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**YCO CLOUD CENTERS | YCO MANILA DIGITAL 1**



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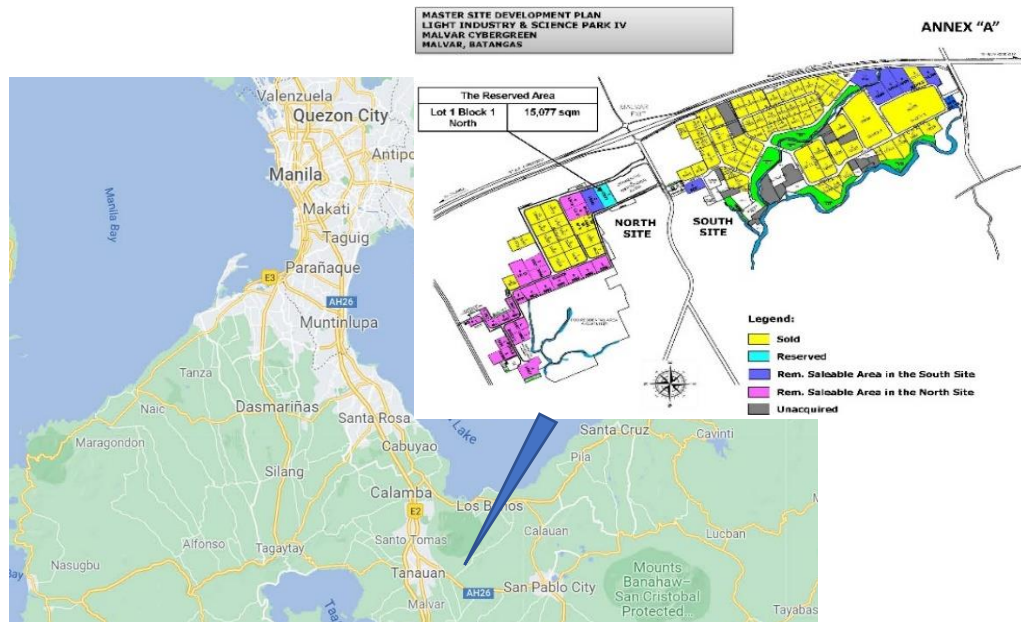
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**General Description** This purpose built, 12MW Tier III/Tier III+ compliant data center is designed to meet market demand for co-location, build-to-suit, enterprise, hyperscale, powered shell, and private data hall suites. The phased development plan begins with the construction of the site, a 10,000 SM, two-story shell and baseline interior improvements along with the first of four (4) data halls. The site is 15,077 SM located within the Light Industry and Science Park IV (LISP IV), Malvar, Batangas, Philippines. Each 1,400 SM data hall is designed to provide tenants with 3,000 kW of critical IT load. The project has been conceived to provide an internationally consistent product based on a foundation of flexibility, reliability, customization, security, durability.

**Development Team** YCO Cloud Centers (YCC) has been formed to take advantage of the growing demand for data centers and digital infrastructure in the Philippines, particularly serving the greater Manila region. The group is an affiliate of JJYnchausti Ventures, Inc., which builds on its long-standing reputation of originating and managing

successful commercial and industrial enterprises throughout the country. YGCC in turn has engaged **CloudCenters, LLC**, a San Francisco, CA US based data center advisor and developer, to guide this first project beginning early June 2021. [www.cloudcntrs.com](http://www.cloudcntrs.com). The international design team includes **Gensler Architects**, **Syska MEP Engineers**, **Thornton-Tomasetti Structural Engineers**, and Manila-based **JSLA Architects**.

