



Welcome to Houston's Highest-Rated Data Center Campus

Now Preleasing HOU2 / 24MW Utility Power / Phase 1: Q4 2026



Our Houston Campus Offers Compelling Data Center Value for Companies Bringing Modern Workloads to Market at Scale.

Reserve Capacity for Maximum ROI & Market Share

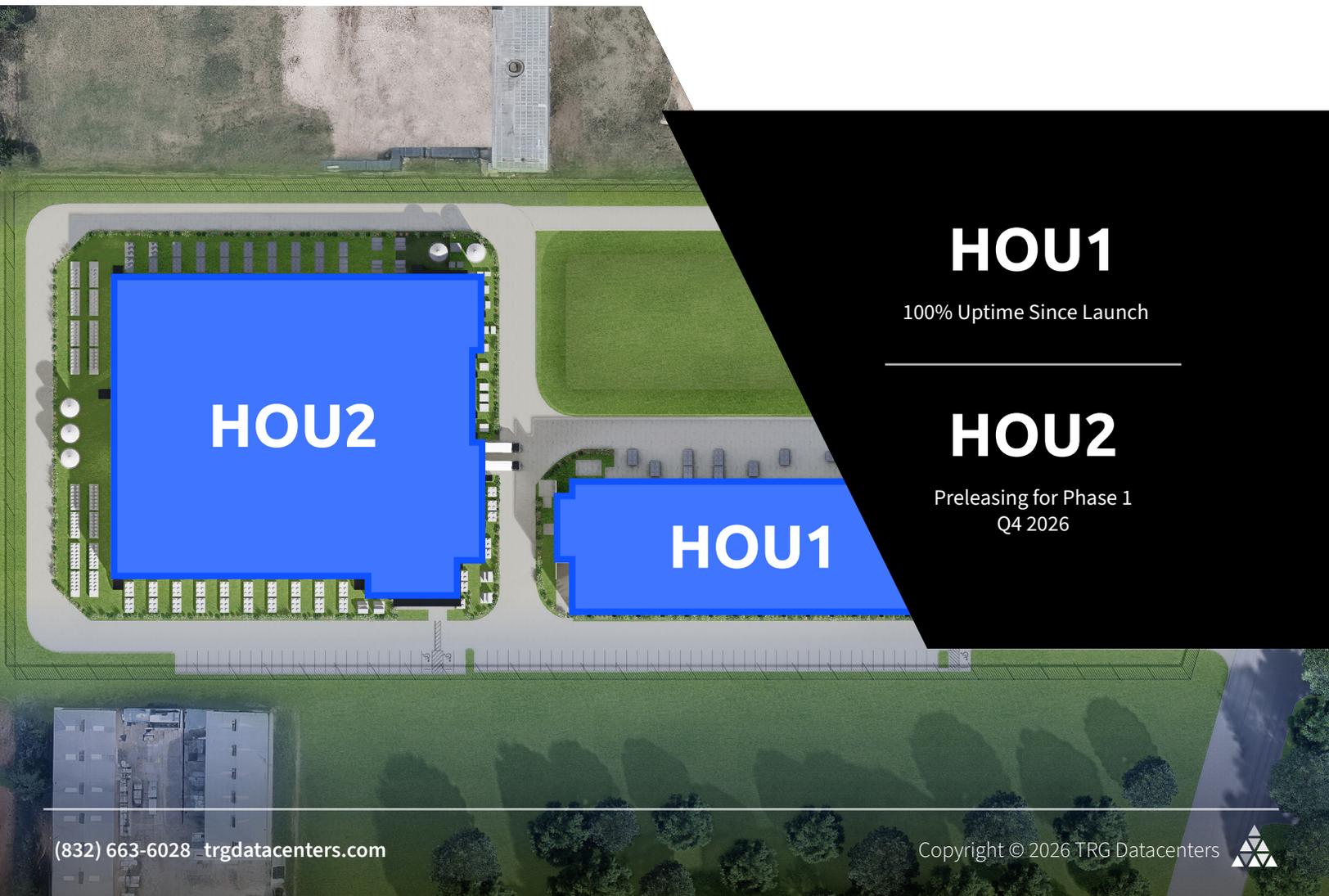
- HOU2 construction underway, phase one delivery in Q4'26
- Confirmed power, designated critical load by CenterPoint
- Get connected quickly with on-site network providers ready to provision at scale

