Green Financing Framework

Date	April 2025

Part 1 Introduction

Company Overview

AirTrunk is a leading hyperscale data centre specialist delivering essential infrastructure to scale Asia-Pacific & Japan's digital future, accelerated by cloud and artificial intelligence. The company's growing data centre platform meets the needs of the world's most transformational companies, delivering customers a scalable data centre solution at a significantly lower build and operating cost than the market. AirTrunk creates shared value with communities by embedding sustainability through industry-leading energy and water efficiency, renewable energy solutions and its social impact program.

A private company, AirTrunk is well capitalised to fund development of hyperscale data centres across the region, including its groundbreaking sustainable financing platform. In 2024, Blackstone (the world's largest alternative asset manager (NYSE: BX)) along with Canada Pension Plan Investment Board (CPP Investments), acquired AirTrunk, investing alongside AirTrunk's Founder and CEO Robin Khuda and valuing the company at over A$24 billion.

1.1 Approach to Sustainability

At AirTrunk, we've reimagined the data centres of yesterday to meet the needs of today's most transformational companies to enable a data-driven future. We design, build, and operate the critical infrastructure that enables our customers to drive this transformational change.

Aligned to the United Nations Sustainable Development Goals (SDGs) and the Paris Climate Agreement, AirTrunk's sustainability strategy is our long-term commitment to the planet, people, and progress.

Our Commitment: Reimagine, build, and operate the Earth's most sustainable and circular data centres, prioritising community welfare and the preservation of nature and the environment

a) **Our Planet Commitment**

- We take decisive action to preserve, protect and enhance our planet.

b) **Our People Commitment**

- We care for our people and communities empowering them to thrive.

c) **Our Progress Commitment**

- We partner, create, and innovate with our ecosystem as a responsible business

1.1.A. Our Planet Objectives

a) Energy Transition

Lead the industry with best-in-class operational PUE and 100% renewable energy matching at all sites by 2030, supporting the transition towards 24/7 clean energy in APJ.

b) Net Zero Carbon

Achieve Net Zero emissions by 2030 for Scope 1 and Scope 2 and drive progressive embodied carbon reductions across all our builds.

c) Water Resilience

Minimise water withdrawal and pursue alternative sources in water stressed regions. Optimise water productivity through deployment of measures to increase efficiency and enhance WUE, reducing energy use and carbon emissions.

d) Nature and Biodiversity Stewardship

Deepen assessment of our impacts on nature, and responsibly manage our footprint through mitigation and restoration actions.

Setting APAC Benchmarks for Energy Efficiency

The scale of our deployments allows AirTrunk to achieve better efficiency results. We work closely with our customers to design the electrical and mechanical configurations for optimal Power Usage Effectiveness (PUE) performance in the local climatic conditions and, together, deliver innovation. We have, as one example, adopted elevated supply air temperatures that reduce cooling requirements and reduce electrical losses through efficient UPS design.

Given our exclusive focus on hyperscale deployments, the design PUE of our data centres far exceeds common industry benchmarks. AirTrunk facilities can achieve average annual operating PUEs as low as 1.15. We do not report the best instantaneous performance as this has limited influence on actual energy consumption over time. The average annual operating PUE number will depend on several factors:

- Utilisation;
- Climatic conditions: and
- Customer deployment:

These average annual operating PUE values are quoted in accordance with the Green Grid PUE definition. This reflects the ratio of total facility energy consumption at high-voltage utility meters to IT energy consumption at low-voltage data hall meters.

It is worth noting that since AirTrunk receives power at extra high voltages through on-site substations (usually at 66kV or higher), this average annual operating PUE calculation includes transformation losses inside the PUE averages. Other loads that contribute to the facility energy consumption include technical and office spaces, which are also included in the average annual operating PUE calculations.

AirTrunk's long term goal is to achieve 1.23-1.28 annual average operating PUE as portfolio stabilises. Portfolio average annual operating PUE for FY24 is 1.32, remaining consistent from FY23.

1.1.B Our People Objectives

a) **Health and Safety**

Make a difference in the lives of our people with industry-leading safety performance and a culture of care and resilience.

b) **Talent Development, Diversity, Equity and Inclusion**

Attract, retain and engage talent and celebrate diversity, equity, and inclusion at the heart of what we do.

c) **Community Impact**

Amplify positive social impact supporting communities and surrounding natural ecosystems to flourish.

d) **Cyber Security and Data Protection**

Ensure a best-in-class control environment that ensures the availability of operational technology and protects data.

