

2025
**Sustainability
Report**

Year in Review

Letter From Our CEOs

At QTS, our purpose has always been clear: to love each other, serve our communities and connect the world. That purpose guided us through an extraordinary year of growth, innovation and responsibility. For more than 20 years, QTS has focused on not just what we build, but how we do it. This is what makes us “Designed to be different” and reflects how our purpose and values show up in the daily decisions we make to build, operate and serve *differently*. It’s not something new – the QTS difference has always set us apart.

As the world becomes increasingly connected, data centers play a foundational role in enabling economic growth, innovation and our everyday lives. With that role comes a responsibility to operate with integrity and care – for our people, our customers, our communities and the environment we all share. This Sustainability Report reflects how we embrace that responsibility and how we continue to evolve our approach as our business continues to grow.

In 2025, we continued executing a sustainability strategy grounded in long-term thinking and practical action. Our approach is rooted in integrating environmental stewardship, resilient infrastructure, community partnership and people-first leadership into every stage of our work.

A cornerstone of this strategy is our Freedom Design data center model, which reflects more than two decades of learning and operational maturity. By standardizing and innovating around design, construction and operations, we have been able to improve efficiency, reduce environmental impact and respond to the unique needs of each community we serve.

We remain particularly focused on water stewardship, where QTS continues to lead the industry through our Water-Free Cooling Design. We believe water is a vital natural resource that must be protected through thoughtful design and responsible operations. That is why we are committed to decoupling data center growth from water consumption wherever possible, while continuing to invest in conservation, reuse and replenishment strategies.

Equally important is our commitment to carbon-free energy. In 2025, we deepened partnerships with utilities and energy providers to bring new renewable energy onto the

grid, support grid reliability and help ensure ratepayers were not impacted by our data centers. These collaborations reflect our belief that sustainability progress is made through partnerships that benefit both communities and critical infrastructure.

When QTS enters a community, we do so with a long-term mindset. We expect to be part of the communities we serve for generations, and we take our role as a responsible neighbor seriously. Throughout 2025, we invested time, talent and resources into programs that reflect local priorities or address essential community needs. Our community engagement efforts begin well before construction and continue through operations, guided by listening, learning and transparency.

This report is our eighth annual Sustainability Report and reflects our ongoing commitment to transparency. We continue to align our disclosures with leading frameworks, pursue third-party assurance and refine how we measure and communicate our progress. Transparency is a discipline, and one we remain committed to strengthening year after year.

At the core of it all, QTS is Powered by People. None of the achievements laid out in this report would have been possible without our people. Our culture of Servant Leadership comes from our belief that we “love each other, serve our communities and connect the world.” This remains central to who we are.

As we look to the future, the need for reliable, sustainable digital infrastructure will continue to grow. At QTS, we believe that meeting this demand responsibly is both a business imperative and a moral one. We will continue to collaborate, innovate and listen, as we are guided by our core values and focused on creating lasting positive impact.

Thank you to our employees, customers, partners and community leaders who share in this journey with us. We are grateful for your trust and proud to build the future together.

Sincerely,

Tag Greason & David Robey

Co-CEOs of QTS Data Centers

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Sustainability Strategy

About Our Sustainability Report

Our Commitment to Building Sustainable Ecosystems

Our Commitment to Transparency

Partnerships

Our Approach to Sustainability



About Our Sustainability Report

The 2025 Sustainability Report is the eighth annual report prepared by the QTS Sustainability Leadership Team.

QTS strives to deliver transparent reporting that is continually evolving to align with relevant standards and reporting frameworks, reporting with reference to the Global Reporting Initiative (GRI) Standards and in accordance with the Real Estate Sustainability Accounting Standard from the Sustainability Accounting Standards Board (SASB). The report also aligns with the guidance of the Task Force on Climate-related Financial Disclosures (TCFD), including insights into climate impact governance, strategy, risk management and metrics.

Unless otherwise stated, this document reports data and initiatives for the 2025 calendar year, including projects that were initiated before the reporting period and those that have continued into 2026, as well as future targets developed in 2025 for projects that are yet to begin.

This report was formally reviewed and approved by the Co-CEOs, in collaboration with the Sustainability Leadership Team. Management regularly updates the Board of Directors on the Sustainability Report and programs.

As part of our commitment to sustainability reporting, QTS has elected to participate in several voluntary disclosure standards, frameworks and initiatives.

- EcoVadis
 - Global Reporting Initiative (GRI)
 - Greenhouse Gas Protocol
 - GRESB Infrastructure
 - GRESB Real Estate
- Sustainability Accounting Standards Board (SASB)
 - Task Force on Climate-related Financial Disclosures (TCFD)
 - United Nations Sustainable Development Goals
 - U.S. Environmental Protection Agency Green Power Partnership

Our Commitment to Building Sustainable Ecosystems

Our mission of serving others by empowering people and technology pushes QTS beyond delivering leading-edge data center infrastructure services. We believe we have a responsibility to serve the communities in which we do business, live and work. Guided by our Core Values, we seek to serve as a trusted and impactful community partner that enhances the lives of our employees and communities and protects the environment.

When we join a community to provide the critical infrastructure that enables our digital world, we plan to be an integral community servant for 50+ years. This long-term commitment is supported by championing a multi-faceted sustainability strategy focused on water stewardship, carbon-free energy sourcing and energy efficiency, best-in-class data center design and construction, environmental health and safety practices and the care and wellbeing of our people and communities.

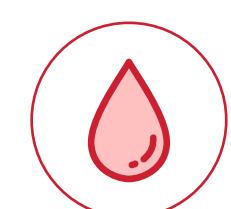
To drive the greatest impact, we adapt this strategy to address local demographics and the unique needs and priorities of each community.

Our 2025 Sustainability Report highlights the different ways we build sustainable ecosystems and serve as stewards of the environment and our people.

QTS Community Commitments

For more than 20 years, QTS has set a standard with its core values – building the right way, serving communities and making a meaningful difference. QTS holds itself to the highest standards for being a valued partner to communities:

- 

We pay for the energy costs of our data centers so they do not increase local utility bills.
- 

We build data centers that consume no water once operational.
- 

We create good jobs in communities in which we operate.
- 

We support local community projects that matter to you.
- 

We lead with openness and transparency.

Our Commitment to Transparency

QTS is proud of our sustainability efforts and remains committed to transparency. We share information about our initiatives and progress toward achieving our aspirations. We continue to engage an independent third-party provider to obtain limited assurance over select environmental indicators. This assured data is available beginning on page 33 of this report.

Partnerships

- EPA Green Power Partnership Program
- Corporate Energy Buyers Association (CEBA)
- Data Center Coalition (DCC)
- Dutch Data Center Association
- Denmark Data Center Association
- Army PaYS Program
- Southern Conservation Trust Annual Guardian Sponsors
- Junior Achievement (JA) Biz Town
- iMasons

We are a company that loves each other, serves our communities and connects the world.

Our Approach to Sustainability

Governance

QTS’s corporate governance is structured to reflect corporate governance best practices. Our management team structures, monitors and adjusts our sustainability efforts, subject to oversight from the Board of Directors, in a manner that best serves the interests of our company and its stakeholders. Senior management reviews the long-range plans and goals of our segments and divisions on an ongoing basis, multiple times throughout the year. These plans consider long-term sustainability implications and the ability to meet sustainability-related customer needs.

At an operating level, the following senior managers, each of whom report directly to our CEOs, have responsibility for critical areas of our sustainability initiatives:

Governance and Ethics



General Counsel

Environmental, Health and Safety



Chief Safety & Infrastructure Officer



Chief Operations Officer

Human Capital



Chief People Officer

Data Privacy and Security



EVP Quality Special Operations

QTS Materiality Topics

[Material topics](#) address risks and opportunities that have the greatest impact to our business and the communities in which we operate. These topics are determined through a comprehensive materiality assessment process that addresses double materiality, which considers both impact and financial materiality. Through this process we aim to identify the external impacts our activities have on communities and the environment as well as issues that internally affect our financial performance and our ability to create economic value for investors and stakeholders.

Our materiality assessment helps guide the elements of the QTS sustainability program as well as the disclosure topics in our annual Sustainability Report. Material topics are reviewed by a cross-department group of QTS stakeholders and representatives regularly, or if there is a substantial change to our business.

QTS Sustainability Leadership Team

The QTS Sustainability Leadership Team is responsible for leading and implementing sustainability initiatives and managing company-wide targets. The team brings expertise from a variety of internal departments, including people services, finance, product management, marketing, legal and operations, to drive company-wide improvements.

Board Oversight

The QTS Board of Directors is comprised of experienced individuals with varied industry and corporate leadership backgrounds. The Board is responsible for overall risk oversight of the company, which includes environmental, climate impact, social, supply chain and governance matters.

Board Committees

The Board has four standing committees, which meet regularly. The Board believes that the composition of its committees and expertise of each committee’s members make this an appropriate structure to monitor effectively our organizational risks.

- Audit Committee:**
The Audit Committee considers and discusses major financial risk exposures and the steps our management has taken to monitor and control these exposures.
- Governance/ERM Committee:**
The Governance/ERM Committee oversees enterprise risk management (ERM).
- Federal Committee:**
The Federal Committee monitors and guides the company’s Federal business.
- Compensation Committee:**
The Compensation Committee assesses and monitors compensation policies to ensure that such practices are designed to balance risk and reward in relation to the company’s overall business strategy.

Code of Business Conduct and Ethics

QTS adheres to a Code of Business Conduct and Ethics that aims to deter wrongdoing and promote honest and ethical behavior, including the ethical handling of actual or apparent conflicts of interest between personal and professional relationships, appropriate handling of corporate opportunities, regulatory compliance and accountability for adherence to the Code. The Code of Business Conduct and Ethics is approved by our Board and applies to directors, officers and employees. We provide our employees with numerous outlets for reporting potential violations of the Code of Business Conduct, including an Ethics Hotline.



Sustainability Highlights

Company Progress

Infrastructure Accomplishments

Green Finance

Awards



Company Progress

- Over 90%** supplier spend assessed for sustainability impacts through our Sustainable Supplier Program
- 16 years** of 99.999% uptime
- 86.1%** Carbon-Free Electricity
- 8th** Published Sustainability Report
- 13th consecutive year** of PUE¹ and WUE² improvement
- 10,000+ MWh** of waste heat re-purposed for use in the Groningen community
- Successful leadership** transition to Co-CEO model
- 5 Stars** on GRESB Infrastructure Assessment 2025

Infrastructure Accomplishments

90+ DATA CENTERS

in operation or under development in North America and Europe

MORE THAN 4.8GW

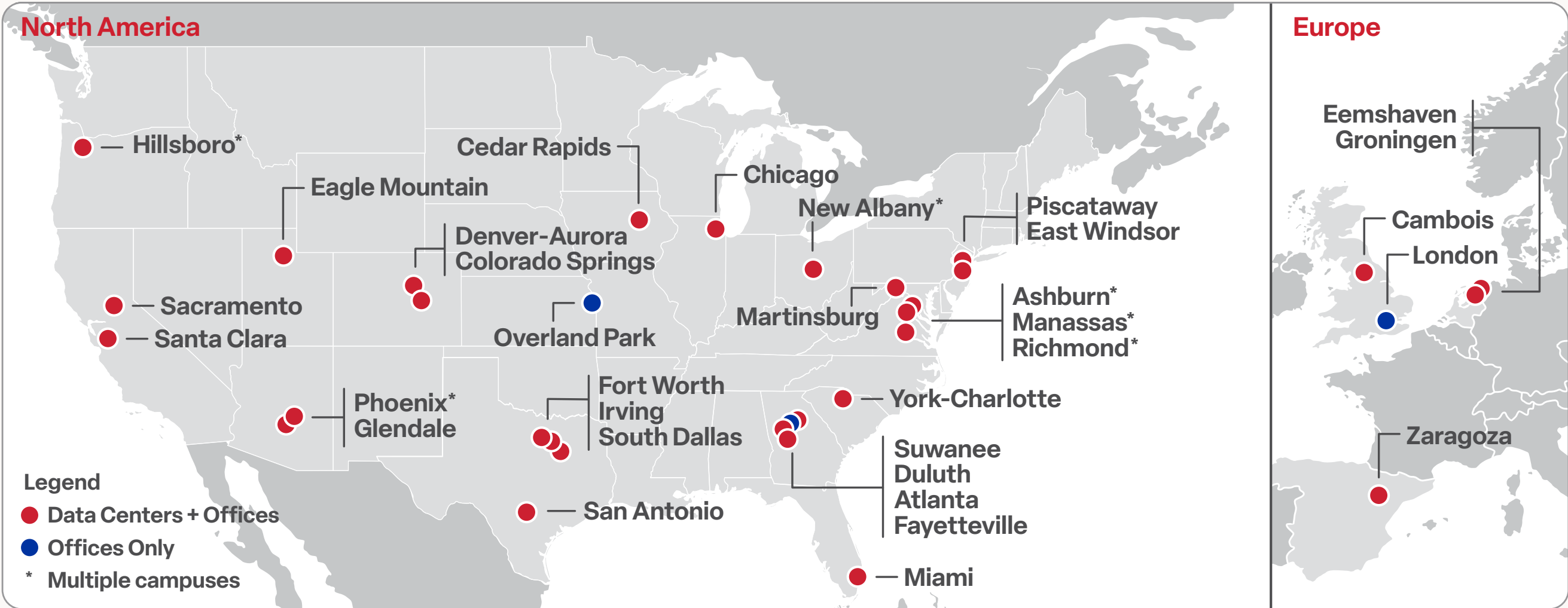
critical power capacity under customer contract

20+ YEARS

in business with unrivaled operational maturity

10M+ SQ. FT.

with sustainable building certifications



Green Finance

In 2025, our team was proud to secure

\$24 billion

of green financing

across 12 different financing transactions

QTS's green loans

enabled the construction and refinancing of

over **30** state-of-the-art data centers

Supported by investors seeking access to green financings across numerous markets including project finance construction loans, our sustainability-linked revolving credit facility, securitizations (ABS & CMBS) and U.S. private placements. See our [Green Finance Framework](#) and [Second Party Opinion](#).

