

Facts About CoreSite Data Centers

WHY CORESITE IS A GOOD NEIGHBOR AND BUSINESS PARTNER

Virtually everything we do on our computers, tablets and smartphones runs through data centers. These facilities enable our economy and society to function and thrive. We'd like to introduce you to CoreSite and our role in the communities we serve.

Get to Know CoreSite

CoreSite facilities are multi-tenant colocation data centers where our customers (tenants) locate their servers and networking equipment on which they rely to communicate, store and process data, develop new products and services and conduct day-to-day business. Our customers are businesses of all types and sizes.

- CoreSite provides the space and power for our customers. They pay their share of costs related to power, cooling, security and network connectivity (bandwidth).
- Historically, businesses maintained their own data center space and functions in IT closets or separate buildings, consuming resources like power and cooling individually. Colocation offers a more efficient, cost-effective alternative with specially designed infrastructure that supports modern IT workloads.
- Interconnection capabilities enable customers to connect with each other, to private and public clouds, and to organizations that provide networking, data storage, artificial intelligence, cybersecurity, systems integration and other services.
- Our approach to sustainability is centered around building energy and water efficiency into all data centers, monitoring and evaluating equipment options and design, and improving air flow.
- We strive to be a good neighbor and business partner as we operate by values that include a commitment to transparency and doing the right thing.

Established in

2001

30 data
centers

11 markets in
the U.S.

Acquired in

2021
by American Tower

Providing Positive Economic Impact

Data centers have positive short- and long-term economic impacts on states and communities.

Tax revenue generated for state and local municipalities:

- CoreSite's new Denver DE3 data center campus is estimated by the city's economic-development office to generate "over \$200 million in incremental local tax revenue" over a 20-year period from the project and its customers.
- In 2024, data centers provided the state of Texas with over \$1.6 billion in tax revenue, and statewide, data centers generated nearly an additional \$1.6 billion for local taxing authorities in Texas.²
- Over the next several years, planned data center development across the state of Texas will provide almost \$3.8 billion in additional revenue for the state and over \$4.9 billion in additional revenue for schools and local governments in Texas.³

The county's data center industry now contributes an estimated \$890 million annually in tax revenue, nearly matching its entire operating budget of \$940 million.¹

Construction jobs: For CoreSite's DE3 data center project, we have hired approximately 175 construction workers over a 24-month-period, and as many as 250 at its peak.

High-paying tech jobs after a data center is up and running: We hire engineers, technicians, facility managers, project managers and other professionals. Since 2022, 169 employees have been promoted to higher paying jobs after receiving technical training through our Data Center Qualification program.

Economic Contributions of Data Centers in the U.S. 2017 to 2023

Multi-tenant colocation data centers like CoreSite support the gig economy and the jobs it creates.

- The data center industry's total annual employment contribution grew from 2.9 million jobs to 4.7 million jobs – a 60% increase.
- At the national level, each direct job in the data center industry supports more than six jobs elsewhere in the U.S. economy.
- In total, the data center industry's tax contribution to federal, state and local governments amounted to \$715.5 billion.⁴

Attracting Innovation

Tech hubs often form near data centers because together they attract innovative companies, generate jobs, support start-ups and service providers, and stimulate local investments. CoreSite contributes to local innovation with capabilities such as:

- Essential infrastructure for cloud services and AI, which enables new and established businesses to use, advance and/or build technology such as AI-powered applications (Siri, Alexa, chatbots and robotics), autonomous vehicles and virtual reality (games, employee training and product development).
- Interconnection options that provide easy access to public cloud providers and assist industries such as healthcare and finance, which require real-time data processing. Data across interconnections can bypass the public internet, which may be slow and insecure.
- Support for hybrid IT that allows customers to place workloads on-premises or in public cloud and private cloud to maximize productivity.

IT leaders prioritize cloud connectivity but

only 19%

say their colocation provider offers interconnection to a variety of cloud providers.⁵

Oxide Computer Company transforms on-premises computing

by combining networking, compute and storage capabilities with CoreSite's high-density, network-rich data center solutions.⁶

Serving as a Digital Backbone for Critical and Everyday Services

Nearly everything we do online using computers and smartphones runs through a data center. Critical and everyday digital communications and interactions could stop without data centers to enable:

- Emergency services like 911 call centers, suicide/help hotlines and critical cancer research.
- Healthcare patient records and research.
- Online banking and real-time financial analytics for trading.
- Online learning and higher education research.
- Social media, emails, text messages and gaming.
- Generative AI like ChatGPT and embedded AI built into devices and systems that use the internet.

A data center near you improves the performance and reliability of digital communications by:

- Reducing latency, the time required for data to travel a round trip.
- Providing fast disaster recovery for hospitals, utilities and government services.
- Increasing service quality for video streaming, video conferencing, VoIP and cloud applications.

Supporting Communities

Data centers are catalysts for economic and infrastructure development, education advancement and community vitality.