Environmental Health and Safety

AirTrunk aims to achieve the highest safety standards, in a way that positively impacts the health, safety and well-being of everyone associated with our business. By fostering safe work environments, we make a positive social impact in the communities in which we operate and have a more fulfilled and happier workforce. AirTrunk actively engages with our workers and partners to create a safe working environment, recognising that our people are best placed to identify and mitigate risks and hazards.

We focus on training, coaching, mentoring and oversight to ensure safe execution of our projects and operations. Our EHS management system is aligned to the ISO45001:2018 Occupational Health and Safety standard. We conduct safety maturity modelling to inform our safety strategy and initiatives.

Working with our people, customers, delivery partners and suppliers, AirTrunk aims to achieve industry-leading safety performance that demonstrates EHS leadership in the data centre sector.

Our Progress Objectives

a) **Innovation**

Pioneer ESG advancements through technology to drive scalable opportunities for sustainable growth in the APJ region.

b) **Partnership and Advocacy**

Drive change through shared responsibility and collaborative action to ensure the sustainable future of APJ.

c) Responsible Supply Chain

Ensure best-in-class supply chain through responsible sourcing, transparency and continuous improvement.

d) Transparency, Business Ethics and Integrity

Act ethically, with integrity, and accountability in all business activities.

Innovation

AirTrunk's vision is to continually redefine and deliver the hyperscale data centres of tomorrow. Innovation is an imperative for us to achieve our vision. AirTrunk will continue to focus on innovation and growth throughout Asia Pacific and work across an increasing number of markets. With over A$10 billion+ in debt across our portfolio as at February 2025, largely raised through sustainable finance, AirTrunk stands as one of the largest global issuers of sustainable debt in the data centre sector.

Sustainability Reporting

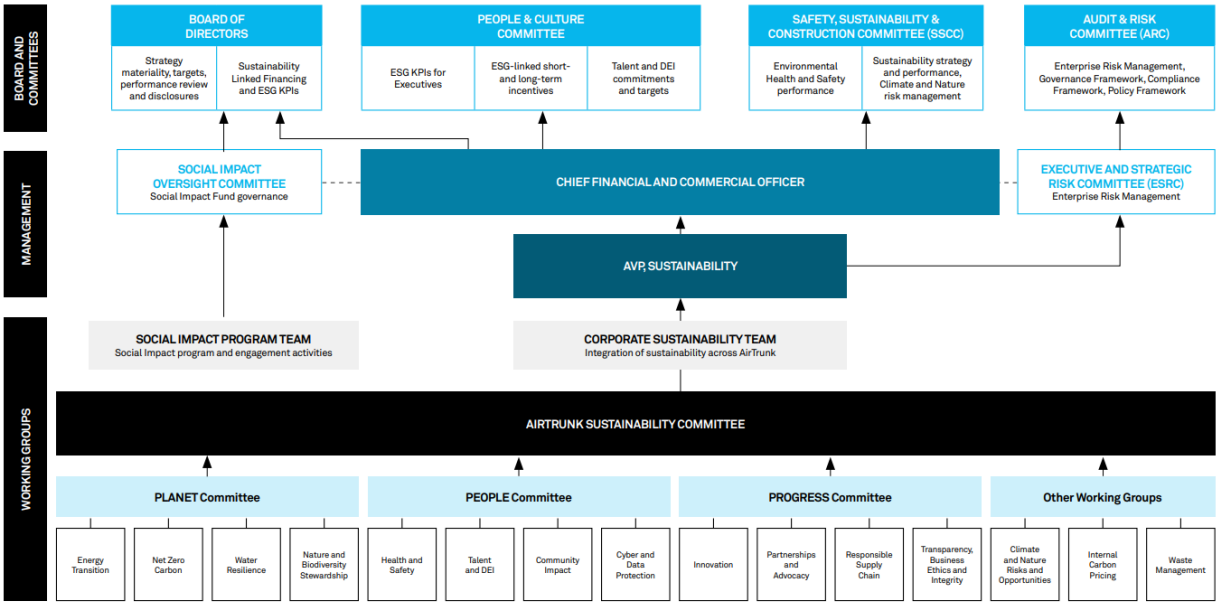
We publish a sustainability report every year, highlighting our commitment to delivering value to all our stakeholders, and our progress towards integrating sustainable practices across our operations.