Awards

Sustainability & Environmental Leadership



Clean Energy Leadership Award, Common Energy **(2026)**

Data Center Sustainable Champion, Northern Virginia Technology Council (NVTC) **(2026)**

Data Center Magazine: David Robey and Tag Greason ranked 15 out of 100 for Top Data Centre Leaders **(2026)**

Best Data Centre for Carbon Reduction, World Finance Carbon Awards **(2024, 2025)**

Most Sustainable Company in the Data Centre Industry, World Finance **(2024, 2025)**

Best Biodiversity Net Gain or Enhancement on Brownfield Project – **2025 Shortlist, Brownfield Awards**

Community, Workforce & Veterans



Best for Vets Employer, Military Times **(2025)**

Military Friendly® Employer – Gold Status **(2025)**

Military Spouse Friendly® Employer **(2025)**

VETS Medallion Gold Award – U.S. Department of Labor **(2025)**

Corporate Outstanding Volunteer Award, Loudoun Cares **(2025)**

Good Employer SHINE Award – Intermediate, North East Combined Authority **(2025)**

Economic Development & Industry Recognition



Large Business Community Leadership Award, Loudoun Chamber **(2026)**

Data Center Community Champion Award, Northern Virginia Technology Council (NVTC) **(2025)**

Economic Development Award, Local Government Chronicle Awards, London **(2025)**

National Skills Academy for Construction Status, Construction Industry Training Board (CITB) **(2025)**

Data Center Solutions Provider of the Year – Virginia, Business Circle Magazine **(2025)**

Sustainability Objectives

QTS Community Impact

QTS Success-Based Giving

Sustainability Objectives and Progress



QTS Community Impact

Giving of our time,
talent and treasure

TIME

We donate our time in volunteerism to serve our communities.

TALENT

We leverage our talents—including our technology services—to help advance local nonprofits missions.

TREASURE

We provide contributions to charitable organizations to support their work.

Beginning in 2025, 5% of QTS Store purchases will be donated quarterly to select organizations, including Loudoun Hunger Relief, Women Giving Back, Dress for Success, Year Up and Legacies Alive, capped at \$10,000 per month.



\$9.7M+ in charitable donations



400+ charitable organizations supported



22,300+ employee volunteer hours in 2025



\$690K+ QTS scholarship program since 2016

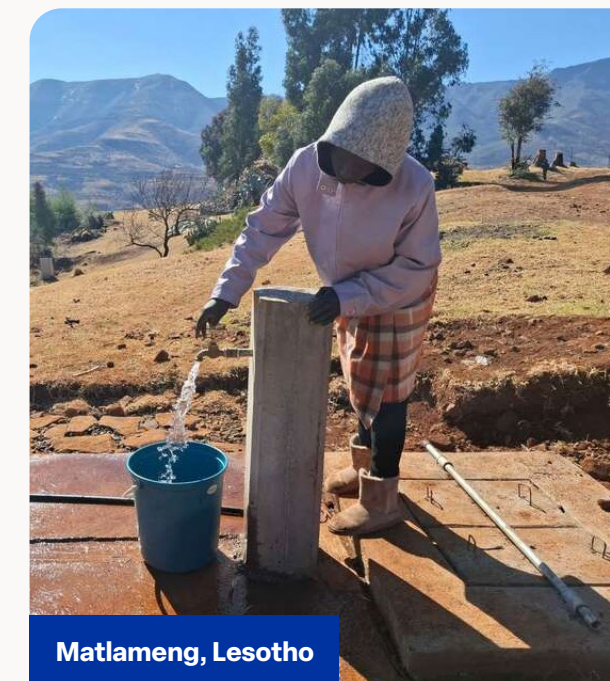
QTS Success-Based Giving

We share our growth with programs that uplift communities and make a real impact.



Endabash, Tanzania

Source: World Vision



Matlameng, Lesotho

Source: World Vision



Busiriba Kahunge, Uganda

Source: World Vision

Grow with QTS

136,402
trees donated in 2025

396,691
since 2019

World Vision

19 new water points sponsored across the globe in 2025

94,000+
people given access to clean water since 2020

U.S. Dream Academy

17 children sponsored in 2025

96 since 2021

Leaven Kids

14 children sponsored in 2025

33 since 2023

Sustainability Objectives and Progress

Our targets align with the following United Nations Sustainable Development Goals (SDGs) as areas that we can deliver the most value through our sustainability program. SDG alignment is represented with a colored box in the upper right of each target.

TARGET 6.4

6 CLEAN WATER AND SANITATION

Water

TARGET: Portfolio-wide annual WUE³ reduction of 5%.

OUTCOME: In 2025, our WUE was 0.44, a year-over-year reduction of 46%.

TARGET 6.4

6 CLEAN WATER AND SANITATION

Water

TARGET: 100% of new greenfield data centers use our Water-Free Cooling Design.

OUTCOME: 100% of new greenfield data centers commissioned in 2025 use our Water-Free Cooling Design.

TARGET 7.1

7 AFFORDABLE AND CLEAN ENERGY

Sustainable Buildings

TARGET: Install EV Charging stations at 75% of buildings by 2025.

OUTCOME: EV Charging stations installed at 100% of new buildings in 2025. EV Charging stations installed at 92% of operational buildings.

TARGETS 12.2.2 & 12.4.2

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Waste & Recycling

TARGET: Recycle 70% of our operational waste by 2030.

OUTCOME: Diversion rate was 53% in 2025. Onboarded individual single stream recycling for an additional 25% of the workforce.

TARGET 12.6

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Transparent Reporting

TARGET: Voluntary reporting to GRESB, EcoVadis and the EPA Green Power Partnership.

OUTCOME: Voluntary disclosures to GRESB Infrastructure, EcoVadis and the EPA Green Power Partnership.

OUTCOME: Green Power Partnership latest rankings - #12 Tech & Telecom; #46 National Top 100

1 NO POVERTY

Community Impact

TARGET: Logging of 17,500 volunteer hours by employees in 2025.

OUTCOME: 128% completion. QTSers logged 22,382 volunteer hours in 2025.

TARGET 15.2

15 LIFE ON LAND

Biodiversity & Forests

TARGET: Replace all displaced trees from development activity, with a local focus on replanting.

OUTCOME: Replacing more than 500% of trees removed at our Cedar Rapids site and planning to replant over 110,000 trees across our portfolio over the next five years.

TARGETS 6.4 & 4.3

6 CLEAN WATER AND SANITATION

4 QUALITY EDUCATION

Community Impact

Success-Based Giving
2025 Annual Program Results

WORLD VISION

• 19 new water points sponsored across the globe

• 34,000+ people given access to clean water

GROW WITH QTS

• 136,402 trees donated in 2025; 396,691 since 2019

LEAVEN KIDS

• 14 children sponsored in 2025; 33 children sponsored since 2023

U.S. DREAM ACADEMY

• 17 children sponsored in 2025; 96 since 2021

TARGET 7.2

7 AFFORDABLE AND CLEAN ENERGY

Energy

TARGET: We aim to source our power from carbon-free sources.

OUTCOME: We aspire to source the maximum amount of carbon-free electricity subject to cost and supply constraints. In 2025, QTS once again achieved 100% utilization of carbon-free operational⁴ electricity by our facilities. Additionally, we continue to enable our customers to increase their own [carbon-free electricity](#) utilization at our facilities.

TARGET 9.4

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

Sustainable Buildings

TARGET: Design 100% of new buildings to Green Building Standards and pursue ENERGY STAR certification for all eligible properties.

OUTCOME: 100% of new buildings designed to Green Building Standards; 40% buildings with or seeking Green Building certification. 82% of eligible buildings with an ENERGY STAR Benchmark Score in 2025.

QTS 2025 Sustainability Report

3. Using the Green Grid methodology, Water Usage Effectiveness (WUE) measures how much water a data center uses to cool its equipment, providing a standardized calculation by which organizations can consistently measure water efficiency and progress.

4. QTS operational electrical power represents the proportion of total electrical power across the QTS portfolio allocable to the footprint of each facility under QTS operational control. For further details on this metric as well as our overall Carbon-Free Power, please refer to page 16.

Building Sustainable Ecosystems

QTS Water Stewardship

QTS Energy Stewardship

Design & Construction

Environmental Health & Safety

Caring for People





QTS strives to serve as a trusted neighbor and valued partner, elevating our communities, our people and the environment through sustainable ecosystems that support future generations.

QTS Water Stewardship

QTS is a data center industry leader in water stewardship. Our water strategy focuses on programs, partnerships and initiatives that reduce our water reliance, reuse water where possible and help replenish water in water-scarce areas. These calculated efforts help us meet our target of a portfolio-wide annual WUE reduction of 5%.

Reducing Our Water Reliance with our Closed-Loop Cooling System

QTS is committed to reducing water use by cooling IT equipment with an innovative closed-loop system. This Water-Free Cooling Design is built into our Freedom Design, which serves as our standard model for new facilities.

In 2025, 37 of our operational QTS-owned greenfield data centers have a Water-Free Cooling Design. The Water-Free Cooling Design is described as a data center with cooling equipment that, once operational, does not withdraw, consume or discharge water while cooling the data center.

Based on the total critical megawatt (cMW) capacity of these 37 facilities, QTS estimates that data centers of equivalent capacity utilizing evaporative cooling technologies could have consumed approximately 7.5 billion gallons of water during calendar year 2025. This estimate is derived by converting facility design capacity to refrigeration tonnage and applying a publicly available water-use intensity methodology for evaporative cooling systems.

Unlike traditional evaporative cooling methods that use water to cool data halls, our design employs a Water-Free Cooling Design to remove heat without withdrawing, consuming or discharging water, once operational. Utilizing this design, our operational data centers only use municipal water for standard building needs such as restrooms, kitchens, cleaning and irrigation, significantly reducing long-term cooling related demand on local water supplies.

While our closed-loop cooling system creates a slight increase in energy consumption, compared to evaporative cooling methods, the technology will reduce water use by billions of gallons of water annually across our fleet of facilities. This decision allows us to continually improve our WUE and support water-stressed communities.

As QTS advances our water stewardship, we remain committed to future-focused energy programs and practices that drive year-over-year improvements in energy efficiency.