Save \$4.7 Million Per Year With Lower Data Center Power Costs

- \$0.055/kWh - average power cost for TRG Houston
- \$0.10/kWh - average US data center market power pricing
- 12 MW IT load -> \$0.045/kWh savings across 105M annual kilowatt-hours

Ensure Ideal System Performance With 100% Uptime & Fast Networks

- Proven: High-density workloads deployed in HOU1
- 100% uptime track record for the past 7+ years
- Distributed redundancy, choice of cooling method, Uptime-certified personnel



HOU1

100% Uptime Since Launch

HOU2

Preleasing for Phase 1
Q4 2026



We Offer a Desirable Location and More Choices to Ensure Your Data Center Experience Is Familiar & Predictable.

Campus

- 10-acre TRG-owned parcel
- 30 MW confirmed power from CenterPoint, 2 data centers
- Secure perimeter and parking, redundant power feeds serving campus over diverse paths

Network Availability

- 16 on-campus carriers
- Megaport s Houston IXP
- Tier 1 carriers such as AT&T, Lumen, Zayo, Crown Castle, Cogent, Comcast & more
- 500-count, dedicated wholesale fiber pairs available

Lease Options

- Dedicated data center: entire facility leased to single tenant
- Dedicated data hall: 4 MW IT load with secure, private entry
- Multi-tenant colocation solution and powered shell available

Location

- 2626 Spring Cypress Road, Spring TX 77388
- 65 miles inland, 10 min south of Woodlands data center cluster
- 30 min from airport, easy access to highways 45 and 99

Network Performance

- Woodlands : <1 ms roundtrip
- Downtown: <1 ms roundtrip
- DFW market: <10 ms roundtrip
- AUS market: 10 ms roundtrip
- Free cross-connects
- Redundant MMRs

Network Performance

- Cooling : flooded-room, air-cooled data hall standard, add liquid-tochip or immersion for highdensity/HPC needs
- Customize renewable energy mix and security to your spec