AirTrunk's goals are aligned to the long-term global goals of society, as articulated in the United Nations Sustainable Development Goals (SDGs). We aim to create long-term sustainable value, while driving positive outcomes for business, society, and the planet. In our report, AirTrunk provides an account of our ambitions, yearly performance, and challenges.

Sustainable Governance

The Board of Directors holds ultimate responsibility for AirTrunk's sustainability strategy, priorities, and performance. The Chief Financial and Commercial Officer ensures that sustainability is embedded across AirTrunk.

The Associate Vice President (AVP) of Sustainability chairs the Sustainability Committee, which includes People, Planet, and Progress senior representatives, and engages with them in working groups. The AVP also reports to the Executive and Strategic Risk Committee (ESRC) on climate and nature risks, as well as to the Safety, Sustainability and Construction Committee (SSCC).



Part 2 Framework

Summary

AirTrunk has created this Green Financing Framework in alignment with the below Green Financing Principles and guidelines to facilitate any Green Financing Instruments:

- With respect to bonds, bonds issued under this Framework will be aligned with the Green Bond Principles (“GBP”) 2021 in respect of which the International Capital Market Association (“ICMA”) acts as secretariat

- With respects to loans, loans issued under this Framework will be aligned with the Green Loan Principles (“GLP”) 2025 jointly published by the Loan Market Association (“LMA”), Asia Pacific Loan Market Association (“APLMA”) and Loan Syndications and Trading Association(“LSTA”)

- For each green securitization or collateral-back financing pursuant to this Green Financing Framework, the Company will specify in the applicable transaction documentation whether such transaction is to finance and/or refinance Eligible Green Projects (a “Secured Green Standard Financing”) or whether the green designation is based on the collateral underlying the transaction aligning with the eligibility criteria for Eligible Green Project (a “Secured Green Collateral Financing”).

The Framework is structured according to the following four core components:

1. Use of Proceeds;
2. Process for Project Evaluation and Selection;
3. Management of Proceeds;
4. Reporting.

This Framework has been developed so that it may be used to compliment AirTrunk’s existing Sustainability Linked Loan (“SLL”) financing instruments. With this Framework alongside the SLL, AirTrunk intends to showcase its market leading design capability and data centre sites. AirTrunk recognises sustainability is a collective responsibility and its ambition is to be a leader in sustainability financing.

2.1.1 Use of Proceeds

An amount equal to the net proceeds of any Green Financing Instruments issued under this Framework is intended to be applied to finance or refinance, in whole or in part, Eligible Green Projects which have a clear and positive environmental impact. The Framework identifies three eligible green categories aligned with the United Nations SDGs

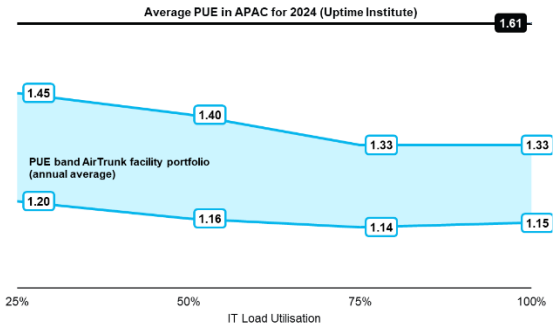
1. Green Data Centre;
2. Renewable Energy;
3. Water Efficiency;

The projects selected under this Framework help AirTrunk work towards its long-term sustainability commitment to the planet, people, and progress and drive positive change.

For refinanced projects, Airtrunk will provide the relevant disclosure on the lookback period or equivalent information in the financing documentation.