In 2025, **97%** of QTS-owned greenfield data centers used our Water-Free Cooling Design

When compared to data centers using evaporative cooling, QTS Water-Free Cooling Design data centers that were operational in 2025 could have avoided consuming

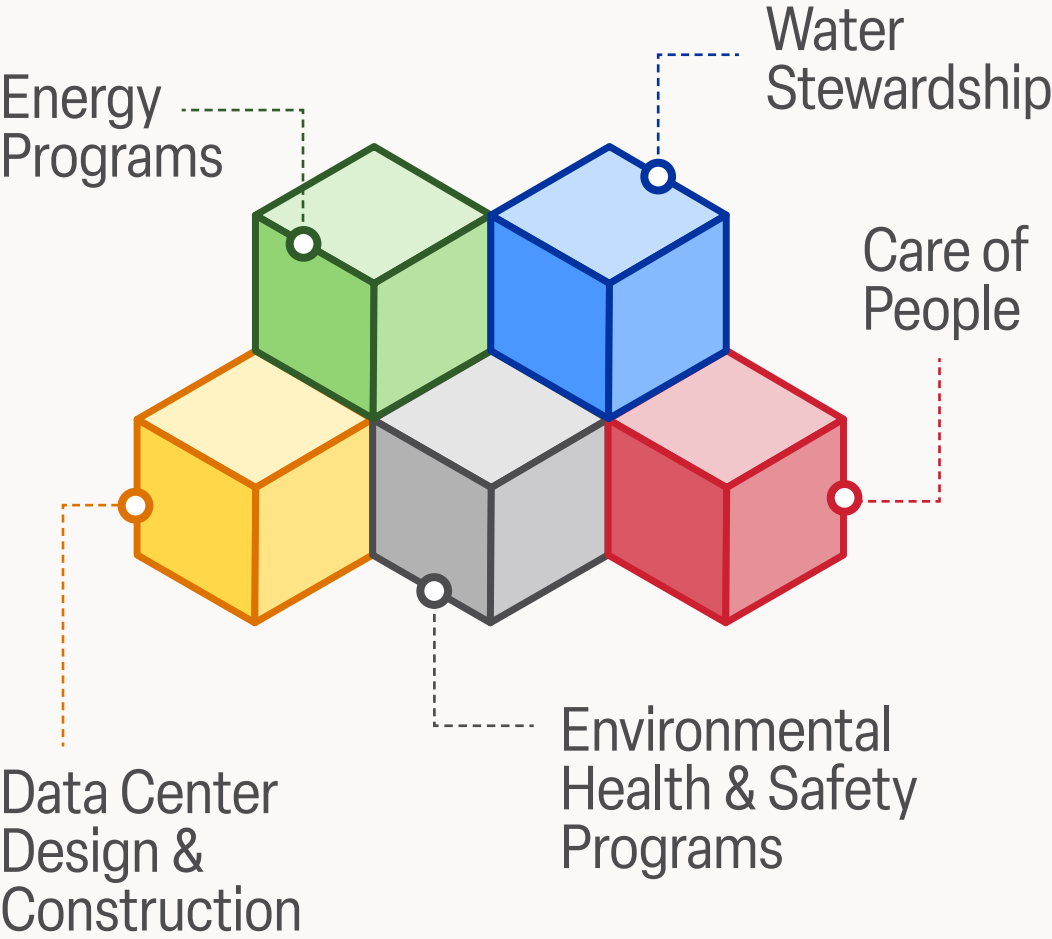
7.5⁺ BILLION
gallons of water

This is the same as

11,600⁺
Olympic-sized swimming pools



QTS builds sustainable ecosystems through:



Expanding Our WUE Efforts

To address water consumption in our legacy data centers, QTS is exploring options to transition these facilities from traditional cooling methods to our closed-loop cooling system to improve our water efficiency further. As we continue to experience accelerated growth and development, the number of new greenfield data centers featuring closed-loop cooling systems will continue to grow, helping us exceed our WUE reduction target as these buildings become operational.

QTS Water Reuse Strategy

To manage water use across our entire fleet of data centers, QTS has implemented additional practices to reuse water and reduce long-term water demand.

Rainwater Collection Systems

QTS utilizes rainwater collection systems in our Atlanta, GA and Piscataway, NJ data centers, reducing reliance on municipal water by more than 104 million gallons over 11 years in Atlanta and nearly 73 million gallons over 10 years in Piscataway. This water-reuse model collects water off the roof of each facility and funnels it into a storage tank. In Atlanta, the collected water is used in the facility’s evaporative cooling system to reduce its reliance on municipal water. In the Piscataway facility, rainwater is used to irrigate the facility’s landscaping.

Reclaimed Water Programs

QTS has invested in reclaimed water programs at our Santa Clara, CA; Fort Worth, TX; and Netherlands data centers. Through these programs, QTS purchases recycled water that has been treated for non-potable applications such as data center cooling. By avoiding the use of drinking water for data center evaporative cooling processes in legacy facilities, we have conserved more than 36 million gallons of water across these data center sites since the program began.

5% portfolio-wide annual WUE reduction target

QTS Water Replenishment Strategy

Water is a vital resource, yet increasingly scarce in many areas. Historically, data centers have required millions of gallons of water a year to cool their IT loads. In addition to our Water-Free Cooling Design and other water-management practices, we are investigating several replenishment solutions to heighten our water stewardship and support water-scarce communities.

Water Replacement in High Water-stress Areas

QTS conducts a yearly review using WRI Aqueduct data to assess our facilities’ water-stress exposure and understand potential impacts on local water supplies. In 2025, QTS began engaging water stewardship partners in the Southwestern U.S. to restore water to a high-stress region.

Wetland Restoration

QTS is exploring opportunities for wetland restorations near our data center campuses. Wetland restoration supports watershed resiliency by improving water quality, helping manage water runoff to reduce flooding and encouraging biodiversity.

In Richmond, VA, we have begun working with an environmental partner to restore local wetlands on nearby properties to offset the potential wetland impacts of our data centers. By restoring nearby land to its natural state, our efforts support vegetation growth and help reestablish habitats for various species.

What is WUE?

Water Usage Effectiveness (WUE) is a standardized calculation that measures how much water a data center uses to cool its equipment. The metric enables organizations to measure water efficiency and progress consistently.

In 2025, the WUE for our owned, operational portfolio



representing a year-over-year reduction of



QTS Freedom Design data centers deliver a **WUE of 0** for data center cooling

QTS Energy Stewardship

QTS’s Sustainability Strategy addresses energy challenges by increasing our use of carbon-free energy, continually striving to improve our energy efficiency, and helping support updates to grid infrastructure and long-term energy cost stability in the communities where we operate.

Advancing Carbon-free Energy

QTS’s proactive carbon-free power procurement strategy prioritizes initiatives that support the development and integration of renewable energy to the power grid to remain ahead of intensifying energy demands. Through strategic collaborations with local utility providers, we negotiate long-term power purchase agreements (PPAs) that focus on cost effectiveness, reliability and environmental impact. By combining these partnerships with innovative procurement models, we aim to secure carbon-free energy that not only meets our current needs but positions us for future growth in a low-carbon economy to support both our operations and long-term emission reduction objectives.

Our Carbon-Free Claim

QTS is actively advancing its transition to carbon-free energy through energy sourcing and procurement and aspires to source the maximum amount of carbon-free electricity subject to cost and supply constraints and customer-specific demand.

Expanding Renewable Energy Through Customer Commitments

To help drive our progress toward using renewable energy, QTS leases data center space to customers who share our commitment to a cleaner energy future. As part of the leasing process, our customers may agree to participate in local renewable energy programs, where available, supporting broader efforts to increase the availability of carbon-free energy, while aligning with energy planning and cost stabilization considerations in the communities where we operate.

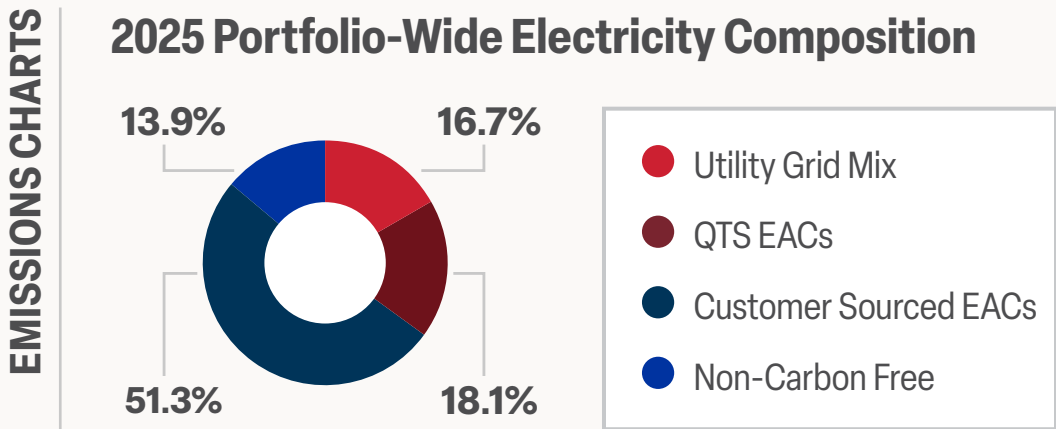


Table 1 GHG Emissions	Metric Tonnes of CO ₂ e	
	2022 (Base Year)	2025
Scope 1	5,603	26,110
Scope 2 (Location-Based)	9,485	20,531
Scope 2 (Market-Based)	0	0
Total Scope 1 and 2 Emissions (Location-Based)	15,088	46,641
Total Scope 1 and 2 Emissions (Market-Based)	5,603	26,110
Scope 3 (13) Downstream Leased Assets (including customer allocated EACs)	628,511	2,017,269

Delivering Sustainable Power in Our Communities

QTS is committed to responsible power procurement and partnering with utility companies on large-scale projects that support carbon-free energy development. Through power purchase agreements (PPAs), we secure a steady supply of cost-effective energy to power our data centers and support our customers’ operational demands. QTS also purchases Renewable Energy Certificates (RECs) to help finance carbon-free projects.

These investments help fund existing and future renewable energy projects to support more clean energy for the grid. The strategy also diversifies grid composition, creating a more sustainable infrastructure to support rising energy demand and to contribute to more stable energy supply.

Table 2
Carbon-Free Energy Claim for the year ended December 31, 2025

Percentage of Carbon-Free Electricity Utilized by QTS’s Facilities	86.1%
Percentage of Carbon-Free Electricity Utilized by QTS Controlled Operations	100%
Percentage of Carbon-Free Electricity Utilized by QTS’s Customers	85.2%

QTS Energy Strategy Benefits Our Communities

Delivering More Renewable Energy to the Grid

By partnering with utility companies on renewable energy projects, QTS supports the development and integration of renewable energy resources into the grid as part of broader efforts to address growing power demands.

Strengthening Grid Reliability

Grid infrastructure has been under-invested in for decades and requires significant upgrades to improve reliability and support modern energy requirements, including two-way energy flow. QTS works closely with utility partners as part of planning and coordination efforts that support grid modernization, improve grid reliability and enable better energy delivery for the communities we are in.

Lowering Costs for Ratepayers

QTS’s large energy load requirement helps distribute certain energy grid costs, including fees for state Energy Efficiency Programs, across a broader customer base, which can help support more stable rates over time. By investing in renewable energy projects and grid modernization, QTS supports efforts to manage system-level energy costs that might otherwise be borne by a small group of customers.

QTS’s large load requirement contributed to Alliant Energy’s decision to freeze rate increases for 5 years for existing customers in Iowa.

Utility Partnerships that Benefit the Grid and Communities

QTS’s recent utility partnerships include:

[Georgia Power: New Solar Energy Source Online in Georgia](#)

Georgia Power’s new solar fields are now online and generating renewable energy. QTS partnered with Georgia Power in 2022, subscribing to nearly 350 megawatts of new renewable energy over 20 years. This energy supports our [Atlanta-Metro](#) and [Suwanee](#) Georgia data center campuses and diversifies the grid mix for the state of Georgia.

[Community Solar Projects](#)

QTS joined the Illinois Shines Community Solar Program, an initiative designed to accelerate the development of new renewable energy projects while expanding access to clean, affordable electricity for Illinois residents. Through this partnership, QTS supports new solar project development, aligns with Illinois’ renewable energy objectives, and strengthens its commitment to sustainability.

Our Energy-efficiency Efforts Support Improved PUE

QTS prioritizes energy efficiency in our facilities through multiple energy-efficient practices designed to control and stabilize operational load. This includes blanking panels, LED lighting and motion-sensor lights in our office spaces. QTS also participates in the ENERGY STAR Program. In 2025, 26 of our data centers were ENERGY STAR Certified, and we plan to certify additional buildings as they become eligible.

