



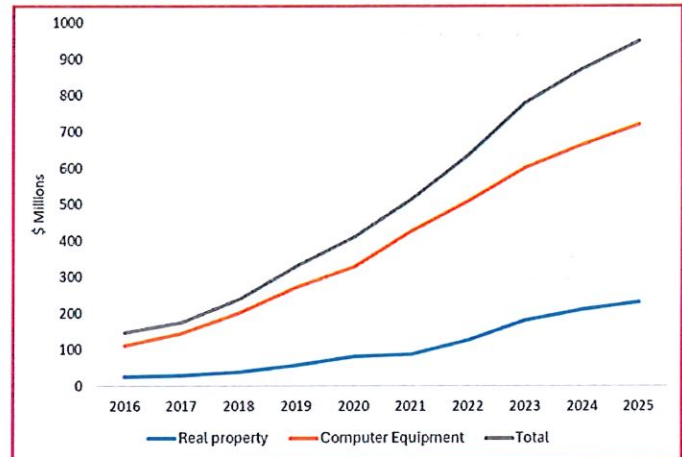
Loudoun County's "Data Center Alley" is the world's largest concentration of data centers, with 49.5 million square feet currently in operation or under construction. Much of the world's internet traffic passes through Loudoun's digital infrastructure and the world's biggest technology companies have a physical presence in the county, making Loudoun a key player in the world's technology economy.

Loudoun County Data Center Tax Revenue

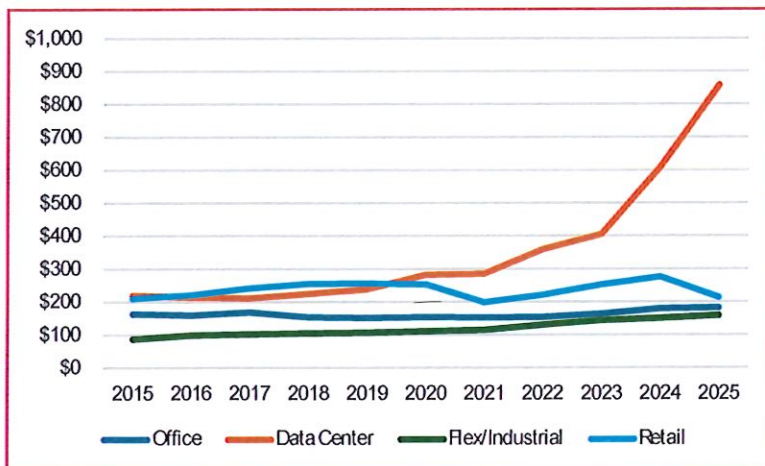
Data Center taxable real property in Loudoun grew to \$42.4 billion for the 2025 assessment. This was 75% of the total assessed value of commercial real estate in the County.

Data Center actual tax revenues in FY24 totaled \$875 million. This amount was \$35 million more than the general operations budget for the Loudoun County Government.

Estimated Data Center tax revenues are expected to exceed \$1 billion, generated from less than 3% of Loudoun's land.



Assessed Value by Square Foot



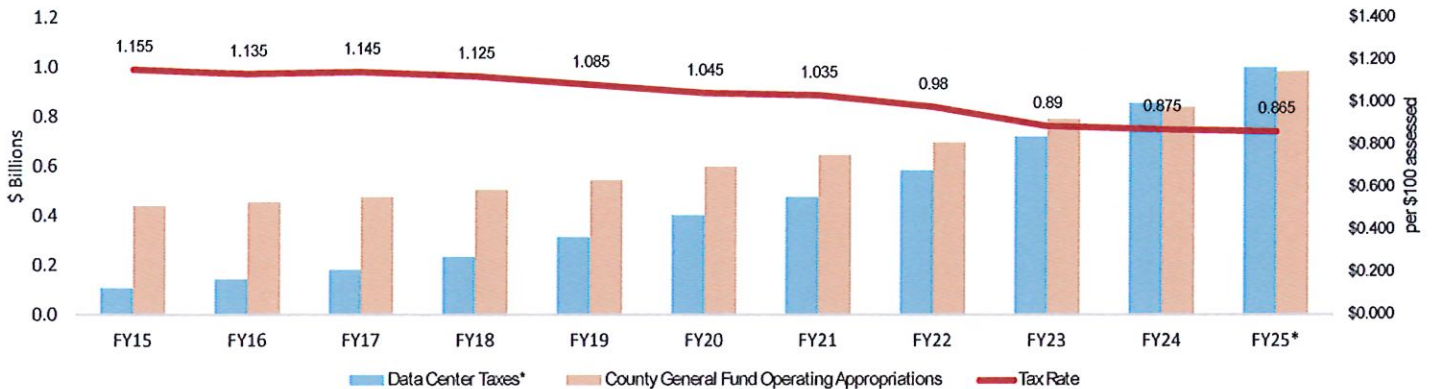
Flex / Industrial -	\$158
Office -	\$182
Retail -	\$213
Data Center -	\$858

Data Center assessed value by square foot is significantly higher than the assessed value of any other category of commercial real estate in Loudoun.

26/1

For every dollar Loudoun County spends on public services for Data Centers, \$26 are returned in the form of tax revenue. A 26-to-1 Return on Investment is unmatched across other commercial or residential real estate.

Data Center Tax Revenue and County Operating Budget



*The FY26 tax rate is .805 per \$100 of assessed value.

Extended Benefits

Data center companies are making huge investments in electricity from renewable energy sources.

Information and communications technology companies account for at least 70% of corporate renewable energy procurement and play a leading role in financing the expansion of capacity for electricity generation from renewable sources. Amazon has made the largest overall investment in renewable energy generation, followed by Meta, Google, and Microsoft. They rely heavily on data centers as part of their core operations.

Data center companies support local communities.

Digital Realty recently donated \$90,000 to the Ashburn Volunteer Fire & Rescue Department - the largest single donation the department has received.

AWS recently donated land rights necessary for the Dulles West Blvd. extension in Loudoun. This four-lane divided major collector road is a critical north/south connection serving county residents and businesses.

#1

highest concentration of tech workers in the U.S. are located in Northern VA

For every job inside a Virginia data center, 3.5 additional jobs are supported in the rest of Virginia's economy, not counting construction jobs. This amounted to over 40,000 jobs statewide in 2023.

The data center retail sales and use tax exemption (DCRSUT Exemption)

The DCRSUT exemption, enacted in 2010, has proven to be an instrumental tool in attracting the data center industry and building a strong economy across Virginia. Studies show that ninety percent of data center investment in Virginia would not have happened if not for the incentive. Today, more than 30 states have a similar tax incentive, creating a highly competitive landscape for data center clients.

While first intended as a business attraction tool, today the DCRSUT is a critical business retention tool, keeping Virginia competitive as the data center industry expands across the country. Because the clients inside the data centers refresh their server equipment every 3-5 years, their investment isn't as "sticky" as the buildings themselves. In Loudoun, about 85% of the tax revenue received comes from computer equipment. Should companies move even a portion of their equipment to facilities outside of Virginia, tax revenues could be directly impacted, vacancy rates could rise, and lease rates could lower.

The sales tax exemption remains an essential tool for maintaining the data center tax base critical to the Commonwealth and the communities in which data centers operate. Any additional restrictions to the DCRSUT exemption would create additional uncertainties in the market and could jeopardize the billions of revenues expected across the Commonwealth.