YOUR PARTNER FOR YOUR NEXT DATA CENTRE INVESTMENT PROJECT

UNLOCK YOUR INVESTMENT POTENTIAL WITH OUR INVESTOR SERVICES

We provide tailored Data Centre Investor Services to help you maximise your investments. With deep industry expertise, we guide you through every stage of the process, ensuring smarter decisions, reduced risks, and exceptional returns.

1. DEVELOPMENT MANAGEMENT

Navigate every stage of data centre development with our expert advisory team. From portfolio assessment and site selection to master planning and operational advisory, we provide clear strategies and accelerate decision-making to drive success.

2. TECHNICAL DUE DILIGENCE

Make informed investment decisions with our in-depth facility reviews, from lifecycle assessments and design reviews to utility and sustainability evaluations. Whether assessing land, infrastructure, or operational readiness, we identify opportunities, risks, and solutions.

3. REGULATORY AND SUSTAINABILITY ADVICE

Stay ahead of regulations and sustainability requirements with our expert guidance. From compliance reviews to carbon reporting, we help you align with industry standards, minimise risks, and implement actionable strategies.

WHY KEYSOURCE?

EXPERIENCED & TRUSTED
over 40 years of experience providing tailored end-to-end data centre solutions

PROVEN & RECOGNISED
20+ industry awards, including the prestigious "Edge" and "New Data Centre" Projects of the Year.

ACCREDITED & SECURE
Accredited by leading industry bodies such as Uptime Institute, Data Centre Alliance, Cyber Essentials Plus and ISO 9,14,27,45

CUSTOMER-CENTRIC & GLOBAL REACH
Trusted by global data centre operators, government bodies, and public sector organisations.

BE READY FOR EXCELLENCE

LENDER TECHNICAL ADVISOR (LTA) SERVICES

PHASE 1:
Full Project Site Due Diligence

Review borrower's chosen location: We thoroughly assess the proposed data centre site, including its design, configuration, and layout.

Pre-contractual understanding: This initial report ensures both you and the LTA have a clear understanding of the project site before finalising loan agreements.

PHASE 2:
Capital Expenditure (Capex) Review

Customer Contract Alignment: We verify that the borrower's customer contracts align with the agreed-upon terms and conditions

Facility Design Verification: We review the facility design details, including permits and licenses, to ensure compliance.

We also analyse the borrower's construction program and budget, ensuring alignment with the project's Request for Proposal (RFP) timeline and feasibility.

PHASE 3
Ongoing Monitoring and Reporting

Cost Control and Reporting: We provide ongoing cost monitoring and reporting, keeping you informed of project expenditures.

Construction Progress Tracking: Our team closely monitors the construction progress, identifying and reporting on any potential delays or issues.

Final Closing Report: Upon project completion, Keysource delivers a comprehensive final closing report, summarizing all aspects of the project.

KEY BENEFITS

AGILE & FLEXIBLE
Scalable services that grow with your needs.

RISK REDUCTION
Simplified multi discipline operating framework, focussed on rigorous adherence to process and governance.

DATA DRIVEN
Deliver greater insight into operations and enable data driven strategies to right size, consolidate & rationalise your estate.

EFFICIENCY
Optimise your infrastructure to ensure greater reliability, release stranded capacity and deliver cost-effective operations.

DELIVERING SUCCESS TO OUR CUSTOMERS WORLDWIDE

YOUR PARTNER FOR YOUR NEXT DATA CENTRE INVESTMENT PROJECT

UNLOCK THE POTENTIAL OF YOUR DATA CENTRE WITH CONSULTANCY SERVICES

WHY DO YOU NEED DATA CENTRE CONSULTANCY SERVICES?

We offer a **range of consultancy services** tailored to meet your unique needs. From data centre conceptualisation and global/regional strategies to colocation advisory and pre/post-build consultancy, our experts will work closely with you to develop **the most effective roadmap** for your business.

1.STRATEGY

Get expert insights to achieve your strategic goals. Whether it's a new build, expansion, or optimisation, early, informed decisions ensure success throughout the facility lifecycle.

2. ASSESSMENT

Make smarter decisions with in-depth evaluations of capacity, efficiency, sustainability, and more. Our experts guide you through facility and organisational assessments to drive growth.

3.PRE-CONSTRUCTION

Streamline your project with feasibility studies, risk assessments, planning, and permitting. Early collaboration ensures a strong foundation for successful delivery.

4.DESIGN

Collaborate with us for all aspects of your critical facility design. From concept to construction, our specialists create innovative and practical solutions tailored to your needs.

5.DELIVERY

Looking for a trusted partner to deliver your project?
Our delivery services ensure your designs are brought to life seamlessly and efficiently, on time and within budget.

WHY KEYSOURCE?

EEXPERIENCED & TRUSTED
Over 30 years delivering critical IT services with 80+ experts.