[Telemetry Promotes Energy Efficiency](#)

QTS leverages real-time operational data to manage our facilities efficiently. Our proprietary QTS Telemetry-as-Code (QTaC™) framework seamlessly streams more than 10 billion high-resolution data points per day from our global portfolio, allowing us to capture and consolidate real-time intelligence into a single operational view to enable scalable and efficient facility management. Using this wealth of data, we can visualize and evaluate our energy consumption and cooling methods and make adjustments that help optimize energy efficiency and support reduction in the carbon intensity of our operations. These efforts have contributed to our steadily improving PUE.

We also extend this real-time visibility to customers, allowing our customers to identify and understand their own energy use to inform their efficiency-related decisions.

Energy Technologies Innovation

QTS is focused on accelerating the reduction of greenhouse gas emissions and advancing carbon-free energy sourcing, we are actively exploring several initiatives aimed at significantly lowering Scope 1 emissions, while maintaining operational reliability. By assessing these technologies, we are positioning ourselves to meet future emission-reduction objectives and contribute to a more sustainable energy ecosystem.

[In 2025, QTS’s average PUE across our operational data center portfolio was 1.38.](#)

Building Partnerships to Reframe Power Procurement

QTS engages with utility companies early in the development process and collaborates on opportunities for QTS to invest in renewable energy projects alongside new data center developments in the local area. By moving away from the procurement model in which we solely decide where we want to build, we cultivate partnerships that aim to support utility providers and the communities they serve.

[Renewable Diesel](#)

QTS is investigating using renewable diesel for backup power generation. Used as an alternative to petroleum diesel, renewable diesel can help reduce lifecycle greenhouse gas emissions and produces fewer particulate emissions than conventional diesel. This can improve local air quality and help reduce health impacts for surrounding communities.

[Lower GWP Refrigerants](#)

QTS has transitioned select data centers to using lower Global Warming Potential (GWP) refrigerants in our cooling systems to reduce HVAC emissions and align our infrastructure with emerging standards. We continue to explore this solution for use in other sites.

[Battery Energy Storage Systems](#)

QTS is pursuing Battery Energy Storage Systems (BESS) to help manage energy capacity and support grid operations. Leveraging BESS, QTS can shift load onto battery storage temporarily to help control load during peak demand and unanticipated demand fluctuations. BESS can also support voltage management during certain grid events, including periods when voltage spikes occur as power returns after a disruption. Opportunities also exist for QTS, in coordination with utility partners, to distribute energy from battery storage to the grid to promote energy availability.

As an industry leader, QTS is engaging with policymaking agencies and industry stakeholders, sharing insights and contributing to discussions that provide a more comprehensive understanding of the energy landscape.

What is PUE?

Power Usage Effectiveness (PUE) is a ratio that describes how efficiently a data center uses energy; how much energy is used by the non-IT equipment in relation to that used by the IT equipment.

Design & Construction



QTS leverages best-in-class standards in the design, development and operations of our data centers.

QTS Freedom Design Data Center

The QTS Freedom Design is our standardized data center model implemented across our new facilities in the U.S. and Europe. Our Freedom Design allows us to manage resources more sustainably and drive energy, water and waste efficiency through environmentally sensitive and sustainable design practices, material selection, procurement and construction methods.

[QTS designs data centers using standardized, modular architecture that prioritizes efficiencies, scalability and sustainability.](#)

The QTS Freedom Design enhances both energy and operational efficiency through our Water-Free Cooling Design and targeted delivery of power and cooling to specific spaces, helping reduce overall PUE. Its modular approach also supports modern customer needs by accelerating the deployment of data center capacity.

The design and development of our Freedom Design facilities also consider community standards, taking deliberate steps to blend with local aesthetics and help minimize our impact on citizens and the environment.

Controlling Data Center Sound

To mitigate noise during the construction and operation of our facilities, QTS utilizes multiple sound-tempering techniques. Prior to development activity, we conduct third-party sound studies to offer unbiased data and demonstrate anticipated operational noise levels. We use zoning ordinances as our governance and adhere to all local, state and federal regulations to ensure noise emissions are within a permissible level.

Our sound-attenuation strategy also employs site planning, acoustic barriers and strategic landscaping and berms to limit community disturbance. To help minimize construction-related noise, we prefabricate as much of our building components as possible offsite.

Mitigating Light Glare

QTS is intentional in avoiding intense, disruptive lighting that may affect neighbors. In devising and implementing our lighting strategy, we assess multiple vantage points, align with community aesthetics and meet local ordinances to create a visual design that minimizes glare and aligns with expectations.



Integrating Green Space

As part of our commitment to environmental stewardship, we seek opportunities to introduce green space on or near our data center campuses. During the development cycle, we require significant space for parking and construction staging. When construction is complete, we convert this land to green space to improve community viewsheds and support the environment.

QTS is also exploring additional opportunities to create recreational areas such as parks and walking paths that our communities can enjoy.

Protecting the Natural Environment

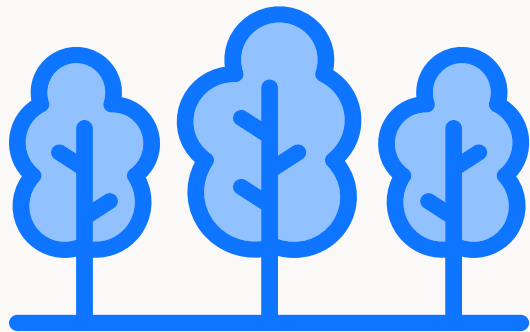
QTS strives to balance our business and customer needs with environmental stewardship. We work diligently to safeguard the natural environment through multiple programs and initiatives.

QTS recently announced a partnership with Texas Trees Foundation, committing to plant 5,000 trees over the next two years in South Dallas and Irving.



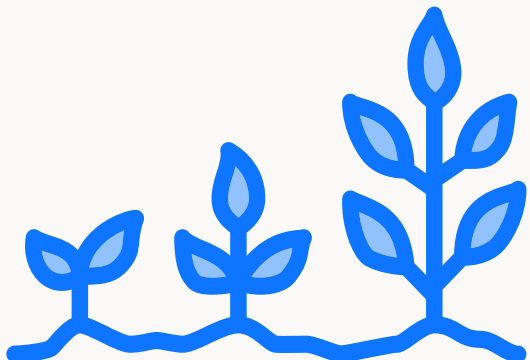
QTS “Trees First” Initiative

During the development of our data centers, QTS makes every effort to maintain as much of the natural character of the land as possible. This includes leaving as many trees as possible undisturbed. We also intentionally incorporate trees and other natural landscaping elements around our sites to create strategic buffers that help mitigate sound and improve sightlines for communities.



QTS Development Tree Replacement Program

When a tree does need to be cleared for development purposes, QTS’s Development Tree Replacement Program replants more trees than are cleared during the construction of our data centers to minimize the impact of our data center builds on the natural ecosystem.



Supporting Natural Ecosystems

To limit effects on biological species and sensitive ecosystems and habitats, QTS proactively performs independent environmental studies and consults with environmental and wildlife agencies during our site exploration and development phases. These efforts include preserving and expanding forest area and green space, preserving natural resources and supporting a wildlife corridor for animal habitats. We also conduct certain construction activities outside of the mating, nesting and migration timeframes of certain species.



Fayetteville, GA: Landscaping the U.S. Soccer Training Facility

In alignment with our Development Tree Replacement Program, QTS is designing and landscaping the entrance of the U.S. Soccer’s new training complex in Fayetteville, GA. The facility abuts our Fayetteville data center campus and is accessible via the Fayetteville multi-use pathway. The entrance will feature mature trees to enhance the aesthetics of the site and align with community standards.

Cedar Rapids, IA: Reestablishing Tree Cover at Private Residences

QTS is partnering with the Cedar Rapids ReLeaf Program and the Monarch Research Program to help reestablish tree canopies that were decimated by a 2020 derecho. QTS will provide \$500,000 over five years to replant a total of 20,000 trees. QTS funded the initial 4,000 trees in 2025, allowing Monarch Research to distribute native tree species to private residences through its “[Planting Forward](#)” program.

This project surpasses the QTS Development Tree Replacement program commitment by planning to replant more than 5 times as many trees than were cleared during the development of our Cedar Rapids campus.

Environmental Health & Safety

QTS strives to provide a workplace free of recognized hazards that could cause physical harm to our employees, customers and contractors.



QTS Health & Safety Policy

The QTS Environmental, Health and Safety (EHS) Policy defines our environmental and safety management philosophy, complying with all applicable laws, regulations and policies to promote a safe and sustainable work environment. All our employees, customers, vendors and on-site contractors are responsible for complying with the EHS policy and related procedures in support of our EHS Vision.

[QTS creates a culture of safety focused on awareness, recognition and continuous improvement.](#)

Health & Safety Management

Overseen and implemented by our EHS team, the QTS Health and Safety Management program aims to identify actual or potential health and safety concerns that may arise when initiating new processes or while completing tasks and projects. Our EHS Management System conforms to Occupational Safety and Health Administration (OSHA), EPA, all regional and local agencies, various consensus standards and additional regulatory directives dedicated to ensuring workplace safety and environmental management.

Our EHS programs outline the required procedures, suitable protective controls, employee responsibilities, training requirements, documentation methods and additional resources to ensure a shared understanding of safety protocols. Prior to commencing work tasks, QTS also conducts a job hazard assessment to ensure a project can be completed safely.

Training

QTS employees have access to EHS training, which addresses potential considerations required for their work and specific task instruction. Trainings are also designed to increase safety awareness and build other technical, job-specific skills.

Waste Management

QTS is committed to waste reduction and recycling across all facilities. In addition to waste stream sorting and recycling, we have a formalized corporate e-waste policy that is administered by a single provider in the United States to ensure consistent, safe disposal of our internal e-waste. To properly manage the disposal of hazardous waste, if present, QTS uses licensed third-party vendors, ensuring adherence to environmental regulatory requirements.

Swag Clothing Drive

Our Swag Clothing Drive encourages our employees to turn in old or gently used QTS apparel. Collected items will be donated to a textile recycler or a local third-party donation center to keep more items out of landfills.

E-waste Recycling Event

QTS's internal e-waste recycling events collect end-of-life electronics, such as computers, mobile phones, tablets and monitors, ensuring they are disposed of responsibly to limit exposure to harmful substances to the environment.

QTS has developed internal capabilities to deliver safety training, including CPR and first aid training at all levels and locations.



Air Quality

QTS works with local and regional government agencies to obtain the appropriate air permits and manage air emissions in accordance with applicable conditions and requirements within the cities and regions in which we operate. In addition, we perform routine preventative maintenance on appropriate equipment to optimize performance and reduce the risk of unforeseen emissions and discharges.

Caring for People

Our Powered by People culture and commitment to Servant Leadership—choosing to prioritize the needs, wellbeing and ambitions of others above our own—is at the heart of everything we do, from how we deliver our services to how we interact with our customers, our communities and each other.

QTS Global Community Engagement

QTS connects the world for good, not just through our innovative data centers, but through our community engagement programs. Designed to help us serve as a valued member of each community, our commitment promotes listening, learning and supporting the most essential needs and priorities of our communities.

Our community engagement efforts begin during the site assessment phase. By participating in town halls and listening sessions, engaging with local elected and community leaders and proactively seeking opportunities for open discussions, we gather feedback, identify and address potential concerns and work to build trust with community members. We also join chambers of commerce and other local organizations to become an integral member of each community.

Our community outreach continues through development and ongoing operations as we identify impactful programs for each community, adapting initiatives to address the specific needs of the community and priorities for citizens and the environment.

Our commitment to community engagement extends to our communities in Europe, where we employ our Social Value Strategy. This model assesses the social, economic and environmental impacts our business operations and community specific programs have on our people, partners, clients and communities.

In 2025, we supported multiple initiatives to advance the priorities of the communities in which we operate.

Fayetteville, GA: A Path Built for Regional Connectivity

To support the community of our Fayetteville, GA campus, QTS funded a 3,000-foot pathway along the southern border of our property. The path will connect to 130+ miles of existing trail infrastructure that provides golfcart and bike access across multiple towns in the county. QTS’s private funding enables progress toward a county-wide strategic vision of an interconnected, multi-use trail without burdening taxpayers.

The Fayetteville pathway was showcased at “Lighting the Way: A Celebration of the Path Forward,” a seasonal event that kicked off the holiday season. The path along QTS’s road frontage was lit with festive lights, and the event provided an opportunity for community members to gather and spread holiday cheer.

