

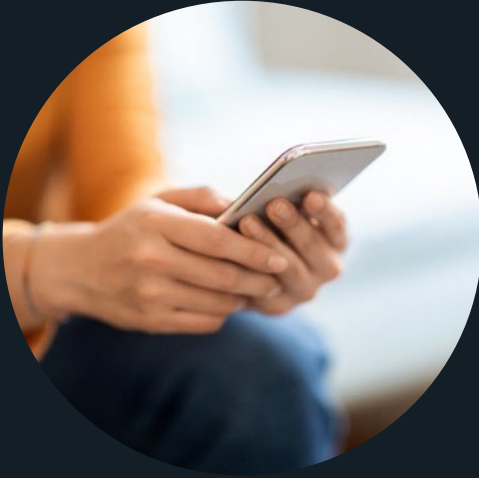


Data centers  
done differently.

# Hello Statesville, NC

Introducing Compass Datacenters

# The Why Behind Data Center Demand & Growth



## A New Utility

Robust digital infrastructure enables our jobs, communicate, get information, socialize, be educated and entertained.



## Setting Standards

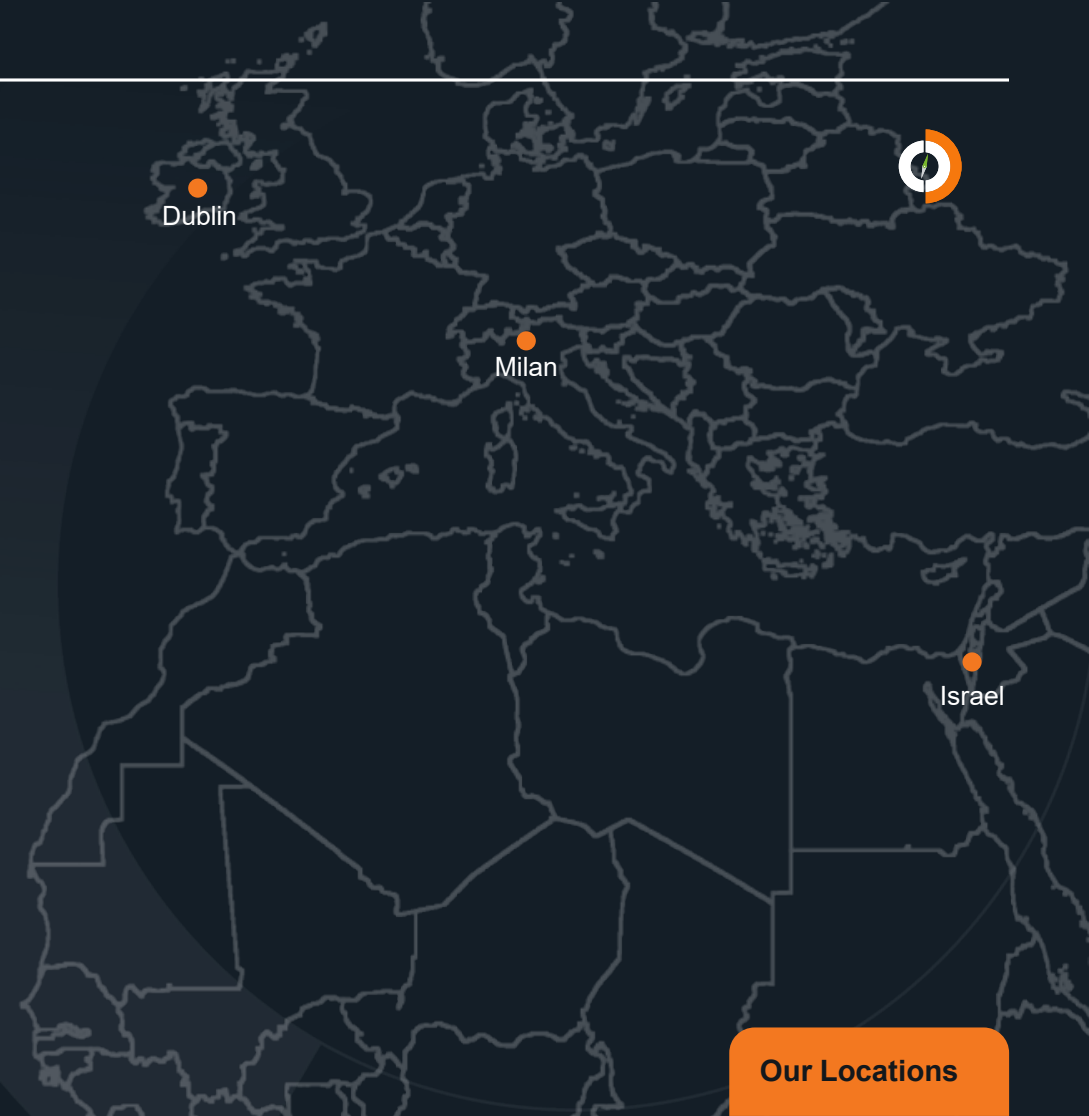
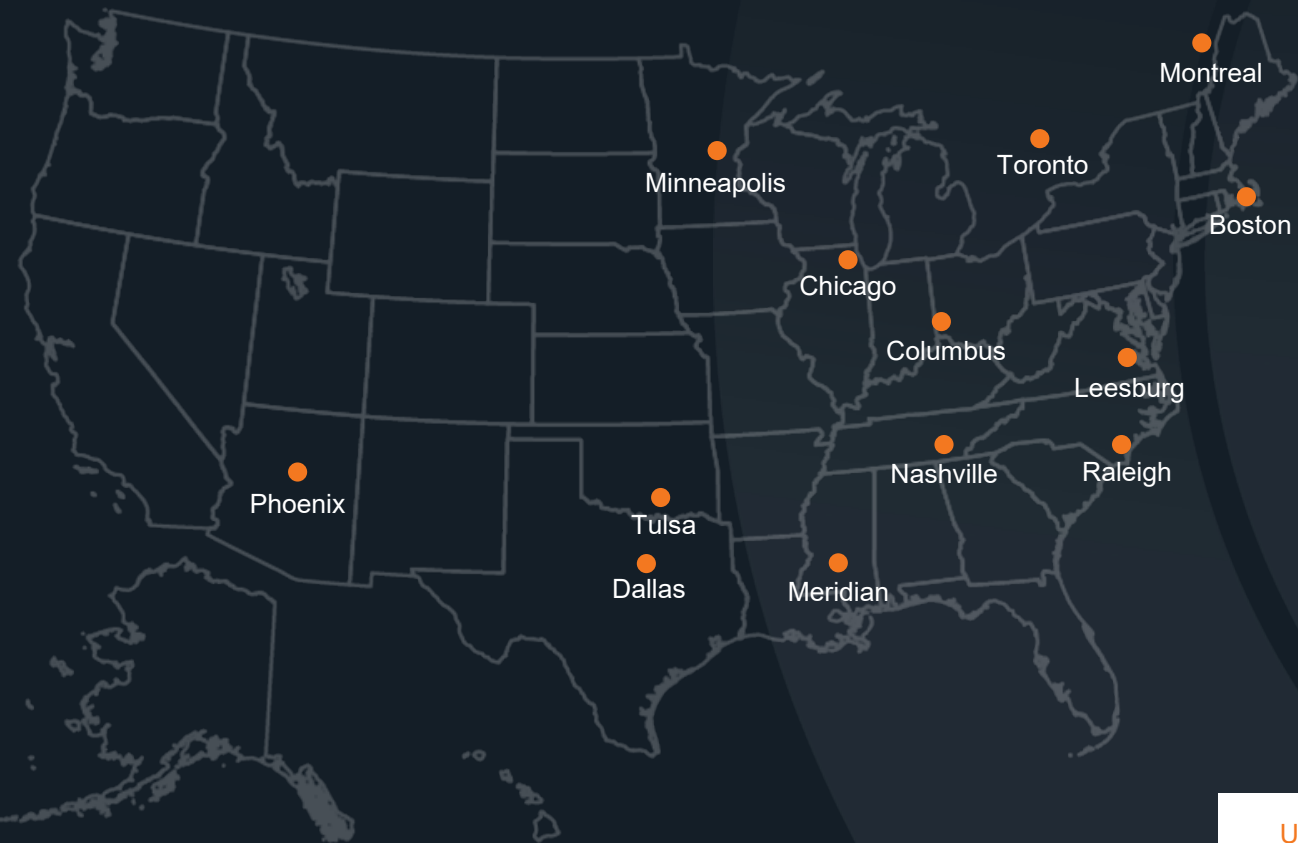
Data centers are needed to stay ahead in the AI race.



