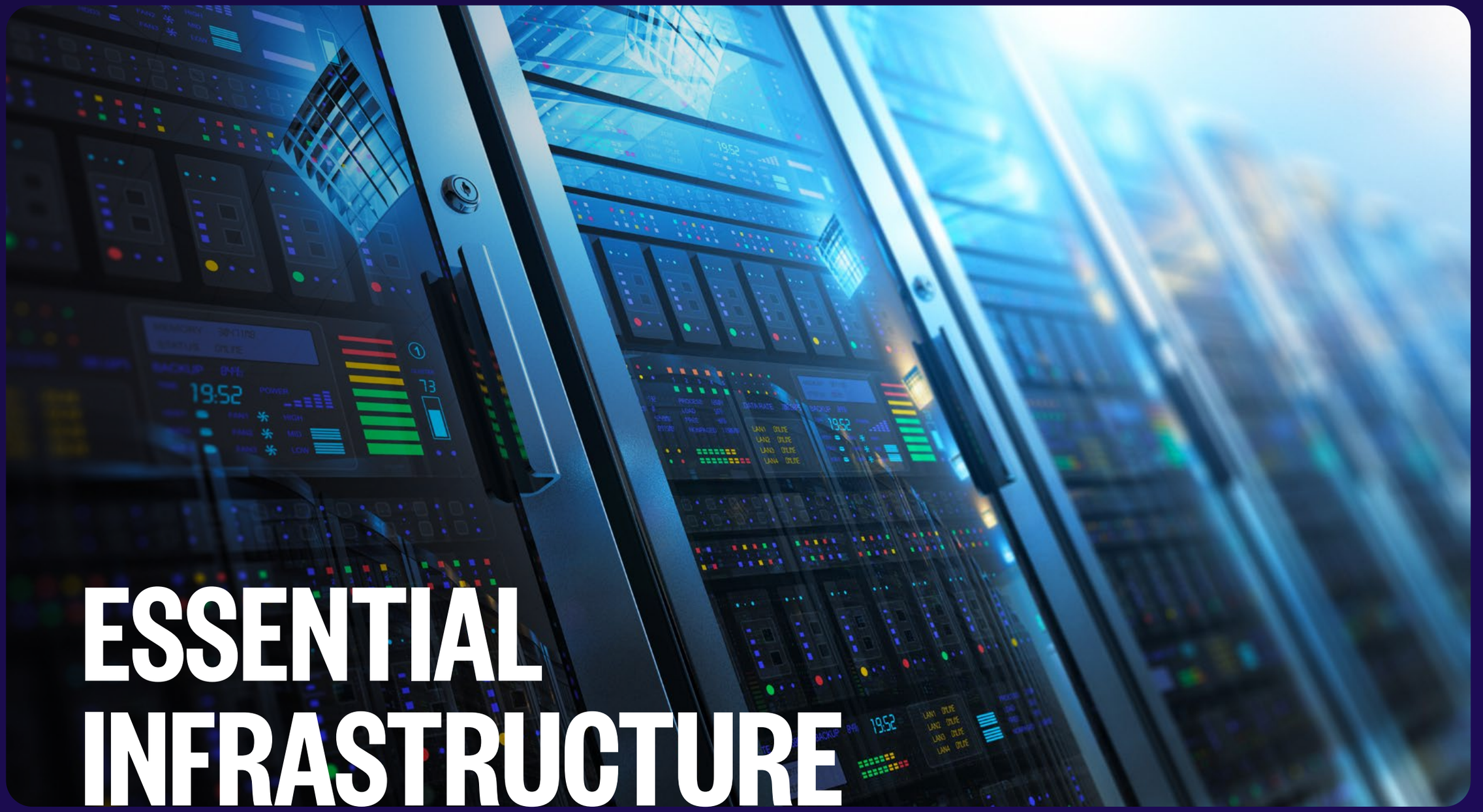


ESSENTIAL INFRASTRUCTURE FOR THE DIGITAL ECONOMY

Goodman FRA02 Data Centre

Rathenaustraße 29-31, 63263 Neu-Isenburg, Germany

ENABLER OF THE DIGITAL ECONOMY

Goodman FRA02 Data Centre
The world is becoming increasingly interconnected. Data is the lifeblood that pushes the digital economy forward.
At Goodman, we facilitate that growth by doing what we do best: developing innovative and sustainable data centres at core locations for the world's largest operators and cloud providers.
Our new Goodman FRA02 Data Centre ticks all the boxes. Located in the heart of Europe, it's a purposebuilt data centre shell, fully permitted and soon to be powered.

