



# 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**