



Best-In-Class Data Center Technology
Driving next-generation innovation for
an ecosystem of enterprises

Agenda

- Craig Huffman Intro
- Review IMD1 & Strategy
- Q & A



Who is Craig Huffman?

- Chicago-based entrepreneur
- Work prior to Metro Edge
- Metro Edge forecast



IMD1 is part of the **Illinois Medical District** : one of the largest urban medical districts in the U.S.

- **Less than 2 miles from Chicago's CBD** and approximately 15 miles to O'Hare
- **560 acres** of healthcare, medical research facilities and biotech incubators
- **24/7 hub featuring four hospitals**, including Rush and UIHealth
- One of the **safest neighborhoods** in Chicago, according to local law enforcement agencies
- Public transit, major expressways, commuter rail, robust transportation system



Market Challenge

REVENUE

Chicago is facing substantial fiscal challenges (more than \$37 billion in unfunded pension liabilities) and needs new ideas to encourage more investment in Chicago.

ACCESSIBILITY

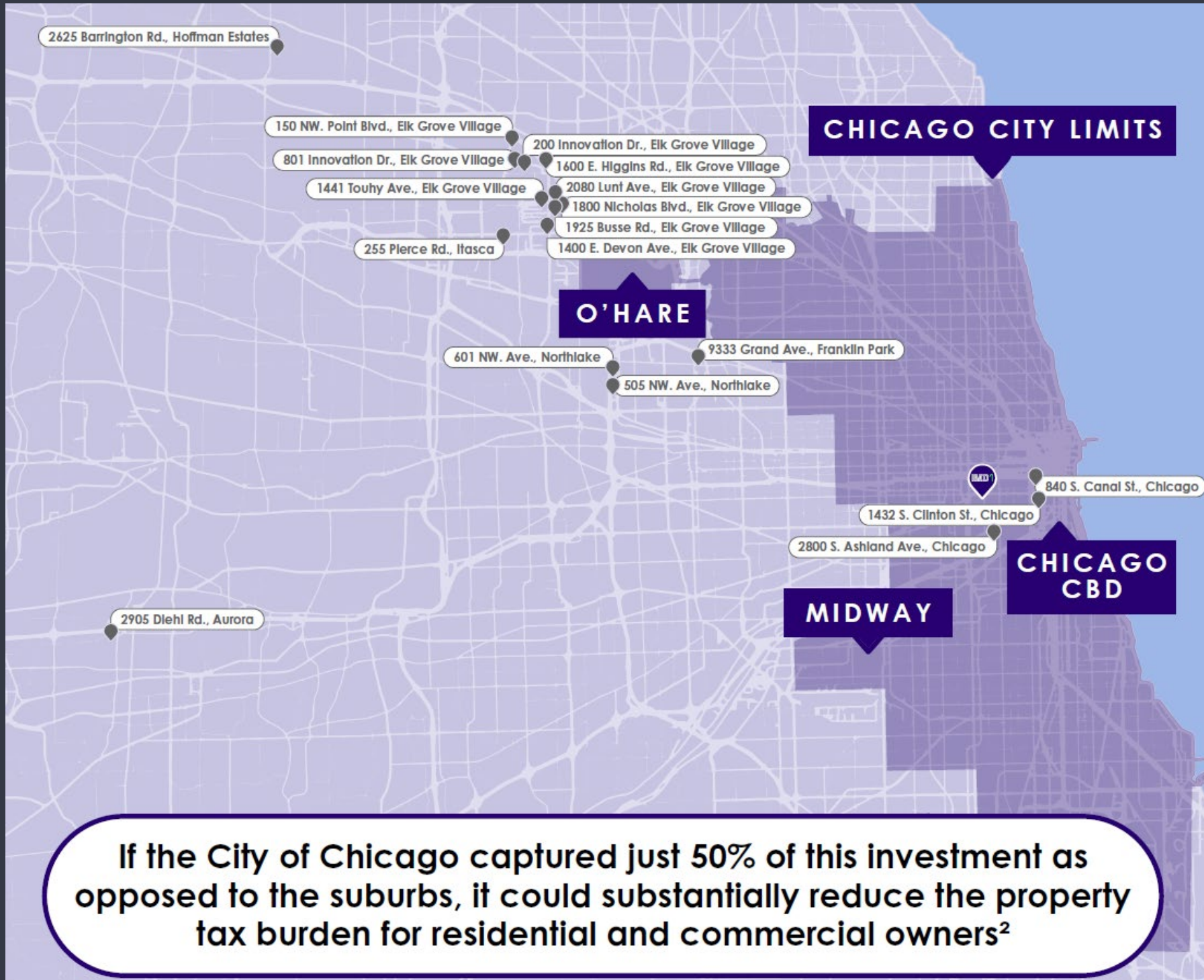
Low-income communities experience a **lack of access to high -quality tech jobs** .