10 Acres

Campus Size

30 MW

Campus Power

110k GSF

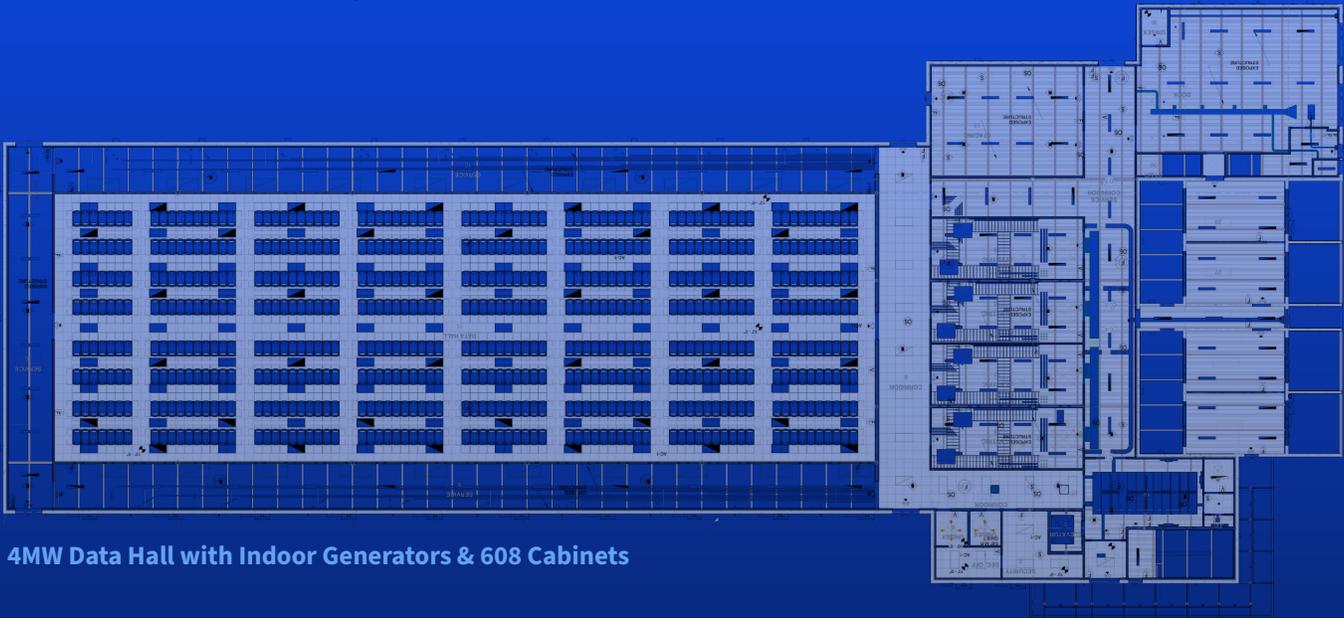
HOU2 Facility Size

24 MW

HOU2 Utility Power

HOU2 Phase 1 Floor Layout / Standard-Density Example

Forward-Thinking Engineering Keeps You Ready for Today and What's
Next, Like 500+ kW Liquid Cooled Racks.



4MW Data Hall with Indoor Generators & 608 Cabinets

Agile Data Halls For Confident Tech Refresh

- Refresh your hardware every few years within the same TRG data center
- Adjust cooling solutions as rack requirements change over time
- Experienced TRG data center management team collaborates over the life of the relationship to stay ahead of change

Redundancy Designed For High-Density

- Standard build is a distributed redundant, 4-to-make-3 system
- Can build to hyperscale blueprints like N+2C or block-redundant for cost savings
- Closed-loop, dry-chiller cooling design delivers maximum Water Usage Effectiveness (WUE) while conditioning critical GPUs

Proven Operational Excellence

- Consistent performance across all customer environments: Blackwell GPU, cloud racks, storage arrays, network gear
- Key-employee retention, Uptime-certified personnel
- Pressure-tested SOPs and MOPs, escalation procedures and customer communications



We've been in the data center business since 1997. It's what we know. We build and manage data centers with long-term customer relationships in mind. More features and benefits. Less legal.

– Chris Hinkle, CEO



Ample Amenities

- 7 conference rooms, break area, kitchen, showers
- 20,000 SF of customizable customer office space
- 50+ secure parking spots
- Full semi-truck loading docks
- Top Houston BBQ, Michelin-star restaurants minutes away

Resilience

- 100% uptime since launch
- Rated to withstand 190 MPH hurricane winds, 65 miles inland
- SOC I Type II, SOC 2 Type II and ISO 27001 in progress
- Hardened shell is flood resistant
- Distributed redundant systems with regular maintenance

Sustainability

- Non-evaporative, closed-loop cooling system with dry chillers for optimal WUE
- ERCOT grid is nation's best for renewable energy capacity
- Customize energy mix to your needs up to 100% renewable
- Market-competitive PUE

Comfort Of Colo+

- We know you want to manage your own data halls with maximum security and protection
- Should you ever need us, TRG Colo+ gives you access to a full suite of data hall services by certified technicians 24x7x365. Because stuff happens

Layered Security

- Exterior: anti-climb fencing, access-controlled entry gate, 24x7x365 CCTV coverage
- Interior: 24x7x365 officers, 24x7x365 CCTV/NOC monitoring, 3-factor access controls with biometrics
- Two-year access log retention

Happy, Tenured Team

- We take care of our people, promoting from within to ensure happy, tenured workers
- TRG technicians maintain a range of certifications and are passionate about learning and continuous improvement
- Strong employee retention

Investor

Tallvine

In Operations

9 Years

Financials

Strong