



switch

Financial Supplement
June 2020

DATA CENTER PORTFOLIO SUMMARY

SWITCH PORTFOLIO DETAIL	Status	Date in Service	Owned vs. Leased	Gross Square Feet	Maximum Power (MW)	Maximum Cabinets	Cabinets in Service
LAS VEGAS EAST	OPEN	Q3 2005	OWNED	80,000	15	893	893
LAS VEGAS 7	OPEN	Q4 2008	LEASED	610,000	100	5,285	5,285
LAS VEGAS 8	OPEN	Q4 2013	OWNED	440,000	50	3,440	3,440
LAS VEGAS 9	OPEN	Q2 2015	OWNED	470,000	50	3,440	3,440
LAS VEGAS 10	OPEN	Q2 2017	OWNED	340,000	50	2,580	2,580
LAS VEGAS 11	OPEN	Q4 2018	OWNED	340,000	40	2,340	2,340
LAS VEGAS 12	OPEN	Q2 2017	OWNED	60,000	10	-	-
LAS VEGAS 14-16	PLANNED	Q4 2021	OWNED	1,600,000	120	7,020	-
CORE CAMPUS TOTAL				3,940,000	435	24,998	17,978
TAHOE RENO 1	OPEN	Q4 2016	OWNED	1,360,000	130	5,400	3,220
TAHOE RENO 2-8	PLANNED	TBD	OWNED	5,890,000	520	22,540	-
CITADEL CAMPUS TOTAL				7,250,000	650	27,940	3,220
SWITCH PYRAMID	OPEN	Q2 2017	OWNED	650,000	10	1,297	1,297
GRAND RAPIDS 2-3	PLANNED	TBD	OWNED	940,000	100	3,120	-
PYRAMID CAMPUS TOTAL				1,590,000	110	4,417	1,297
ATLANTA 1	OPEN	Q1 2020	OWNED	310,000	35	1,560	780
ATLANTA 2-3	PLANNED	TBD	OWNED	1,100,000	115	6,240	-
KEEP CAMPUS TOTAL				1,410,000	150	7,800	780
TOTAL - CURRENT				4,660,000	490	26,235	23,275
TOTAL - FUTURE				9,530,000	855	38,920	-
GRAND TOTAL				14,190,000	1,345	65,155	23,275

OWNED ASSETS

% OF DATA CENTER REVENUE	70%
% OF GSF IN SERVICE	87%

CASH FLOW AND INVESTED CAPITAL BY PORTFOLIO VINTAGE

\$ in millions

Seasoned Assets (>5 yrs in service) ¹	Q1 2020	LTM Total / Avg
Revenue	79	316
Adjusted EBITDA	52	206
Maintenance Capex	(1)	(6)
Pre-tax unlevered cash flow	51	200
Gross property and equipment (ex-CIP)	837	836
Accumulated depreciation and amortization	(445)	(418)
Net property and equipment (ex-CIP)	393	418
Construction in progress	2	3
Property and equipment, net	394	420

¹ Includes LAS2, LAS4, LAS5, LAS7, LAS8, LAS9

Expansion Assets (1-5 yrs in service) ²	Q1 2020	LTM Total / Avg
Revenue	31	104
Adjusted EBITDA	21	65
Maintenance Capex	-	-
Pre-tax unlevered cash flow	21	65
Gross property and equipment (ex-CIP)	897	811
Accumulated depreciation and amortization	(115)	(94)
Net property and equipment (ex-CIP)	782	717
Construction in progress	75	77
Property and equipment, net	857	794

