

Data Center Development at Astra Enterprise Park

De Soto's Digital Economic Engine

June 4, 2026

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1. Who we are
 2. Our data centers
 3. Astra Project

Digital Realty operates the **world's largest data center platform** – where companies, technology and data come together

5,000+

Customers

\$60B

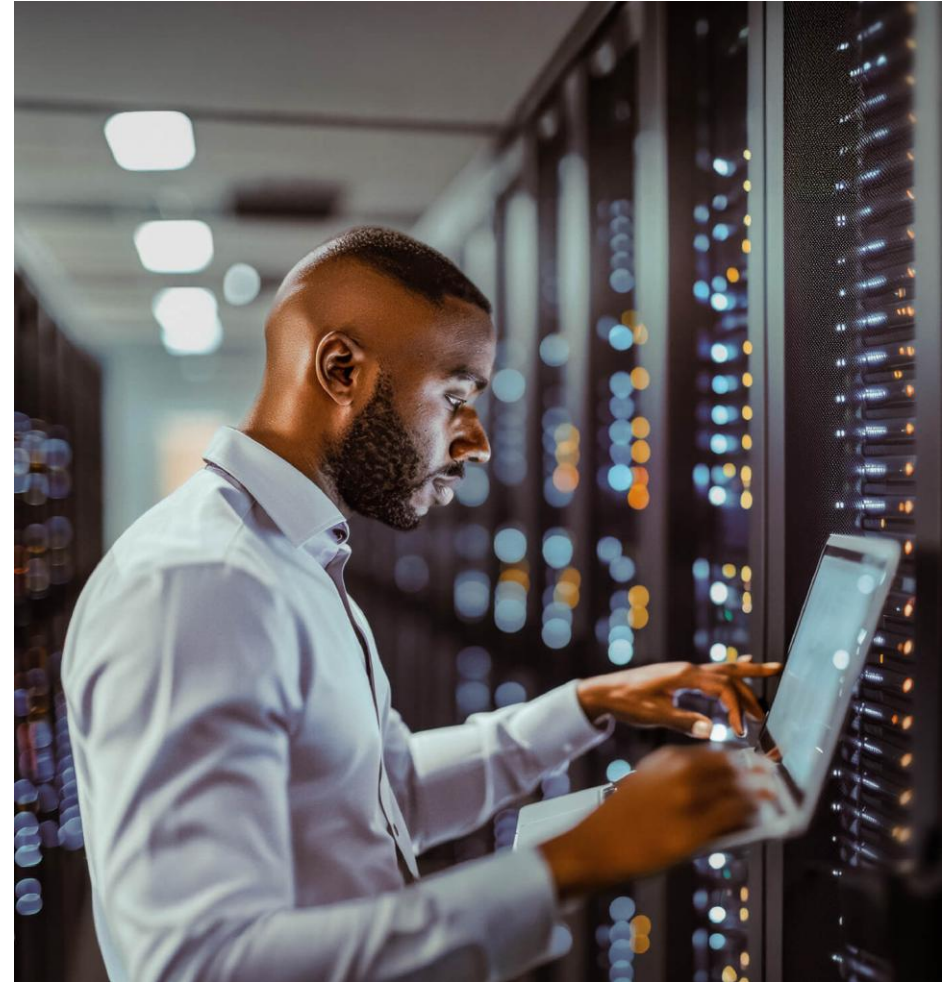
Equity market capitalization

20+

Years of expertise

4,000+

Employees globally



*Trusted by the world's **technology leaders***

Cloud and content providers



Enterprises



Connectivity providers



Critical Infrastructure

Data Centers Are the Backbone of our Modern Economy

TRANSPORTATION



ENERGY & UTILITIES



CIVIC & COMMERCE



Data Centers: Mission-critical Infrastructure

Just as bridges connect communities, power grids energize homes, and public services protect neighborhoods, data centers have become the critical backbone of the digital economy. They are the infrastructure that powers the way we live, work, and connect today.