## National Security

Data centers are critical to national security.

# Our Locations



## Our Locations

### United States

- Allen, TX
- Boston, MA
- Chicago, IL
- Columbus, OH
- Dallas, TX
- Leesburg, VA

- Meridian, MS
- Minneapolis, MN
- Nashville, TN
- Phoenix, AZ
- Raleigh, NC
- Tulsa, OK

### Canada

- Montreal
- Toronto

### Italy

- Milan

### Israel

- Tel Aviv

### Corporate

- Dallas
- Toronto
- Montreal
- Dublin



# Strength & Sustainability

## Strength

We are backed by leading global investing firm Brookfield Asset Management and Ontario Teachers' Pension Plan with \$1T assets under management.

**Brookfield**  
Asset Management



## Sustainability

Climate impact is at the forefront of every decision. We build to last and strive to minimize impact on the environment.

## Growth

One of Inc. Magazine's 5000 fastest growing companies, with a \$10 billion enterprise value and \$4 billion of development under management, Compass has experienced 40% in growth year-over-year.



# Key Components of a Compass Campus



## BUILDING

- Modular building
- ~250 square feet
- No rooftop equipment
- Plug & play equipment yards



## POWER CENTER & GENERATOR

- Manages power to the data halls
- Cummins generators provide power redundancy N+1



## COOLING

- Have always used water-free cooling systems
- Will soon launch a hybrid air + liquid closed-loop chiller solution for AI cooling within existing footprint



## SERVER RACKS

- Each building houses 5-6 data halls
- Each hall is lined with rows of racks that hold servers
- This is where data lives



# Kit of Parts

Long-standing relationships and collaboration with suppliers helps Compass continuously improve how we build and operate.

## SCHNEIDER ELECTRIC

Partnership started in 2011 on power centers. SE's newest state-of-the-art integration facility is stationed on Compass' DFW Campus. Together, we're pioneering AI for predictive maintenance of data centers.

## CUMMINS

Cummins delivers our back up power solution. Every generator on our campus is filled with sustainable HVO fuel at the time of commissioning.

## VERTIV

Created Compass' original waterless cooling system for zero impact to local water resources. Co-engineered the closed-loop DH400 hybrid cooling system, a first of its kind, to support AI requirements.

## SIEMENS

Compass partnered with Siemens in 2024 to reimagine existing subcomponents and develop fungible switch for energy transfer from the grid to the data hall.



# Sustainability & Social Impact



## SITE IMPROVEMENT

- Maximize open space
- Landscaping



## WATER EFFICIENCY

- Water efficient landscaping
- Airside cooling



## ENERGY & ATMOSPHERE

- CarbonCure™
- Concrete AI
- Onsite batch plants
- Sarnafill® roofing
- Polymer fiber in place of steel rebar
- HVO fuels



## PEOPLE & PARTNERS

- Prioritizing safety & diversity
- Support local partners and materials



# Community







05

# The Project

# CLT B - Statesville



Where will the project be located?

## SITE OVERVIEW

- Eight Iredell County Parcels
- Approximately 340 Acres
- Between Interstate-40 and Hickory Highway
- Road frontage along Stamey Farm Road
- Predominantly undeveloped land
- Northeast of Statesville Airport



