

Data Centers

PROPERTY TOUR

February 2024



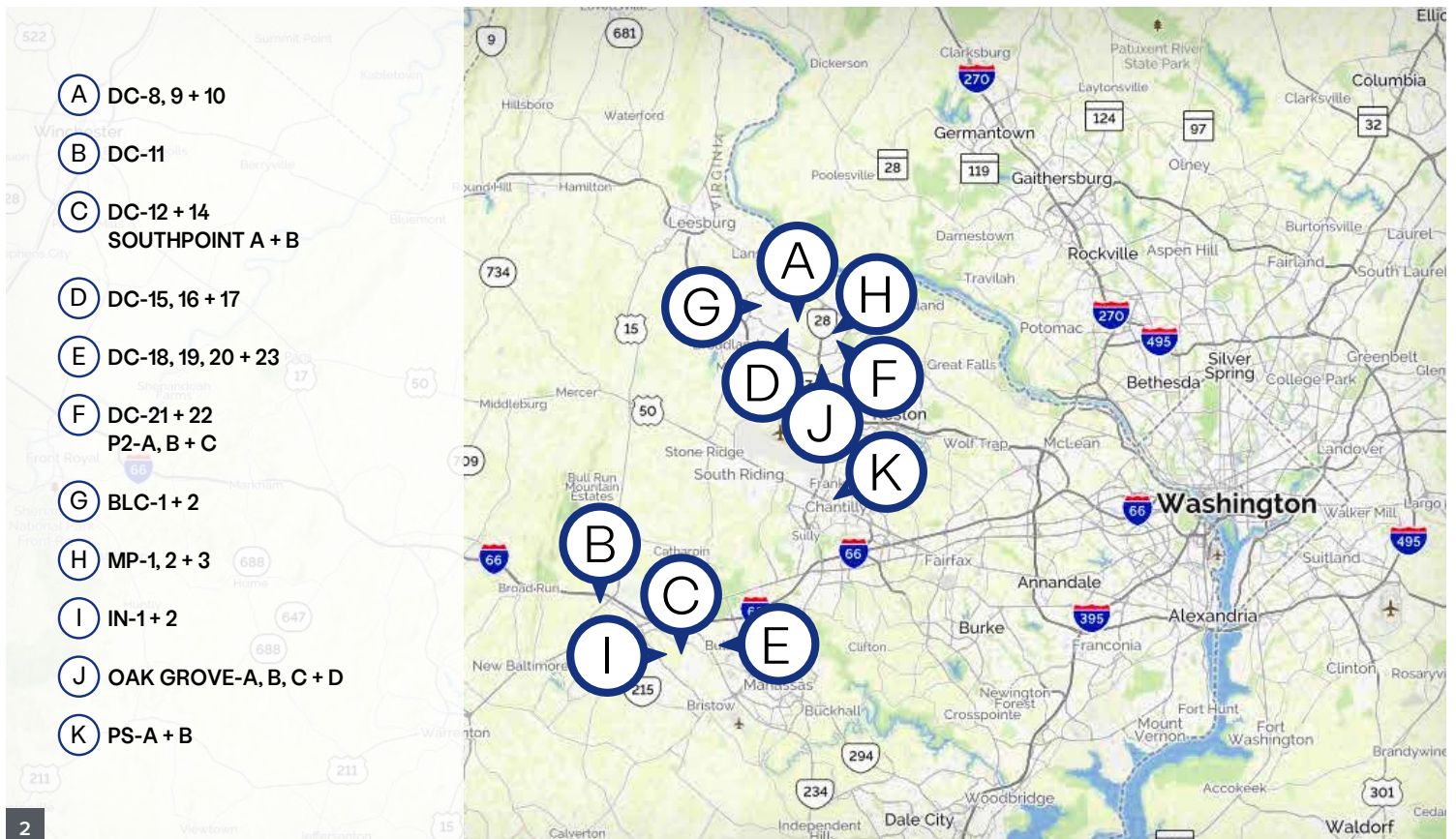
COPT DEFENSE
PROPERTIES

Overview of Data Center Business

HOW COPT DEFENSE BECAME A PREFERRED SPEED-TO-MARKET DATA CENTER SHELL DEVELOPER IN NORTHERN VIRGINIA

- > **The Company's data center business began in 2003 with a U.S. Government customer**
 - > By 2008, we owned and facilitated property management at five data centers totaling 872,000 SF* for Defense/IT customers
- > **In 2010, we purchased a newly developed wholesale data center, DC-6 (19.25 MW)**
 - > In 2022, the Company sold DC-6
- > **Data Center Shells — 2013–Present:**
 - > In 2013, the Company leveraged its development expertise and customer relationships into its growing, build-to-suit platform in data center shells for cloud computing government contractors
 - > **Our tenant invests the significant capital to bring the critical power, dense fiber networks and the improvements to create a Tier 3 data center**
- > **Excluding 1.2 million SF in confidential facilities, our data center business consists of 33 data center facilities:**
 - > 33 non-confidential data center shells (6.3 million SF):
 - > 30 operational facilities (5.7 million SF)
 - > 3 facilities under development (643,000 SF)

**Of these initial five, only our two dedicated confidential facilities remain. Between October 2017 and through December 2019, we sold DC-4 + 5, demolished DC-3, and recycled the capital into new data center shell development.*



DETAIL ON DATA CENTER BUSINESS

MAP LOCATION	PROPERTY NAME	SHELL?	COUNTY	SQUARE FEET	% LEASED
