

Data Centers

PROPERTY TOUR

July 2025



COPT DEFENSE
P R O P E R T I E S

Overview of Data Center Business

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

> Data Center Shells — 2013–Present:

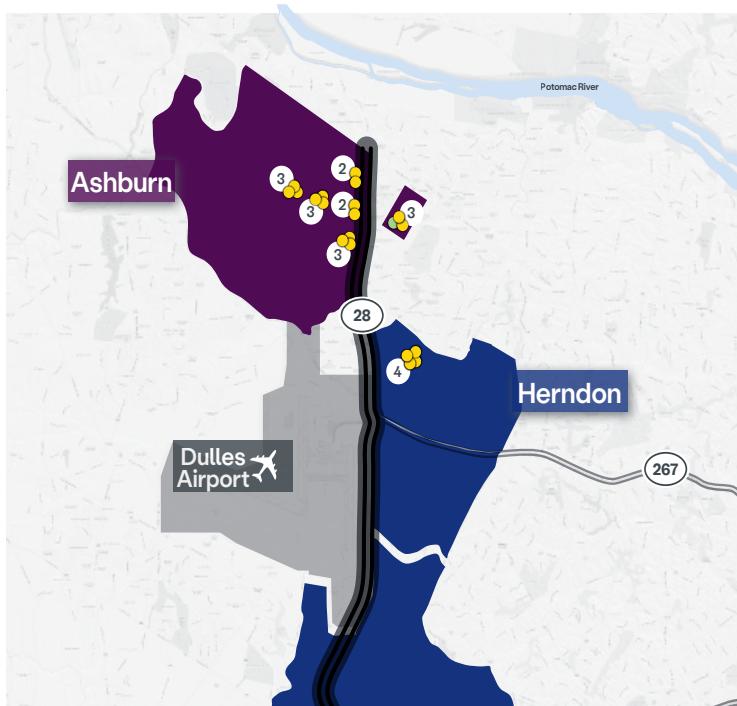
- > In 2013, the Company leveraged its development expertise and customer relationships to launch a build-to-suit platform in data center shells for cloud computing government contractors
- > Our tenant invests the significant capital to bring the critical power, dense fiber networks and the improvements to create a Tier 3 data center

> Our data center business consists of 33 data center facilities:

- > 33 data center shells (6.3 million SF):

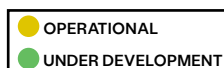
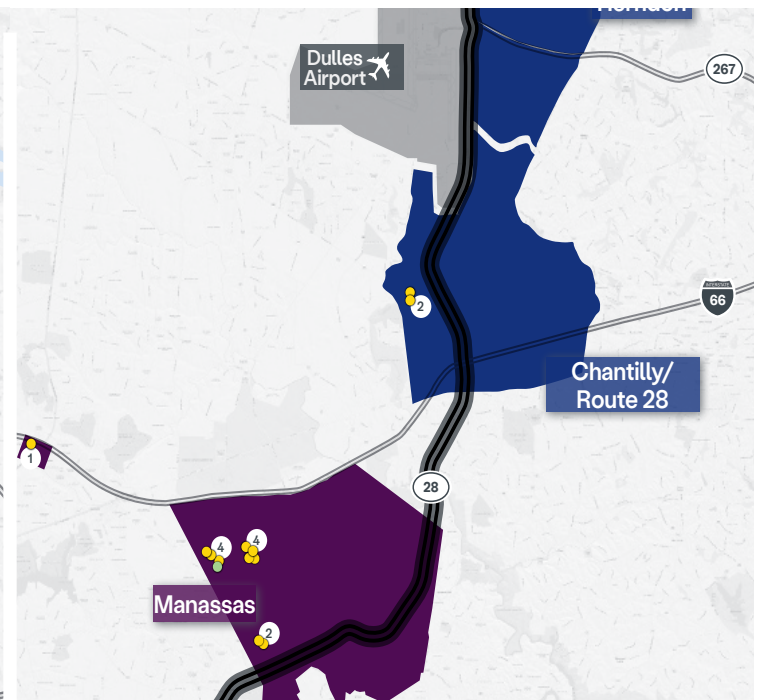
NORTH OF DULLES | ASHBURN

20 PROPERTIES | 3.8 MILLION SF



SOUTH OF DULLES | MANASSAS

13 PROPERTIES | 2.5 MILLION SF



DETAIL ON DATA CENTER BUSINESS

PROPERTY NAME	CITY	COUNTY	# OF BUILDINGS	SQUARE FEET	% LEASED
NORTH OF DULLES ASHBURN:					
DC-8, 9 + 10	Ashburn	Loudoun, VA	3	431,000	100%
DC-15, 16 + 17	Ashburn	Loudoun, VA	3	446,000	100%
BLC-1 + 2	Ashburn	Loudoun, VA	2	300,000	100%
Oak Grove-A, B, C + D	Dulles/Sterling	Loudoun, VA	4	988,000	100%
P2-A, B + C	Dulles/Sterling	Loudoun, VA	3	748,000	100%
DC-21 + 22	Sterling	Loudoun, VA	2	297,000	100%
MP-1 + 2	Sterling	Loudoun, VA	2	432,000	100%
			19	3,642,000	100%
MP-3	Sterling	Loudoun, VA	1	225,000	100%
			20	3,867,000	100%
SOUTH OF DULLES MANASSAS:					
IN-1 + 2	Manassas	Prince William, VA	2	366,000	100%
DC-12 + 14	Manassas	Prince William, VA	2	312,000	100%
DC-18, 19, 20 + 23	Manassas	Prince William, VA	4	728,000	100%
DC-11	Haymarket	Prince William, VA	1	236,000	100%
Southpoint Phase 2 Bldg A	Manassas	Prince William, VA	1	225,000	100%
PS-A + B	Chantilly	Fairfax, VA	2	420,000	100%
			12	2,287,000	100%
Southpoint Phase 2 Bldg B	Manassas	Prince William, VA	1	193,000	100%
			13	2,480,000	100%
TOTAL – OPERATIONAL:			31	5,929,000	100%
Subtotal – Under Development:			2	418,000	
TOTAL – PORTFOLIO:			33	6,347,000	100%

	OWNED IN JV
	WHOLLY-OWNED
	UNDER DEVELOPMENT

INVESTOR RELATIONS

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

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