

KONTERRA TOWN CENTER WEST INFORMATION

JUNE 2021

EXECUTIVE SUMMARY

I-95 AND MD-200 Site

Overview of Site Characteristics

The Konterra Site offers numerous advantages to a data center user, including:

Location: The Site is located at the “bulls-eye” of the Maryland / DC metro area, situated immediately adjacent and with direct access to:

- I-95, the most significant north / south artery on the Eastern Seaboard, and;
- MD 200, Maryland’s newest and most significant east/west highway just north of the Capital Beltway, comprised of six lanes.

Drive Times: As a result of the variety of north / south options (I-95, I-295, MD Rt.1, MD 29) that are easily accessible, and the easy flow of the accessible east / west routes (MD 200, MD 32), along with proximate access to the Capital Beltway, **travel times from the Site to the heart of the Metro DC and Baltimore markets are unparalleled in the region.** We include various off-peak drive time maps within this package.

Development Advantages: While every project of this magnitude and anticipated schedule will require cooperation by the local jurisdictions and the development team, the Konterra Site offers the following singularly unique advantages:

- Mining permit: The owner of the property holds a surface mining permit, this permit allows the Site to commence mass-grading at a greatly expedited schedule, estimated to be ELEVEN MONTHS sooner than a site absent this advantage.
- Zoning: MXT zoning in place, which permits the highest density currently allowed in Prince George’s County.
- Additional land available: In response to the Request for Proposal, the Site can accommodate the requested 15 acres. It is part of a larger parcel of approximately 180 acres. Furthermore, the landowner owns hundreds of additional acres, all within the larger project generally known as Konterra.
- Capable ownership: The project’s owners are capable to perform in all necessary aspects as desired by Tenant. The entire land area is fully- assembled, and owned free of debt by one entity.

Conclusion: The Konterra Site offers an unparalleled opportunity for data center operations that is unequalled in the Washington / Baltimore metro region. Its unique combination of access, visibility, and ability to be developed to meet an aggressive schedule simply cannot be matched. The Ownership Team looks forward to exploring this opportunity with the user without delay.