2.1.2 Eligibility Criteria

<table>
<tr><th>Eligible Green Project Category (ies)</th><th>UN SDG</th><th>Eligibility Criteria</th><th>Environmental Objectives</th></tr>
<tr>
<td>Green Data Centre</td>
<td>  </td>
<td>Expenditures related to the study, design, construction, financing, operations and maintenance of <u>existing</u> data centres that have recently or are expected to achieve site average annual operating Power Usage Effectiveness[1] (PUE) below the upper bound of the AirTrunk PUE band below:

or

Expenditures related to the study, design, construction, financing, operations and maintenance of new data centres (less than 1 year of operations) that are expected to achieve an annualized Design Power Usage Effectiveness (PUE):

<table>
<tr><th>Guidelines</th><th>Criteria / Requirements</th></tr>
<tr><td>Singapore Data Centres (<u>Singapore-Asia Taxonomy</u>)</td><td>-Data Centres PUE threshold must comply with the BCA-IMDA Green Mark Scheme for New Data Centres for new Data Centres Platinum Rating criteria (2024 PUE: Achieve PUE of 1.39 at 25% load, 1.32 at 50% load, 1.29% at 75% load & 1.28 at 100% load).</td></tr>
<tr><td>Other Data Centres</td><td>- Warm Climates[2] will meet an annual PUE target of 1.4 for new</td></tr>
</table>
</td>
<td>Climate Change Mitigation</td>
</tr>
</table>

[1] 12-month average annual PUE and utilisation. During construction and ramp up of the data hall to 25% utilisation the average annual PUE of that data hall (assuming 25% load) will be applied in the calculation of the site operating PUE

[2] Warm climates are those that are at or above a cooling degree day measurement of 50.00 – as per CNDCP

[3] Cool climates are those that are at or below a cooling degree day measurement of 49.99 – as per CNDCP

		(Climate Neutral Data Centre Pact (CNDCP)) | data centres running at full capacity in warm climates. - Cool Climates[3] will meet an annual PUE target of 1.3 for new data centres running at full capacity in cool climates. Targeted data centres are expected to be meet Climate Neutral Data Center Pact (CNDCP) Water Usage Effectiveness (WUE) standards.	
Renewable Energy		Expenditures and costs associated to the construction, development, acquisition, maintenance, production and procurement of renewable energy such as: 1. Renewable Energy Generation Long term Power Purchase Agreement (PPAs) (with terms no less than 5 years) 2. Battery Storage 3. Installation of Solar Panels	Climate Change Mitigation
Water Efficiency		Expenditures that contribute to an increase in water management performance of new or existing AirTrunk sites such as: a) Water infrastructure upgrades (including metering and reporting, upgrades and replacement of components in mechanical cooling equipment using water, control systems and technology for water use optimisation); b) Water-efficient cooling solutions; c) Innovative technologies such as water reuse systems, rainwater capture systems, and other water use optimisation systems that reduces water withdrawal to improve water use efficiency. d) Development of alternative water sources to reduce reliance on freshwater resources in anticipation oof increasing water-stress levels to meet design-defined WUE limits based on regional water stress limits (specific to Singapore data centres, it will be aligned with the standards prescribed in Singapore-Asia Taxonomy) e) Feasibility of water replenishment and reporting requirements to ensure alignment with Volumetric Water Benefit Accounting methods.	Sustainable Water and Wastewater Management

2.1.3.Exclusion Criteria

AirTrunk does not intend to allocate proceeds from any Green Financing instrument to fossil fuels generation, storage, transportation or distribution assets.

2.2 Process for Project Evaluation and Selection

Projects financed and/or refinanced, in whole or in part, with net proceeds from Green Financing Instruments are evaluated and selected by AirTrunk's sustainability committee based on the Eligible Green Project criteria above. AirTrunk's sustainability committee consists of leaders from the Technology, Operations, Energy, Sustainability, Innovation, Development, Health & Safety, Legal, People and Culture, Treasury, and Risk function, and is chaired by our AVP of Sustainability, with participation from AirTrunk's Chief Financial Officer and Chief Customer and Innovation Officer. The Sustainability Committee meets on a bi-monthly basis, with more frequent meetings possible depending on specific circumstances. Prior to each project, AirTrunk conduct an in-depth environmental and social assessment with qualified and reputable expert. Depending on the site and region, the scope will differ slightly but usually covers: environmental impact, waste impact, ecological sustainable development, GHG efficiency and cultural heritage. The assessment is performed during due diligence at first stage and continuously monitored throughout the project as part of our ongoing risk management process.

Depending on the results from this initial assessment process and any identified risks AirTrunk may engage further due diligence. All mitigating controls in place are documented in a project risk register and action plans are implemented to manage both existing and emerging risks throughout the project delivery. Example of mitigating control include:

- **Environment:** Assessment of the air quality impacts of the development during construction and operation, prepared in accordance with the relevant Environment Protection Authority guidelines.