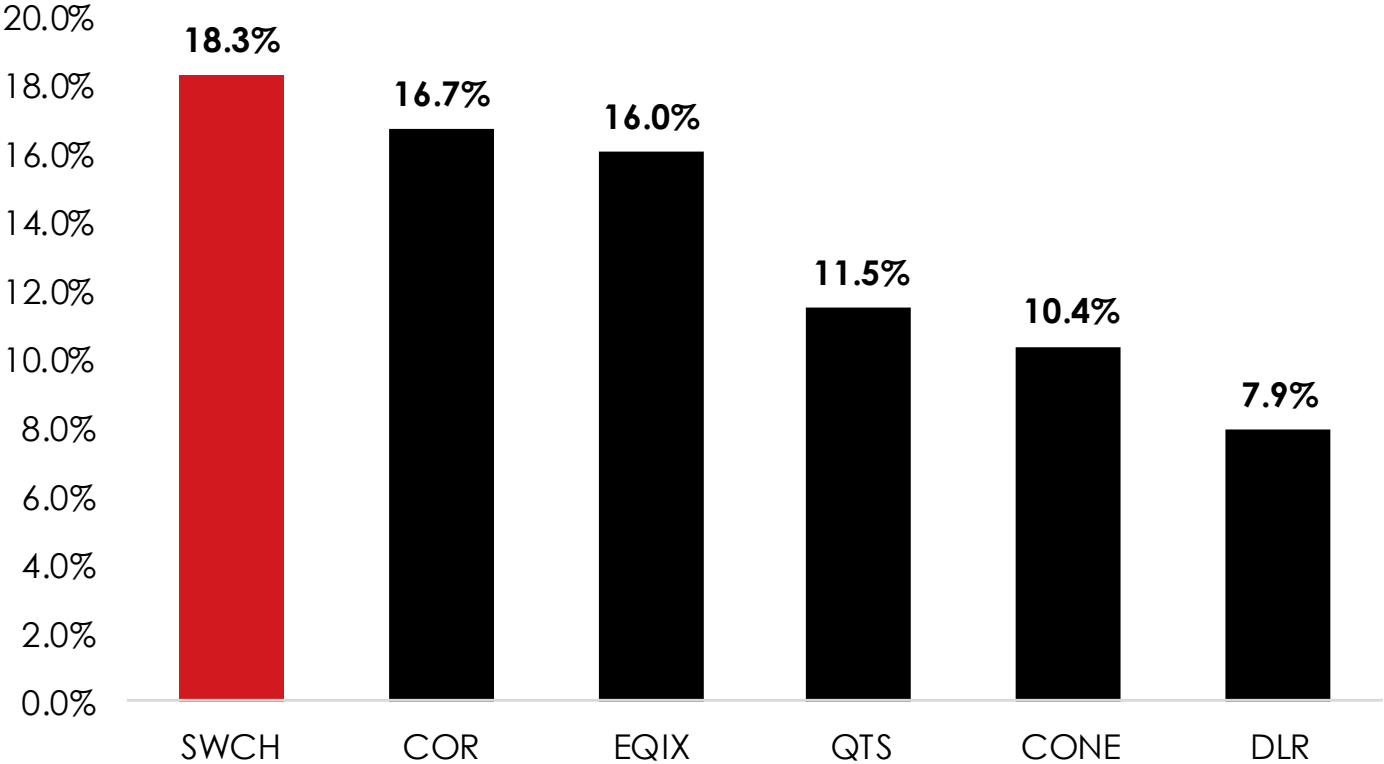
² Includes LAS10, LAS11, RNO1, GRR1

Note:

Adjusted EBITDA and Property & Equipment for the specific asset pools shown above exclude unallocated corporate overhead expenses and capitalized property & equipment attributable to assets outside of the pools defined above. A reconciliation between the figures provided above and Switch's consolidated financial metrics can be found in the appendix section of this presentation. Figures may not sum due to rounding.

DATA CENTER PEER RETURNS ON CAPITAL

Development Yield

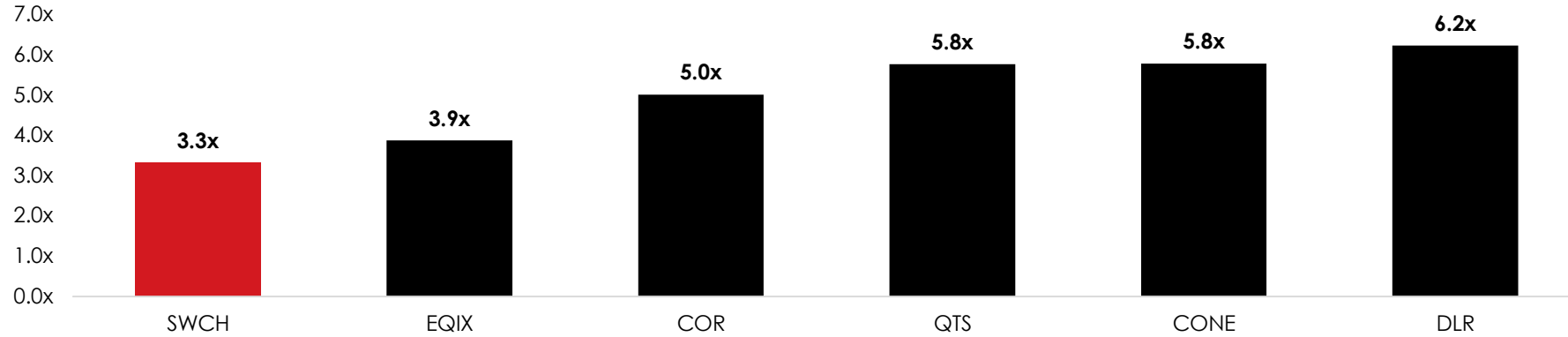


Notes:

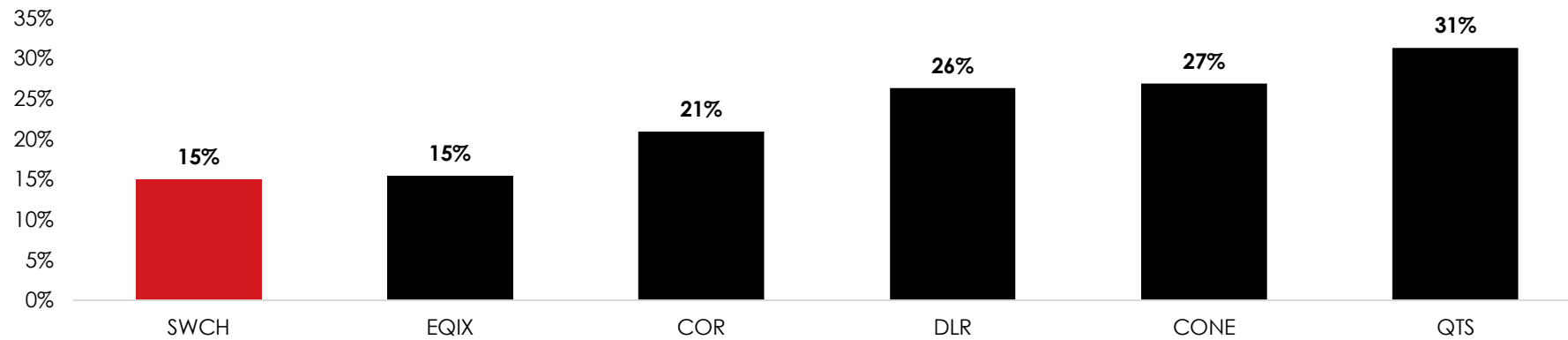
Metrics calculated from publicly disclosed data, based on LTM figures as of 3/31/2020.
Development Yield = Cash NOI / Gross PP&E (ex-CIP) + Goodwill + Intangibles [LTM average].
Cash NOI = Adjusted gross profit less property tax & insurance expense. See appendix for full definition.

INDUSTRY PEER BALANCE SHEET METRICS

Net Debt to LQA Adj. EBITDA



Net Debt + Preferred / Enterprise Value



Notes:

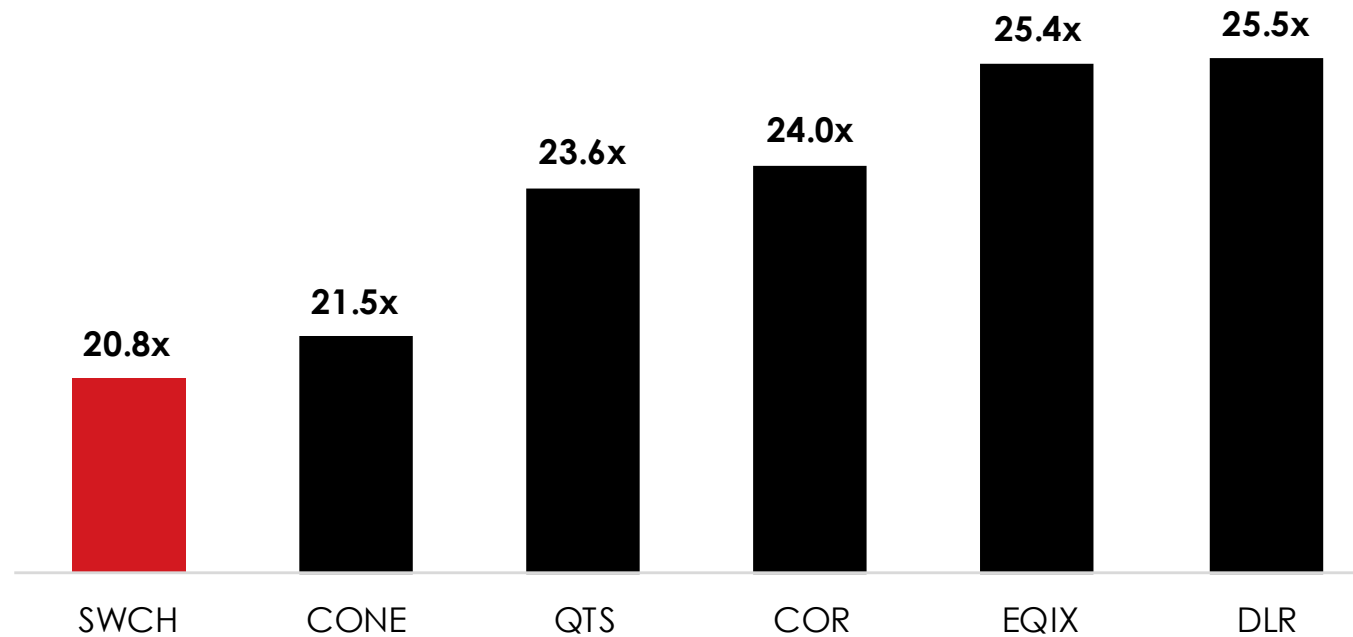
"LQA" = Last Quarter Annualized Adjusted EBITDA as of the quarter ended 3/31/2020.