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BOOST PERFORMANCE WITH EXTRA EXPERTISE

KEY BENEFITS

AGILE & FLEXIBLE
Scalable services that grow with your needs.

DIGITAL TWIN & CFD SERVICE

Whether you're designing a new data centre, an expansion, or designing critical power and cooling infrastructure, Keysource's digital twin services gives you confidence that your design will work.

COMPLIANCE & SECURITY
In todays' ever-changing regulatory landscape, we'll assist you in navigating complex compliance frameworks

AUDIT SERVICES

We analyse the efficiency and effectiveness of your systems and processes to identify areas for improvement and recommend real actionable solutions.

SUSTAINABILITY
We understand the importance of achieving a sustainable data centre that balances scalability, cost-effectiveness, and environmental responsibility.

ENERGY OPTIMISATION STUDY (EOS)

Our Energy Optimisation Study is outlined to reduce total power consumption and operational expenditure of your facility, saving money and reducing carbon.

COST-EFFECTIVE SOLUTIONS
Our consultants will provide accurate analysis and recommendations tailored to your specific NEEDS.

DELIVERING SUCCESS IN OVER **60 LOCATIONS** WORLDWIDE

sky

wtw

UNIVERSITY OF LEICESTER

UK RI

Science and Technology Facilities Council

YOUR PARTNER FOR CRITICAL IT & DATA CENTRE SERVICES

- **Hosting:** On-Premise, Cloud & Hybrid
- **Managed:** OS, Platforms & Security
- **Physical IT:** Servers, Storage & Networks
- **Infrastructure:** Comms Rooms, Data Centres & Critical M&E

DESIGN | DEPLOY | TRANSFORM | OPTIMISE | INSIGHTS

UNLOCK THE POTENTIAL OF YOUR TECHNOLOGY STACK WITH OUR FULLY MANAGED SERVICES

In today's dynamic business landscape, your critical IT infrastructure is the beating heart of your operations. It requires constant attention to ensure optimal performance, cost-effectiveness, and environmental responsibility.

Design & Deploy

Customised solutions aligned with business goals delivering resilient and rightsized infrastructure.

- Strategic consulting
- Infrastructure design
- Cloud & colocation provisioning
- Server, storage & network build
- Site build: space, power, cooling
- End-to-end ICT & security

Transform & Optimise

Enabling organisations to navigate and succeed through business change in the digital era.

- Strategic evolution consulting
- Enhancing & redesigning the stack
- Digital transformation
- Lifecycle & technology refresh
- Physical consolidation & migration
- Optimised M&E vs IT demand

Managed IT

Expert management of critical infrastructure, ensuring reliable, secure and efficient operations.

- 24x7 help desk & field services
- Remote telemetry & control
- IT platform management
- Physical data centre operations
- ITIL service governance
- Accreditation & compliance

Technologies & Data Insights

Develop data insights and lay the groundwork for sustainable and cost-effective operations.

- Audit & advisory consulting
- Metering and energy management
- Sustainability tooling & reporting
- PUE and efficiency metric services
- CSR, ESG & regulatory data insight
- Predictive technologies

KEY BENEFITS

AGILITY & FLEXIBILITY
Scalable services that grow with your needs.

RISK REDUCTION
Simplified operations with proactive monitoring and governance.

COMPLIANCE & SECURITY
Ensure full regulatory compliance with enhanced data protection.

EFFICIENCY & SUSTAINABILITY
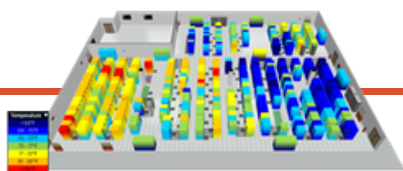Optimise your IT infrastructure for cost-effectiveness and reduced environmental impact.

TRANSFORM YOUR IT WITH OUR MANAGED SERVICES EXPERTS

LEVERAGING TECHNOLOGY FOR PREDICTABLE CHANGE

DATA CENTRE INFRASTRUCTURE MANAGEMENT (DCIM)

Monitor, visualise and manage data centre IT and M&E assets.
Structured change control and impact analysis provides operators with the ability to confidently plan capacity for future growth and asset lifecycle.

AI DRIVEN DATA CENTRE OPTIMISATION SOFTWARE

Comprehensive thermal monitoring uncovers risk, predicts failures and identifies opportunities for optimisation. AI powered Machine Learning enables operators to quickly and easily fine tune the data centre to maximum efficiency.

SUSTAINABILITY MANAGEMENT & DATA INSIGHTS

Consolidating and visualising energy data to establish baselines, identify opportunities, record improvements and drive optimised efficiency. Dashboards and reporting track reduction targets and deliver regulatory compliance.

WHY KEYSOURCE?

EXPERIENCED & TRUSTED
Over 30 years delivering critical IT services with 80+ experts across over 200 service contracts.

PROVEN & RECOGNISED
20+ industry awards, including the prestigious "Edge" and "New Data Centre" Projects of the Year.