54 MW IT	100 MVA	5 HA
campus	capacity	plot size



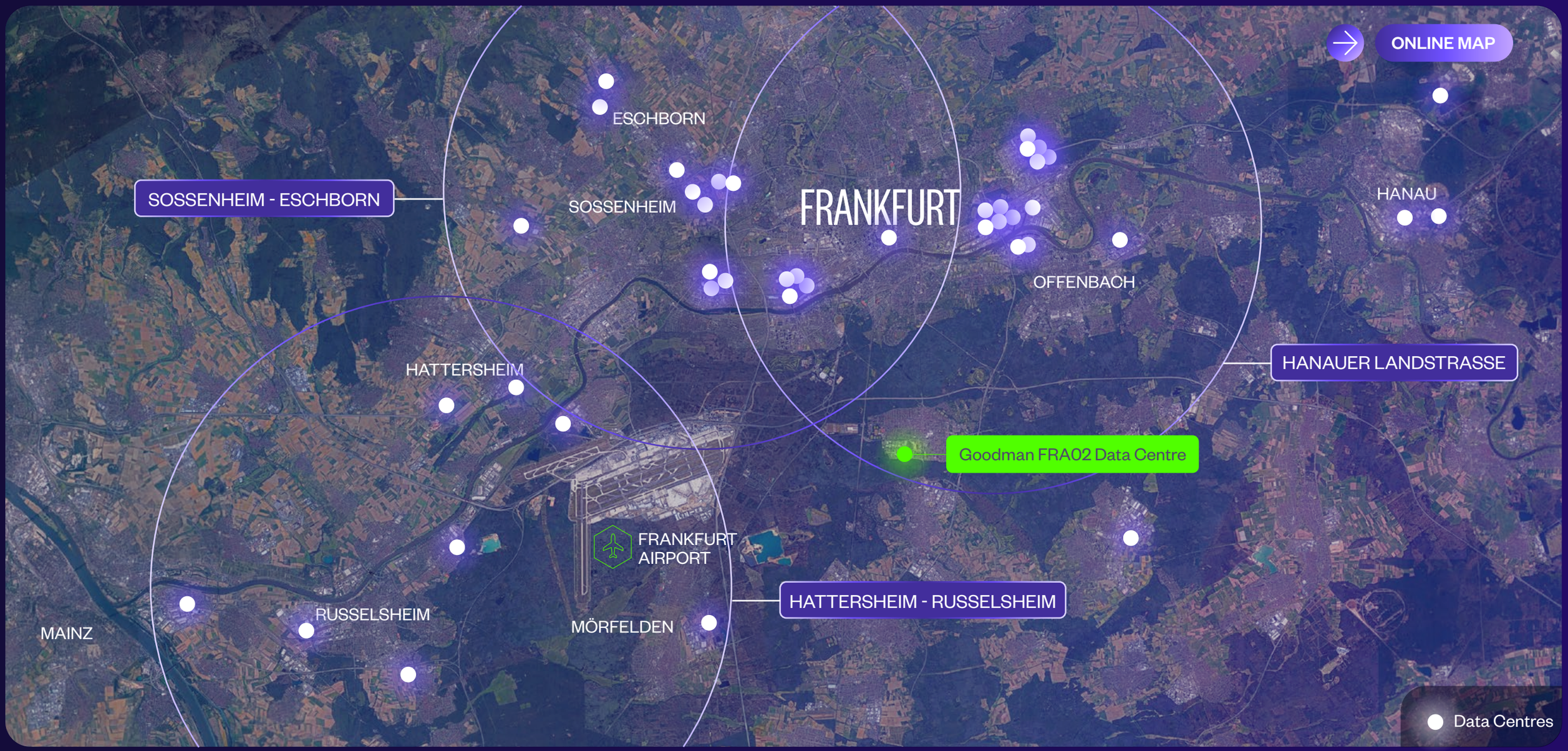
FRANKFURT MARKET

The Goodman FRA02 Data Centre is located within the central zone of the Frankfurt market enabling a low-latency connection and a secured IT environment.