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Summary

Location &
Demographic
Maps

Utility Map

LOCATION / DEMOGRAPHIC MAPS

Konterra Drive, MD-200, and I-95

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Utility Map



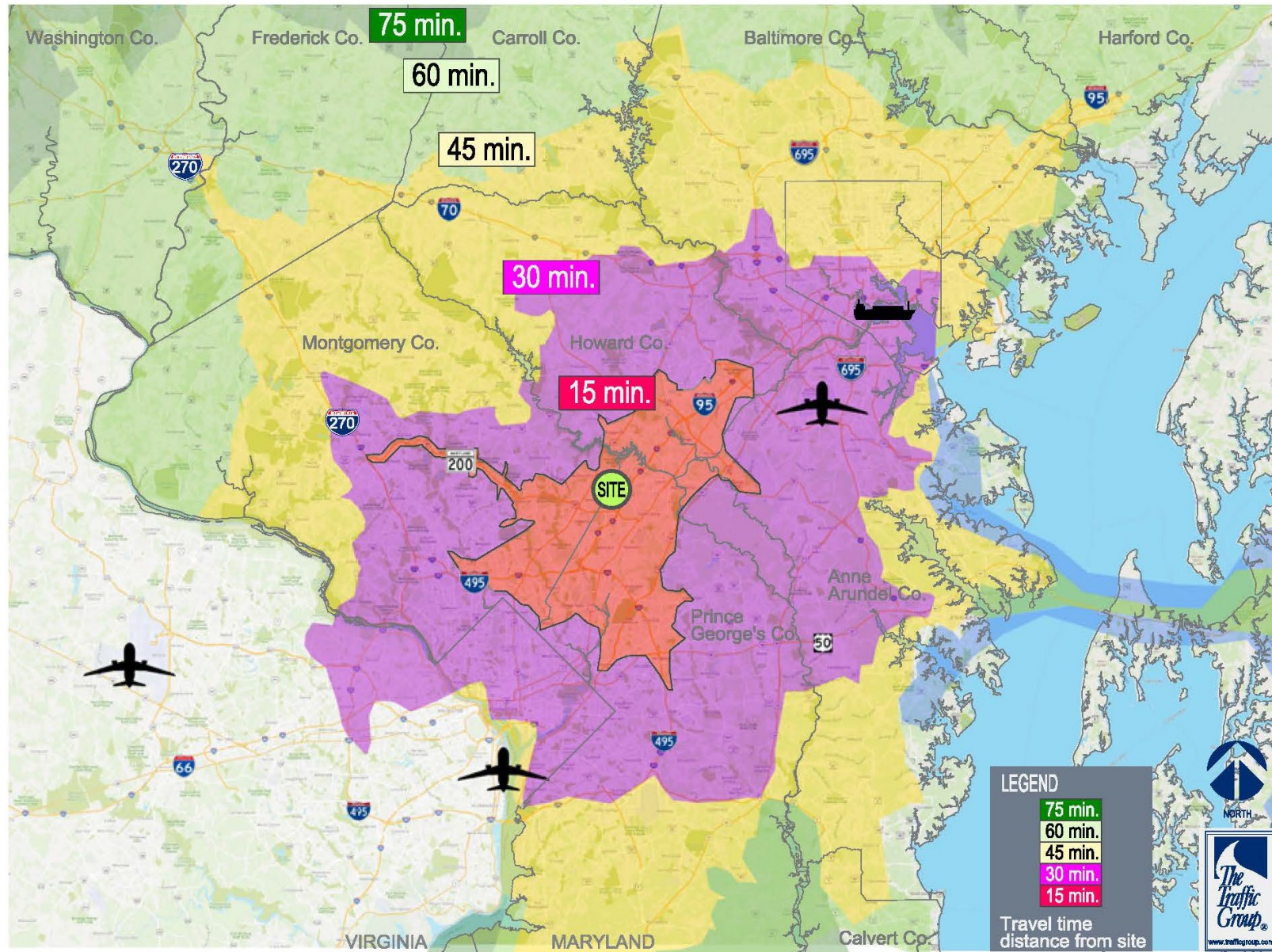
LOCATION / DEMOGRAPHIC MAPS

Konterra Heat Map Drive Time

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Utility Map



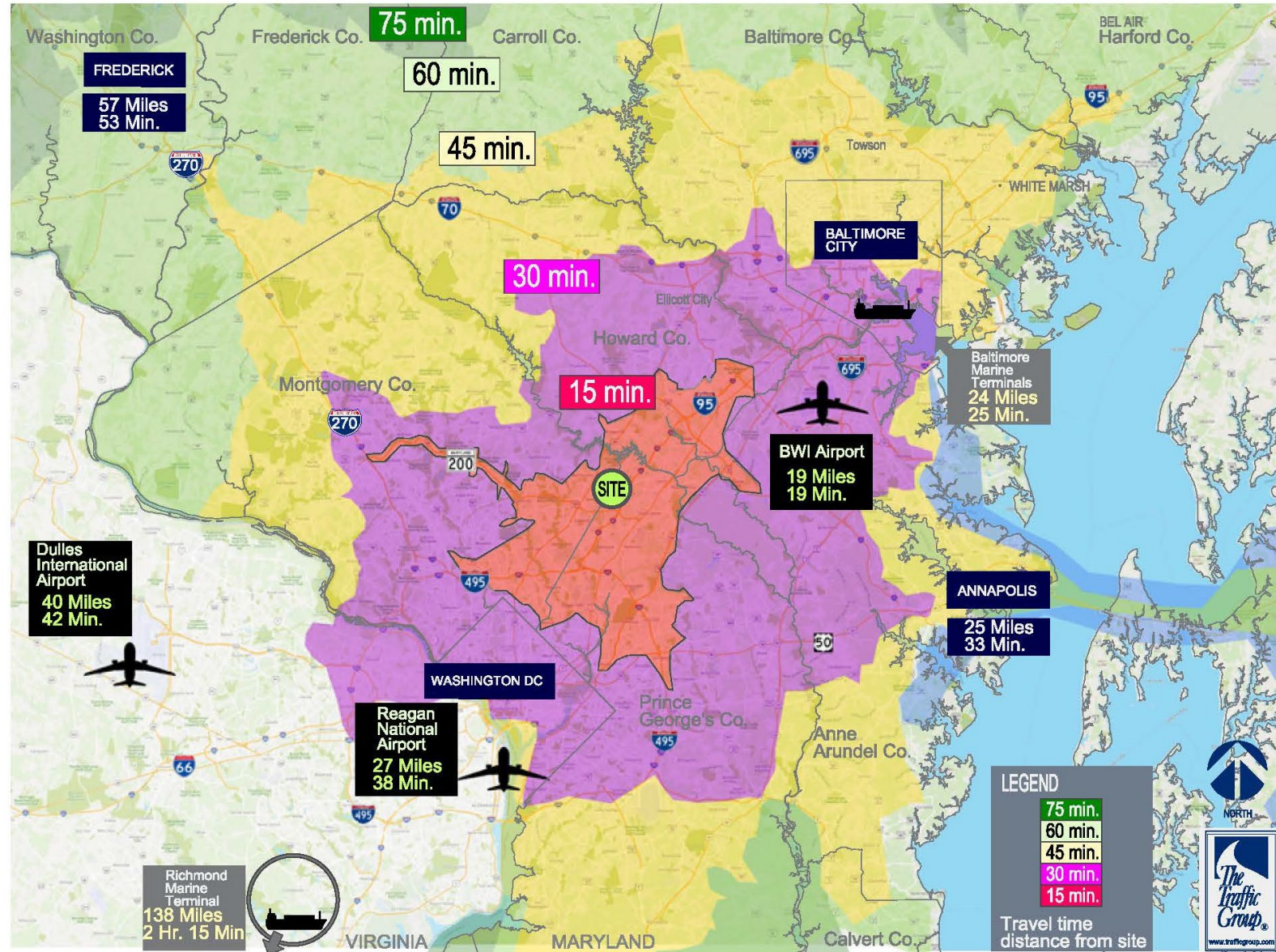
LOCATION / DEMOGRAPHIC MAPS

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UTILITY MAP

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