

Q1: Quarterly Industry Update

AS OF March 31, 2024



CoLocation Industry Summary

COGENT VALUATION identified **CoLocation** publicly traded companies, IPOs, and recent M&A transactions within the CoLocation industry, which provides a basis for market and transaction pricing that can be used by your firm in estimating market sentiment and its impact on your firm's value. Over the last year since March 31, 2023, the median 52-week share price return of the CoLocation industry decreased from 18.2% to 15.9%, and the median YTD return increased from 4.1% to -13.2%. Between March 31, 2023 and March 31, 2024, the median EV/Revenue multiple increased from 1.8 to 3.0 and the median EV/EBITDA multiple decreased from 13.8 to 12.4. The median price-to-earnings multiple increased from 21.5 to 45.3 and the median EV/Gross Profit multiple decreased from 26.7 to 31.9 over the same period. The Price/Revenue multiple increased from 2.2 to 3.0. The median Price/Revenue multiple increased from 34.7 to 37.6 over the same period.

Public Company Key Statistics

| | | | |
|--------------------------------|---------------------------------|-------------------------------|-------------------------------|
| Median 52-Week Return | Median YTD Return | Median EV/Revenue Multiple | Median EV/EBITDA Multiple |
| 15.9% | -13.2% | 3x | 12.4x |
| Median Price/Earnings Multiple | Median EV/Gross Profit Multiple | Median MVIC/Earnings Multiple | Median Price/Revenue Multiple |
| 45.3x | 31.9x | 3x | 37.6x |

Public Company Median Multiples by Quarter

| | 3/31/24 | 12/31/23 | 9/30/23 | 6/30/23 | 3/31/23 | 12/31/22 | 9/30/22 | 6/30/22 |
|--|---------|----------|---------|---------|---------|----------|---------|---------|
| Median EV/Revenue Multiple | 3x | 3.2x | 3.4x | 2.7x | 3.1x | 3.2x | 2.9x | 3.0x |
| Median EV/EBITDA Multiple | 12.4x | 23.0x | 17.6x | 13.4x | 13.6x | 13.6x | 19.4x | 10.7x |
| Median Price/Earnings Multiple | 45.3x | 45.9x | 20.3x | 21.2x | 20.8x | 19.7x | 17.9x | 17.7x |
| Median EV/Gross Profit Multiple | 31.9x | 22.2x | 21.3x | 23.6x | 24.5x | 23.3x | 20.4x | 25.0x |
| Median MVIC/Earnings Multiple | 3x | 1.6x | 2.7x | 3.7x | 5.4x | 3.5x | 2.2x | 3.2x |
| Median Price/ Revenue Multiple | 37.6x | 33.2x | 33.4x | 42.7x | 48.6x | 22.5x | 43.2x | 33.2x |

■ Highest Multiple
 ■ Median Multiple
 ■ Lowest Multiple

Comparable Public Company Market Price Returns as of March 31, 2024

| Company Name | Q1 2024 | 12-months 2023 | Two Year ¹ | Three Year ¹ | 2022 | 2021 | 2020 |
|--|--------------|----------------|-----------------------|-------------------------|--------------|--------------|--------------|
| 21Vianet Group, Inc. | 13.8% | 13.8% | -41.1% | -26.8% | 13.8% | -66.8% | 36.7% |
| Beeks Trading Corporation Ltd. | 12.10% | 12.10% | 10.30% | 12.80% | 12.10% | 11.50% | 16.50% |
| Digital Realty Trust, Inc. | 15.9% | 15.9% | 9.1% | 16.9% | 15.9% | 29.9% | 14.1% |
| Equinix, Inc. (REIT) | 26.8% | 26.8% | 12.4% | 21.5% | 26.8% | 18.2% | 33.4% |
| Internap Corporation | 155.0% | 155.0% | 0.4% | -35.5% | 155.0% | -75.9% | -19.6% |
| InterXion Holding N.V. | 68.0% | 68.0% | 34.0% | 30.1% | 68.0% | 16.3% | 10.3% |
| Range Resources Corporation | -47.8% | -47.8% | -33.6% | -34.8% | -47.8% | 41.5% | -56.6% |
| Switch, Inc. | -25.50% | -25.50% | -15.60% | 4.50% | -25.50% | 17.40% | 31.2 |
| Windstream Holdings, Inc. | -74.8% | -74.8% | -57.2% | -68.3% | -74.8% | 13.8% | -87.0% |
| Median of Industry Public Companies | 15.9% | 15.9% | 0.4% | -13.2% | 15.9% | 16.3% | 10.3% |

[1] Calculated as the average annual return.

Industry Initial Public Offerings – Colocation (dollars in millions, except share prices)

| Effective Date | Company Name | Offer Price | Shares Offered | Amount Raised | Total Assets ¹ | Debt ¹ | LTM Revenue ¹ | LTM EBITDA ¹ | LTM Net Income ¹ | LTM Cash Flows ¹ |
|----------------|-----------------------------------|-------------|----------------|----------------|---------------------------|-------------------|--------------------------|-------------------------|-----------------------------|-----------------------------|
| 3/12/24 | The Data Exchange Network Limited | \$0.16 | 14.0 | \$9.3 | \$3.0 | \$1.0 | \$0.2 | (\$0.1) | (\$1.0) | \$0.5 |
| 1/11/24 | Beeks Trading Corporation Ltd. | \$0.67 | 31.3 | \$531.3 | \$1,124.4 | \$847.0 | \$5.8 | \$149.6 | \$32.0 | \$233.3 |
| 12/6/23 | Switch, Inc. | \$17.00 | 19.3 | \$192.5 | \$1,013.8 | \$589.5 | \$360.8 | \$23.4 | (\$35.2) | \$50.3 |
| 11/1/23 | GDS Holdings Limited | \$10.00 | 13.0 | \$195.0 | \$151.2 | \$19.1 | \$143.0 | (\$27.7) | (\$41.9) | (\$27.7) |
| 12/21/22 | 21Vianet Group, Inc. | \$15.00 | 20.4 | \$264.9 | \$733.2 | \$348.4 | \$98.1 | \$103.6 | \$19.7 | \$144.3 |
| 8/14/21 | InterXion Holding N.V. | \$13.00 | 15.0 | \$187.5 | \$408.3 | \$183.6 | \$279.4 | \$104.5 | \$18.5 | \$173.1 |
| 9/7/20 | Rackspace Hosting, Inc. | \$12.50 | 23.6 | \$197.1 | \$43.5 | \$67.8 | \$453.2 | \$42.3 | (\$16.8) | \$76.7 |
| 11/1/16 | Median | nm | nm | \$195.0 | \$463.5 | \$183.6 | \$15.0 | \$24.3 | (\$14.0) | \$98.4 |