Annualized Adjusted EBITDA is calculated as quarterly Adjusted EBITDA multiplied by four.

Enterprise value is calculated using closing share prices as of 6/1/2020, and balance sheet metrics as of the quarter ending 3/31/2020. See appendix for full definition.

DATA CENTER PEER VALUATION COMPARISON

Enterprise Value / Adjusted EBITDA



Note:

Multiples based on S&P Capital IQ 2020 consensus estimates, closing prices as of 6/1/2020.
See appendix for definitions of Enterprise Value and Adjusted EBITDA.

APPENDIX

RECONCILIATIONS TO CONSOLIDATED FINANCIAL INFORMATION

\$ in millions

Q1 2020 Reconciliation	Seasoned Assets ¹	Expansion Assets ²	Other / Unallocated ³	Consolidated
Revenue	79	31	18	128
Adjusted EBITDA	52	21	(12)	61
Maintenance Capex	(1)	-	-	(1)
Pre-tax unlevered cash flow	130	53	6	188
Gross property and equipment (ex-CIP)	837	897	367	2,101
Accumulated depreciation and amortization	(445)	(115)	(40)	(599)
Net property and equipment (ex-CIP)	393	782	327	1,502
Construction in progress	2	75	5	81
Property and equipment, net	394	857	332	1,583

Note:

¹ Includes LAS2, LAS4, LAS5, LAS7, LAS8, LAS9

² Includes LAS10, LAS11, RNO1, GRR1

³ Other / Unallocated assets include data centers placed in service less than 1 year prior to March 31st, 2020 (ATL1), in addition to network and communications infrastructure, office furniture & fixtures, vehicles, and other non-data center buildings and improvements.

* Figures may not sum due to rounding.

NON-GAAP FINANCIAL MEASURES

To supplement Switch's consolidated financial statements, which are prepared and presented in accordance with GAAP, Switch uses Adjusted EBITDA, Adjusted EBITDA per diluted share, net debt, net debt to annualized Adjusted EBITDA, adjusted cost of revenue, adjusted gross profit, cash net operating income (NOI), and enterprise value in this presentation.

Switch defines these non-GAAP measures as follows:

Adjusted EBITDA – net income (loss) adjusted for interest expense, interest income, income taxes, depreciation and amortization of property and equipment and for specific and defined supplemental adjustments to exclude (i) non-cash equity-based compensation expense; (ii) equity in net earnings (losses) of investments; and (iii) certain other items that Switch believes are not indicative of its core operating performance.

Adjusted Cost of Revenue – cost of revenue adjusted for depreciation and amortization of property and equipment, equity-based compensation, and loss on disposal of property and equipment.

Adjusted Gross Profit – total revenue less adjusted cost of revenue.

Cash Net Operating Income (NOI) – Adjusted gross profit less property taxes and insurance expense.

Net Debt – total debt outstanding, including finance lease liabilities, net of cash and cash equivalents.

Net Debt to Annualized Adjusted EBITDA – net debt divided by quarterly Adjusted EBITDA multiplied by four.

Enterprise Value – current share price times total ending shares outstanding, plus net debt, plus preferred equity (where applicable).

A full reconciliation of quarterly Adjusted EBITDA, adjusted cost of revenue, adjusted gross profit, net debt, net debt to annualized Adjusted EBITDA, and enterprise value can be found in the company's Q1 2020 Investor Presentation on the investor relations website at investors.switch.com.

The presentation of these financial measures is not intended to be considered in isolation or as a substitute for, or superior to, financial information prepared and presented in accordance with GAAP. Investors are cautioned that there are material limitations associated with the use of non-GAAP financial measures as an analytical tool. These measures may be different from non-GAAP financial measures used by other companies, limiting their usefulness for comparison purposes. In addition, the non-GAAP financial measures exclude certain recurring expenses that have been and will continue to be significant expenses of Switch's business. Switch believes these non-GAAP financial measures provide useful information to investors and others in understanding and evaluating its operating results, enhancing the overall understanding of its past performance and future prospects, and allowing for greater transparency with respect to key financial metrics used by its management in financial and operational decision-making.