+ 9.1 km to DE-CIX
+ 7.6 km to Frankfurt city centre.

LOCATION

Rathenaustraße 29-31
63263 Neu-Isenburg
Germany





SPACE FOR POWER

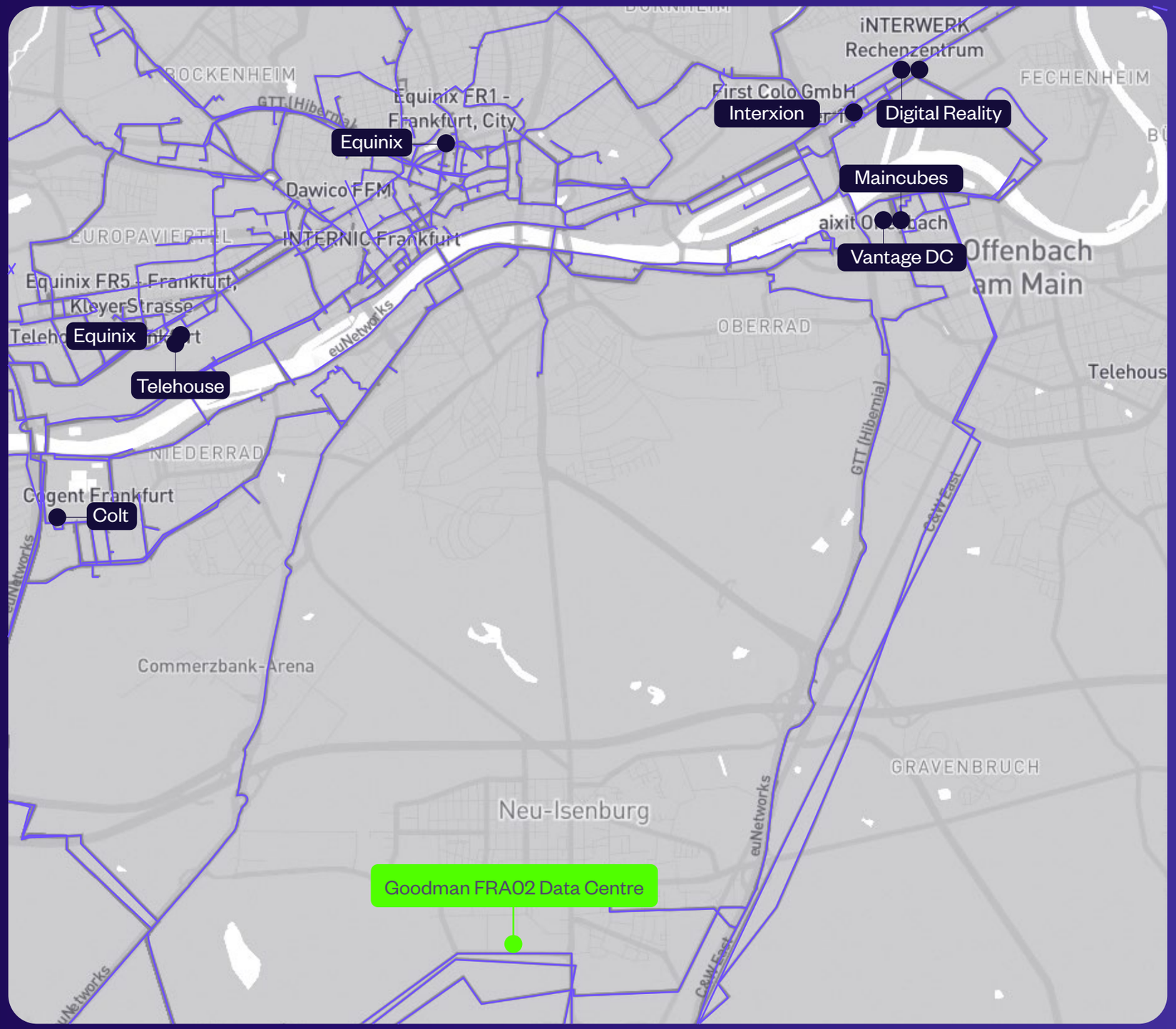
- \+ High-voltage substation Sprendlingen at approx. 2,450 m cable distance with no material obstruction or risk along the passage
- \+ Power coming in at 110 kV and transformed on-site to 20 kV
- \+ 100 MVA of power secured with 110 kV grid operator ENO:
  – 60 MVA to be delivered in Q2 2027
  – 40 MVA to be delivered in Q4 2028.

