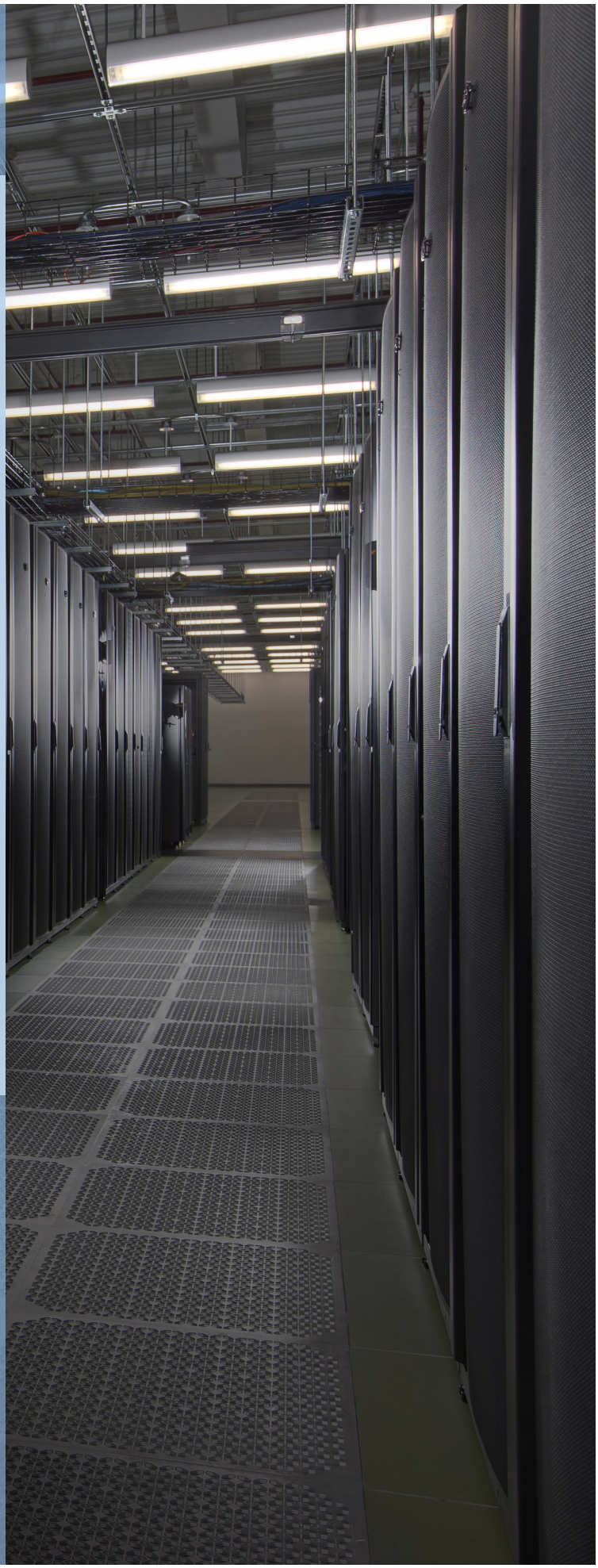
Data Centers

PROPERTY TOUR

November 2026



COPT DEFENSE PROPERTIES

Overview of Data Center Shell Business

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

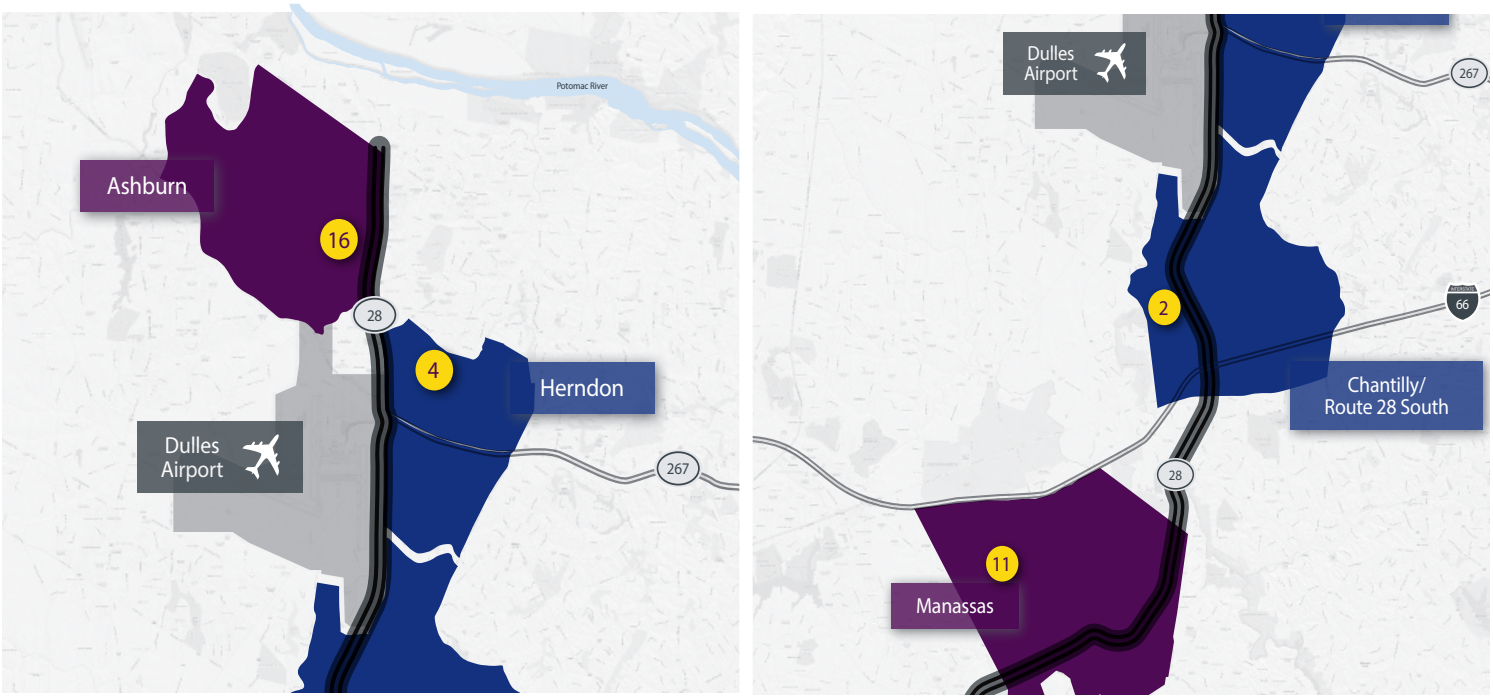
- Data Center Shells — 2013–Present:
  - In 2013, the Company leveraged its development expertise and customer relationships to launch a build-to-suit platform for data center shells for cloud computing government contractors
    - Our tenant invests the significant capital required to bring the critical power, dense fiber networks and the improvements to create a Tier 3 data center
- Our data center shell business consists of 33 data center facilities:
  - 33 operational data center shells (6.3 million SF)

NORTH OF DULLES | ASHBURN

20 PROPERTIES | 3.9 MILLION SF

SOUTH OF DULLES | MANASSAS

13 PROPERTIES | 2.5 MILLION SF



DETAIL ON DATA CENTER SHELL BUSINESS

PROPERTY NAME	CITY	COUNTY	# OF BUILDINGS	SQUARE FEET	% LEASED	DEVELOPED
NORTH OF DULLES | ASHBURN:						
DC 8, 9 + 10	Ashburn	Loudoun, VA	3	431,000	100%	2013-2015