Data Centers

The Infrastructure of Our Digital World

OUR DEVICES



Cell Phones



Tablets



Laptops



Smart Appliances



Implants

CONNECTION



Wi-Fi



Ethernet



Cellular



Satellite

DATA CENTERS



OUR DIGITAL WORLD



Travel



Transportation



Navigation



Medicine



Movies



Government



Research



Investment



Communication



Education



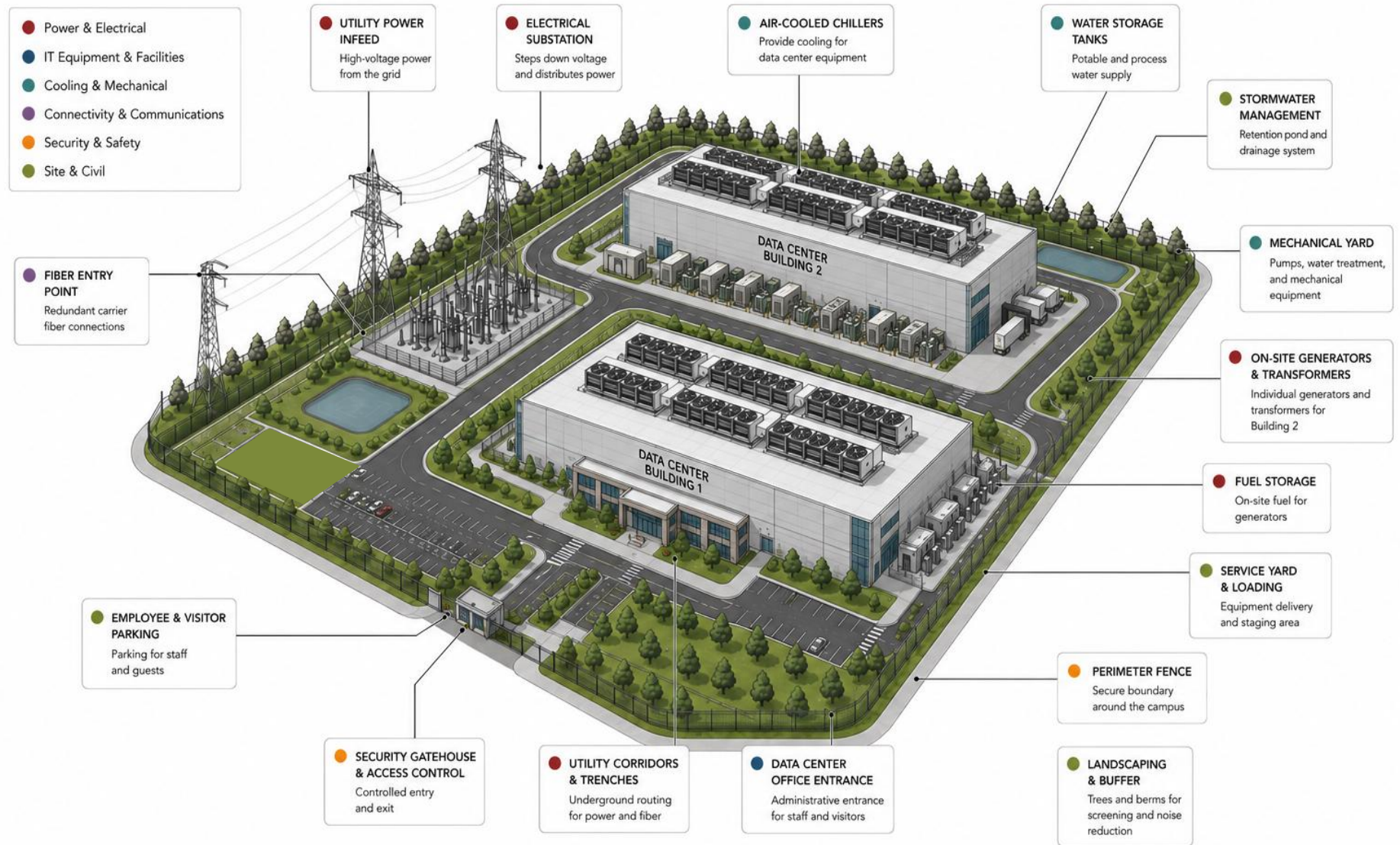
Gaming



Online Shopping

Data Centers

Exterior Components

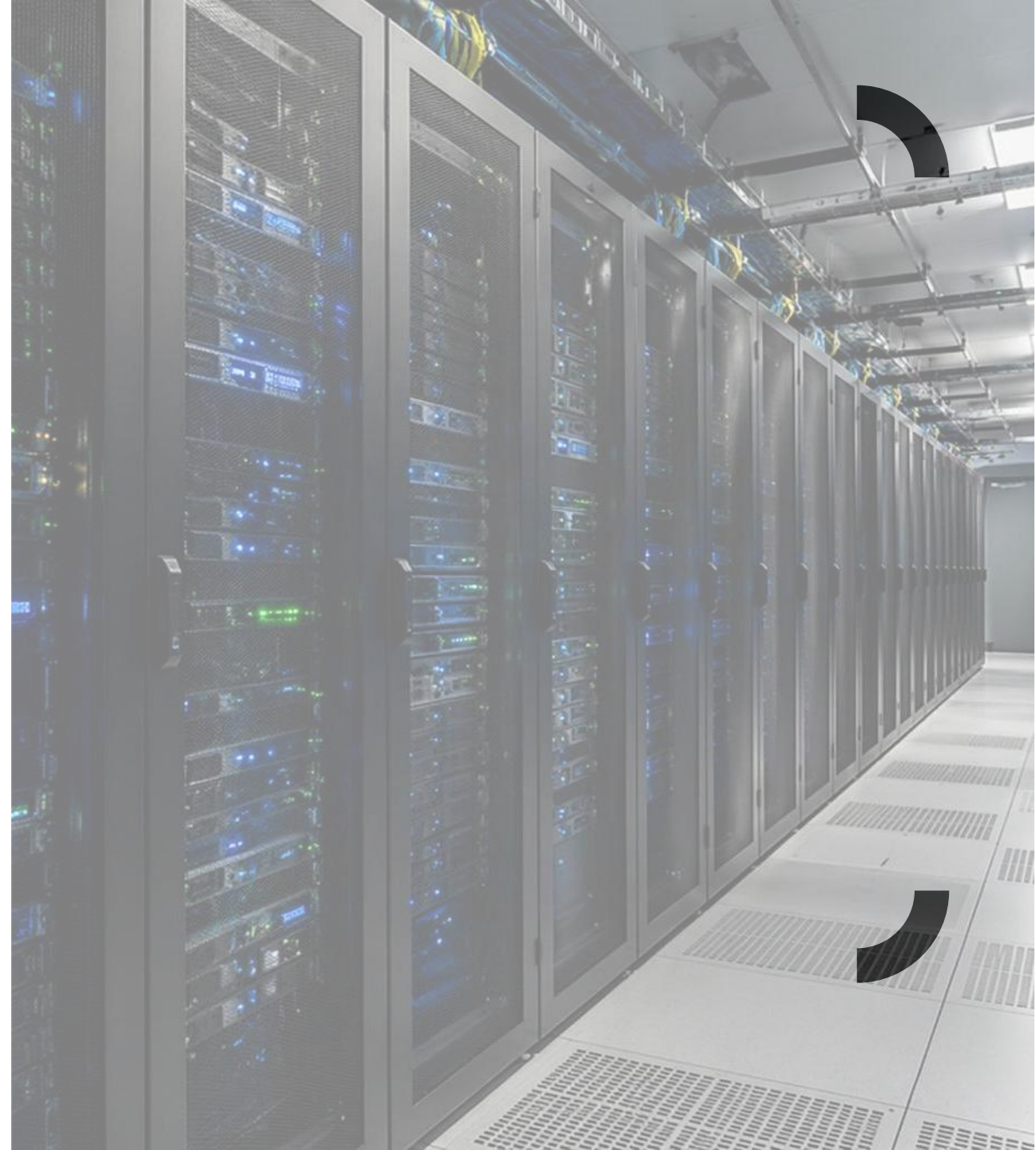
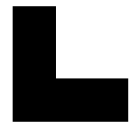


Note: The graphic represents a typical data center campus.
Designs and configurations can vary.



Astra Enterprise Park

Proposed Data Center Project



Why Astra Enterprise Park?

