

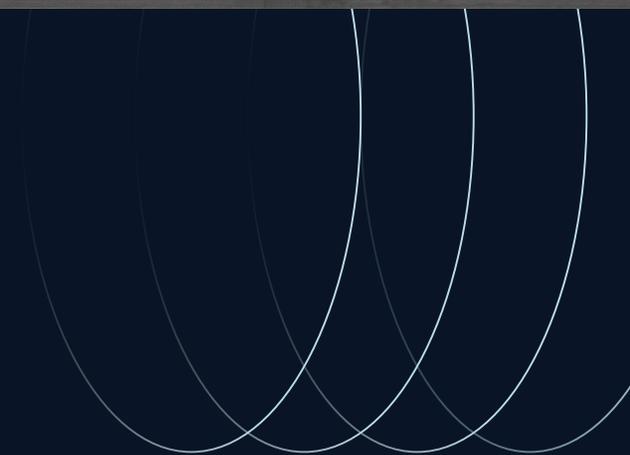


- Power phase 1 - 100 MW within 24 months
- Master planned for 1.6 M SF
- Power phase 2- 333 MW within 60 months

Data Center Opportunity

0 Tracy Road, Walbridge, Ohio, 75 acres available

Strong data center site with minimal risk and speed to market opportunities



Site highlights

Power

- 333 MW load confirmed detail load study received, deliverable in 60 months
- 4 Substations serving multiple diverse 138 kV lines
- Phase 1 - estimated 75-100 MW available in 24 months
- First Energy

Fiber

- AT&T, Spectrum

Water and sewer

- Northwestern Water & Sewer

Zoning

- Industrial

Site layout

- All due diligence completed
- Master planned for up to 1.6M SF
- Potential expansion ground

Acreage

- The Site is comprised of 75.2 acres of undeveloped land used for agricultural production. The site is located east of Tracy Road and both north and south of Latcha Road, both of which provide access to the site.