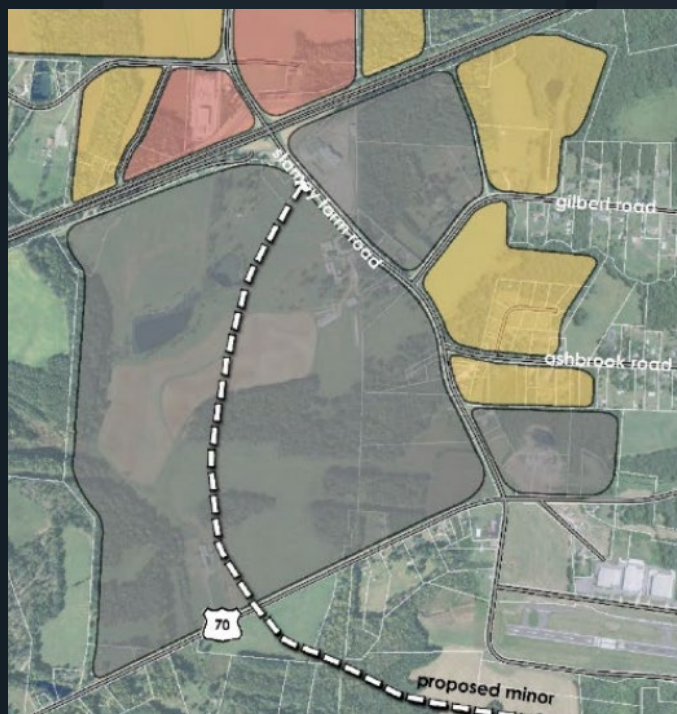


# County & City Planning

## Compass's Fit into Local Planning

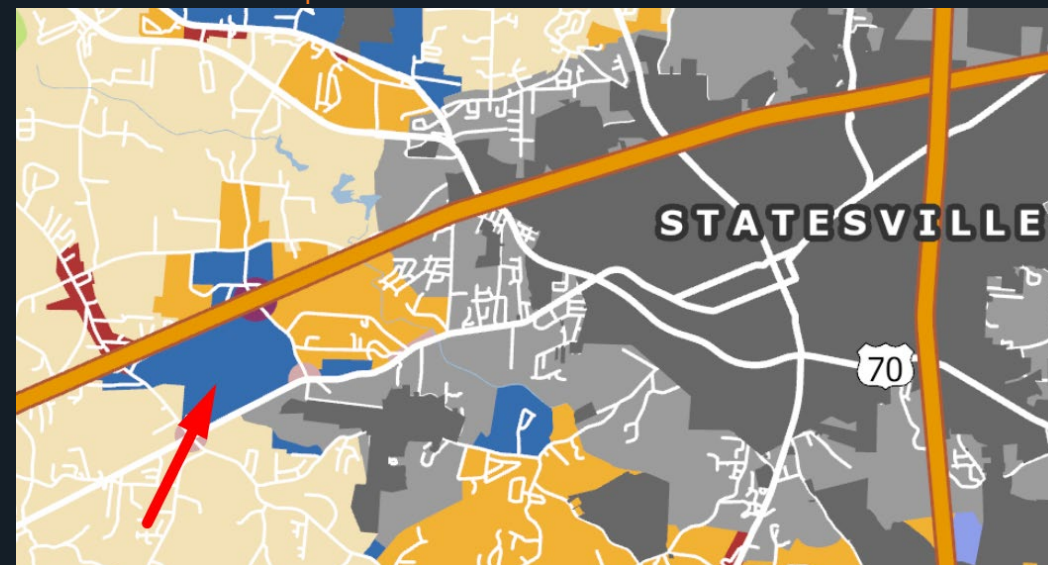


### CITY OF STATESVILLE | LAND DEVELOPMENT PLAN 2045



City of Statesville identifies Stamey Farm Road as future manufacturing/logistics.

### IREDELL COUNTY | HORIZON PLAN 2045



Iredell County identifies Stamey Farm Road as Industrial, Flex Space, or Office Space.

#### Employment Focus

- Highway Destination Comm.
- Emp. Center - Off./Inst.
- Emp. Center - Ind./Flex/Off.

# Project Overview

## What is being proposed?

### DATA CENTER CAMPUS

Five data center buildings proposed.

Approximately 1.34M SF

Development adjacent to high-voltage transmission power lines.

### STAMEY FARM RD. ACCESS

Primary access located near I-40 interchange @ Origin Foods.

Secondary access from Hwy 70.

### DEVELOPMENT AREA

Proposed improvement of ~200 Acres.

Development focused North to I-40.