SPACE

Chicago has historically not been viewed as a desirable location for data center development. Most large data center developers and operators view Chicago as an undesirable place to do business related to high costs, crime, and political corruption.

TECHNOLOGY

New data technology needs **new data center designs** . AI, ML, big data all require unique capabilities for high-density deployments.



Market Challenge

The Chicago City Council passed the Chicago Data Residency Ordinance to incentivize more data center development in Chicago.



ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Chapter 2-68 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-68-050, as follows:

2-68-050 Data Residency Requirements for City Data.

(a) Notwithstanding anything in this Code to the contrary, any contract entered into by the City that provides for the storage of any City data, including any City data that has been shared with a third-party or incorporated into a cooperative work created with a third-party, shall include a requirement that such City data must be processed, stored, transmitted, and disposed of within the jurisdiction of the United States, and that City data, systems, and services will not be accessible from outside of the United States.

(b) Unless otherwise prohibited by any federal, state, or local law, for any contract for the storage of City data, a bid preference of: (i) six percent of the contract base bid shall be allocated to any contractor for ensuring that all such City-data is stored within the State of Illinois; and (ii) eight percent of the contract base bid shall be allocated to any contractor for ensuring that all such City-data is stored within the City limits. Any contractor that receives a bid preference under this section but that fails to ensure that all City data is stored within the State or City limits, as applicable, during the term of the contract for which the bid incentive was awarded shall be fined in an amount equal to three times the amount of the bid incentive awarded.

SECTION 2. The City encourages all Sister Agencies, as defined in Section 1-23-010 of the Municipal Code of Chicago, to adopt similar data residency policies as provided for in this ordinance.

SECTION 3. This ordinance shall take effect upon passage and publication.

Why Modernize?

SECURITY

- IT infrastructure is a vital business service requiring professional support
- Protect data with disaster recovery and business continuity solutions
- Fight costly malware attacks with state-of-the-art cybersecurity

SAVINGS

- Realize savings with Infrastructure as a Service (power, staffing, maintenance)
- Receive full 10.25% sales tax exemption on IT equipment and software purchases
- Lower rent costs with Class 6(b) Property Tax Reduction
- Access data and applications faster and more reliably

EFFICIENCY

- 100% uptime guarantee Service Level Agreement
- Customize space as built-to-suit in a wholesale, powered shell
- Repurpose existing data center space to support primary business activities
- Accessible location, near major highways and public transportation



Metro Edge: The Solution

EXPERIENCED

- **50+ years** of combined real estate and development expertise
- **Founded and sold** a diverse private equity real estate company
- **Raised \$4 billion of capital** across 18 private equity funds

IMPACTFUL

- **Social impact plan** supporting diversity and training programs

READY

- **Exclusive data center developer** in the IMD
- **Significant tenant commitments** to IMD1
- **Best -in-class design and construction teams** poised to break ground



- 1951 W Hastings St
at Damen Ave
- Subject Site E1
Expansion Site E2
- Combined Sites
3.641 Acres





