



WELCOME TO

Houston's Highest-Rated Data Center Campus

2626 Spring Cypress Road, Spring, TX 77388

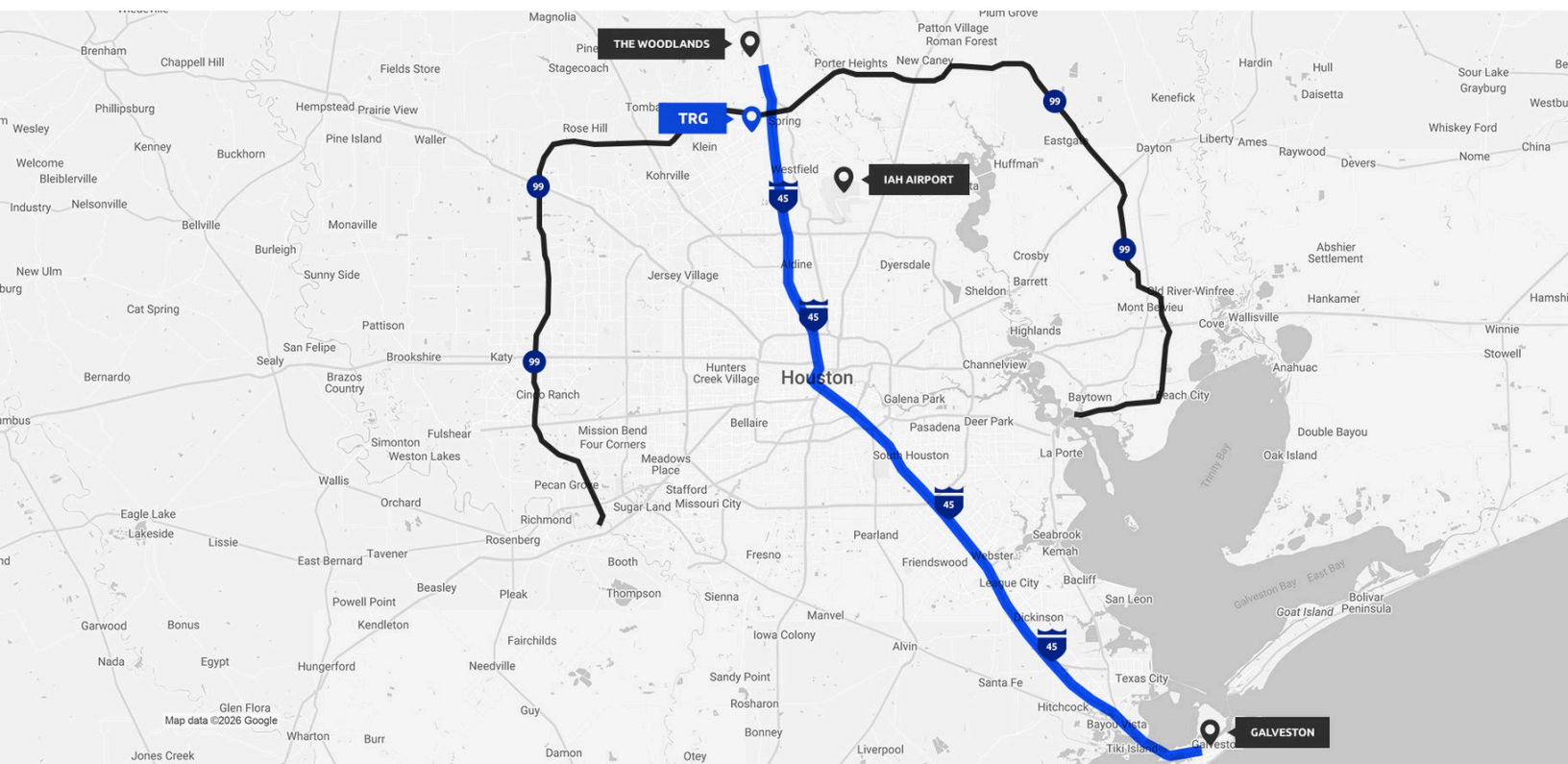
30MW Utility Power

Now Preleasing HOU2 & HOU3



Preleasing HOU2 & 3

30MW at our strategic location in Northwest Houston, with HOU1 now fully leased to Fortune 500, enterprise and AI tenants



Power Availability & Security

- 6MW live in HOU1 and 24MW firm grid connected power ready to use in HOU2 & 3, with the same 16 on-site carriers
- Diverse, redundant power feeds, and “life-critical” designation from CenterPoint gives us priority restoration

Elevated & Low-Risk Infrastructure

- Located outside the 500-year floodplain
- Built 3 feet above ground level
- Maintained 100% uptime since launch in 2018

Rapid Transit & World Class Amenities

- At the intersection of I-45 and I-99, our facility offers seamless access to the entire Houston metro
- Minutes from George Bush Airport (IAH)
- Close proximity to world-class dining and retail in The Woodlands & City Place