DC 15, 16 + 17	Ashburn	Loudoun, VA	3	446,000	100%	2016
BLC 1 + 2	Ashburn	Loudoun, VA	2	300,000	100%	2018
P2 A, B + C	Dulles/Sterling	Loudoun, VA	3	748,000	100%	2020
Oak Grove A, B, C + D	Dulles/Sterling	Loudoun, VA	4	988,000	100%	2020-2022
DC 21 + 22	Sterling	Loudoun, VA	2	297,000	100%	2017
MP 1 + 2	Sterling	Loudoun, VA	2	432,000	100%	2018-2019
MP 3	Sterling	Loudoun, VA	1	220,000	100%	2025
			20	3,862,000	100%	
SOUTH OF DULLES | MANASSAS:						
PS A + B	Chantilly	Fairfax, VA	2	420,000	100%	2023
DC 11	Haymarket	Prince William, VA	1	236,000	100%	2014
DC 12 + 14	Manassas	Prince William, VA	2	312,000	100%	2015
DC 18, 19, 20 + 23	Manassas	Prince William, VA	4	728,000	100%	2016-2019
IN 1 + 2	Manassas	Prince William, VA	2	366,000	100%	2019
Southpoint Phase 2 Bldg A + B	Manassas	Prince William, VA	2	406,000	100%	2024-2025
			13	2,468,000	100%	
TOTAL – PORTFOLIO:			33	6,330,000	100%	

OWNED IN JV
WHOLLY-OWNED

INVESTOR RELATIONS

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

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