NON-CONFIDENTIAL PORTFOLIO:					
A, B + C	DC-8, 9, 10, 11, 12 + 14	✓	Loudoun + Prince William, VA	978,000	100%
D + E	DC-15, 16, 17, 18, 19, 20 + 23	✓	Loudoun, VA	1,174,000	100%
F	DC-21+ 22	✓	Loudoun, VA	297,000	100%
F	P2-A, B + C	✓	Loudoun, VA	748,000	100%
G	BLC-1 + 2	✓	Loudoun, VA	300,000	100%
H	MP-1 + 2	✓	Loudoun, VA	432,000	100%
I	IN-1 + 2	✓	Prince William, VA	366,000	100%
J	Oak Grove-A, B, C + D	✓	Loudoun, VA	988,000	100%
K	PS-A	✓	Fairfax, VA	227,000	100%
K	PS-B	✓	Fairfax, VA	193,000	100%
TOTAL – 30 OPERATIONAL DATA CENTERS:				5,703,000	100%
Under Development:					
C	Southpoint Phase 2 Bldg A*	✓	Prince William, VA	225,000	100%
C	Southpoint Phase 2 Bldg B*	✓	Prince William, VA	193,000	100%
H	MP-3	✓	Loudoun, VA	225,000	100%
Subtotal – 3 Data Center Shells Under Development:				643,000	
TOTAL – 33 NON-CONFIDENTIAL PORTFOLIO:				6,346,000	100%
TOTAL – CONFIDENTIAL PORTFOLIO:				1,196,000	100%

Shaded row indicates properties are owned in joint ventures

** Indicated as Southpoint A + B on the map on page 2.*

INVESTOR RELATIONS

For help with questions about the Company, or for additional corporate information, please contact:

Venkat Kommineni, CFA

Vice President, Investor Relations

Michelle Layne

Manager, Investor Relations

Corporate Office Properties Trust

6711 Columbia Gateway Drive, Suite 300

Columbia, Maryland 21046

Telephone: 443.285.5400

Facsimile: 443.285.7650

Email: ir@copt.com

EXECUTIVE OFFICES

6711 Columbia Gateway Drive, Suite 300

Columbia, Maryland 21046

Telephone: 443.285.5400

Facsimile: 443.285.7650

copt.com | NYSE: CDP



COPT DEFENSE
PROPERTIES