HOU2 & 3

155,000 Square Feet of Scalable Data Center Space

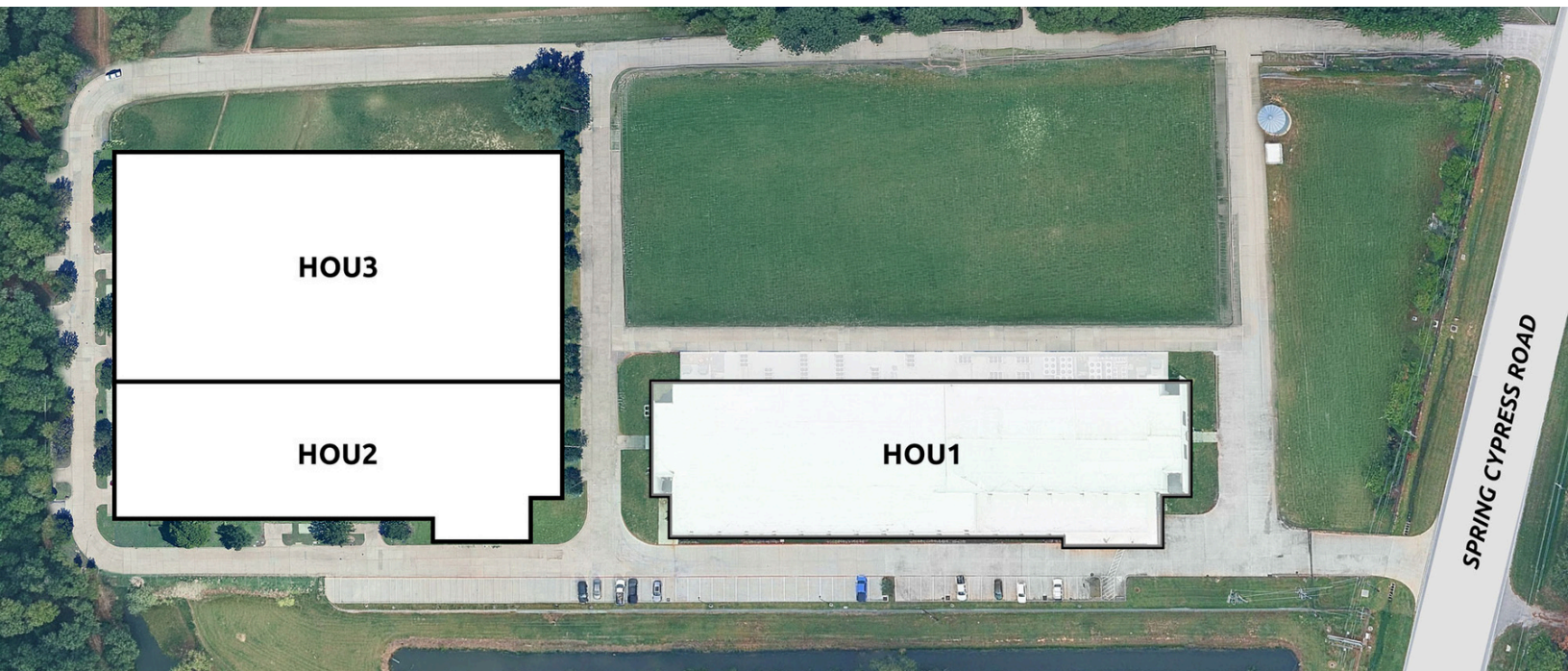
Building on an established operational data center, our campus expansion offers a highly reliable growth opportunity

HOU2

2.25MW Colocation available from Q4 2026

HOU3

15MW Available from Q4 2027



HOU1: Fully Operational Campus Core

- Serving fortune 500, enterprise and AI workloads since 2018 with a 100% uptime record
- 16 on-site carriers, including Megaport's Houston IXP
- Currently operating at full capacity

HOU2: 2.25MW Available From Q4 2026

- Delivering in Q4 2026 to support immediate expansion and new customers
- Seamless access to the exact same carrier ecosystem established in HOU1 from day one

HOU3: Up To 15MW of Custom Built Extension

- A direct extension of HOU2 to support seamless physical and network integration
- Two-story design to maximize footprint efficiency and power density
- Custom data hall options available



Houston's Highest Rated Data Center Campus

Campus Size

10 Acres

Campus Power

30 MW

HOU2&3 Facility Size

110k GSF

HOU2&3 Power

24 MW

Operational Campus

- 30MW total available immediately
- 10-acre TRG-owned land, with 6MW HOU1 operational since 2018
- Secure perimeter and 50+ parking spots, full semi-truck loading docks
- Layered security, 24x7x365 staffing.

Location

- 2626 Spring Cypress Road, Spring TX 77388
- 30 min from IAH airport, easy access to highways 45 and 99
- Top Houston BBQ, Michelin-star restaurants minutes away



Network Availability

- Free cross connects as standard
- 16 on-campus carriers including tier 1 carriers such as AT&T, Lumen, Zayo, Crown Castle, Cogent, Comcast
- Megaport's Houston IXP on site
- Redundant MMRs

Service

- Houston's #1 rated data center campus with over 100 5-star reviews
- 100% uptime track record since launch
- 24/7 free remote hands included as standard

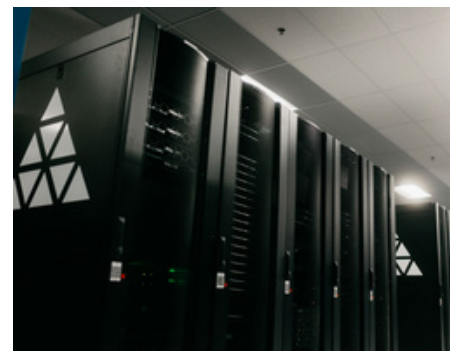


Lease Options

- Dedicated data centers: entire facility leased to single tenant
- Dedicated data hall: 4+MW IT load with secure, private entry
- Colocation from half racks to private cages available in HOU1 & HOU2
- Buyer qualification required for >1MW

Tenured Team

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





Schedule A Tour

(832) 663-6028
trgdatacenters.com