

Green Finance Framework

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1 About EdgeCore

1.1 Overview

EdgeCore Digital Infrastructure (“EdgeCore” or the “Company”)¹ is a real estate investment trust wholly owned by Partners Group, on behalf of its clients, that develops, owns, and operates scaled data center campuses across North America, serving the infrastructure needs of the world’s largest technology companies. Since its founding in 2018, EdgeCore has expanded its footprint across six campuses in Arizona, California, Virginia, and Nevada with total expected capacity of more than 1 GW. Working thoughtfully with the communities in which we do business, we have demonstrated our ability to deliver data center campuses that meet our customers’ performance specifications while adhering to strict safety metrics and sustainability objectives.

1.2 EdgeCore’ Sustainability Approach

We Strive to be a Great Neighbor

As an integral part of our communities, it is critical that aligning with our communities’ interest is a cornerstone of our sustainability strategy. EdgeCore is driven by the well-being of our communities throughout the project lifecycle from data center development and design to construction and operations. Being a good neighbor also means giving more than we receive, which is why our sustainability efforts are not just limited to the confines of our physical assets. Through critical offsite projects, skilled job creation, workforce development, and philanthropic initiatives, we strive to create a better future for everyone.

Data Center Sustainability

Environmental and community impact is woven into the decision-making process for our data centers from the earliest stage of project development. We avoid locating our facilities in ecologically sensitive areas, and our design criteria revolve around each community’s unique needs and priorities, especially as they relate to shared resources such as energy and water which have become critical for next generation data centers for artificial intelligence applications. EdgeCore has been integrating advanced design and technology solutions such as vertical builds and closed-loop cooling systems to meet dense computing needs of our customers while minimizing environmental impact. These efforts have allowed us to maintain industry-leading Power Usage Effectiveness (“PUE”) and Water Usage Effectiveness (“WUE”) ratings for our facilities and to align with green standards such as EnergyStar and Green Globes. In the spirit of continuous improvement, our membership in groups such as the Data Center Coalition and iMasons Climate Accord enable us to partner with like-minded companies to stay updated on best practices and continue to advocate for green building and energy practices.

Community Engagement

Being a good and trusted business neighbor starts with listening to feedback from community decision-makers, elected officials, and local organizations, whom we partner with on engagement initiatives

¹ Unless the context indicates otherwise, references in this EdgeCore Green Finance Framework to “EdgeCore”, “Company”, “we”, “us”, “our”, or similar phrases refer to EdgeCore Digital Infrastructure, its consolidated entities, or the applicable affiliate of EdgeCore executing the transaction.

throughout the data center development lifecycle. These stakeholders also play important roles in our efforts to give back through philanthropic projects such as sponsoring or participating in local community events and causes as well as supporting the local tax base and creating high-value long and short-term job opportunities. EdgeCore's campus in Mesa, Arizona, which was designed with power density and minimal water usage as primary goals, is a representative example of how we have sought to create lasting net positive impact on the community. Not only has EdgeCore sponsored fundraisers for local beneficiaries such as law enforcement, entrepreneurs, veterans and schools, EdgeCore is co-founder of the iMasons' Phoenix chapter focused on data center education, sustainability, and innovation initiatives and has partnered with local community colleges to provide courses that prepare the next generation of talent for rewarding careers in the data center sector. In addition, EdgeCore made significant contributions to a watershed restoration initiative organized by the local utility that is expected to benefit more than 2.5 million homes and businesses in the Phoenix metropolitan area.

Governance Policies

EdgeCore is committed to building trust and fostering a sense of security for our employees, partners, vendors, and our communities. Our environmental health and safety ("EHS") programs are designed to prioritize health and well-being, as well as empower employees with respect to safety. Our unwavering dedication to data center construction and operational safety is reflected in our goal of achieving zero work-related serious injuries and fatalities. Our certification and training programs raise awareness of risks and empower employees to cultivate a culture of safe practices throughout the organization. EdgeCore is also a founding member of the Data Center Safety Council ("DCSC"), an industrywide forum dedicated to working collaboratively to ensure the safety and wellbeing of data center workers worldwide through knowledge sharing, standardization of best practices, and defining resources for training and development. EdgeCore's Management and Board of Directors provide governance oversight and direction, and receive regular reporting on, EdgeCore's EHS programs and performance.

