



A New Standard for Data Centers in Dallas

Now Preleasing DFW1 / 25MW Utility Power
Phase 1: Q1 2027

Preleasing Q1 2027

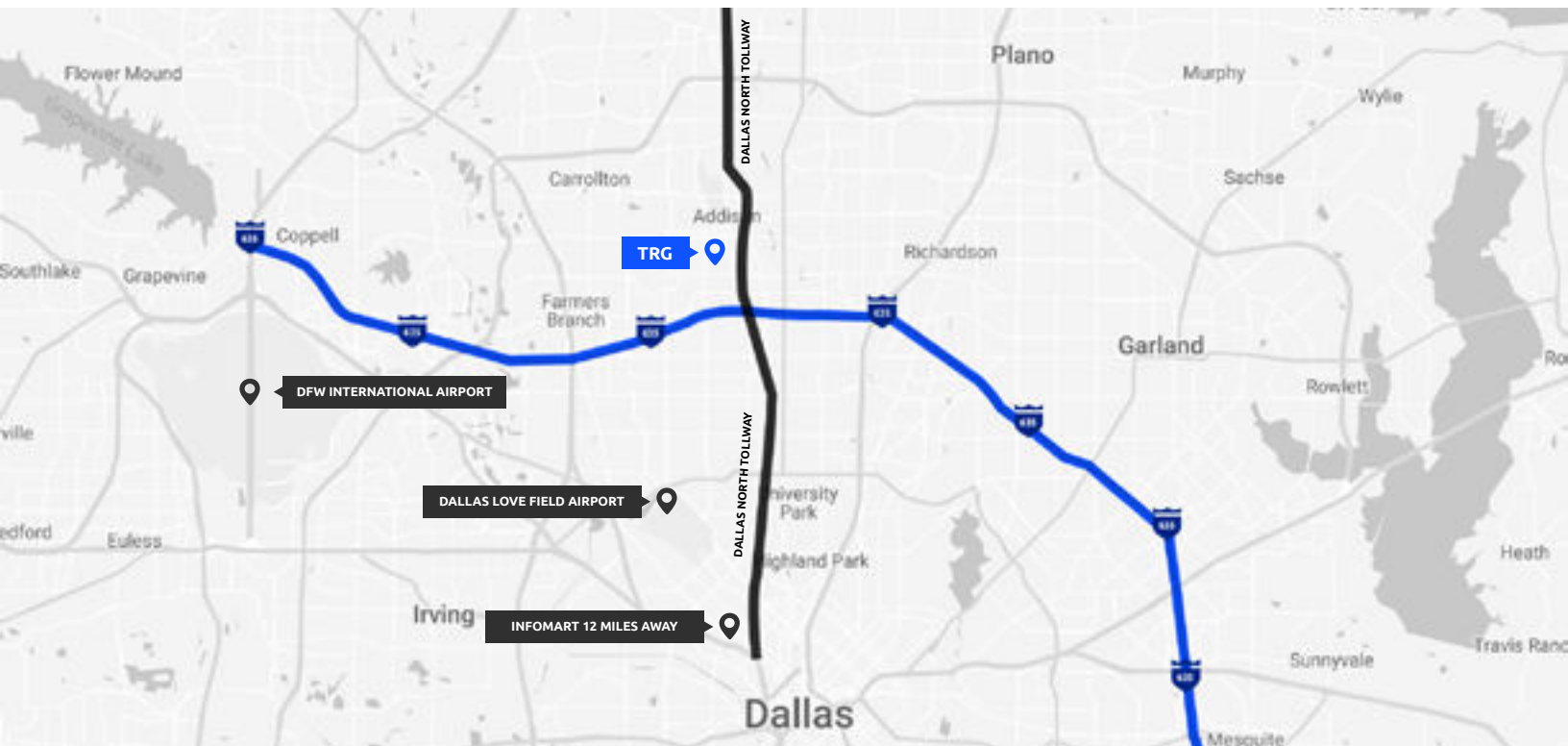
Unrivalled power and zero-fee connectivity in the strategic heart of the Dallas telecom corridor

Pod 1

3.25MW available
from Q1 2027

Pods 2-4

Available as single
tenant data halls from
Q2 2027



Power Availability & Scale

- 25MW of utility power guaranteed from Oncore
- Maximum reliability with a substation located literally next door
- Designed by Accredited Tier Designer from the Uptime Institute

Zero-Fee Connectivity

- Free cross connects
- Ultra-low latency to the DFW market being only 12 miles from Infomart