### ON-SITE SUBSTATION

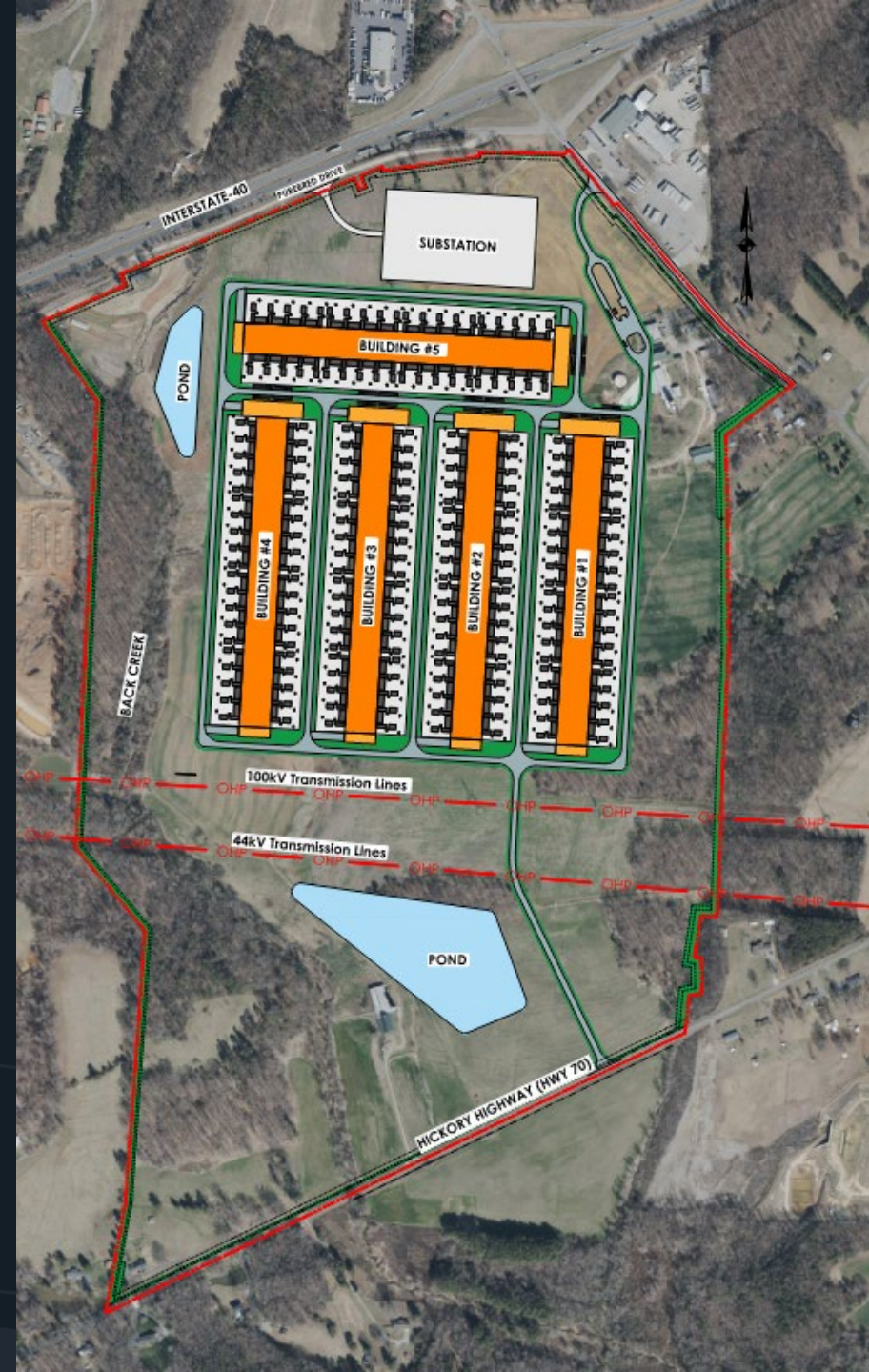
Primary power supplied directed from Duke Energy substation <1 mile away.

Not supplied by City of Statesville.

### PUBLIC IMPROVEMENTS

Stamey Farm Road widening along property frontage.

Public Sewer Extension





# Thank you.