TAP INTO THE VIBRANT FRANKFURT DATA HUB

DIRECT CONNECTION TO FIBER NETWORK AVAILABLE AT THE PLOT

INTERNATIONAL TIERS 1 FIBRE CARRIERS

Such as EuNetworks, Colt and Gasline in close proximity.





GOOD IS FUTURE READY GREAT IS WHAT YOU DO FROM HERE

54 MW IT CAMPUS

Total plot area: 5 ha

Gross floor area: 45,490 sqm
(22,745 sqm per building)

Gross footprint area: 21,236 sqm
(10,618 sqm per building)

Number of floors: 2 floors + 1 floor roof space

Floor-to-floor height: 6.8 m

Floor-to-floor clear height: 5.8 m

Building height: 24.5 m incl. technical equipment on the roof

Floor loading capacity: 17 kpa (live lods – data hall) + 3 kpa (hanging loads)

No. of data halls per floor per building block: 3

Utility power supply: 100 MVA (equivalent to 90 MW realised on site)

Total critical load: 54 MW IT

Size of data halls: 4.50 MW IT

Data hall design density: 3.5 kW/sqm

Annual peak design PUE: 1.40[1]

Annualised average design PUE[2]: 1.20

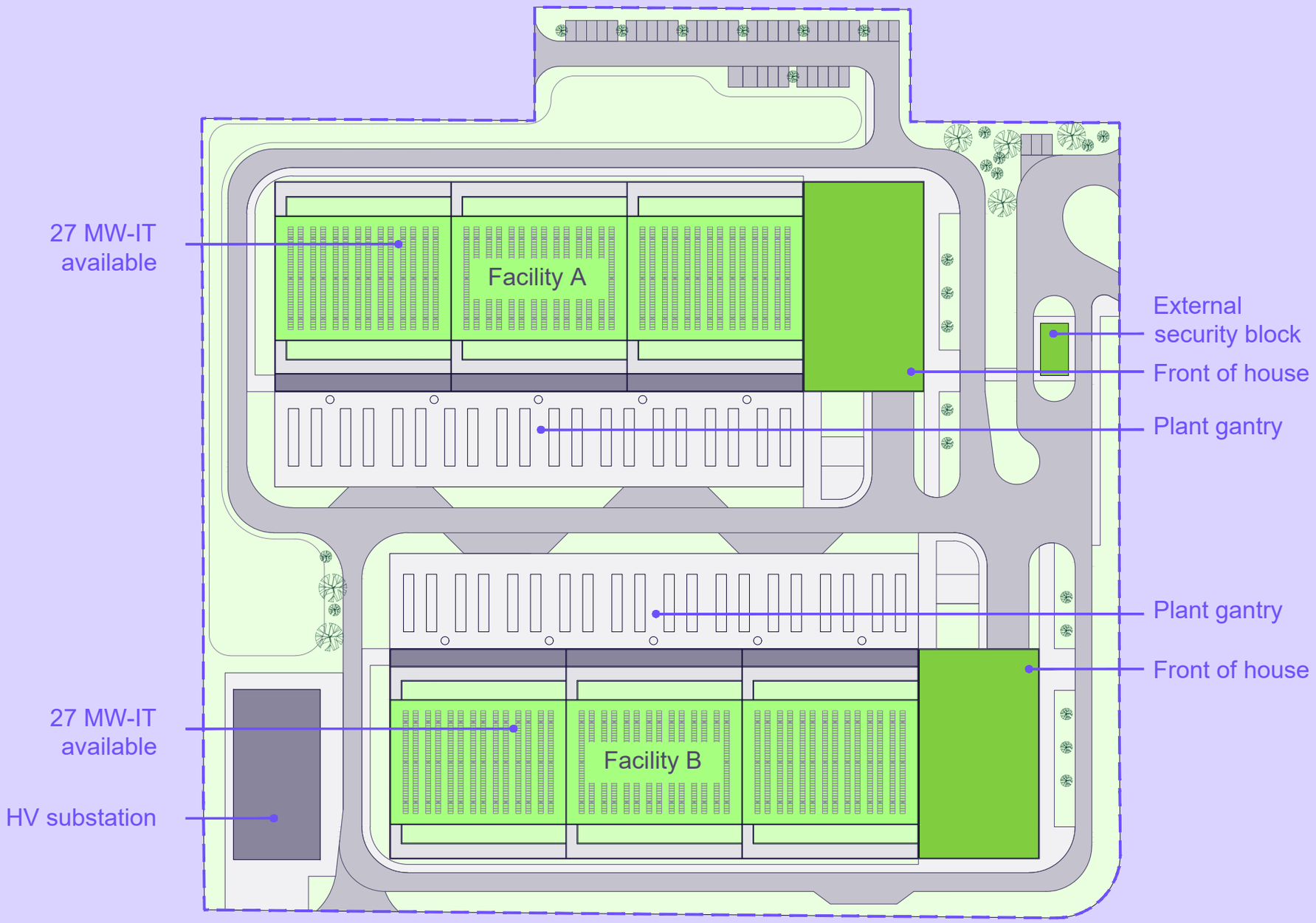
Incoming electrical power redundancy: 2N