While our EHS programs protect people, our information security management system ("ISMS") forges a control environment that holds paramount the privacy, integrity, and availability of our clients' sensitive data. We design and operate our facilities to meet stringent and recognized industry standards and frameworks, specifically ISO 27001, SOC 2 Type II, and Payment Card Industry Data Security Standard ("PCI-DSS") EdgeCore undergoes regular internal and external audits and works with certification bodies to provide independent attestations. Our Information Security Management Committee ("ISMC") and Risk and Audit Committee ("RAC") provide oversight and governance controls to our ISMS and related information security programs.

To further support our governance goals, we have the following policies and programs in place:

- Employee Code of Conduct
- Vendor Code of Conduct
- Privacy Policy
- Biometric Data Policy

Awards

EdgeCore's Mesa, Arizona campus received The Asset's 2024 Digital Infrastructure Deal of the Year award as part of the publication's Sustainable Infrastructure Awards. PH01 completed Green Building Initiative's Green Globes for Existing Buildings certification in 2023 for our adoption of sustainable buildings best practices. In 2024, PH02 and PH03 achieved the Designed to Earn the Energy Star designation from the Environmental Protection Agency.

2 Green Finance Framework

2.1 Overview

As part of our commitment to environmental sustainability and stewardship, we are proud to present our Green Finance Framework (the "Framework"). This Framework seeks to integrate our financial activities with our sustainability strategy by committing to finance projects that improve energy efficiency in data center assets and promote environmentally conscious design. Any financing executed pursuant to this Framework, including bonds, asset-backed securities, loans, and letters of credit, is considered a Green Financing Instrument.

2.2 Basis of Framework

This Framework has been prepared in accordance with the International Capital Market Association's Green Bond Principles (June 2021) and the Loan Market Association, Asia Pacific Loan Market Association, and the Loan Syndications, and Trading Association's Green Loan Principles (March 2025) (together, the "Principles"). These Principles are voluntary guidelines developed by market participants and industry stakeholders to promote the integrity of the green financing market. The Principles have four core components that form the foundation of our Framework:

- I. Use of Proceeds
- II. Process for Project Evaluation and Selection
- III. Management of Proceeds
- IV. Reporting

This Framework also follows the recommendations of the Principles regarding external review as outlined in Section 2.7 below. This Framework may be revised or updated from time to time based on changes in the Principles, corporate strategy, technology, market, or regulatory developments.

2.3 Use of Proceeds

EdgeCore intends to allocate an amount at least equal to the net proceeds from any Green Financing Instrument executed under this Framework to finance and/or refinance, in whole or in part, new or existing Eligible Green Projects, which are assets and capital expenditures that meet the Eligibility Criteria outlined in Table 1 below. Note that when the net proceeds of a Green Financing Instrument are allocated to refinance past capital expenditures, such capital expenditure may qualify as an Eligible Green Project only if it was made within a maximum three-year look-back period from date of closing of the Green Financing Instrument.

Table 1: Eligibility Criteria for Eligible Green Projects

Eligible Project Category	Eligibility Criteria
Energy Efficiency	Investments and expenditures related to the development, design, construction, acquisition, or maintenance of data centers with a design-average Power Usage Effectiveness of 1.50 or below on an annualized basis

2.4 Process for Project Evaluation & Selection

EdgeCore has established a cross organization Green Finance Committee to oversee the process of evaluating and selecting Eligible Green Projects related to each respective Green Finance Instrument issued under this framework. It will meet at least on an annual basis or when the situation requires. The Green Finance Committee, which is composed of senior representations from the following corporate functions: Finance, Legal, Compliance, and Sustainability. The Green Finance Committee may consult other internal stakeholders as necessary.

The primary responsibilities of the Green Finance Committee include but are not limited to:

- Evaluating and selecting the Eligible Green Projects in line with the Eligibility Criteria defined within the Framework.
- Reviewing the content of the Framework and updating it to reflect changes in corporate strategy, technology, market, regulatory developments, applicable laws, and regulations on a best effort basis.
- Initiating the update of documents such as Second Party Opinion (“SPO”) of the Framework and third-party assurance of individual Green Financing Instruments that may be required.
- Monitoring internal processes to identify and implement mitigants to material risk of negative social and/or environmental impacts associated with the Eligible Green Project Portfolio.
- To the extent feasible, removing or replacing assets and expenditures that no longer comply with the Eligibility Criteria or for which the Green Finance Committee has otherwise determined should not be funded under this framework.

2.5 Management of Proceeds

EdgeCore intends to fully allocate an amount equal to the net proceeds from any Green Financing Instrument to Eligible Green Projects within 36 months of closing and will track such proceeds and allocations on an aggregate basis using its internal accounting systems. Pending full allocation, EdgeCore may hold and/or invest the balance of net proceeds not yet allocated at its own discretion as per its liquidity management policy, including make payments on outstanding credit facilities and hold in cash or cash equivalents, overnight or other short-term financial instruments.