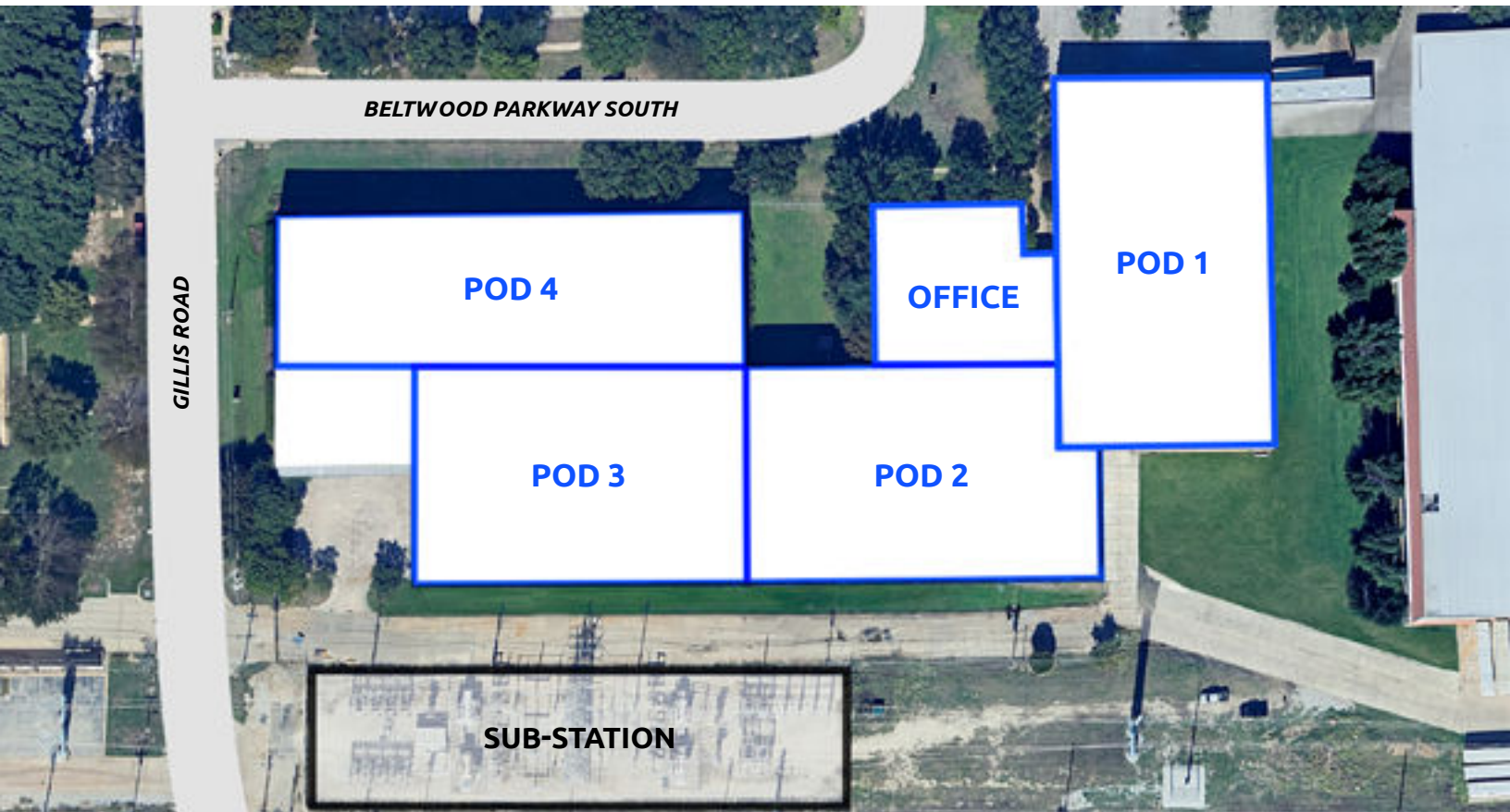
The Highest-Rated Service

- Bringing Houston's highest rated data center expertise to Dallas
- Proven 100% uptime track record for over 7+ years
- Staffed 24/7/365



DFW1

Dallas Campus Floor Layout



Retail & Managed Colocation (Ready Q1 2027)

- Pod 1 will offer up to 3.25MW of available power starting in Q1 2027
- Options range from half racks to expansive private cages
- With our Colo+ managed colo service our technicians handle your migration, rack-and-stack, and all ongoing moves, adds, and changes

Dedicated Wholesale Single-Tenant Halls

- Pods 2-4 offer wholesale leasing flexibility from Q2 2027
- Lease an entire 4.5MW+ data hall dedicated exclusively to your organization
- Wholesale tenants can customize data halls for enhanced cost savings

Future-Proof Campus Infrastructure

- 160k GSF across a secure 9.75-acre campus; designed by Accredited Tier Designer from the Uptime Institute
- 25MW of utility power guaranteed from Oncor from an adjacent substation
- Agile design allows tenants to scale from a single cage to a multi-pod campus



Adjacent Power, Unmatched Scale: The 4404 Campus Advantage

Campus Size

9.75 Acres

Campus Power

25 MW

Total Facility Size

160k GSF

Campus

- 25MW confirmed power from Oncor from redundant paths
- Next door substation ensures stable power
- Secure perimeter, parking, and 24/7/365 staffing

Location

- 4404 S Beltwood Pkwy, Farmers Branch, TX 75244
- Prime position in the North Dallas technology hub
- 20 mins from DFW with immediate access to major transit arteries



Network Availability

- Free cross-connects
- Major carriers nearby and in facility from day 1
- Ultra-low latency (<1 ms) to the DFW market

Service

- Bringing the same operational standards that made us Houston's #1 rated data center
- 100% uptime track record over the last 7+ years
- 24/7 free remote hands included as standard



Lease Options

- Dedicated data halls: 4.5MW pods leased to single tenants
- Colocation from half racks to to private cages available in pod 1

Colo+

- Fully managed colocation for teams who don't want the burden of rack management
- Our expert team can manage your migration, rack-and-stack, and all adds, moves and changes



WHY CHOOSE US

We're more than just another Dallas Data Center

01

Ample Amenities

- Conference rooms, break areas, kitchen, showers
- 22,000 SF of customizable customer office space
- 150+ secure parking spots
- Full semi-truck loading docks
- Top BBQ and other restaurants minutes away

03

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

05

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

02

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

04

Resilience

- 100% uptime since launch
- SOC I Type II, SOC 2 Type II and ISO 27001 in progress
- Hardened shell is flood resistant
- Distributed redundant systems with regular maintenance

06

Happy, Tenured Team

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

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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





Schedule A Tour

(832) 663-6028

trgdatacenters.com