



## CoreSite Realty Corporation Announces Closing of \$150 million of 3.75% Senior Notes Offering

May 6, 2020

DENVER--(BUSINESS WIRE)--May 6, 2020-- CoreSite Realty Corporation (NYSE:COR) ("CoreSite"), a premier provider of secure, reliable, high-performance data center, cloud access and interconnection solutions across the U.S., today announced that its operating partnership, CoreSite, L.P. (the "Operating Partnership"), agreed to issue and sell an aggregate principal amount of \$150 million of its 3.75% senior notes due May 6, 2027 (the "Notes"), in a private placement to certain "accredited investors" pursuant to Section 4(a)(2) of the Securities Act of 1933, as amended (the "Securities Act").

An aggregate principal amount of \$100 million of the Notes was issued on May 6, 2020, and an aggregate principal amount of \$50 million is expected to be issued by the Operating Partnership on or prior to July 14, 2020.

Interest on the Notes is payable semiannually, on the 15<sup>th</sup> day of June and December in each year, commencing on December 15, 2020. The proceeds from the Notes will be used to refinance existing debt and for general corporate purposes. The Notes are senior unsecured obligations of the Operating Partnership and are jointly and severally guaranteed by CoreSite and each of the Operating Partnership's subsidiaries that guarantees indebtedness under the Operating Partnership's senior unsecured credit facilities.

"The successful execution of this offering affords us the financial flexibility to repay outstanding amounts on our revolving credit facility and provides us with additional liquidity to fund future development projects without the need to access additional capital in the near-term," said Jeff Finin, Chief Financial Officer at CoreSite. "Additionally, I would like to thank our lending institutions for their continued support of CoreSite and to our team of professionals for successfully completing this transaction."

The Notes and the guaranties thereof will not be and have not been registered under the Securities Act or any state securities laws and may not be offered or sold absent registration under the Securities Act, or pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state securities laws.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of, the Notes or the guaranties thereof in any state or jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction.

### About CoreSite

CoreSite Realty Corporation (NYSE:COR) delivers secure, reliable, high-performance data center and interconnection solutions to a growing customer ecosystem across eight key North American markets. More than 1,350 of the world's leading enterprises, network operators, cloud providers, and supporting service providers choose CoreSite to connect, protect and optimize their performance-sensitive data, applications and computing workloads. Our scalable, flexible solutions and 450+ dedicated employees consistently deliver unmatched data center options — all of which leads to a best-in-class customer experience and lasting relationships.

### Forward-Looking Statements

This press release may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts, including the future issuance of Notes. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "pro forma," "estimates" or "anticipates" or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and that do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond CoreSite's control that may cause actual results to differ significantly from those expressed in any forward-looking statement. These risks include, without limitation: the geographic concentration of CoreSite's data centers in certain markets and any adverse developments in local economic conditions or the level of supply of or demand for data center space in these markets; fluctuations in interest rates and increased operating costs; difficulties in identifying properties to acquire and completing acquisitions; significant industry competition, including indirect competition from cloud service providers; failure to obtain necessary outside financing; the ability to service existing debt; the failure to qualify or maintain CoreSite's status as a REIT; financial market fluctuations; changes in real estate and zoning laws and increases in real property tax rates; the effects on CoreSite's business operations, demand for its services and general economic conditions resulting from the spread of the novel coronavirus ("COVID-19") in CoreSite's markets, as well as orders, directives and legislative action by local, state and federal governments in response to such spread of COVID-19; and other factors affecting the real estate industry generally. All forward-looking statements reflect CoreSite's good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, CoreSite disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. For a further discussion of these and other factors that could cause CoreSite's future results to differ materially from any forward-looking statements, see the section entitled "Risk Factors" in CoreSite's most recent annual report on Form 10-K, and other risks described in documents subsequently filed by CoreSite from time to time with the Securities and Exchange Commission.

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