



# KAO DATA

INVESTMENT OPPORTUNITY

## LOCATION

### IN THE HEART OF THE UK

The worlds of innovation and business converge at **Kao Data, London's largest data centre campus**. Located on a newly redeveloped science and technology hub in the heart of the United Kingdom's influential **London-Stansted-Cambridge corridor**. With a long history of scientific and technological breakthroughs, including the momentous **discovery of fibre optic cable**, the site is the perfect location for any business looking to place itself firmly at the forefront of information communication and technology services.



**350 MW**

London-Europe's Largest Market

20% of England's Digital Economy

**Strongest DC take-up in Europe**

37 World-Class Life Sciences Institutes

54,000 IT/Telecoms Professionals

6.2% Harlow Business Growth Highest in the UK

**LSCC**

### LONDON STANSTEAD CAMBRIDGE CORRIDOR

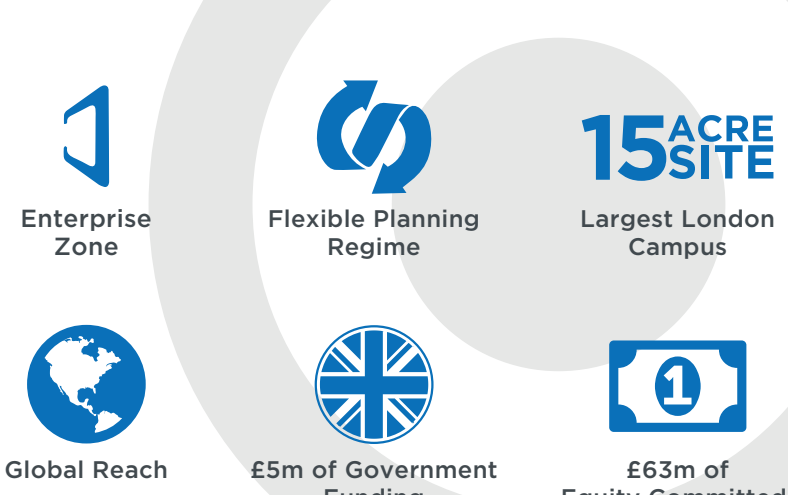
Strategically placed in the Harlow Enterprise zone, which sits in the epicentre of the LSCC, KAO is home to a diverse range of successful businesses. The LSCC has strong clusters in digital technology, bio-medical, logistics, advance manufacturing and low carbon industries.

A skilled population We have a population of 2 million and growing, with nearly 40% of our working age population educated to degree level or above. With excellent transport links both internationally and into the city the corridor has emerged as a leading growth cluster in the UK.

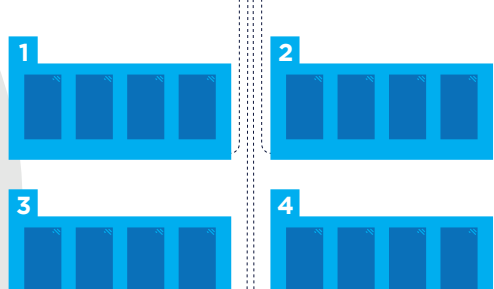
### THE HOME OF DISCOVERY

The site now known as Kao Park has long been synonymous with discovery. As far back as the 1940s it was used by Alec Reeves as the birthplace of his wartime navigation system OBOE, whilst for many years it was home to the main research laboratory of UK telecoms pioneer Standard Telephones and Cables Company. It is now world famous as the birthplace of fibre optics in 1966.

## THE SITE



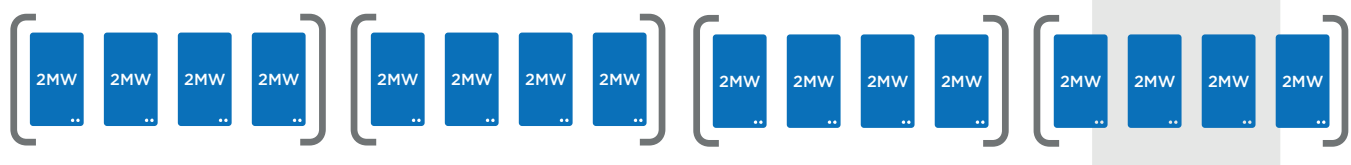
**DARK FIBRE AVAILABLE**



4 Data Centres  
**31660 m²**

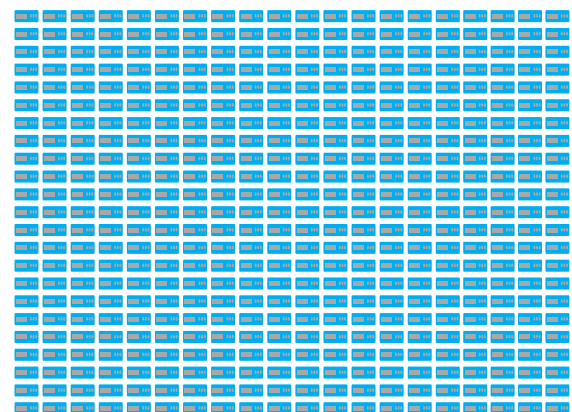
**16 HALLS**

## TECHNOLOGY



**2 MW** POWER PER SUITE

500 RACK POSITIONS PER SUITE



**5+ FIBRE PROVIDERS**

### SERVERS, FIBRE, DATA

The Kao Park data centre builds on the UK's reputation as Europe's leading data processing hub due to its resilience, high international internet bandwidth capacity and political stability. It is also the cornerstone of the park's commitment to giving ICT, MedTech and Advanced Manufacturing businesses an edge over their domestic and international competitors.