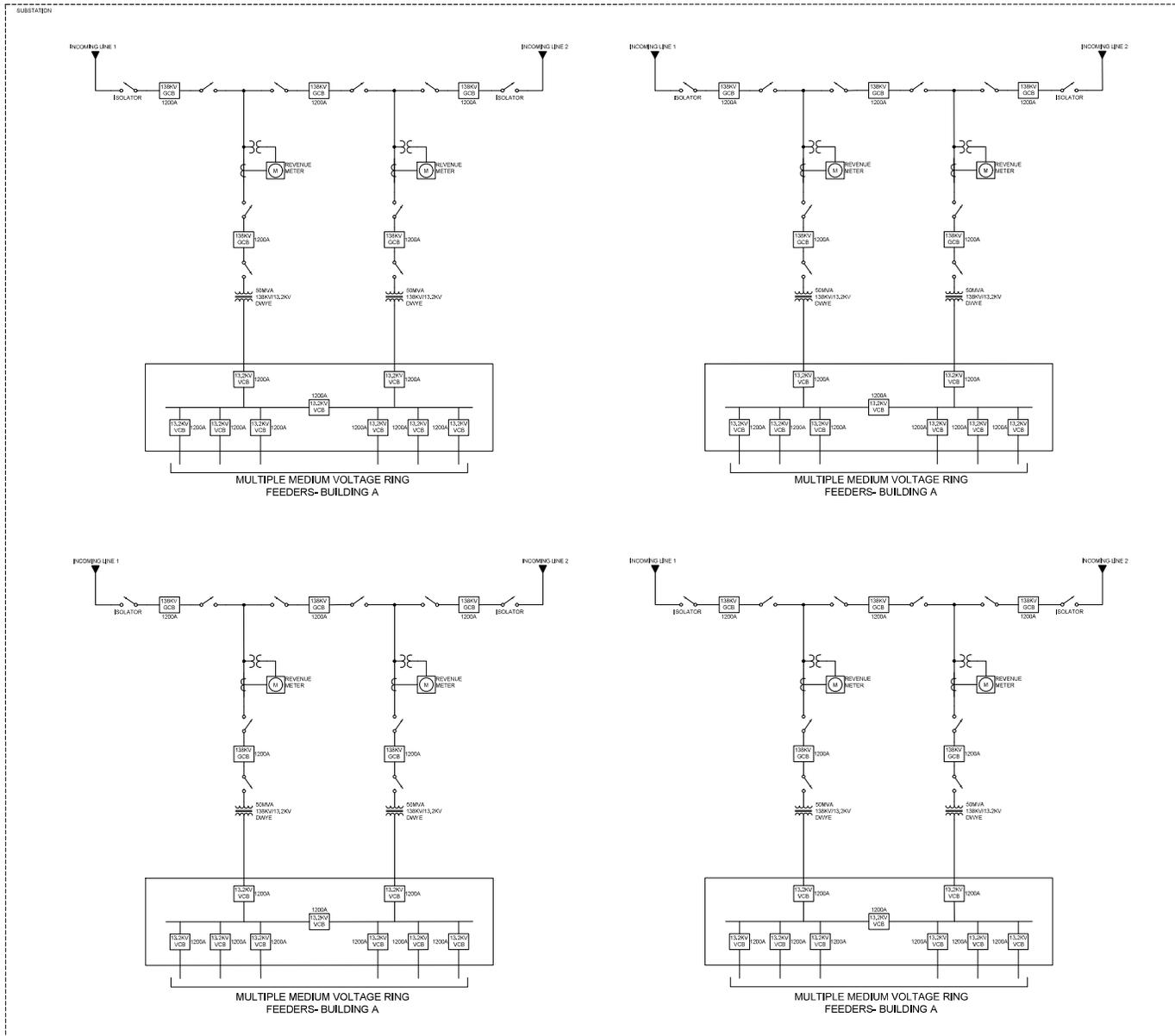


Potential site plan

	1	2	3	4	5
Floors	Single Story	2 story	2 story	2 story	2 story
Available	+/- 62,500 SF	+/- 400,000 GSF	+/- 400,000 GSF	+/- 400,000 GSF	+/- 400,000 GSF
Height	+/- 20'-0"	+/- 45'-0"	+/- 45'-0"	+/- 45'-0"	+/- 45'-0"
Dimensions	250' x 250'	850' x 250'	850' x 250'	850' x 250'	850' x 250'



Data center schematic diagram



Substations



1 - Chrysler	2- First Solar	3- Walgreens	4- TMT
138 Prime Voltage First Energy Corp			

High voltage transmission lines



MISD1819919	MISD1819918
138 Voltage	138 Voltage
70-138 KV VOLT_CAT	70-138 KV VOLT_CAT