Eemshaven, Netherlands: A Planting Event for a Local Primary School

QTS organized a planting activity at one of our Eemshaven, Netherlands facilities for 42 children from a local primary school. Partnering with our landscaping contractor, we delivered a hands-on lesson in proper planting protocols, allowing the children to create planters and connect with nature.

Calatorao, Spain: Environmental Studies Addresses Community Needs

QTS worked with an environmental consultant to identify two environmental sustainability projects in Calatorao, Spain. Through funding, support and volunteerism, QTS is helping to restore and protect the habitat of the steppe bird, whose population has declined due to environmental changes. QTS is also assessing opportunities to install a local irrigation system in the area to support local water availability.

UK & Spain: Meet the Buyer Events

QTS sponsored two Meet the Buyer events in Cambois, UK and Calatorao, Spain, each attracting 30-50 local businesses. The events offered opportunities for local businesses—including construction companies; facilities management organizations; equipment providers; and electrical, mechanical and technology services specialists—to meet our teams, learn about our development plans and explore how we can work together in building, maintaining and operating our data centers.

Cedar Rapids Community Betterment Fund (Cedar Rapids, IA):

up to \$23 million to help bring high-quality jobs, drive economic progress and strengthen local initiatives and nonprofits.

Community Engagement Spotlights

Fundación San Blas (Calatorao, Spain): €60k to provide hot meals, personal item storage and showers for homeless individuals.

SOS Children’s Village Zaragoza’s ‘SOS Protect’ Program (Calatorao, Spain): €90K to provide a home for abandoned orphans and children placed in social care.

Hermanadad del Refugio de Zaragoza’s ‘Drop of Milk’ program (Calatorao, Spain): €60K to supply baby milk and diapers to families facing poverty.

The I-58 Mission (Fayetteville, GA): \$20K to provide food, clothing and practical support to economically disadvantaged residents.

QTS strives to serve as a responsible and trusted neighbor in our communities.

Fostering Economic Advancement

Our data centers serve as a catalyst for economic prosperity, helping to build a resilient local economy and provide long-term value that boosts the economic wellbeing and quality of life of residents.

Driving Economic Growth

QTS data centers deliver a significant investment in communities that strengthens the local economy. In addition to providing capital investments, QTS attracts other high-tech businesses to the area to compound the economic benefits. Supporting industries, including construction, telecommunications, power infrastructure and technology manufacturing, also benefit from QTS’s presence.

“This facility represents a powerful endorsement of Iowa, our communities and our potential. As the largest investment in our state’s history, this data center campus is a catalyst not only for prosperity in the present, but for a better and brighter future.

Kim Reynolds, Governor of Iowa

Our Cedar Rapids, IA campus offers:

- \$10 Billion investment
- 2,000+ Construction jobs
- 77 Operations hires by the end of 2025
- Over 150 open positions to be hired in 2026
- Approximately \$186 million in annual labor income from jobs created and supported by QTS operations
- \$1.3 Billion annual contribution to Linn County GDP

[QTS partnered with local organizations and stakeholders to develop the Construction and Data Centre Training Academy, providing construction training to individuals in Cambois, UK. This program has already helped place some participants in jobs with QTS and our onsite contractor.](#)

[QTS supports the BEDE Academy Digital T Level program in Cambois, UK, collaborating to build a curriculum to teach data center skills.](#)

Workforce Development and Job Opportunities

QTS data centers support the local economy by introducing a wide range of job opportunities. During the construction phase, QTS requires thousands of construction and trade jobs. Once operational, our campuses offer hundreds of high-quality, long-term careers in technology, security and maintenance. To support the local economy, we strive to hire locally, when possible, with over 90% of our hires local to the markets that we enter. Our tenants also create employment opportunities that expand job prospects for local residents.

Employees

Our Powered by People culture shapes our commitment to enriching the lives and well-being of our employees, in and out of the office. We do this through multiple experience-boosting programs and initiatives.

Encouraging Employee Volunteerism

We empower our employees to make a positive impact in the communities in which they live and work by providing every employee with four paid volunteer days per year. Employees can use these days to volunteer at programs or events that are important to them or at any QTS-sponsored volunteer event.

QTS Data Center Academy

QTS’s Data Center Academy offers individuals with no prior experience a paid opportunity to train for data center technical roles. During the 18- to 24-month internship, participants work with QTS team members to acquire the knowledge and skills required for Critical Operations Technicians.

Promoting a Positive Work Experience

QTS wants to provide the best work experience for all QTSers. Our annual Employee Experience (EX) Survey actively and consistently seeks candid employee feedback to identify and address employee needs and concerns that can affect our company performance and culture.

The survey is administered through an independent third party and covers a variety of topics, including work culture, resources and support, growth and development, rewards and recognition and communications. Anonymous survey feedback helps us understand what we are doing well as a company and where we have room to improve.

[In 2025, 83% of our employees participated in the EX Survey with 89% responding that “Taking everything into account, this is a great place to work.”](#)

Training, Education and Development of our People

QTS believes that education and training are essential to unlocking the potential of our people. Learning and Development also provides formal mentorship programs, coaching for future key executives, cohort based development for targeted populations and comprehensive development experiences that include 360° feedback and strengths based coaching. We operate within a QTS endorsed development framework that emphasizes maintaining an up-to-date Individual Development Plan, engaging in mentorship and committing to continuous self-directed learning through platforms such as LinkedIn Learning and Udemy. These efforts are complemented by our evolving Q-Career framework and Flex Teams model, which offer stretch assignments and cross functional experiences that accelerate learning and career growth.

Our high-quality training opportunities are available to support skill development across our employee base as well as targeted trainings for our Facilities and Environmental Health and Safety (EHS) teams.

Job & Skill Development

Our job and skill development programs—including LinkedIn Learning, Udemy, Q-Career, Q-Community, SERVE Leadership Program, QTS People Leader Bootcamp and Q-Mentors—offer self-paced, online learning and mentorship opportunities to encourage career growth.

27,000+ total training hours in 2025

90+ employees completed QTS People Leader Bootcamp

11,000+ courses available including:

- In-person training
- Ad-hoc learning programs
- Self-paced assignments
- Self-paced voluntary learning

In 2025, QTSers completed more than 800 certification programs which accounted for over 9,000 hours of training.

Facilities Trainings

Our Facilities Training Program offers Data Center Operations Certifications that reinforce the ability of our Facility Operations (FacOps), Technology Operations (TechOps) and Information Security personnel to manage, maintain and optimize our data center operations. Defined career paths are also available to all site-critical employees on our Facility Operations Team to deliver specific job-related training requirements and promote optional learning, development and certifications that further expand employees' knowledge bases and credentials.



Members of our FacOps Team completed

220 skill-based courses

1,937 logged training hours

11,100+ courses in safety skills training completed

Our Internships Build a Pipeline of Talent

To address the widespread technical workforce shortage, QTS leverages multiple internship programs to help train the next generation of workers. The programs introduce individuals in different stages of their lives, career journeys and circumstances to high-potential data center career opportunities and deliver the knowledge and competencies that can help candidates improve their job prospects and secure gainful employment in our rapidly growing industry.

Our internship programs support early career and transitioning talent, including service members moving into the corporate workforce and college students participating in a 12-week summer internship.

For more information on our internship programs, visit our [website](#).

35 SkillBridge interns in 2025

52 since 2024

35 college interns in 2025

51 projected for summer 2026



Promoting Employee Belonging

QTS strives to foster a culture of trust and acceptance, in which every employee feels heard and valued. Our Belonging & Engagement (BE) program seeks to nurture a deep sense of community and strong employee work experience. The program supports our belief that as a more unified organization, we can deliver world-class innovation, enhanced performance and a stronger bottom line.

To encourage belonging within our organization, QTS champions three employee-led BE Groups - RISE: Represent Inspire Support Empower, VET: Veterans Empowering Technology and WIL: Women Inspiring Leadership. BE Groups are open to all employees and extend support and well-being through fostering community. Each BE Group offers camaraderie, engages in mentorship and leadership development, celebrates different perspectives and supports our mission of Servant Leadership. Acting as business resource groups, our BE Groups champion employee programs and work alongside our People Services team to inform enhancements to the employee experience, as well as partner with our Talent Acquisition team to broaden and enrich our talent pipelines. Our BE Groups cultivate a unified culture and uniquely work together to sponsor company events, fundraisers, wellness, education and volunteerism.

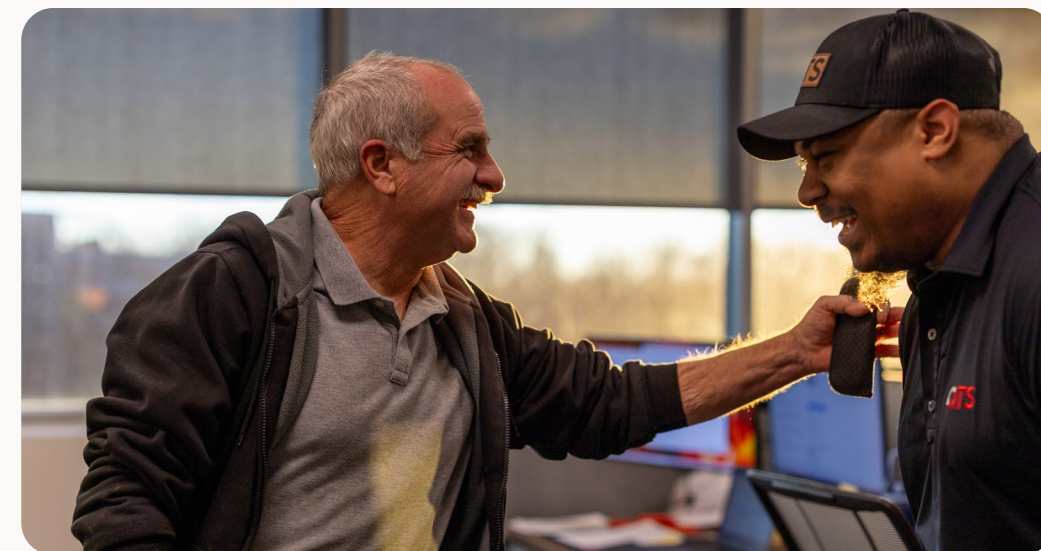
Our Commitment to Veterans

QTS is deeply committed to supporting our veterans and service members. We recognize the value these individuals bring to the workplace, including technical and interpersonal skills, a commitment of ownership, service before self and community—all of which strongly align with our [Core Values](#). QTS is proud to report that 20% of our employees have served our country.

SkillBridge Internship Program

Since 2021, QTS has participated in the United States Department of War SkillBridge internship program, supporting service members as they transition to the corporate workforce. In partnership with SkillBridge, QTS offers military veterans a three-month internship to gain valuable civilian work experience through specific hands-on industry training or apprenticeships. In 2025, we expanded our SkillBridge enrollment by 92% over 2024 to provide data center job opportunities to more veterans.

89% of SkillBridge interns transitioned to full-time QTS employees in 2025



Veteran Recruitment Programs

Since 2022, QTS has partnered with [Hiring our Heroes](#), a workforce recruitment organization that connects the military community, including service members, military spouses and veterans, with U.S. businesses. In 2025, we expanded our military recruiting efforts, partnering with the [Army PaYS Program](#) and the [Military Spouse Employment Partnership](#) (MSEP) to deepen our military-connected talent pipelines.

Stop Soldier Suicide

QTS works with [Stop Soldier Suicide](#) (SSS), a national, veteran-founded nonprofit focused on reducing the military suicide rate by 40% by 2030. In 2025, QTS hosted the C2MS Golf Invitational for the third consecutive year, raising over \$225,000 for SSS in 2025. These funds will help provide free, confidential and personalized mental health services to at-risk veterans and service members.

Benefits

QTS is Powered by People, and we recognize that our team members are the cornerstone of our culture, innovation and growth. To attract mission-driven, resourceful and committed individuals, we offer a robust benefits package that provides our employees with the resources and support they need to be their best, for themselves, their families and our customers.

We believe well-being shouldn't come at a high price. QTS offers \$0 premium coverage for high-deductible medical plans, as well as free dental and vision plans. These benefits are designed to deliver strong, comprehensive coverage while maintaining affordability for every team member and their families.

For our full benefits package, see our [career website](#).