- During the past 14 years, more than 1,100 CoreSite volunteers have served 8,500+ hours to support local nonprofits and charities.
- Educational opportunities include scholarships, job shadowing and science, technology, engineering and mathematics (STEM) initiatives.
- Workforce development programs include the Data Center Qualification Program, through which employees gain new skills and career opportunities.
- Partnership with the Association for Computer Operations Management (AFCOM) Data Center Operations (DCO) Internship Program, through which interns are hired for a 10-week immersive program.
- Certified as a Department of Defense Skillbridge Partner supporting service members' transition from the military into civilian employment.
- Together with parent company American Tower, CoreSite invested in the Jack A. Vickers Boys and Girls Club to establish Denver's first Digital Community. These digital communities are connected spaces created by American Tower that offer community members access across the globe to education, career skilling, financial literacy and healthcare services.

37%
of CoreSite's data center operations team members are veterans, who are supported during and after their transitions to civilian work with training, mentorship and more.

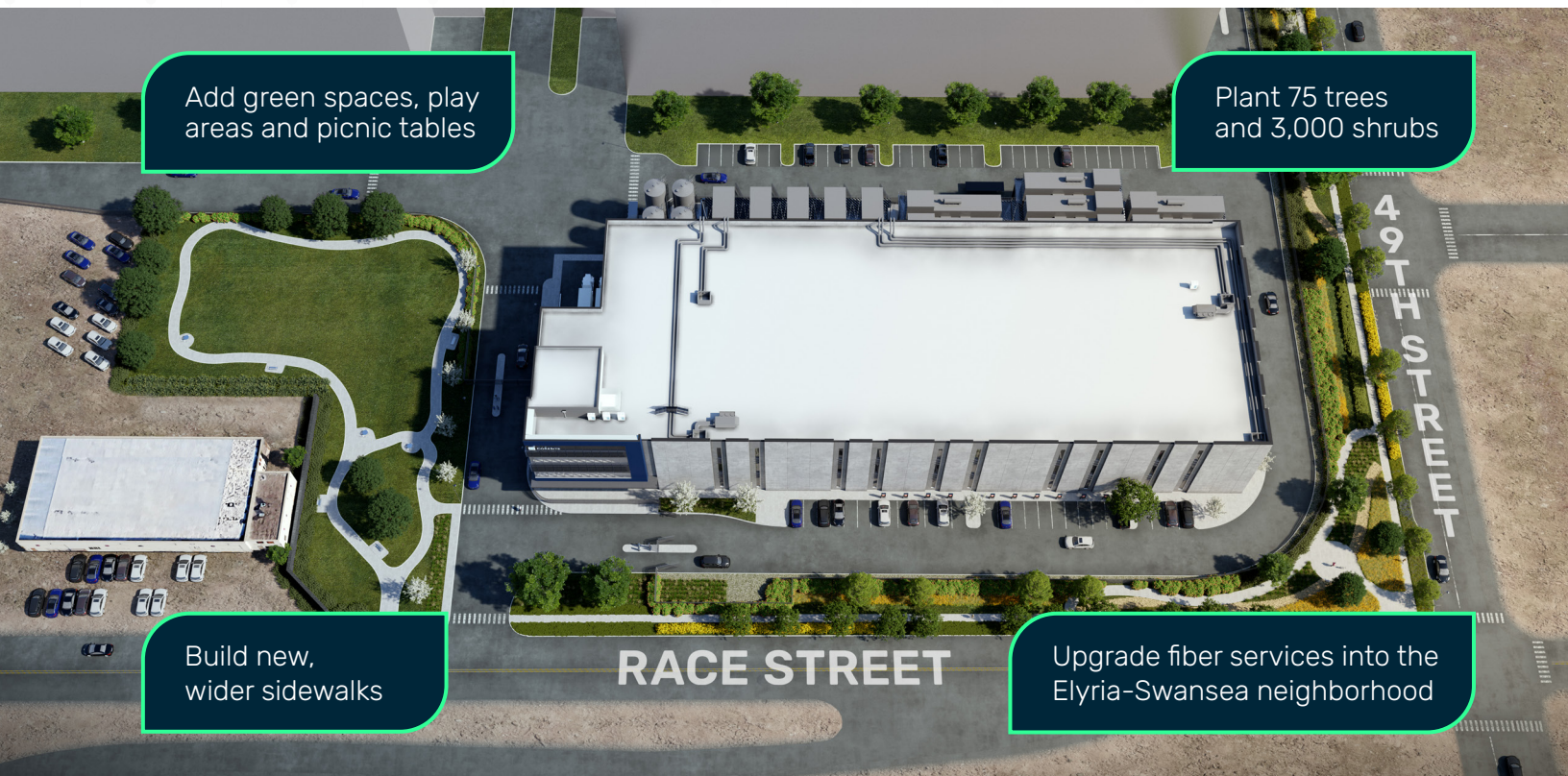
Being a Responsible Business Partner

CoreSite complies with all applicable state and local rules and regulations. Additionally, we make positive contributions to states and communities through actions such as:

- Cleaning up hazardous materials such as asbestos or contaminated soil found on building sites.
- Demonstrating industry leadership in power usage effectiveness (PUE), an industry-standard metric of how efficiently a data center uses power.
- Improving community surroundings with attractive landscapes, green spaces and other amenities.
- Recycling 80%+ of materials, such as glass, brick, steel and drywall, from demolition projects.
- Using liquid (water) cooling, which, compared to air-based cooling, requires 20% of the energy and less water.
- Cooling several facilities using outside air up to 60% of the time, reducing emissions and energy and water consumption.
- Tailoring facility designs to reflect local resource constraints. In certain locations, for example, where water availability is a concern, we plan to use air cooling instead of water cooling.
- Using recycled and non-potable water when it's available.
- Committing to reducing our carbon footprint, as a member of the iMasons Climate Accord.

Denver DE3 Site Plan Amenities

CoreSite's DE3 data center campus, now under construction, will bring benefits to the local community by creating new jobs, supporting regional businesses with reliable digital infrastructure, attracting technology investment and strengthening the area's overall economic growth through improved connectivity and access to modern IT resources. The map depicts planned site amenities for the campus.



We Walk Our Talk

- ✓ Strive to develop in industrial areas – in most cases, locations are already zoned for industrial use or they are rezoned by local planning commissions for industrial use.
- ✓ Follow all local rules and regulations set by those who have jurisdiction.
- ✓ Conduct required and optional studies and assessments for environmental condition, storm water, drainage, power, noise, water, air quality, transmission lines and traffic impact.
- ✓ Follow ENERGY STAR guidelines and pursue ENERGY STAR certification for all new buildings. Through the ENERGY STAR program, the U.S. Environmental Protection Agency recognizes buildings that meet strict energy-efficiency standards.
- ✓ Minimize generator use as much as possible. Use may increase in special circumstances such as the California governor requesting generator use during a state of emergency to prevent rolling blackouts.
- ✓ Remove power load from local utility grids temporarily, when requested, to allow a utility company to redirect power to critical resources such as schools, hospitals or nearby neighborhoods.
- ✓ Provide educational opportunities such as scholarships, job shadowing, technical skills development and teaching at Metropolitan State University.
- ✓ Contribute to an American Tower goal of supporting youth and underserved communities across the globe with connectivity and technology, enabling social programs to improve quality of life and ensuring equitable participation in the digital world.

The rising energy demands of global data centers are **driving shifts toward renewable power sourcing with U.S. data centers accounting for half of total U.S. corporate clean energy procurement.**⁷

One American Tower goal is to positively impact the quality of life for at least 2 million people by end of 2030.

As of June 2025, we have served more than one million people.

Learn More

Data centers are the backbone of digital interactions, communications and services. Without data centers, life as we know it could stop. CoreSite facilities play a critical role in the lives of citizens and in our national economic well-being by:

- Hosting critical infrastructure for emergency services.
- Enabling access to cloud service providers.
- Providing a travel path for emails and texts.
- Supporting medical research.
- Enabling financial transactions.
- Protecting data and data privacy.

To learn more about CoreSite, our values and why we are a good neighbor and business partner, visit our [Community Page](#). Our [Data Center Knowledge Base](#) provides information about the industry in areas like energy efficiency and economic impact. Other resources you may want to explore include:

- [Data Center Knowledge. What Is Data Center PUE? Defining Power Usage Effectiveness](#)
- [PWC. Economic Contributions of Data Centers in the United States. 2017-2023](#)
- [Magnum Economics. Texas State and Local Tax Revenues from Data Centers](#)
- [Urban Land Institute. Local Guidelines for Data Center Development](#)
- [Uptime Institute. Global Data Center Survey 2024](#)
- [Deloitte. As Generative AI Asks for More Power, Data Centers Seek More Reliable, Cleaner Energy Solutions](#)
- [Forbes. Data Centers: 18 Challenges \(and Solutions\) on the Horizon](#)

REFERENCES:

1. [Wyandotte Economic Development Council. Data Centers Provide Communities with Increased Tax Revenue. March 13, 2025.](#)
2. [Mangum Economics. Texas State and Local Tax Revenues from Data Centers. February 2025.](#)
3. [Mangum Economics. Texas State and Local Tax Revenues from Data Centers. February 2025.](#)
4. [PWC. Economic Contributions of U.S. Data Centers. 2017-2023.](#)
5. [2024 State of the Data Center Report.](#)
6. [Oxide Computer Company. New Server Enables Enterprises to Deploy Hyperscale-Grade Cloud Infrastructure On-Premises and in Colocation.](#)
7. [S&P Global. Data Centers Account for Half of U.S. Clean Energy Procurement but Only 20% in Europe: Report. October 31, 2024.](#)