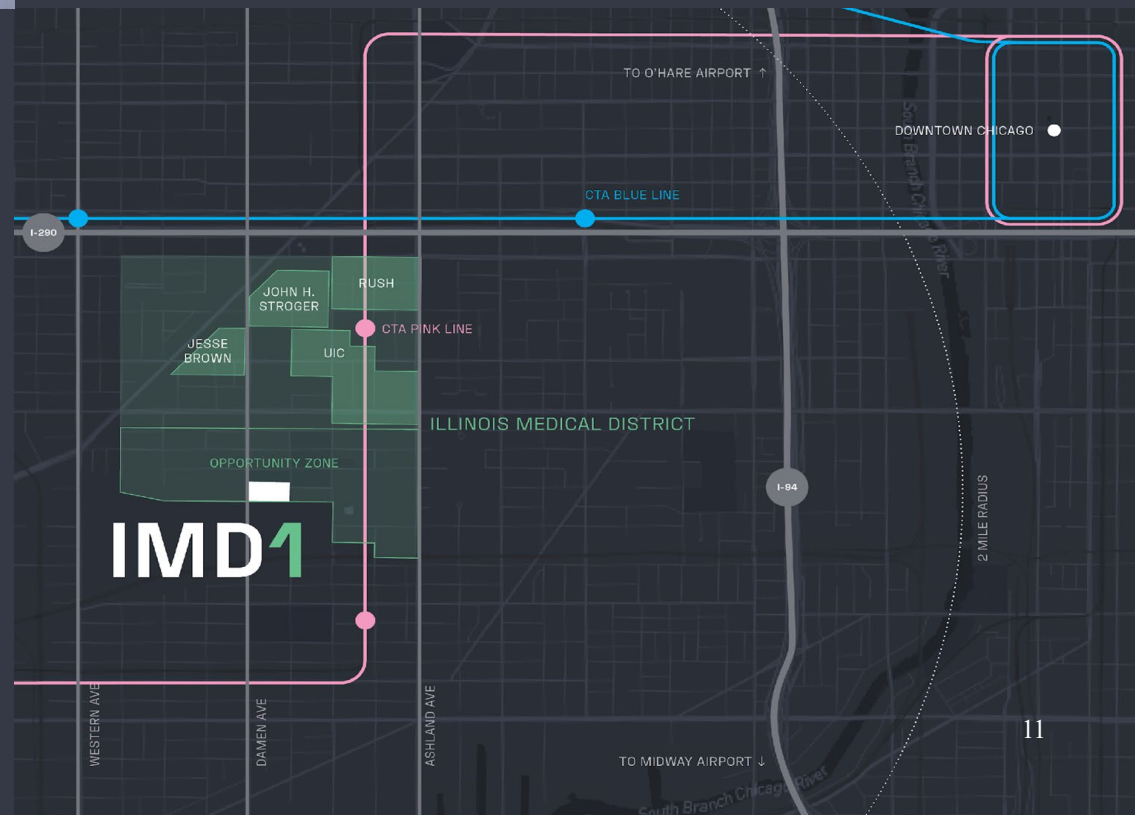
IMD1 Property Highlights

- Located in the IMD at 14th & Damen
- 5-story, 184,720 SF facility
- Fully entitled, shovel-ready site
- 28 MW power commitment initial phase, 53 MW in total
- 11 fiber optic providers and multiple dark fiber providers
- Roof rights and risers available to support the wireless sector
- Lower rent costs with Class 6(b) Property Tax Reduction
- 100% sales tax exemption on all IT equipment purchases

IMD1 Technical Highlights

State-of-the-art data center supporting **all** future requirements:

- Artificial Intelligence (AI) and quantum computers
- Cloud and high-density applications
- Data storage and disaster recovery
- Internet of Things (IOT) and Chat GPT
- Video and 6G
- Wireless AWS private cloud with Deutsche Telekom and Orange Business Services



PROPERTY

- 7 layers of physical security, biometric entry
- Exterior concrete barriers significantly safer than typical data center fencing
- 24/7 security qualified team
- 30 on-site parking spaces
- 4,000 SF of office space available

SUSTAINABILITY

- LEED Certified
- Energy efficient and supporting sustainability effect
- N+1 design built to Tier III standards
- Can source renewable power sources through utility
- Water Usage Efficiency (WUE) of 0

CONNECTIVITY

- Carrier neutral
- 11 On-Net carrier partners and multiple dark fiber carriers
- Low latency (0.2 ms) and diverse redundant routes back to 350 E Cermak
- Software defined network – connectivity available to Megaport, Packetfabric, and PCCW Global Console Connect
- Internet peering exchange CH-IX
- Cross connections

POWER

- 28 MW power commitment initial phase, 53 MW in total
- Diverse feeds from two separate substations
- Renewable sourced power available
- Configuration options N+1, 2N

COOLING

- Airside economizers
- VESDA — Very Early Smoke Detection Apparatus
- Low PUE

COMPLIANCE

- ISO 270001
- HIPAA
- HITRUST
- PCI
- SOC1 and SOC2

Tenant Benefits of IMD1

Optionality with multi -cloud relationships and access to various incentive programs

- Consolidate digital infrastructure in a state-of-the-art facility
- Cost savings and resource depth with volume discounts and economies-of-scale
- Only pay for what you use
- Retain control and autonomy
- Protection against cyber attacks and ransomware
- Adopt new technology – on demand AI utility
- Upgrade security and keep data localized
- Support the only African American-led real estate firm in the U.S. to build a world class data center



Key Takeaways

- Chicago's Data Residency will facilitate more data center activity in the city's metro area
- In addition to modern digital infrastructure, data centers will provide tax revenue to the city for local community initiatives
- Metro Edge is made of experienced real estate development and private equity experts
- IMD1 has committed power, all necessary approvals, and a buildout plan prepared for an anchor tenant

Vision

- Metro Edge has a vision to expand and replicate its activity in the Illinois Medical District (IMD) with a blueprint for other master-planned communities that provide data center infrastructure for modern businesses
- The company plans to do the same in other underserved and underdeveloped markets where it can bring jobs and opportunities for economic growth



- **Q & A**

(ask your tough questions now 😊)

