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Sent via Email.

17th April 2024

Dear Nick,

I confirm that Focus ED is the BREEAM assessor company certifying 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.

As part of the Spring Park growth, we have developed a BREEAM Pre-assessment report for the Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham (Ref: 2023-B01-PR-PAR-02- -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 and its proposed location. 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Development from awarding a higher rating is that the current BREEAM version (UK New Construction Data Centres 2010) is out-of-date in some aspects; for example, it does not reward the up-to-date technologies for the efficient use of energy accordingly, either the benefits of using free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. A future 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 the proposed development and location 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.
- Due to the large amount of energy required for data centres, energy generation from Low Zero Carbon technologies is insufficient to meet the offsetting requirements under the current BREEAM scheme.
- There are no existing buildings on site. Therefore, the development cannot achieve credits for reusing existing structures.
- 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 regard

Dario Areval
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Focus ED

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