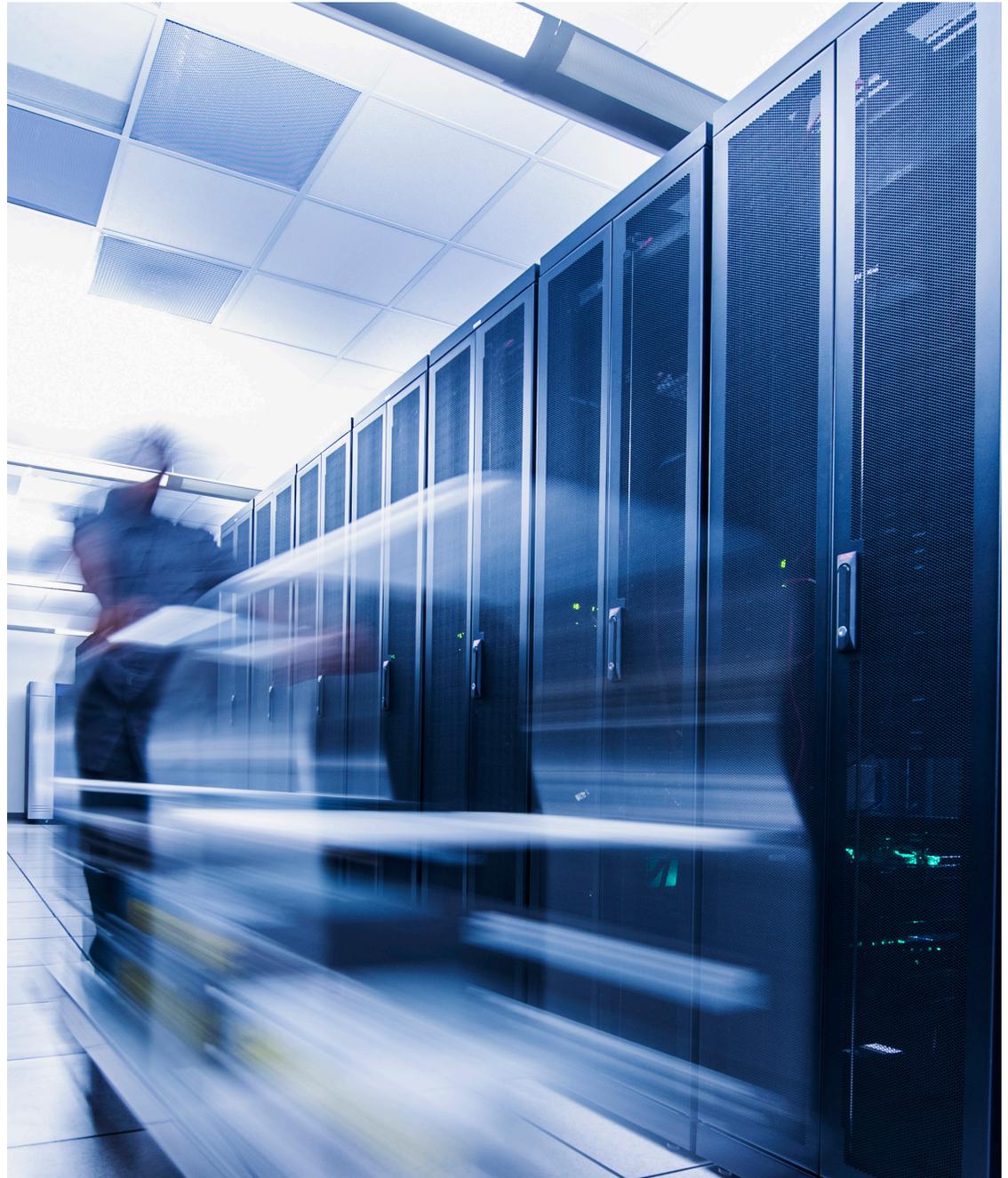
Market trends

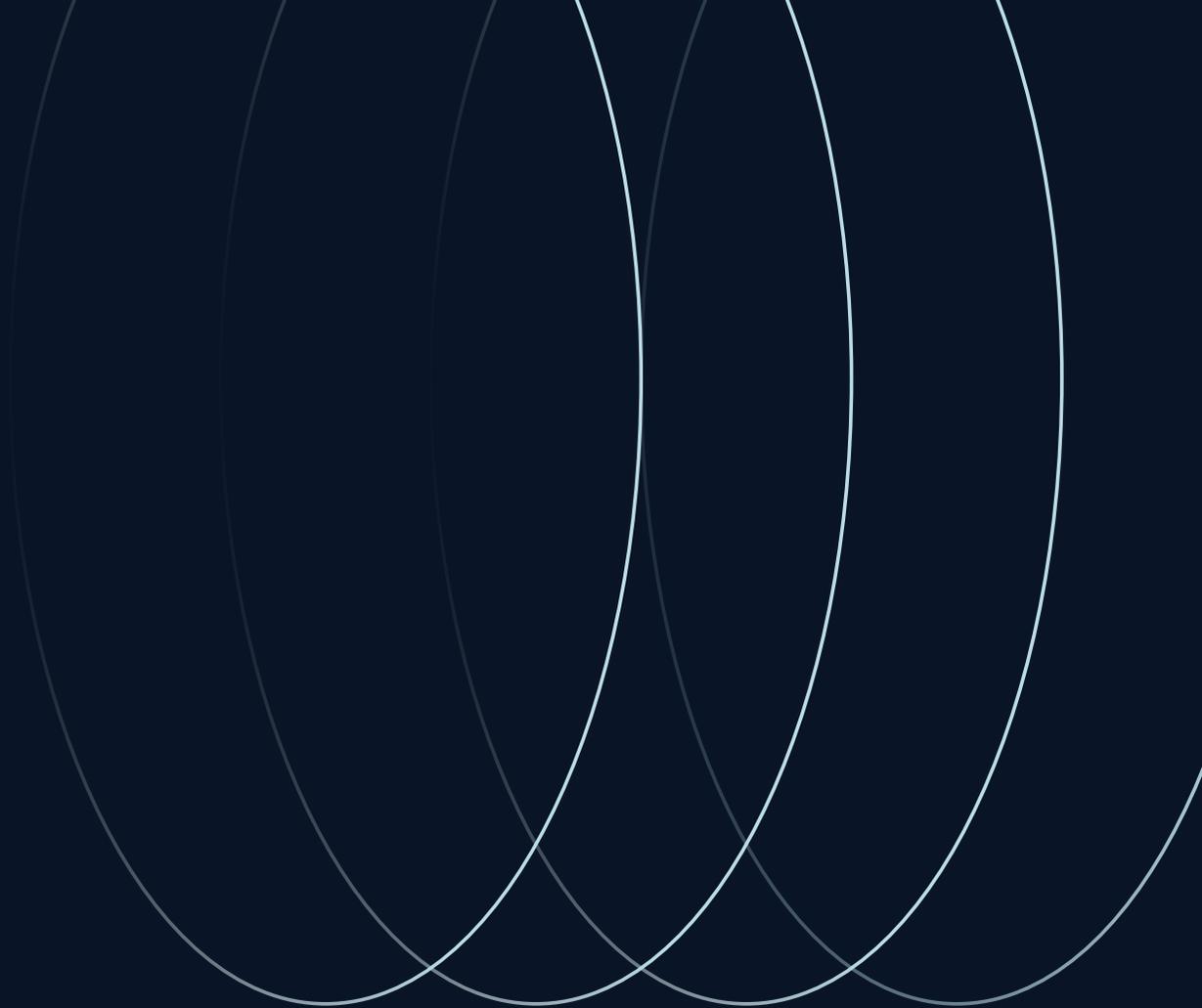
Ohio Market

- One of the fastest-growing data center markets in the United States
- With one of two cities in the United States that saw over 1% population growth in the last year
- No. 1 in the Midwest for GDP growth
- Sixteen fortune 1000 companies headquartered in the region

Hyperscale growth

Ohio has seen major hyperscale growth in the last few years with Google, AWS, Meta and Microsoft making significant investments into the market. Continued hyperscale and colocation growth is expected.





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