And in a globalised world where connectivity is key, this has never been more important.

## TEAM

### OPERATIONS TEAM



**Jan Daan Luycks**  
Managing Director (CEO)

**Interxion (2000-2010):** Development of Interxion's largest accounts, grew revenue from €350k to €55m in 2010. **GTS:** 4 years of business development and sales in CEE



**Paul Finch**  
Operations Director (CTO)

Paul was a Senior Director, EMEA Design & Construction at Digital Realty (NYSE: DLR). With over 25 years of progressive experience in engineering, construction and property on focused data centres and technical real estate, across the banking & financial services, technology, internet, media and telecommunications sectors.

### PROFESSIONAL TEAM



**Arcadis**  
Client-side Consultants



**JCA**  
Design and Technical Partner

### INVESTMENT TEAM



**Chief Executive**  
David Bloom

Technology entrepreneur and founder of Goldacre David oversees strategy and investor relations. David has a strong background in sales, market and business operations.



**Chief Financial Officer**  
Matthew Harris

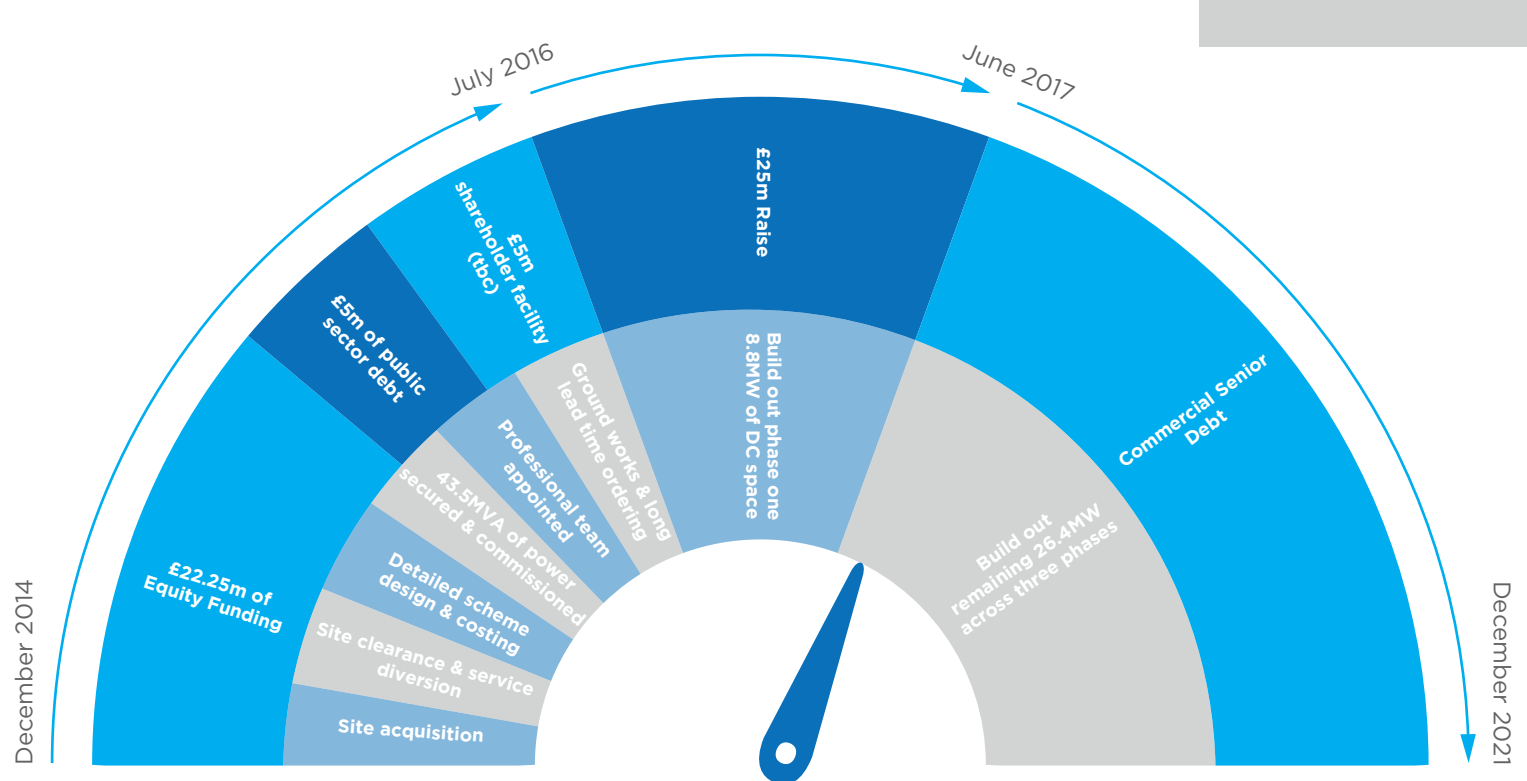
A chartered accountant with a background in tech and investment Matt has helped Goldacre raise over £50m of investment since 2014.



**Chief Investment Officer**  
Fionnuala Hogan

Over 20yrs pan-European experience in financial services, corporate finance and real estate. Most recently in senior management roles leading on strategic portfolio restructuring and origination.

## FINANCIALS



FUNDING AND MILESTONE TRACKER