## Location Map



## Building Rendering



## Site Features

The site is within LISP IV, a science and technology business park developed by Science Park of the Philippines, Inc (SPPI), the largest private developer of industrial estates in the Philippines. The 170-hectare industrial estate project was master planned by US-based Sasaki and Associates and hosts a number of Fortune 1000 and Fortune 500 companies. Key attributes of the park include the following:

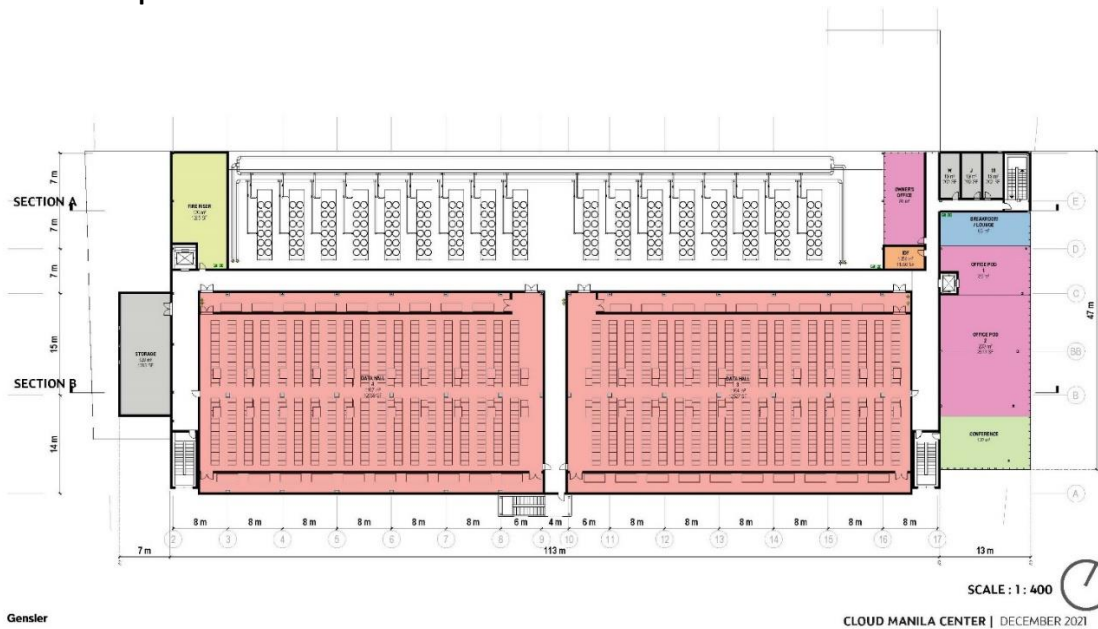
- Strategically located with proximity to critical infrastructure such as substations, ports, and power plants

- Its own dedicated 100MW substation, with two transformers supplying redundant power to the park along with multiple, in-place fiber networks
- Integrated storm water management system, including detention ponds, and enhanced flood control features
- Relative low risk of natural hazards, including being in an area safe from earthquake faults, landslides, and liquefaction

### Building Floor Plan | 1<sup>st</sup> Floor



### Building Floor Plan | 2<sup>nd</sup> Floor



## Building Features

The proposed data center is designed to meet the following market opportunities: Build-to-suit, colocation, enterprise, powered shell, private data hall suites

The collaborative approach to development engages the owner, international consultants, domestic architects, builders, and the management team to deliver a purpose-built product customized to meet the critical business needs of digital infrastructure customers. Key attributes include:

- 12 MW of critical IT load in four (4) contiguous data halls
- Two (2) story concrete construction with precast exterior walls around the critical data hall facility
- Four (4) layer security system, comprised of exterior fencing and gates, manned security station at the lobby, turn-styles, card readers and biometric devices
- 4.3 M (14 ft) clear ceiling height above finished floor
- Two (2) separate Meet-me-rooms (MMRs) and IDF closets for network distribution
- Amenities such as entrance lobby, breakroom, customer office space, and restrooms with showers along with a dedicated two (2) bay loading dock

## System Features

To enhance redundancy, concurrent maintenance, and operational flexibility, the project includes:

- Efficient and economical electrical solutions custom-engineered to support densities in excess of 200 W/SF
- Topology options include dedicated N, N+1 or 2N electrical and mechanical systems to serve each suite
- Tier III standard equivalent