The Green Finance Committee intends to monitor the portfolio of Eligible Green Projects on a regular basis to oversee allocation progress and ensure that the assets continue to meet the Eligibility Criteria defined in Table 1. The Green Finance Committee may, from time to time, add new Eligible Green Projects to the portfolio or replace existing projects that no longer meet the Eligibility Criteria.

2.6 Reporting

EdgeCore will keep up-to-date information on the allocation of net proceeds from Green Financing Instruments to Eligible Green Projects and provide to relevant lenders and investors annual reports on such until full allocation. The allocation reporting shall include the following information:

- Total allocation of proceeds
- Amount allocated to each Eligibility Criteria category
- Description of Eligible Green Projects funded
- Balance of unallocated proceeds
- Breakdown of financed versus refinanced Eligible Green Projects

Where feasible, EdgeCore also intends to report on the impact of the funded Eligible Green Projects, using potential metrics as listed in Table 2 below:

Table 2: Examples of Potential Impact Reporting Metrics

Eligibility Criteria Category	Examples of impact reporting metrics
Energy Efficiency	<ul style="list-style-type: none"> - Design-average PUE of Eligible Green Projects - Operating PUE of Eligible Projects

2.7 External Review

2.7.1 Second Party Opinion on the Framework

This Green Finance Framework has been reviewed by Sustainalytics who has issued an SPO confirming alignment with the Principles. This Framework and Sustainalytics's SPO are published on our website at www.edgecore.com/greenfinance.

2.7.2 Third-Party Assurance on Allocation of Proceeds

EdgeCore will also obtain independent verification upon full allocation of the net proceeds of the Green Financing Instruments to Eligible Green Projects. Where possible, EdgeCore may also seek independent review of impact metrics reported from a qualified third party.

3 Disclaimer

This Framework contains certain forward-looking statements that reflect EdgeCore’s management’s current views with respect to future events and the financial and operational performance of EdgeCore. These forward-looking statements are based on EdgeCore’s current expectations and projections about future events. Because these forward-looking statements are subject to risks and uncertainties, actual future results or performance may differ materially from those expressed in or implied by these statements due to any number of different factors, many of which are beyond the ability of EdgeCore to control or estimate precisely. Any reader or user of this Framework is cautioned not to place undue reliance on the forward-looking statements (as well as information and opinions) contained herein. All forward-looking statements are made only as of the date of this document, are subject to change without notice, and EdgeCore does not undertake any obligation or responsibility to release any updates or revisions to any forward-looking statements and/or information to reflect events or circumstances after the date of publication of this Framework. EdgeCore’s use of the term “material” in this Framework relates to materiality to its stakeholders in their analysis of EdgeCore’s performance on sustainability topics and does not imply materiality as such term is used for purposes of the securities laws of any jurisdiction. This Framework represents current EdgeCore policy and intent and is not intended to, nor can it be relied on, to create legal relations, rights or obligations. The information contained in this Framework does not purport to be comprehensive and, unless differently specified in this Framework, has not been independently verified by any independent third party. This Framework is not intended to be and should not be construed as providing legal or financial advice. This Framework does not constitute a recommendation regarding any securities of EdgeCore or any subsidiary or affiliate of EdgeCore. This Framework is not, does not constitute, nor it should be interpreted as, or form part of, any offer or invitation to underwrite, subscribe for or otherwise acquire or dispose of, any solicitation of any offer to underwrite, subscribe for or otherwise acquire or dispose of, any securities issued or to be issued by EdgeCore or any of its subsidiaries in the U.S. or any other jurisdiction. Any decision to buy or invest in securities shall be made solely and exclusively on the basis of the information set out in the prospectus or equivalent or related documentation filed or otherwise made available to prospective investors by EdgeCore or its subsidiaries. Thus, this Framework does not constitute a prospectus or other offering document. Neither this Framework nor any other related material may be distributed or published in any jurisdiction in which it is unlawful to do so, except under circumstances that will result in compliance with any applicable laws and regulations. Anyone into whose possession such documents or material may come must inform themselves about, and observe, any applicable restrictions on distribution. Under no circumstances will EdgeCore or its affiliates, representatives, attorneys, accountants, directors, managers, officers and employees have any liability whatsoever (in negligence or otherwise) for any loss or damage arising from any use of this Framework or its contents or otherwise arising in connection with the Framework.