ACCREDITED & SECURE
Accredited by leading industry bodies such as Uptime Institute, Data Centre Alliance, Cyber Essentials Plus and ISO 9,14,27,45

CUSTOMER-CENTRIC & GLOBAL REACH
Trusted by global data centre operators, government bodies, and financial services.

DELIVERING SUCCESS IN OVER **60 LOCATIONS** WORLDWIDE
FROM FINANCIAL SERVICES TO PUBLIC SECTOR ORGANISATIONS

wtw

AIG

METROPOLITAN POLICE

DEEP GREEN

HM Treasury

YOUR PARTNER FOR DATA CENTRE MAINTENANCE SERVICES

WHY DO YOU NEED DATA CENTRE MAINTENANCE & SUPPORT SERVICES?

Underpinned by 40+ years of experience in maintaining and supporting critical environments, our operating model has evolved to a robust, streamlined delivery service supporting all aspects of service & engineering management. We ensure **availability, reduce risk** and deliver **cost effective operations** across your physical estate.

MAINTENANCE COMPLIANCE

Not only does non-compliance increase the risk of legal consequences and sanctions, but it will likely lead to avoidable added costs. Ensuring your facility is adhering to all relevant statutory and regulatory laws and legislation is paramount. You can employ the Keysource team to enact a compliant maintenance plan for your company's facility which will ensure you remain compliant at all times.

ENSURE BUSINESS CONTINUITY

We understand the importance of business continuity. Our operational services encompass **robust disaster recovery strategies,** including backup solutions, data replication and failover mechanisms. We help you develop and implement comprehensive plans to minimize the impact of unexpected events, **ensuring uninterrupted operations** and peace of mind.

PREVENT POWER OUTAGES AND COSTS

Power-related outages account for 43% of outages that are classified as significant (causing downtime and financial loss: Over 60% of failures result **in at least £80,000 in total losses**). The single biggest cause of power incidents is uninterruptible power supply (UPS) failures. Eliminate that risk with our detailed maintenance and support protocols

WHY KEYSOURCE?

EXPERIENCED & TRUSTED
200+ service Contract Customers globally and 40+ sites remotely monitored 24/7

PROVEN & RECOGNISED
20+ industry awards, including the prestigious "Edge" and "New Data Centre" Projects of the Year.

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BE READY FOR OPERATIONAL EXCELLENCE

REACTIVE SUPPORT

We offer responsive support services to address any facility management issues promptly and efficiently.

PLANNED MAINTENANCE

Our comprehensive planned maintenance programs ensure the smooth operation and longevity of your critical infrastructure.

LIFECYCLE REPLACEMENT SERVICE

Our lifecycle replacement services enable seamless equipment upgrades and replacements, minimizing downtime and maximizing efficiency.

OPERATIONAL GUARDIANSHIP SERVICE

Strategy & Governance for critical asset maintenance requirements against industry best practises and implemented by expert onsite engineering personnel

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DELIVERING SUCCESS TO **OVER 200+** SERVICE CONTRACT CUSTOMERS
From Data Centre Operators to Public Sector Organisations

NHS
Epsom and St Helier
University Hospitals
NHS Trust

CARDIFF UNIVERSITY

Datum

CSL Seqirus

UNIVERSITY OF LEICESTER

YOUR PARTNER FOR YOUR DATA CENTRE NET ZERO JOURNEY

WHY DO YOU NEED DATA CENTRE SUSTAINABILITY SERVICES?

Data Centres are being subject to more and more regulatory requirements and net zero targets, with operational costs rising substantially due to an increase in energy consumption.

Our sustainability services provide customers with legislative and regulation advice to help navigate a changing landscape, audits, assessments, embodied & operational carbon modelling to measure and benchmark performance, intervention assessments to identify feasible opportunities, and renewable solution analysis for robust technical and commercial business cases to deliver sustainability goals and objectives.

CLEAN ENERGY SOURCING

Data centres can transition away from fossil fuels, significantly **reducing their carbon footprint.**
Our team of experts conducts thorough assessments to identify the most **suitable clean energy sources** from wind, solar, and hydroelectric power, based on location, energy demand, and budget considerations.

DECARBONISATION ASSESSMENT

We focus on optimising energy consumption to reduce carbon emissions **across Scope 1, Scope 2, and Scope 3** categories. We evaluate current energy usage patterns, infrastructure efficiency, and potential areas for improvement to develop tailored strategies with help of **Embodied Carbon & Operational Energy Assessments.**

GREEN BUILDING CERTIFICATIONS

BREEAM: This framework measures sustainability performance of a building
NABERS: This energy rating measures actual energy use of an existing building & server rooms part of the building.
LEED: The world's most widely used green building rating system, providing a framework for cost-savings and ESG benefits.

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TRANSFORM YOUR DATA CENTRE WITH SUSTAINABLE ACTIONS