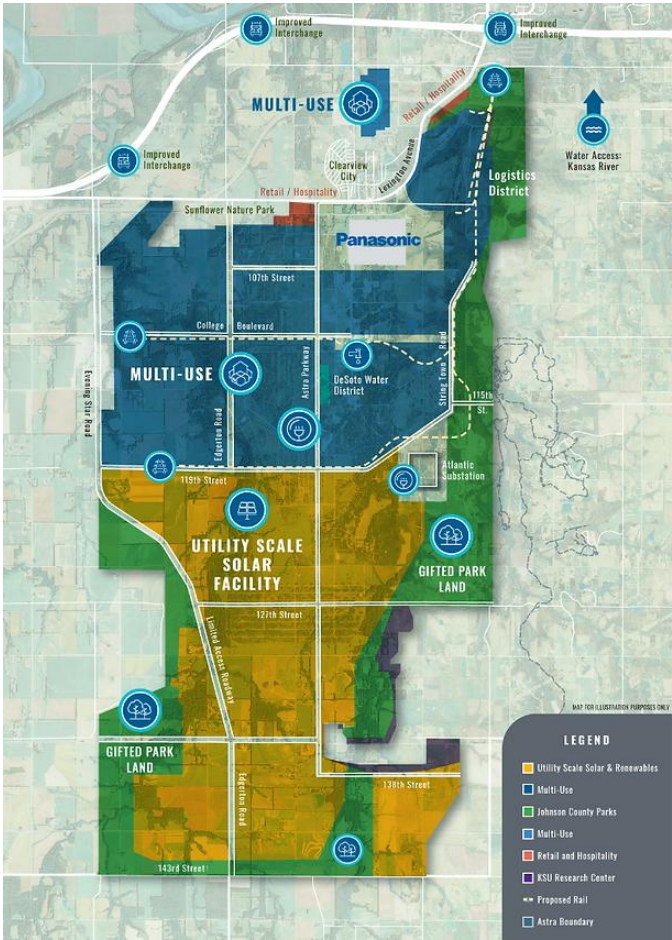
The Right Use for the Right Location

- The former Sunflower Army Ammunition Plant is being redeveloped as a hub for advanced manufacturing beginning with Panasonic's major battery plant
- Extensive remediation has cleared the way for industrial and manufacturing use
- Astra Enterprise Park offers a unique opportunity to develop a data center project on a location that has been purpose-built as a hub for advanced manufacturing



Data Center Project

Proposed Layout



ASTRA NORTH
TEST FIT 20.4
600MW (utility)



Design Concept

**View of Building A from Lexington Av.
looking Southeast**

*Note: Design is not final; image is intended to
provide overall concept*



Design Concept

View of Building A from Lexington Av. looking Northeast

*Note: Design is not final; image is intended to
provide overall concept*





Addressing Community Concerns



Responsible Development

Community Commitment

- **Listen First**

Engage early - address local priorities and concerns

- **Support Local Business**

Create jobs and prioritize local vendors and services

- 1000+ jobs during peak construction; 250 once operational

- **Partner Locally**

Infrastructure, schools, and community groups



Responsible Operations

- **Full Regulatory Compliance**

Zoning, Building Codes, EPA, OSHA, etc

- **Protect Residents**

No impact to residential electric rates

- **Minimize Noise**

Use proven noise mitigation strategies

- **Conserve Water**

Efficient systems to minimize water use, incorporation of reclaimed water

- **Manage Construction Impacts**

Plan and communicate to reduce disruption

Sustainable Development and Operations

- **Greenhouse Gas Reductions:** Joined the Science-Based Targets initiative (SBTi) in 2020 and committed to reducing Scope 1 & 2 emissions by 68% and Scope 3 by 24% by 2030, aligning with 1.5°C pathways
- **Design standards:** LEED is the world's most widely used, point-based green building rating system. We design to Silver certification minimum; Gold commonly achieved.
- **Renewable energy expansion:** More than 185 data centers matched with renewable energy globally; 1.5 GW of renewable energy contracted
- **Green financing + implementation:** More than \$7.2B in green bonds allocated to energy-efficient construction, renewable energy, and low-carbon upgrades, enabling measurable environmental performance improvements
- **U.S. EPA ENERGY STAR:** Certification on ongoing operation for 69% of our U.S. managed portfolio (by IT capacity) — the highest number of certified data centers of any operator globally.



Power

- **Long-Term Electric Supply Agreement (ESA):** multi-decade ESA with Evergy
- 100% of substation and transmission upgrades (+\$300M) funded by Digital Realty; costs recovered by Evergy even if we never draw peak capacity. No ratepayer burden.
- **Residential Rate Protection:** Under Kansas Large Load Tariff, DLR pays industrial rates — protect residential consumers from cost increases



Water

- 1MGD of water available from the City of De Soto for the north data center parcel
- We are working with our Customer to meet their needs with storage and conservation strategies
- We will fund a new Industrial Wastewater Treatment Plant that will be designed and built by the City of De Soto



Sound

Complying With Local Regulations Through Site-Specific Strategies

- **Generator Enclosures:** reduction from enclosure treatment is about 15-20 dBA
- **Rooftop Acoustic Barriers:** Typical reduction is about 6–12 dBA
- **Site Barriers:** About 4–10 feet high. Typical reduction is about 5–10 dBA.
- **Acoustic Parapets:** Rooftop structures reduce noise by blocking sound directly
- **Landscaped Berms:** Provide acoustic shielding and visual buffering
- **Vibration Isolation:** Reduce vibration transmission of low frequency noise



Mitigating Visual Impact

Committed to Thoughtful Design and Screening



Curtain wall and pre-cast concrete panels façade
Building CH2, Elk Grove, IL



Buffer vegetation and landforms to screen views
ACC7, Ashburn, VA



Alternating wall panel patterns to mitigate building length
Digital Loudoun III, Ashburn, VA

Bottom Line: We will work to meet or exceed local requirements

Engaging Our Neighboring Community

- Committed to a two-way dialogue
- Developing programs that offer tangible benefits
 - Workforce development
 - Property tax reduction
 - Environmental conservation
 - Supporting those in need





Thank you

[Questions?](#)



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