pıllsbury

JUNE 2025

Pillsbury's Integrated Data Center Capabilities



Data Center Capabilities

Pillsbury Counsels the *Entire Data Centers Ecosystem*.

Legal support is essential to acquiring, developing, financing, powering, operating, and protecting data centers. What may not be readily apparent is the additional value derived from deploying that legal support in an **integrated fashion**, with specialty areas tailored to the future deployment needs for artificial intelligence applications.

Pillsbury's Data Centers team is composed of legal professionals and consultants who regularly work with one another **across the traditional legal disciplines** on data center opportunities and challenges.

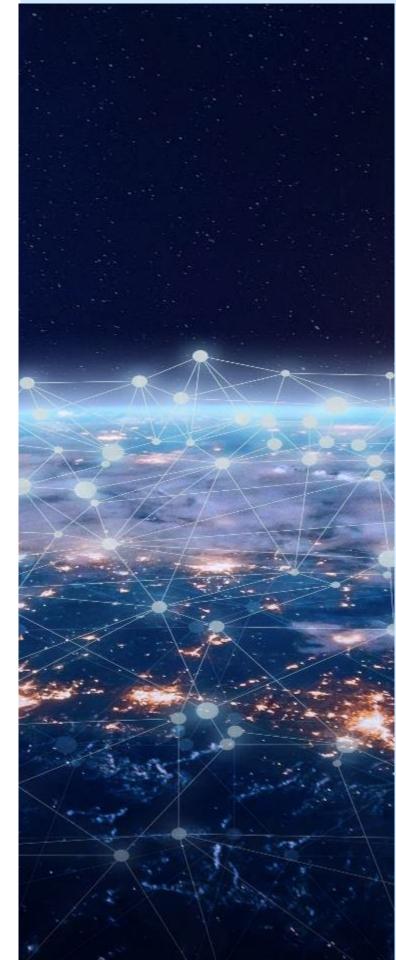
- We work with major real estate developers and all types of funds and other sources of equity capital and debt financing in the space and we have a first-tier construction practice that can advise during the entire lifecycle of a project.
- We have strong offerings for innovative energy sourcing, given our decades of experience in nuclear fission/fusion, gas/CCS, renewables and storage solutions, both on and off the grid.
- Our team of counselors is fully equipped to advise on the full range of tax and incentives, security, technology licensing, and compliance issues.
- We work for both proprietors and users of data centers and understand the larger goals and needs of those who depend on them and are well versed in service and co-location arrangements for the essential roles that data centers play today.

<u>Most Innovative Energy Law Firm Globally – Two Years in a Row</u>



Highly Ranked for Energy Transition, Construction, Outsourcing, Technology and Electricity Finance





ECOSYSTEM

Construction & Development

- EPC(M) for core and balance of plant (BOP)
- Procurement of components and systems, switches, racks, telecom
- Cooling solutions, innovative HVAC

Energy & Infrastructure

- Long-term and interim power and cooling
- Water supply
- On grid, or off grid adjacent to data center
- Zero-emission: gas/CCS, renewable/storage, nuclear fission/fusion

Acquisition & Investment

- General equity
- New equity, convertibles
- Debt
- Follow-on capital raises
- M&A, joint ventures and strategic alliances
- Comprehensive due diligence

Regulatory & Security

- Environmental approvals
- Operating permits
- Cyber security standards
- PFAS, HFC, data center environmental risk management
- Sustainability

Pillsbury's Data Centers Practice

Supply Chain & International Trade

- Supply chain solutions
- IT/Telecom constraints
- International trade and logistics
- Tariffs and other trade restrictions

Tax & Incentives

Site Selection

Zoning

Leasing

- Land assemblage

Land use entitlements

Location incentives and

state policy counseling

Permitting/local issues

Real estate finance

- Federal, state, international tax planning
- Location incentives and policies

Operations & Staffing

- Operation & maintenance
- Workforce safety
- Workforce training and shortages
- Biometrics and other personal privacy issues

Technology/IP

- IP portfolio management
- Telecommunications systems
- Licenses
- Prosecution
- Defense

Customer-Facing Solutions

- Edge, enterprise, cloud
- Service agreements
- Co-location arrangements
- Business interruption
- Physical/cyber security solutions
- Custom software

DATA CENTERS

TEAM MEMBERS

Construction & Development

- Jeffrey Gans
- Jamie Bobotek
- Rob James
- <u>Allan Van Vliet</u>
- Arielle Murphy

Energy & Infrastructure

- Rob James
- Alicia McKnight
- Jeff Merrifield
- Michael Reese
- <u>Ashleigh</u> Myers
- Will Fork
- <u>Sid Fowler</u>

Acquisition & Investment

- Steve Amdur
- David Baxter
- Robbie Stein
- Dave Lillevand
- Rob James
- Alicia McKnight
- Shellka Arora-Cox

Regulatory & Security

Site Selection

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Andrew Weiner

Rachel Horsch

Craig de Ridder

RJ Davis

Noa Clark

Bob Herr

- <u>Jeewon Serrato</u>
- Shruti Arora Bhutani
- Steven Farmer
- Brian Finch
- Mike McDonough
- Reza Zarghamee
- Ashleigh Myers

Pillsbury's Data Centers Practice

Supply Chain & International Trade

- Nancy Fischer
- Benjamin Cote
- Aaron Hutman
- Jenny Liu
- Simon Barrett
- Olivia Matsushita

Tax & Incentives

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- Don Lonczak
- <u>Nora Burke</u>
- Aimee Ghosh

Operations & Staffing

- Tony Phillips
- Jean Kuei
- Stacie Yee
- Jeewon Serrato
- Shruti Bhutani Arora

Technology/IP

- <u>Dave Jakopin</u>
- Josh Tucker
- Ed Cavazos

Customer-Facing Solutions

- Brooke Daniels
- Jeewon Serrato
- Elizabeth Zimmer
- **Brittney Sandler**
- Aaron Oser
- Phil Evans (Consultant)
- <u>Joe Nash (Consultant)</u>

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