Serving our Customers: A Commitment to Service and Experience

Our customers entrust us with their mission-critical IT infrastructure, their operational integrity and their reputations. In addition to delivering greater than 99.999% uptime, steadfast security and compliance, on-staff expertise and numerous connectivity options, QTS is committed to being flexible and responsive to our customers’ needs to provide exceptional customer experiences.

Our success and ability to provide an outstanding customer experience is built on our operational maturity—the sophistication and operational excellence we have built over years of operating data centers and addressing complex, rapidly changing customer requirements.



QTS Customer Experience Strategy

To ensure a gold standard of service, QTS employs a robust Customer Experience Strategy that measures and assesses customer satisfaction through various touchpoints along the customer journey. Through frequent customer check-ins and surveys, we strengthen the customer feedback loop and achieve a more in-depth view of our customers’ needs, future directions and more.

NPS Surveys

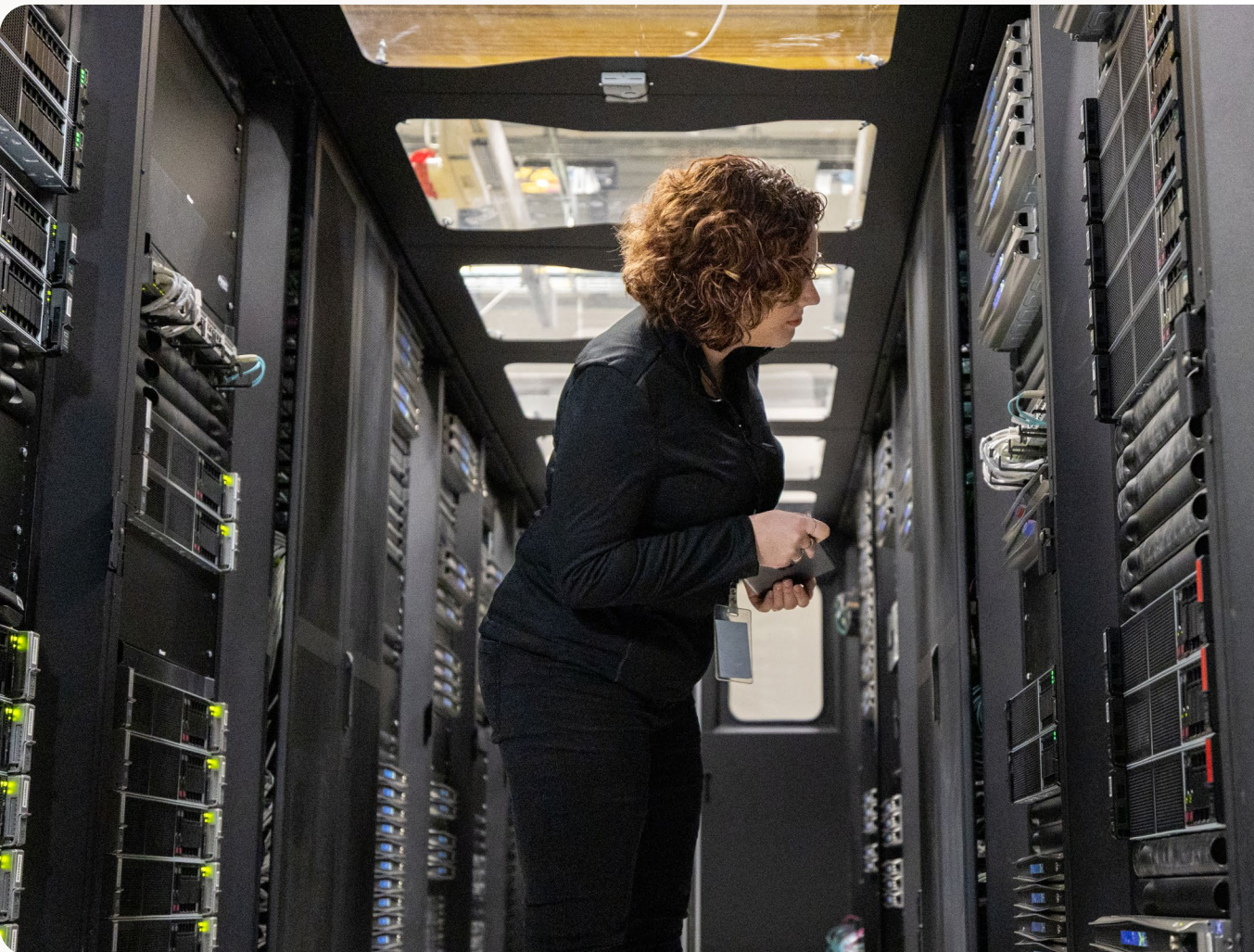
To gauge our success in delivering world-class customer experience, QTS utilizes Net Promoter Scores (NPS), an independently administered customer service survey. After each QTS interaction, customers receive a survey to calculate how likely the customer is to purchase again or recommend QTS to other companies.

QTS continues to achieve an industry-leading NPS rating of greater than 80 and also receives high ratings across other experience metrics, including Customer Effort Score (CES), which measures the ease of doing business with QTS, and Customer Satisfaction Score (CSAT), which rates service satisfaction.

Telemetry-driven Customer Experiences

The real-time intelligence offered by QTS Telemetry-as-Code (QTaC™) provides customers rich insights into their own data center environment. With on-demand views and control of their data center operations, including connectivity, power use, cooling and security access, customers can identify inefficiencies, manage access and potential safety issues and implement corrective actions to optimize service. Customers can also receive real-time alerts on developing risks and more.

This visibility and control is available from a user-friendly dashboard to support proactive data center management and enhance the customer experience.



Appendices

GRI Disclosures

SASB Index

Auditor's Statements



GRI Disclosures – QTS Reporting Year 2025

Statement of Use

QTS has reported the information cited in this GRI content index for the period of January 1 - December 31, 2025 with reference to the GRI Standards.

GRI Used

GRI 1: Foundation 2021

GRI 2: General Disclosures 2021

2.1	Organizational Details	QTS is the global digital infrastructure leader. QTS responsibly and sustainably provides the digital infrastructure critical to the future of our world and economy. We have a 20-year track record of designing, building and operating world-class data centers, delivering the critical infrastructure for the world's largest and fastest-growing companies. As a digital infrastructure leader, we have more than 90 data centers in operation or under development across the United States and Europe.
2.2	Entities included in the organizations sustainability reporting	The QTS Sustainability Report is compiled with reference to the Global Reporting Initiative (GRI) Standards. In alignment with reporting to the GHG Protocol, we report on properties where we have operational control, unless otherwise noted on specific metrics.
2.3	Reporting period, frequency and contact point	Reporting for the 2025 calendar year, QTS publishes its Sustainability Report annually. The 2025 Sustainability Report was published on 08.26.2026. For questions regarding the report, please contact: Sustainability Leadership Team, sustainability@Q.com
2.4	Restatements of information	Not applicable for this reporting period.
2.5	External assurance	We have concluded a limited assurance review of these specified 2025 environmental indicators with a third-party assurance provider. The independent accountant's report can be found in the appendix, pg. 33

ACTIVITIES AND WORKERS

2.6	Activities, value chain and other business relationships	The QTS supply chain remained substantially unchanged and primarily includes our energy and water utilities, our third-party contractors, the data center equipment manufacturers we have developed long-standing relationships with and our building materials suppliers. QTS Sustainable Procurement Policy: https://q.com/wp-content/uploads/2025/07/Sustainable-Supplier-Program.pdf QTS employs sustainable procurement practices by adopting the key elements of sustainability: environmental quality, social justice and economic prosperity. We recognize that the products and services we procure have both environmental and social impacts, and we are committed to addressing these through our procurement procedures.
2.7	Employees	Total global employee count includes employees across all regions. Data representing gender, race, age and veteran status are only collected for U.S. employees and percentages are calculated from proportion of US total employees. Total employee headcount as of December 31, 2025: 2,096 This is a 43.66% headcount growth since 2024. Total number of employees by type: • Permanent: 2,018 • Contingent: 78 • Non-guaranteed hours: N/A Total number of employees by gender: • Permanent: 1,532 men, 421 women, 59 other, 6 did not disclose • Temporary: 4 men, 2 women, 72 other, 0 did not disclose Total number of employees by region: • Americas: 1,903 permanent, 8 temporary • EMEA: 106 permanent, 1 temporary Total number of employees by employment type and gender: • Full-time: 1,524 men, 419 women, 56 other, 6 did not disclose • Part-time: 8 men, 2 women, 3 other, N/A did not disclose Total number of employees by employment type and region: • Americas: 1,903 full-time, 8 part-time • EMEA: 101 full-time, 6 part-time
2.8	Workers who are not employees	We use a variety of specialized consultants and suppliers to help improve our business processes, which would not appear in our employee headcount.

GOVERNANCE

2.9	Governance structure and composition	Our Approach to Sustainability, pg. 6 QTS is a privately held company with independent Board members. Since going private in 2021, the Board composition has been enhanced with experienced leaders, with some of the Board members participating while the company was publicly traded. The Board is composed of a group of men and women bringing deep knowledge from a range of industries.
2.10	Nomination and selection of the highest governance body	Our Approach to Sustainability, pg. 6
2.11	Chair of the highest governance body	Our Approach to Sustainability, pg. 6
2.12	Role of the highest governance body in overseeing the management of impacts	Our Approach to Sustainability, pg. 6
2.13	Delegation of responsibility for managing impacts	Our Approach to Sustainability, pg. 6
2.14	Role of the highest governance body in sustainability reporting	Our Approach to Sustainability, pg. 6 This report was formally reviewed and approved by the CEOs and Executive Team, in collaboration with the Sustainability Leadership Team.
2.15	Conflicts of interest	Please refer to the QTS Code of Business Conduct and Ethics .
2.16	Communication of critical concerns	The Board of Directors receives regular updates. The Sustainability Leadership Team reports directly to the CEOs and updates them regularly through informal meetings and written communications.
2.17	Collective knowledge of highest governance body	Our Approach to Sustainability, pg. 6
2.18	Evaluation of performance of the highest governance body	Our Approach to Sustainability, pg. 6
2.19	Remuneration policies	Executive compensation is tied to company financials and company-wide goals, paid out annually to reward executives for company performance.
2.20	Process to determine remuneration	CEOs compensation is tied to company financials and company-wide goals. CEOs pay is approved by the Board of Directors annually.
2.21	Annual total compensation ratio	Not applicable; CEOs pay ratio disclosure not required for private companies.

STRATEGY, POLICY AND PRACTICES

2.22	Statement on sustainable development strategy	Design & Construction, pg. 18
2.23	Policy commitments	Our Approach to Sustainability, pg. 6
2.24	Embedding policy commitments	Our Approach to Sustainability, pg. 6 Anti-Corruption, GRI 205, pg. 29
2.25	Process to remediate negative impacts	Governance, pg. 6
2.26	Mechanisms for seeking advice and raising concerns	Board Oversight, pg. 6
2.27	Compliance with laws and regulations	QTS did not identify any material non-compliance with environmental laws and/or regulations during the reporting year.
2.28	Membership associations	QTS memberships do not indicate our agreement with all views and positions taken by the associations. Memberships include: Corporate Energy Buyers Alliance (CEBA), Data Center Coalition, EPA Green Power Partnership, Veteran’s Advantage, Dutch Data Centre Association, German Data Center Association, Danish Data Center Industry

STAKEHOLDER ENGAGEMENT

2-29	Approach to stakeholder engagement	Our Approach to Sustainability, pg. 6
2-30	Collective bargaining agreements	QTS employees are not covered by collective bargaining agreements. Supporting the QTS Core Values, the company supports dialogue on changes impacting our current and future employees even where there is no obligation to do so.