## Electrical

Electrical system designed to provide high degree of reliability and redundancy

- 3,000 kW of UPS power per data hall suite
- Each UPS backed by one (1) 2,500 kW | 3,125 kVA generator and one (1) 2,500 kW | 3,125 kVA shared reserve generator configured as N+1 per suite with 72 hour run time at peak load
- Block redundant electrical system designed to provide a highly resilient environment to virtually eliminate downtime
- 3,000 kVA delivered to each data hall via (2) 1,500 kVA 480V distribution centers
- On-site fuel supply for emergency events with additional supply through emergency fuel contracts

## Cooling

Cooling system is designed to decrease overall power usage while ensuring the optimal environment for customers and their equipment.

- Chilled water system with N+2 CRAH units per data hall
- Scalable N+1 air-cooled chillers
- Hot aisle, cold aisle containment systems
- 30kW per cabinet air side max
- Low PUE design

## Utility Power

Total power available to site 80 MW (provided by 2 x 50 MVA transformers)

- Current consumption 12 MW (3MW per data hall)
- Available power 55 MW (via 34.5 kV feeders)
- Onsite, dedicated substation managed by Aboitiz Power

<b>Network Connectivity</b>	<p>Superior telecommunications infrastructure with access to lit and dark fiber networks</p> <ul style="list-style-type: none"> <li>▪ Connectivity Providers <ul style="list-style-type: none"> <li>– Globe, offering bandwidth speeds of up to 5Gbps</li> <li>– PLDT, offering bandwidth speeds up to 10Gbps</li> <li>– Eastern, offering bandwidth speeds up to 1Gbps (10 Gbps w/ special equip)</li> </ul> </li> <li>▪ Carrier neutral with two (2) fiber entries and redundant pathways and two (2) on-site carrier-class Meet Me Rooms (MMRs)</li> <li>▪ Submarine cable termination points nearby</li> </ul>
<b>Security</b>	<p>Multi-tier, physical and virtual security platforms are included to protect the customers' data and infrastructure from internal and external threats</p> <ul style="list-style-type: none"> <li>▪ Perimeter security including setbacks, berms, and fencing</li> <li>▪ Security personnel on site 24/7/365</li> <li>▪ Secure access checkpoints at every door</li> <li>▪ CCTV cameras positioned throughout the facility</li> <li>▪ Man-traps located at each building entrance</li> <li>▪ Biometric locks on outside doors</li> <li>• Supported by on-campus security, park maintenance, and fire-fighting teams</li> </ul>
<b>Fire Protection</b>	<p>Double interlock pre-action sprinkler system with floor smoke detection</p>
<b>Water, Sewer</b>	<p>Deep wells and centralized waste-water treatment plant</p>
<b>Sustainability</b>	<p>Data center facilities will be built and maintained to achieve sustainability goals, energy efficiency, and reduction of environmental impact</p>
<b>Operations</b>	<p>The facility will be professionally maintained to ensure the highest level of performance from your computing, network, and storage equipment</p> <ul style="list-style-type: none"> <li>▪ Operations team of highly trained industry professionals works around the clock to ensure the security and reliability of your infrastructure.</li> <li>▪ State of the art control and monitoring systems</li> <li>▪ Mission critical responsiveness to changes in the data center environment</li> <li>▪ Online customer portal to access real time reporting</li> <li>▪ 100% uptime SLA</li> <li>▪ Critical environment monitoring 24/7/365 with on-site support</li> <li>• Remote hands (support available)</li> <li>• Smart hands (support available)</li> </ul>
<b>Amenities</b>	<p>This high-performance data center is being designed and constructed with more than just racks and servers in mind. The facility is being built to make the customers feel productive and comfortable while they're on-site.</p> <ul style="list-style-type: none"> <li>▪ Attractive dedicated entrances and signage potential</li> <li>▪ Shared common area conference rooms, hoteling stations, restrooms with showers and lockers</li> <li>▪ Tailored private office areas to customer specification</li> <li>▪ On-site secure storage deliveries</li> <li>▪ Dedicated, secure and convenient equipment yards</li> </ul>