focus ED

Focus Environmental Design Limited

Dario Arevalo
71-75 Shelton St.
London
WC2H 9JQ

Nick Heard
Savills
2 Kingsway, Cardiff
CF10 3FD

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Sent via Email.

Dear Nick,

I confirm that Focus ED is the BREEAM assessor company for ARK Data Centres in Cody Park in Farnborough and Spring Park in Corsham. Assessed data centre buildings have achieved BREEAM certifications with a 'Very Good' rating.

We have developed a BREEAM Pre-assessment report for Spring Park P6 building (Ref: 2020-B06-P5Op-PAR-01 -enclosed to this letter) to explore the project opportunities and identify the expected BREEAM score rating. Report findings suggest that a BREEAM 'Very Good' rating certificate can be achieved for the building.

Opportunities for achieving a BREEAM 'Excellent' rating also have been explored (See Report Section 3.3). Based on that, we conclude that achieving 'Excellent' is unfeasible for the building. The main reason that prevents the Development from awarding a higher rating is that the current BREEAM version (UK New Construction Data Centres 2010) is out-of-date in some aspects; for example, it does not reward the up-to-date technologies for the efficient use of energy accordingly, either the benefits of using free cooling strategies in data centre modules. We expect that an updated BREEAM UK Data Centres scheme would consider the current benchmarks to reward prime sustainable data centre technologies and energy use efficiency, allowing a higher BREEAM rating for upcoming assessed data centres.

Therefore, according to the report findings, I confirm that achieving an 'Excellent' rating is unfeasible for P5 development for the following reasons (in line with BREEAM requirements- UK New Construction Data Centres 2010):

- The majority of Transport credits cannot be achieved due to project location and configuration.
- Energy generation from Low Zero Carbon technologies is insufficient to meet the offsetting requirements under the current BREEAM scheme.
- The development does not reuse the façade of the existing structures.
- The scheme requires tenant commitments that would make the lease contract unfeasible; costly and unnecessary control procedures during the tenancy (Current BREEAM version requirements)
- The site does not meet the BREEAM criteria as a 'contaminated land' (Site remediation is encouraged in BREEAM).
- Current modular data centre building design cannot guarantee that 80% of office areas have a minimum required daylight and external views.
- ARK data centre building components that maximise energy efficiency are based on modular buildings with the same configuration for optimal data centre performance. Hence, updating the data centre's modular design and specifications might be costly and impractical.

Kind regards

Dario Arevalo.
Director. Sustainable Buildings.
BREEAM Assessor and BREEAM Accredited Professional (licence number: AP1000786)
Focus ED

www.focus-ed.co

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