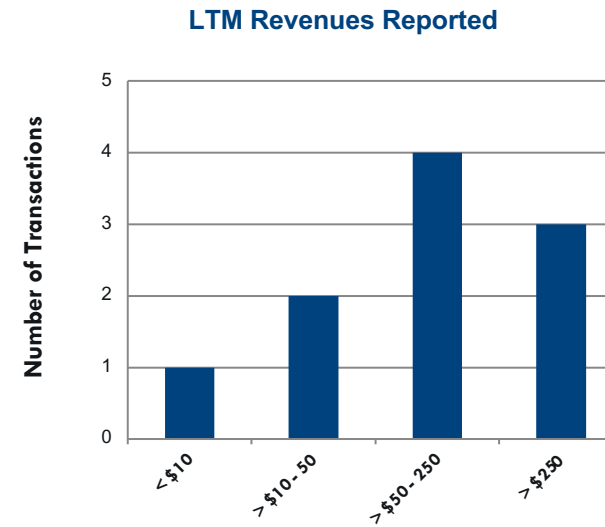
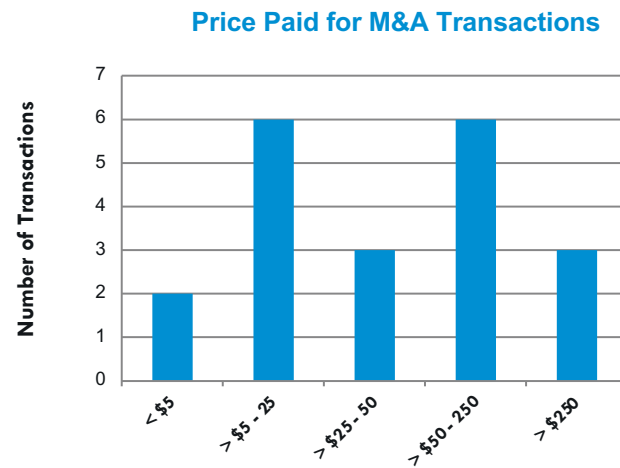
[1] As of the effective date of the IPO

Size of Recent Merger and Acquisition Transactions for a Majority Stake (dollars in millions)

| Transaction Date | Target | Acquirer | Transaction Size | % Bought | LTM Revenues ¹ | EV/ Revenues ¹ |
|--|---------------------------------|--|------------------|-------------|---------------------------|---------------------------|
| 1/30/24 | IO Data Centers, LLC | CoreSite Realty Corporation | \$1,340.0 | 100% | \$143.7 | 9.3x |
| 1/4/24 | pair Networks, Inc. | Iron Mountain Incorporated | \$16.1 | 100% | N/A | N/A |
| 11/23/23 | Enspire Australia Pty Ltd | Liberated Syndication Inc. | \$1.4 | 100% | N/A | N/A |
| 11/13/22 | FORTRUST LLC | 5G Networks Limited | \$128.0 | 100% | N/A | N/A |
| 9/1/22 | ViaWest, Inc. | Iron Mountain Incorporated | \$1,675.0 | 100% | N/A | N/A |
| 8/1/22 | Keppel DC Singapore 4 Pte. Ltd. | Peak 10 Holding Corporation (nka:Flexential Intermediate Corporation) | \$124.4 | 100% | N/A | N/A |
| 7/21/22 | DC74, LLC | Thorium DC Pte. Ltd. | \$156.3 | 100% | N/A | N/A |
| 6/30/22 | McLean Data Center | Carter Validus | \$10.5 | 100% | N/A | N/A |
| 4/28/21 | M247 Limited | Carter Validus | \$36.8 | 100% | N/A | N/A |
| 12/26/20 | Q9 Networks Inc. | Zayo Group Holdings | \$600.0 | 100% | N/A | N/A |
| 9/13/20 | AF-Southeast, LLC | GTT Communications | \$21.0 | 100% | N/A | N/A |
| 9/1/20 | CME Group Inc. | BC Partners | \$2,277.0 | 100% | \$626.0 | 3.6x |
| Median of the M&A Transaction Targets | | | \$36.8 | 100% | \$143.7 | 9.3X |

[1] As of the close of the Transaction

Recent Merger and Acquisition Transactions for a Majority Stake (dollars in millions) as of March 31, 2024



Definitions of Financial Terms Used in this Quarterly Industry Update:

Enterprise Value (EV): Market Value of Equity + Market Value of Debt - Cash

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA): Profitability metric sometimes also referred to as operating profit or operating earnings.

Gross Cash Flows: Net Income + Depreciation and Amortization Expense

Latest Twelve Months (LTM): Financial information is as of the latest twelve months through the date of this Quarterly Industry Update.

Market Value of Invested Capital (MVIC): Market Value of Equity + Market Value of Debt

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