- **Water:** Assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby

- **Ecologically Sustainable development:** Principles of ecologically sustainable development incorporated in the design, construction and ongoing operation of the development

- **GHG and energy efficiency:** Assessment of the energy use and all reasonable and feasible measures that would be implemented on site to minimise the GHG emissions.

- **Cultural Heritage:** Identify and Document Aboriginal cultural heritage values that exist across the development site in an Aboriginal Cultural Heritage Assessment Report (ACHAR)

Management of Proceeds

To ensure complete transparency and accountability AirTrunk's sustainability committee will monitor all Green Financing Instruments proceeds to track the extent to which they have been allocated to Eligible Green Projects, in accordance with the Eligibility Criteria. With Green Financing Instruments expected to be raised for designated purpose projects with separate bank accounts a robust and transparent framework should ensure the management of proceeds to the highest standard.

Pending allocation, or in the event of unallocated proceeds AirTrunk may temporarily use unallocated net green proceeds in accordance with the Company's general liquidity measures (i.e. hold and/or invest the balance of unallocated proceeds in cash or cash equivalents, money market funds, etc). AirTrunk intends to fully allocate the proceeds to Eligible Green Projects within 24 months of disbursement. Where possible sustainability committee monitoring process will be reconciled against Independent Engineering reporting for a particular project.

Specific to green bond, Airtrunk will be committed to monitor of continued project compliance with eligibility and exclusion criteria, and the procedures established in case a project is no longer compliant or in case of divestment or postponement.

For the avoidance of doubt, AirTrunk will ensure that there is no occurrence of double counting of Eligible Green Projects for any outstanding Green Financing Instrument, including issuance by any special purpose vehicle (specific to securitisation).

Reporting

Reporting will detail both the allocation of proceeds and the potential impact of the Eligible Green Projects. Further recognising the importance that transparency and disclosure has on influencing positive change, AirTrunk plans to continue to undertake the allocation reporting whilst the Green Financing Instrument until full allocation and impact reporting until maturity of the Green Financing Instrument.

AirTrunk intends to align, on a best efforts basis, the impact reporting with ICMA recommendation on “Handbook – Harmonized Framework for Impact Reporting” (June 2023).

Allocation Reporting

AirTrunk intends to report on the allocation of net outstanding Green Financing Instruments proceeds to all outstanding Eligible Green projects on a portfolio basis, including:

- Total net allocation to Eligible Green Projects;
- Percentage of financed versus refinanced Eligible Green Projects;
- Lookback period of refinanced projects
- Breakdown of Eligible Green Projects by GLP/GBP Category; and
- Any balance of unallocated proceeds

Impact Reporting

Where feasible, AirTrunk intends to report on the impact of the Green Facilities, including:

- A description of each Eligible Green Projects;
- Metrics regarding the Eligible Green projects’ positive environmental impacts, as outlined in the table below.

GLP Categories	Examples of Impact Metrics
Green Data Centre	• Average annual site PUE • 12-months average annual operating site PUE ○ During construction and ramp up of each data hall up to 20% utilisation, the average annual design PUE of that data hall (assuming 20% load) will be applied in the calculation of the site average annual operating PUE • Total estimated energy savings through the use of water (in kWh/m3) • GHG emissions avoided (tCO2e)
Renewable Energy	• Percent renewable energy for green project portfolio (MWh renewable / MWh electricity consumption) • Annual greenhouse gas emissions reduced/avoided (mtCO2e)

Water Efficiency	• Portfolio water withdrawn (m3/year) • Recycled (greywater or rainwater) water used (% of portfolio) • Annualised portfolio Water Usage Efficiency (WUE) (L/IT KWh)

External Review

Second Party Opinion

The Green Financing Framework has been reviewed by Moody's Ratings who has issued a Second Party Opinion (SPO). The Green Financing Framework and SPO will be published on Airtrunk's website. https://airtrunk.com/about-airtrunk/sustainability/

Verification

For green bonds, the reporting will be accompanied by a verification report / limited assurance from an independent party, until full allocation of proceeds.

For green loans, a green loan report will be provided to lenders subject to the loan agreement and lenders' additional requirements. In addition, each underlying Eligible Green Project will be supported by relevant independent technical/engineering report/document, which includes environmental and social assessments to provide additional clarity on impact and cost details to supplement how proceeds are allocated.