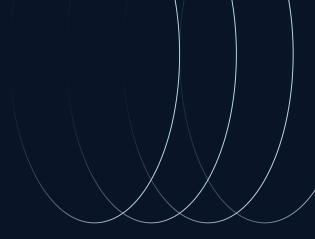


Data Center Opportunity 0 Industrial Parkway, Jerome Township, Ohio

±160 acres available

Fully entitled data center site with minimal risk and speed to market opportunities





Site highlights

Power

- 50MW available via AEP and First Energy
- URE substation located 0.3 miles from the site, First Energy transmission provider
- 69 kV First Energy transmission line along the southern boundary of the site
- AEP substation located 2 miles from the site
- New AEP Celtic substation project located 0.6 miles from the site
- 138/345 kV AEP transmission lines south of the site
- 345 kV AEP transmission line under construction adjacent to the site

Fiber

- Site has access to long haul and metro service
- Site is served by multiple providers with dark fiber available

Water and sewer

- Supported by the City of Marysville water and sewer
- Water serviced by 12" lines and sewer serviced by 18" gravity sanitary system located on Industrial Pkwy.

Zoning

• Commerce - Data Center Use-By-Right

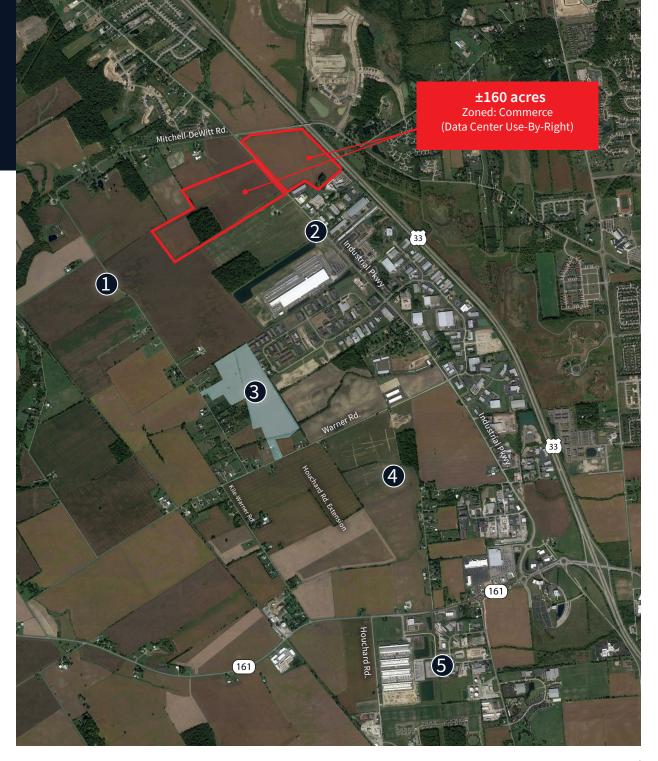
Site layout

- All due diligence completed
- Master planned for up to 1.1M square feet
- 90 acres located on the west side of Industrial Pkwy. and 70 acres located on the east side



Substations

- **1** URE Substation
- 2 Jerome Substation
- 3 AEP Celtic Substation
- 4 Kileville Substation
- **5** AEP Substation



High voltage transmission lines

Power Provider	Voltage
First Energy	69 kV
AEP	345 kV
AEP	138 kV
AEP	Future 345 kV



Fiber lines

Level3 Metro

Columbus Fibernet

Zayo Long Haul

Enllite by CEC - Planned



Potential site plan



1,075,000 SF Total campus





UTILITY	PROVIDER	SIZE
Electric	Union Rural Electrical	25 MW Ramping to 240MW
Water/Sewer	City of Marysville	40,000 GPD
Gas	Columbia Gas	Adjacent
Fiber	Multiple	Long Haul & Metro

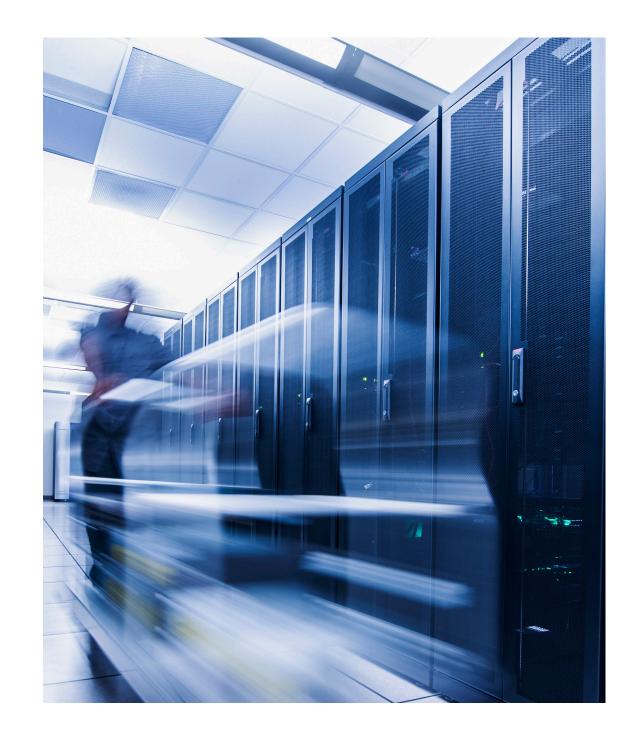
Why Central Ohio?

Market

- Second fastest-growing data center market in the United States
- Columbus was 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
- 16 fortune 1000 companies headquartered in the region

Hyperscale growth

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



Central Ohio Data Centers Centerburg **Delaware** Scioto Ostrander Berkshire 71 Sunbury 2932 ±160 Acres Jerome Twp., Ohio (315) Jerome Shawnee Hills Powell Harlem (315) 41 Westerville 2021 Dublin Worthington 4239 New Albany Minerva Park Hilliard (26) 71 (27) Gahanna Upper Arlington 6 Pataskala 70 Bexley Whitehall Etna Kirkersville Reynoldsburg Columbus West Jefferson Brice 270 Urbancrest Pickerington Obetz Grove City Groveport 71 Baltimore Canal Winchester Lockbourne 71 Commercial Point Mount Sterling South Bloomfield Lancaster Darbyville

New Albany

AEP/Compass 10. Meta Microsoft 2. AWS 11. 3. AWS 12. Motorists Mutual AWS 13. PCM/ Insights 4. CeraNet, Inc. 14. QTS 15. DBT Stack Discover 16. TJX Google Verizon Lincoln Rackhouse

Northwest

AWS
 Expedient
 AWS
 Metro Place South
 Brown Interprise Solutions

Hilliard

AWS
 AWS
 AWS
 AWS
 AWS
 Expedient

Lewis Center

29. Citibank
 31. Cyxtera
 30. CL1 Cyxtera
 32. R+L Carriers

Worthington

 33.
 AT&T
 39.
 eNET

 34.
 Cleverley & Associates
 40.
 thinkCSC

 35.
 Cologix
 41.
 WeConnect

 36.
 Collabera
 42.
 XLHost

 37.
 Corporation Service Company

or. Corporation Service Comp

38. Cott Systems

Downtown

Bresco Broadband
 Citynet Columbus
 Cogent
 Patrick Solutions
 Racksquared, LLC
 Zayo

46. ComResource

South Columbus

50. Google 51. Fireproof Records Center

Lancaster

52. Google







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