GRI 3: Disclosures on Material Topics

3.1	Process to determine material topics	Our Approach to Sustainability, pg. 6
3.2	List of material topics	Our Approach to Sustainability, pg. 6 There has not been a change to the Materiality Assessment since the 2024 Sustainability Report. Financial Material Topics - Energy - Customer Satisfaction & Engagement - Access to Power - Procurement, Storage & Logistics - Environmental Regulatory Compliance - Environment Disclosure & Transparency - Governance & Public Policy - Senior-Level ESG Support & Engagement - Customer Privacy - Stakeholder Engagement - Emissions - Water - Community Development & Economic Impact - Biodiversity - Cyber Security & Compliance - Occupational Safety & Health - Materials & Waste Impact Material Topics - Energy - Water - Access to Power - Community Development & Economic Impact - Environmental Regulatory Compliance - Environmental Disclosure & Transparency - Emissions - Biodiversity - Materials & Waste
3.3	Management of Material Topics	Our Approach to Sustainability, pg. 6

GRI 204: Procurement Practices 2016

204.1	Proportion of spending on local suppliers	We utilize specialized equipment that is manufactured by a limited number of suppliers, which will not be considered local in many cases. Due to the niche nature of these purchases with our suppliers, locality is not a material measurement.
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GRI 205: Anti-corruption

205.1	Operations assessed for risks related to corruption	Through our ERM program, we have not assessed any risks as significant related to corruption.
205.2	Communication and training about anti-corruption policies and procedures	All employees, including executives and all Board members have received information on the company's anti-corruption policies. Mandatory training is required on this topic of all employees. All vendors must acknowledge QTS's anti-corruption policies. The Code of Business Conduct and Ethics covers anti-corruption and can be found on the company's website.
205.3	Confirmed incidents of corruption and actions taken	During the reporting period, there were zero confirmed incidents of corruption.

GRI 302: Energy

302.1	Energy consumption within the organization	Total energy consumption (MWh): 7,067,849 - Electricity: 7,038,980 - Fuels: 28,869 Purchased Renewable Energy (MWh): 1,316,420 Energy sold: None
302.2	Energy consumption outside of the organization	None
302.3	Energy intensity	kWh/Gross sq.ft. = 367.36
302.4	Reduction of energy consumption	QTS undertakes PUE and WUE improvement efforts through deployment of containment corridors inside the data center to maximize the cooling efficiency, as well as encouraging customers in the data halls to utilize blanking panels in their racks to ensure any empty spaces within the computer racks are not allowing wasted airflow. In addition, we have started to perform live system modeling to optimize the performance of our mechanical plants in order to operate them as efficiently as possible. In 2025, QTS's average PUE across our data center portfolio stands at 1.38. This efficiency gain saved 532,139 MWh of electricity in 2025 as compared to our baseline year of 2022.

GRI 303: Water & Effluents 2018

303.1	Interactions with water as a shared resource	Sustainability Objectives, pg. 11-12 QTS Water Stewardship, pg. 14
303.2	Management of water discharge-related impacts	Sustainability Objectives, pg. 11-12 QTS Water Stewardship, pg. 14
303.3	Water withdrawal	Total water withdrawal in 2025 was 2,873 megaliters (ML). - Third-party (e.g. municipal water): 2,873 ML - From areas with high water stress: 1,245 ML
303.4	Water discharge	Total discharged water in 2025 was 469 ML. - Third-party (e.g. municipal water): 469 ML - From areas with high water stress: 134 ML
303.5	Water consumption	Total water consumption in 2025 was 2,404 ML with 1,111 ML in areas with high water stress. Areas with high water stress were determined through use of WRI Aqueduct 4.0. Water consumed by our portfolio is predominantly used for evaporative cooling in our legacy portfolio and landscape irrigation. QTS is assuming that, in facilities that use evaporation for cooling, 100% of the withdrawn water is consumed (though some water is used for domestic and facility maintenance purposes and then discharged). New data center designs minimize water use. Our Water-Free Cooling Design does not use water for cooling. We install ENERGY STAR plumbing fixtures and we use locally adapted landscaping. In facilities that do not use evaporation for cooling, we assume that 100% of the withdrawn water is discharged (though some is consumed through irrigation) to local sewer systems and do not directly discharge into surface water, ground water or sea water. Water sent to the local sewer systems does not usually need special treatment.

GRI 305: Emissions 2016

305.1	Direct (Scope 1) GHG emissions	Please refer to the GHG Assurance Statement, for full details, pg.33	
305.2	Energy indirect (Scope 2) GHG emissions	GHG Emissions (MT CO ₂ e)	
305.3	Other indirect (Scope 3) GHG emissions	Scope 1	26,110
		Scope 2: location-based	20,531
		Scope 2: market-based	0
		Scope 3 Total	2,017,811
		• Downstream leased assets	2,017,269
		• Upstream leased assets	542
305.4	GHG emissions intensity	5.4 MT CO ₂ e Scope 1+2 market-based/cMW under contract	
305.5	Reductions of GHG emissions	1,061,221 MT CO ₂ e saved from the procurement of renewable energy	

GRI 306: Waste

306-1	Management of significant waste related impacts	Waste, pg. 20	
306-2			
306-3	Waste generated	Waste	US Tons
306-4	Waste diverted from disposal	Waste generated	4,802
306-5	Waste directed to disposal	Recycled	2,524
		Diversion Rate	53%

GRI 403: Occupational Health and Safety 2018

403.1	Occupational health and safety management system	Environmental Health & Safety, pg. 20
403.2	Hazard identification, risk assessment and incident investigation	Environmental Health & Safety, pg. 20
403.3	Occupational health services	Environmental Health & Safety, pg. 20
403.5	Worker training on occupational health and safety	Environmental Health & Safety, pg. 20
403.6	Promotion of worker health	Environmental Health & Safety, pg. 20 Caring for People, pg. 22-23
403.7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Environmental Health & Safety, pg. 20
403.8	Workers covered by an occupational health and safety management system	Environmental Health & Safety, pg. 20
403.9	Work-related injuries	In 2025: • No QTS employee fatalities as a result of work-related injury • Total Case Incident Rate: 1.49 • Lost Workday Case Rate of 0 per 200,000 hours worked.

GRI 406: Non-discrimination

406.1	Incidents of discrimination and corrective actions taken	During the relevant period, there were zero confirmed incidents.
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GRI 410: Security Practices 2016

410.1	Security personnel trained in human rights policies or procedures	All QTS employees must complete compliance training.
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GRI 413: Local Communities 2016

413.1	Operations with local community engagement, impact assessments and development programs	Being an engaged partner in the communities where QTS operates is a key part in of the materiality assessment, which is embodied in the diligence process for new development. QTS strives to establish communication and create feedback processes from the early stages of development to foster deep connections to our communities. In addition to this, QTS strives to engage with communities and provide consistent and accurate analysis of the following topics, subject to applicability by site: physical environmental conditions, access to carbon-free power, cultural resources risk, health risk and public policies. Communication is handled through well-established communication policies within the company and the local governments.
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GRI 414: Supplier Social Assessment 2016

414.1	New suppliers that were screened using social criteria	All vendors are evaluated against defined social responsibility criteria as part of the onboarding process.
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GRI 418: Customer Privacy 2016

418.1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	In 2025, no substantiated complaints concerning breaches of data privacy impacting our customers were made.
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Real Estate Sustainability Accounting Standard (SASB)

Topic	SASB Code	Accounting Metric	Category	Response
Energy Management	IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Quantitative	100%
	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property subsector	Quantitative	1. 7,067,849 MWh 2. Pg. 16 3. Pg. 16
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Quantitative	73.3%
	IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Quantitative	1. 100% 2. 82%
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Description and Analysis	Pg. 16
Water Management	IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Quantitative	QTS has data coverage for 100% of owned assets, including assets in regions with high and extremely high water stress, as defined by the WRI Water Risk Atlas tool, Aqueduct.
	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Quantitative	1. 2,873,237 m³ 2. Please refer to GRI 303
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Quantitative	26.4%
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Description and Analysis	Pg. 14

Topic	SASB Code	Accounting Metric	Category	Response
Management of Tenant Sustainability Impacts	IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	Quantitative	1. 0% 2. N/A
	IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Quantitative	1. 100% 2. 0%
	IF-RE-410a.3	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	Description and Analysis	Pg. 5, 25
Climate Change Adaptation	IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Quantitative	0 sq. ft.
	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	Description and Analysis	Pg. 5
Activity Metrics	IF-RE-000.A	Number of assets, by property subsector	Quantitative	58
	IF-RE-000.B	Leasable floor area, by property subsector	Quantitative	14.96 M sq. ft.
	IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Quantitative	8%
	IF-RE-000.D	Average occupancy rate, by property subsector	Quantitative	96%



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INDEPENDENT ACCOUNTANT’S REPORT

To the Board of Directors of QTS Realty Trust, LLC

We have reviewed management of QTS Realty Trust, LLC’s (“the Company”) assertion that the subject matter, as set forth in the 2025 Specified Environmental Indicators Report, for the year ended December 31, 2025 is presented in accordance with the criteria set forth in the Reporting Criteria section of the 2025 Specified Environmental Indicators Report. The Company’s management is responsible for its assertion. Our responsibility is to express a conclusion on the subject matter based on our review.

Our review was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we plan and perform the review to obtain limited assurance about whether any material modifications should be made to the identified subject matter in order for it to be presented in accordance with the criteria. The procedures performed in a review vary in nature and timing from and are substantially less in extent than, an examination, the objective of which is to obtain reasonable assurance about whether the subject matter included within Management’s Assertion is presented in accordance with the criteria, in all material respects, in order to express an opinion. Accordingly, we do not express such an opinion. Because of the limited nature of the engagement, the level of assurance obtained in a review is substantially lower than the assurance that would have been obtained had an examination been performed. We believe that the review evidence obtained is sufficient and appropriate to provide a reasonable basis for our conclusion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements related to the engagement.

The procedures we performed were based on our professional judgment. In performing our review, we performed analytical procedures, inquiries, and other procedures as we considered necessary in the circumstances. For a selection of the subject matter included in Reporting Criteria section of the 2025 Specified Environmental Indicators Report, we performed tests of mathematical accuracy of computations, compared the subject matter to underlying records, or observed the data collection process.

The preparation of the subject matter within the 2025 Specified Environmental Indicators Report requires management to interpret the criteria, make determinations as to the relevancy of information to be included, and make estimates and assumptions that affect reported information. Measurement of certain amounts, disclosures and metrics may include estimates and assumptions that are subject to substantial inherent measurement uncertainty, including the accuracy and precision of conversion factors or estimation methodologies used by management. Obtaining sufficient appropriate review evidence to support our conclusion does not reduce the inherent uncertainty in the amounts, disclosures and metrics. The selection by management of a different but acceptable measurement method, input data, or model assumptions, or a different point value within the range of reasonable values produced by the model, may have resulted in materially different amounts, disclosures and metrics being reported.

The information included in the Company’s Sustainability Report, other than the Environmental Indicators Report, was not subject to our review and, accordingly, we do not express a conclusion or any form of assurance on such information.

Based on our review, we are not aware of any material modifications that should be made to the subject matter in order for it to be presented in accordance with the identified criteria in the Reporting Criteria section of the 2025 Specified Environmental Indicators Report.

Deloitte + Touche LLP

August 25, 2026

For the year ended December 31, 2025.

QTS 2025 Specified Environmental Indicators Report

Management's Assertion

Management of QTS Realty Trust, LLC (“QTS” or the “Company”) is responsible for the completeness, accuracy, and validity of the disclosures included in the Company’s 2025 Specified Environmental Indicators Report (the “Report”) for the calendar year ended December 31, 2025. Management is also responsible for the collection, quantification, and presentation of the specified information included in the 2025 Specified Environmental Indicators Report and for the selection of the criteria, which management believes provide an objective basis for measuring and reporting. Management of QTS asserts that the specified information included in the Company’s 2025 Specified Environmental Indicators Report for the year ended December 31, 2025, is prepared in accordance with the criteria set forth in the Reporting Criteria section below.

About the Company

QTS is a leading provider of data center solutions across a diverse footprint with over four gigawatts of critical power capacity under customer contract in North America and Europe. Through its software- defined technology platform, QTS delivers secure, compliant infrastructure solutions, robust connectivity, and premium customer service to leading hyperscale technology companies, enterprises, and government entities. QTS is a Blackstone portfolio company.

