



TO: Amazon Data Centres Ireland Limited

Date: 11<sup>th</sup> February 2025

RE: DUB159 - Premises located at Kildare Innovation Campus, Barnhall Meadows, Leixlip, County Kildare

Dear Sir/Madam

Pursuant to your request, we have included below a summary of the key terms of the Lease Agreement between The Platform ICAV acting for and on behalf of its Sub-Fund Liffey Sub-Fund having its registered office at 5th Floor, 76 Sir John Rogerson's Quay, Dublin 2, Ireland and Amazon Data Services Limited dated as of 7 August 2024 (the "**Lease**").

Parties	Amazon Data Services Ireland Limited (" <b>AWS</b> ") The Platform ICAV acting for and on behalf of its Sub-Fund Liffey Sub-Fund (the " <b>Liffey Sub-Fund</b> ")
Lease	Pursuant to the Lease, Liffey Sub-Fund leases to AWS and AWS leases from Liffey Sub-Fund. The Landlord's land (Kildare Innovation Campus) and the AWS leased site (Data Centre Building B1) are outlined in red and green respectively in Exhibit A.
Master Lease	The Landlord owns the fee simple interest in Kildare Innovation Campus and does not lease the property pursuant to a Master Lease. Thus, AWS's interest in Data Centre Building B1 is <i>not</i> subject to a Master Lease.
Premises	Building B1 consists of 13,225 usable square metres of space across 1 data hall and will require a thermal input of 110.75 MWth.
Initial Term	The initial term of the Lease is 20 years following the Rent Commencement Date. The projected Rent Commencement Date is 8 August 2026.
Renewal Terms	AWS has 2 x 5 year extension options of 5 years each. AWS also has 3 x short-term extension options of 12 months each on 3 months' notice to the Landlord.

The information above is provided in writing solely for information purposes to confirm the existing terms of the Lease. It is not intended to be legally binding on the Landlord and should not be construed to modify the terms of the Lease or impose any obligations on the Landlord in connection therewith.

Signed:



Allan Shine

Chief Executive and Landlord Representative

Kildare Innovation Campus

Leixlip

Co. Kildare

[allan@kildarecampus.com](mailto:allan@kildarecampus.com) 087 2944333

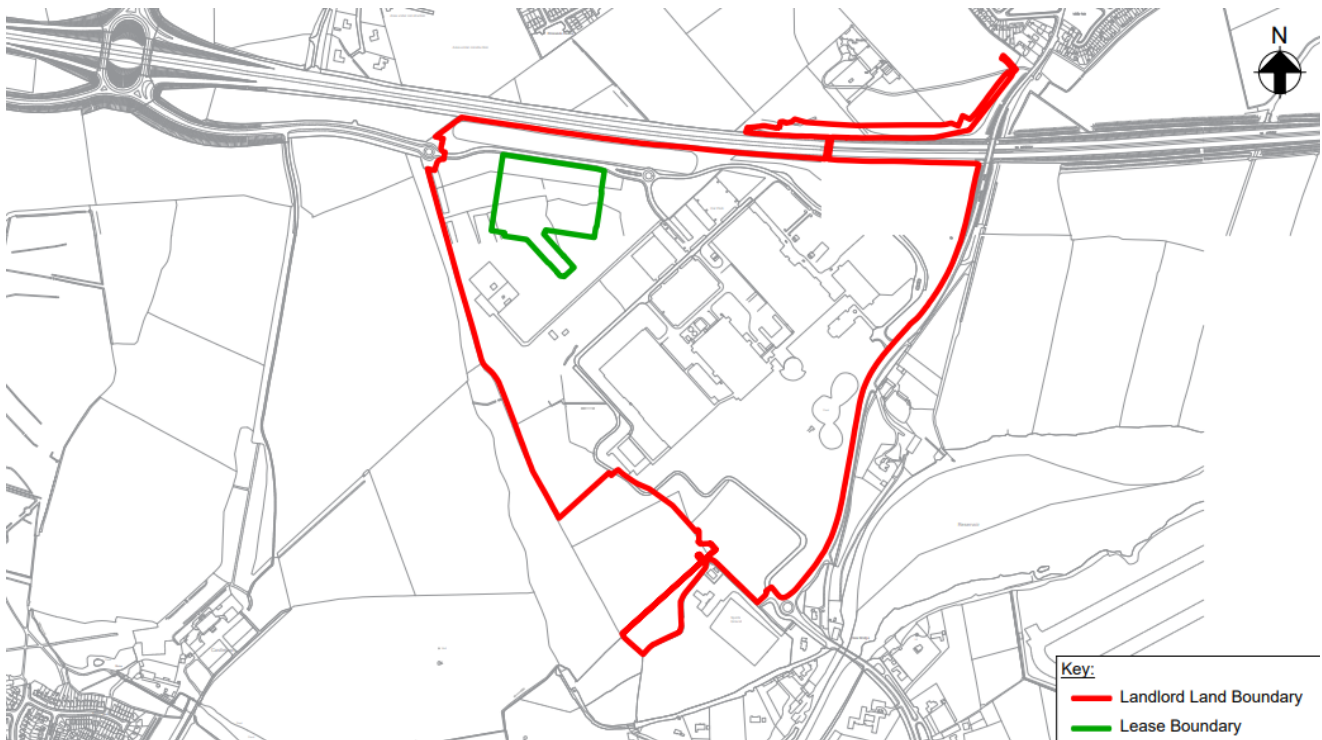


Figure 1: Data Centre Building B1 (outlined in green) location within wider KIC Masterplan (outlined in red)