving our position as a sustainable and responsible leader in our industry. Stream anticipates continued management of climate risk and resilience as we understand the need for reliability, and long-term value creation. We will continue to use the UN SDGs as the backbone of our sustainability strategy and push for increased transparency in corporate sustainability reporting. As our program matures, we look forward to building on our existing goals and establishing more refined quantifiable targets. We believe in continually addressing our priority areas and managing our environmental, social and governance impacts across Stream Data Centers.

STREAM DATA CENTERS | 25 YEARS

Through our commitment to environmental performance, climate resilience, data transparency, stakeholder and employee engagement and sustainable design, we will provide solutions that meet the needs of today's data center users while seeking to deliver positive financial and environmental, social and corporate governance outcomes.

streamdatacenters.com

Jacobs

Stream Data Centers is pleased to partner with Jacobs, a premier provider of science-based consulting and advisory solutions, for collaborative development of strategies and measures, as related to our Sustainability planning and reporting.

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