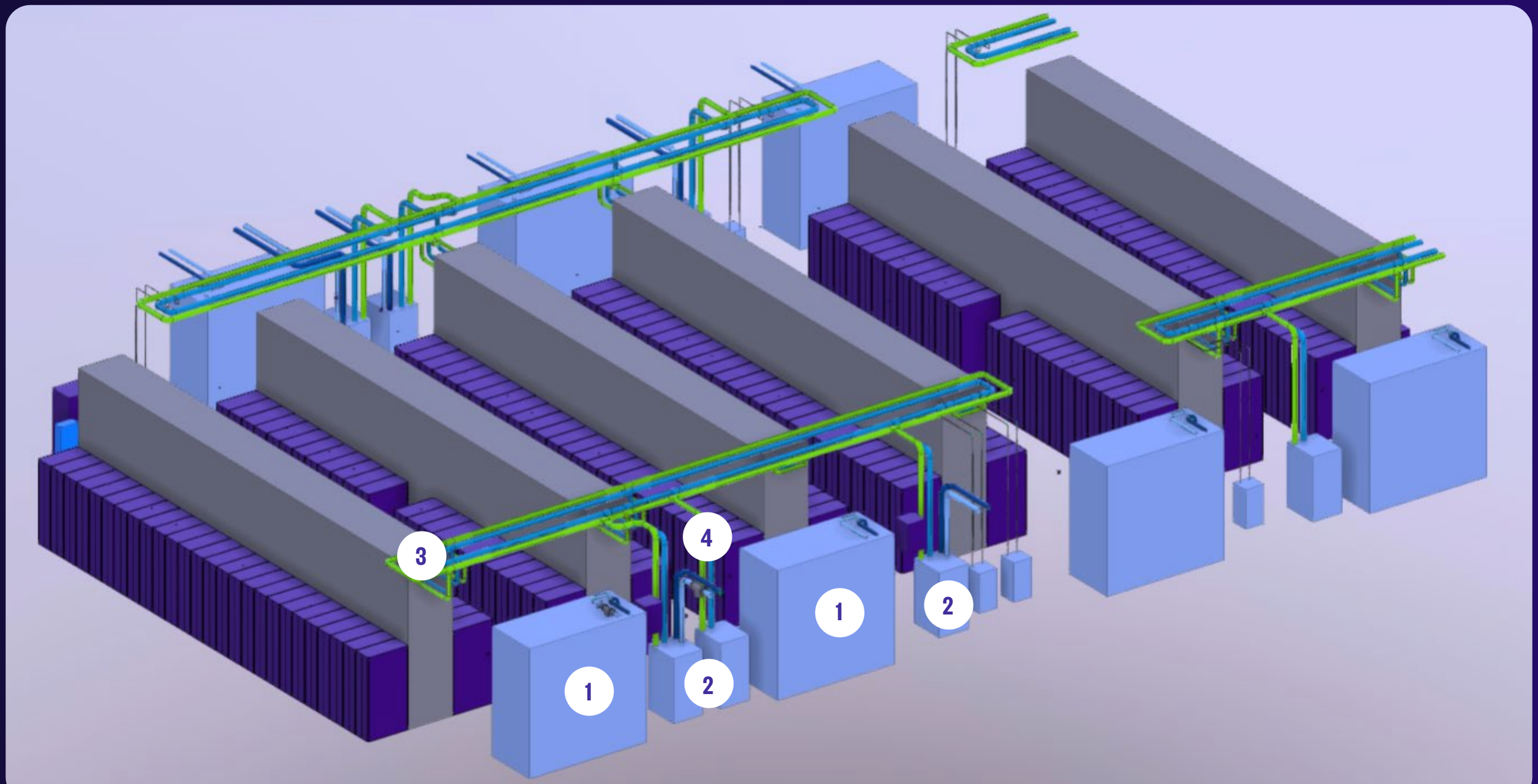
Electrical redundancy:
5 + 1 catcher block redundant