Specified Environmental Indicators for Year Ended December 31, 2025

Table 1 – Scope 1 and 2 Greenhouse Gas (“GHG”) Emissions in metric tonnes of CO2 equivalent (“MTCO₂e”)

GHG Emissions	2022 (Base Year) Metric Tonnes of CO ₂ e	2025 Metric Tonnes of CO ₂ e
Scope 1	5,603	26,110
Scope 2 (Location-Based)	9,485	20,531
Scope 2 (Market-Based)	0	0
Total Scope 1 and 2 Emissions (Location-Based)	15,088	46,641
Total Scope 1 and 2 Emissions (Market-Based)	5,603	26,110

Table 2 - Select Scope 3 GHG Emissions in metric tonnes of CO₂ equivalent (“MTCO₂e”)

GHG Emissions	2022 (Base Year) Metric Tonnes of CO ₂ e	2025 Metric Tonnes of CO ₂ e
(13) Downstream Leased Assets (including customer allocated EACs)	628,511	2,017,269

Table 3 – Carbon-Free Claim

	2025
Percentage of Carbon-Free Electricity Utilized by QTS’s Facilities	86.1%
Percentage of Carbon-Free Electricity Utilized by QTS Controlled Operations	100%
Percentage of Carbon-Free Electricity Utilized by QTS’s Customers	85.2%

Table 4 – Water-Free Claim

	2025
Number of Data Centers with Water-Free Cooling Design	37

Approach to Measuring Specified Indicators

Organizational and Operational Boundary

QTS’s organizational boundary uses the operational control method. Scope 1 (natural gas for heating facilities, fugitive emissions from refrigerants in cooling infrastructure, and diesel fuel burned in on-site backup generators) and Scope 2 (electricity procured and utilized by the landlord for QTS office spaces, warehouses, and facility monitoring/ operating systems) emissions are reported. Additionally, Scope 3 Category 13: Downstream leased assets emissions (customer-controlled purchased electricity utilized for IT equipment and supporting critical infrastructure) are reported. All operations take place within the United States and the Netherlands. There are no material exclusions in the inventory.

The Carbon-Free Claim and Water-Free Cooling Design Claims follow the same boundary as outlined above.

Base Year

QTS uses 2022 data as the base year GHG inventory to compare against future years’ inventories. This base year was selected as it is the first year QTS received limited assurance over this data.

There are certain situations which require a base year recalculation. These situations include the following:

- Structural changes in the organization, (e.g., the transfer of ownership of emissions generating activities to another organization). This includes mergers, acquisitions,

divestitures, and outsourcing or insourcing of emitting activities.

- Changes in calculation methodology or improvement in accuracy of emission factors or activity data.
- Discovery of significant errors, or a number of errors that cumulatively have a significant impact.

The base year will be recalculated if any of the above situations, either individually or combined, result in a difference of more than 5% of total emissions. Organic growth or decline will not trigger baseline recalculation.

GHG Emissions Reported

This report includes Scope 1, Scope 2 and Scope 3 Category 13 (Downstream Leased Assets) emissions, presented in alignment with the GHG Protocol. GHG emissions in this report include emissions from electricity and fuel consumption – carbon dioxide (“CO₂”), methane (“CH₄”), and nitrous oxide (“N₂O”) – as well as emissions from hydrofluorocarbons (“HFCs”) from fugitive emissions of refrigerants used in cooling systems. Emissions from perfluorocarbons (“PFCs”), sulfur hexafluoride (“SF₆”) and/or nitrogen trifluoride (“NF₃”) are not included in this report as QTS has deemed these GHGs to be irrelevant to the company’s operations.

QTS applied the Intergovernmental Panel on Climate Change’s (“IPCC”) Global Warming Potentials (“GWP”) from the Sixth Assessment Report (“AR6”) to convert GHG emissions into carbon dioxide equivalents.

Greenhouse Gas	GWP
CO ₂	1
CH ₄	27.9
N ₂ O	273

Methodology

Scope 1

QTS tracks diesel, natural gas, and various refrigerant blends (e.g., R-134a, R-22, R-407C, R-410A, R-123, R-1234ze, etc.). Actual data is collected where available and estimates are made when necessary. In 2025, QTS sourced emissions factors from United States 2025 Environmental Protection Agency (“EPA”) Emission Factor Hub for both of our fuels and IPCC AR6 factors for the relevant refrigerant blends. The data for the identified inputs is collected to represent the calendar year.

Scope 2

Scope 2 emissions are indirect GHG emissions associated with the purchased electricity to power facilities and data centers. Electricity consumption is based on actual data obtained from utility providers. Consumption data is estimated if data is incomplete. When input data is not available, the Company makes estimates based on prior period data, actual data from a similar facility, or industry averages. QTS calculates both the location-based and market-based Scope 2 emissions from purchased electricity.

QTS allocates total electricity consumption from facilities between Scope 2 Purchased Electricity and Scope 3 Category 13 – Downstream Leased Assets emissions. QTS landlord-controlled Scope 2 Purchased Electricity consumption is quantified as the total area of each facility in square footage under QTS operational control multiplied by the 75th percentile electricity intensity factor for office spaces obtained from the US Energy Information Administration’s (“EIA”) 2018 Commercial Buildings Energy Consumption Survey (“CBECS”) (as updated in 2022). The customer-controlled portion of Scope 3 Category 13 is calculated as the total electricity consumption in the facility less the above-mentioned Scope 2 Purchased Electricity consumption methodology. For QTS owned office facilities (non-data centers), QTS assumes 100% operational control.

Location-based emissions are calculated using emission factors from the US EPA’s 2025 eGRID database published in 2025 for locations in the United States, and 2025 International Energy Agency (“IEA”) Emissions Factors for the Netherlands.

Scope 2 Market-Based emissions are calculated according to GHG Protocol’s Market-Based Scope 2 Data Hierarchy. The Market-Based methodology takes into account contractual arrangements through which the reporting company obtains power from specific sources (e.g., renewable energy) or suppliers. An emission factor of zero is used when purchased electricity is known to be procured from a renewable source, and this includes energy attribute certificates (“EACs”) such as guarantees of origin (“GOs”) and renewable energy credits (“RECs”) that are sourced and retired for the benefit of QTS. All contractual instruments applied align with the GHG Protocol’s Scope 2 Quality Criteria.

In 2025, QTS purchased enough renewable energy to reduce Scope 2 Market-Based emissions to zero.

Scope 3

Scope 3 Category 13 – Downstream Leased Assets are emissions from the operation of facilities that are owned by QTS (acting as a lessor) and leased to customers in the reporting year and are not included in Scope 2. QTS only accounts for the customer-controlled portion of Purchased Electricity, as described above, in this category – all Scope 1 fuel sources are determined to be within QTS’s operational control.

QTS formally transfers a portion of purchased contractual instruments, or EACs, as described above, to customers to reduce customer-controlled portion of Purchased Electricity. The unmatched customer- controlled electricity consumption is accounted for as Scope 3 Category 13 emissions. QTS uses customer-specific emission factors where available.

1. CO₂ residual mixes factors – 2025 Green-e for US facilities and 2024 Association of Issuing Bodies (“AIB”) for Netherlands facilities
2. CH₄ and N₂O other grid average factors – 2025 US EPA eGRID for US facilities and 2025 IEA Emission Factors for Netherlands.

Carbon-Free Claim

QTS used GHG based Carbon Emission Scope 2 and Scope 3 Category 13 accounting as the initial data set to build the Carbon-Free Claim. QTS procures (“QTS-Sourced”) Energy Attribute Certificate (EAC) instruments, including RECs, that are used to reduce QTS’s Scope 2 market-based emissions, and certain EACs are transferred via signed attestation to customers to reduce Scope 3 Category 13 market-based emissions associated with their electricity usage in our data centers, as discussed above. Residual EACs that are not used by QTS, and are not transferred via attestation to customers, are utilized to reduce QTS’s overall carbon emissions as a part of our Carbon-Free Energy claim.

Many QTS customers also manage their own carbon-free energy programs and procure EACs for use in their own emissions management strategies (“customer-sourced”). Customers’ data center related power consumption within the calendar year is the GHG Scope 3 Category 13 electricity usage, less the amount of carbon-free energy procured as obtained via customers’ most recent annual sustainability reports or publicly available documentation. The total customer-sourced Carbon-Free electricity reduces associated carbon-producing electricity consumption for reporting, but the amount of Carbon-Free electricity reported shall not exceed the amount of electricity attributed to each customer, respectively.

The region’s grid-delivered Carbon-Free electricity percentage is obtained via outreach to the facility’s electricity provider and when not available, QTS utilizes the EPA’s ‘eGrid Power Profiler’ and AIB’s ‘Residual Mixes and European Attribute Mix’ data sets.

Reporting Criteria

The following summary table defines the criteria for each specified indicator included in the Report. Management is responsible for the selection of the criteria or the development of the criteria (“management’s criteria”), which management believes provide an objective basis for measuring and reporting on the specified information referenced in this table.

Specified Information	Criteria	Tables
GHG Emissions – Scope 1, Scope 2 Location-based and Market-based and Scope 3 Category 13 Downstream Leased Assets	Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition) by the World Resources Institute/World Business Council for Sustainable Development (collectively the “GHG Protocol”)	1, 2
Carbon-Free Claim	Management’s Criteria: The Percentage of Carbon-Free Electricity Utilized by QTS’s Facilities is the Total Carbon-Free Electricity (as defined below) used by QTS facilities divided by the Total Electricity Consumption by QTS facilities (as defined below). Total Electricity Consumption by QTS facilities is derived from the kilowatt hours of electricity underlying QTS’s Scope 2 and Scope 3 Category 13 GHG emissions in accordance with the GHG Protocol. The Total Carbon-Free Electricity is the sum of (i) Renewable Energy Certificates (“RECs”), contractual instruments or other qualifying Energy Attribute Certificates (“EACs”) that meet the Scope 2 Quality Criteria and were purchased and retired by QTS for QTS facilities, (ii) RECs, contractual instruments or other qualifying EACs that were purchased by QTS and formally transferred or allocated to QTS customers for use at QTS facilities, (iii) Customer Sourced Carbon-Free Electricity (as defined below) and (iv) Grid Standard Carbon-Free Electricity (as defined below). Carbon-free electricity used in the calculations for this metric include electricity from renewable energy sources, plus hydroelectric and nuclear. The Customer-Sourced Carbon-Free Electricity is obtained from QTS customers’ data sources. Customer Sourced Carbon-Free Electricity is comprised of RECs, contractual instruments or other qualifying EACs purchased directly by QTS customers for use at QTS facilities. The amount of Customer Sourced Carbon-Free Electricity reported for an individual customer shall not exceed the total amount of all electricity attributed to such customer. The Grid Standard Carbon-Free Electricity is the amount of Carbon-Free Electricity consumed by QTS facilities via the power grid. The total electricity consumed by a QTS facility, less the total electricity utilized in QTS’s Scope 2 calculations in (i) and Customer Sourced Carbon-Free Electricity in (iii) above, is multiplied by the region’s Carbon-Free Electricity percentage. The Percentage of Carbon-Free Electricity Utilized by QTS Controlled Operations is the total RECs, contractual instruments or other qualifying EACs in (i) above in kilowatt hours divided by the total electricity under QTS’s operational control (i.e., total electricity utilized in QTS’s Scope 2 calculations). The Percentage of Carbon-Free Electricity Utilized by QTS’s Customers is the total customer Carbon-Free electricity (the sum of (ii), (iii) and (iv) above) in kilowatt hours divided by the Total Electricity Consumption by QTS facilities (as defined above). Carbon-Free Electricity sources described in sections (i) through (iv) are additive in nature and may be combined in determining Total Carbon-Free Electricity. However, Total Carbon-Free Electricity recognized for any individual facility shall not exceed the facility’s Total Electricity Consumption for the applicable reporting period, regardless of the number or combination of Carbon-Free Electricity sources attributed to the facility.	3
Water-Free Cooling Design Claim	Management’s Criteria: The Water-Free Cooling Design Claim includes greenfield QTS data centers in operation as of the end of the calendar year that utilize a Water- Free Cooling Design (as defined below). Greenfield data centers are defined as the development of a new building, as opposed to the retrofitting of an existing building. A Water-Free Cooling Design is described as data centers with cooling equipment that, once operational, does not withdraw, consume, or discharge water while cooling the data center. For purposes of this metric, Water-Free Cooling Designs employed by QTS include: - Refrigerant based systems: Low-pressure pumped or siphoned refrigerant systems that use outside air economization to remove heat without using water, and - Closed loop systems: Closed loop cooling systems that are charged with water during the construction and then use air-cooled chillers to remove heat without consuming water. For purposes of this metric, Water-Free Cooling Design excludes the following water use scenarios: - maintenance of the cooling system or cleaning of the machinery, - charging the closed loop cooling system during construction of the facility, as it is considered part of the pre-operational construction process, - use of humidification systems and - customer-driven liquid cooling that is outside of QTS’s operational control.	4



For questions regarding report content, please contact:

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