Mechanical redundancy: N + 2

Mechanical solution:
+ Air-cooled chillers with free cooling, with waste heat reuse ready
+ Air cooled data halls with hot aisle containment
+ Liquid-to-liquid feasibility assessed and confirmed.

1. Includes house loads.
2. Based on 100% utilisation of the IT load.





L2L FLEXIBILITY

1. CRAH units to be reduced to fullfill 50% air cooled requirement.
2. To meet customer requirement of 50% liquid cooled and 50% air cooled. CRAH units to be replaced by CDUs.
3. CHW ring main pipework to remain as per current design with modifications to account for replacement CDUS.
4. CHW pipework from CDU to racks to remain out of scope and in customer fitout scope.

* Air cooled chillers and buffer vessels to remain as per original design.



THE ESSENTIALS WE DELIVER

STANDARD

Available Services
+ Security 24/7 onsite
+ FM team 24/7 onsite
+ Service desk 24/7 available
+ Remote hands support 24/7 available.

Client Portal
+ 24/7 availability to raise requests
+ Automated change and incident notification.

Suite
+ Fully fenced
+ Full fit out of colo space
+ Access reader
+ CCTV.

Security
+ 2-factor authorization
+ 90 days recording
+ 24/7 access to the suite.

Certifications
+ ISO 9001, ISO 27001.

Patch cables and patch panel
+ Installations of patch panel from Meet-Me-Room to private suite.

OPTIONAL

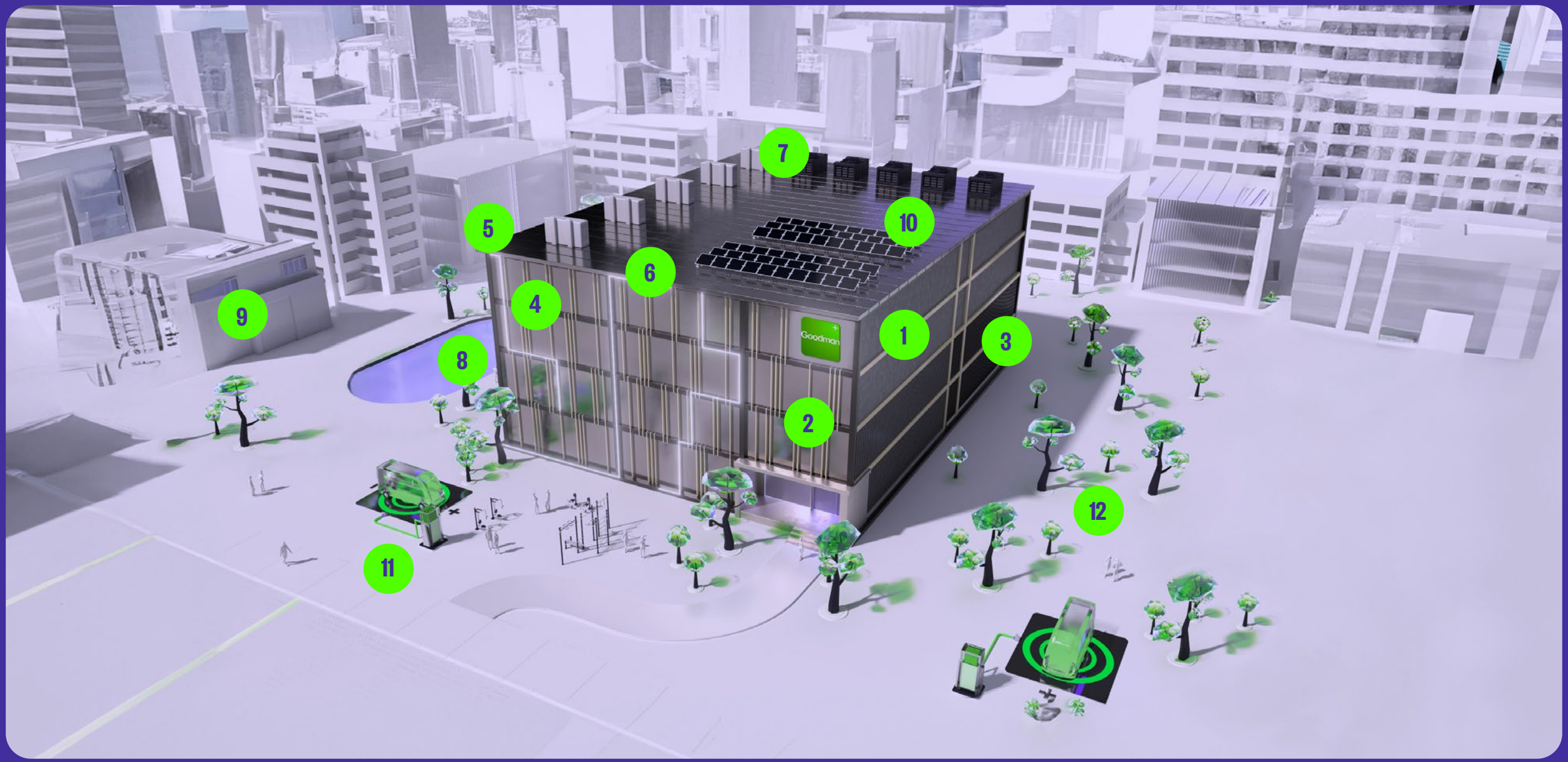
Support space
+ Caged storage including logistics
+ Private office including cleaning
+ Shared office spaces
+ Kitchenette
+ On premise parking space
+ Private parking.

Racks
+ Air cooled data centre racks, water cooled data centre racks or OPC
+ Delivery and installation of 42 to 62 RU racks, grounding and smart rack PDU
+ 600 to 800 mm width and 800 to 1200 mm depth
+ Various security and monitoring options available for the racks.

Media
+ Providing secure storage for media to be destroyed
+ Provide onsite destruction.

Certifications
+ PCI, SOC2, ISO 45001, ISO 14001.

Patch cables and patch panel
+ Installation of patch panel in private suite (copper and fibre)
+ Installing IT equipment (as per client design)
+ Install patch cable and label (as per client design)
+ Documentation of assets and connection in between.



A SUSTAINABLE AND FUTURE-PROOF DESIGN

1. PUE 1.2
2. Low carbon development evidenced in a Life Cycle Assessment
3. Circular (de)construction: aiming at 100% of waste diverted from landfill during (de)construction, with a max of 10% mixed containers
4. LEED Platinum (minimum design baseline)
5. EU taxonomy alignment
6. Resilient design adapted to climate changes
7. Waste heat recovery
8. Water preservation and water efficient appliances
9. Lowering emissions from operations:
   – SF6
   – Biodiesel
10. Smart and sustainable energy solutions:
    – PV
    – LED
11. eMobility equipped: electric vehicle charging stations onsite
12. Biodiversity: ecological value assessment and improvement.

OUR EUROPEAN PRESENCE

23.5 ha
276 MW IT
LON01

5.1 ha
48 MW IT
AMS01

5.3 ha
72 MW IT
PAR01

LEASED
80 MW
FRA01

11.0 ha
108 MW IT
PAR02

5.0 ha
54 MW IT
FRA02

1.5 ha
11.7 MW IT
MAD01

2.1 ha
24 MW IT
BCN01

3.7 ha
40 MW IT
MIL01



CONTACT US

Peter-Müller-Straße 10,
40468 Düsseldorf, Germany

Jonas Ramspott
jonas.ramspott@goodman.com

+49 172 541 82 55

Matthieu Wieczorek
matthieu.wieczorek@goodman.com

+32 485 977 326

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Goodman's specialist global industrial property expertise, integrated own+develop+manage customer service offering and significant investment management platform, delivers essential infrastructure for the digital economy. Goodman helps create sustainable and innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long-term returns for investors. For more information visit: ce.goodman.com

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