

Call for offers January 21, 2026



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

Completed entitlement and due diligence activity

- ALTA Survey
- Phase I
- Acoustical Study
- Photometric Study
- Traffic Study
- Landscape Plans
- Geotechnical Borings
- Fire Prevention Plans
- Engineered Development Plans
- AEP Gas Study Agreement in place
- Planned Customer Sited Renewable Energy Resource
- Agreement (Behind the Meter Generation in 24 mo. from execution)
- Fiber Mapping
- Plat submission conditionally approved
- Will Serve Letter - Water & Wastewater
- Engineered Stormwater Plans
- Engineered Sanitary & Sewer Plans

Site highlights

Power

- Expansion path up to 360 MW through coordinated delivery from AEP
- AEP will deliver within 24 months via their partnership with Bloom Energy, providing the same or better SLAs as the adjacent transmission system.
- Final agreement to mirror recently executed agreement between AEP and a global hyperscale client.

Natural Gas – Secured Path to Scale

- Active Infrastructure has completed a formal gas capacity study process with AEP Development Services and their upstream pipeline partners.
- The project has been underwritten for up to ~360 MW of behind-the-meter fuel cell generation, with firm transportation contemplated via a new interconnect to the Eastern Gas Transmission & Storage system.
- Targeted capacity on the order of ~65,000 Dth/day supports large-scale, phased fuel cell deployment.
- AEP has completed engineering and routing diligence sufficient to support a ~24-month in-service timeline, which materially de-risks gas availability versus greenfield sites that have not advanced beyond conceptual discussions.

Power Strategy – Executable Bridging Solution

- In parallel, Active Infrastructure has advanced a behind-the-meter solid oxide fuel cell microgrid solution with AEP (in conjunction with Bloom Energy).
- AEP has secured dedicated Bloom equipment capacity and is able to support delivery timelines materially faster than traditional utility transmission upgrades.
- For modeling purposes, AEP has confirmed:
 - 90% delivered output guarantees
 - Nameplate oversizing to account for microgrid capacitance (i.e., ~111 MW nameplate to reliably deliver 100 MW)
 - Effective capacity factors of ~81% for conservative economic modeling
 - Heat rate assumptions in the ~7.0 MMBtu/MWh range
- This allows the site to support early load while grid infrastructure is built out, eliminating multi-year queue risk.



Site highlights cont.

Power Infrastructure

- URE substation located 0.3 miles from the site, First Energy transmission provider
- 69 kV First Energy transmission line on site running 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

- Long-haul and metro fiber along Industrial Parkway
- Dark fiber access confirmed via FiberLocator with multiple carriers

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

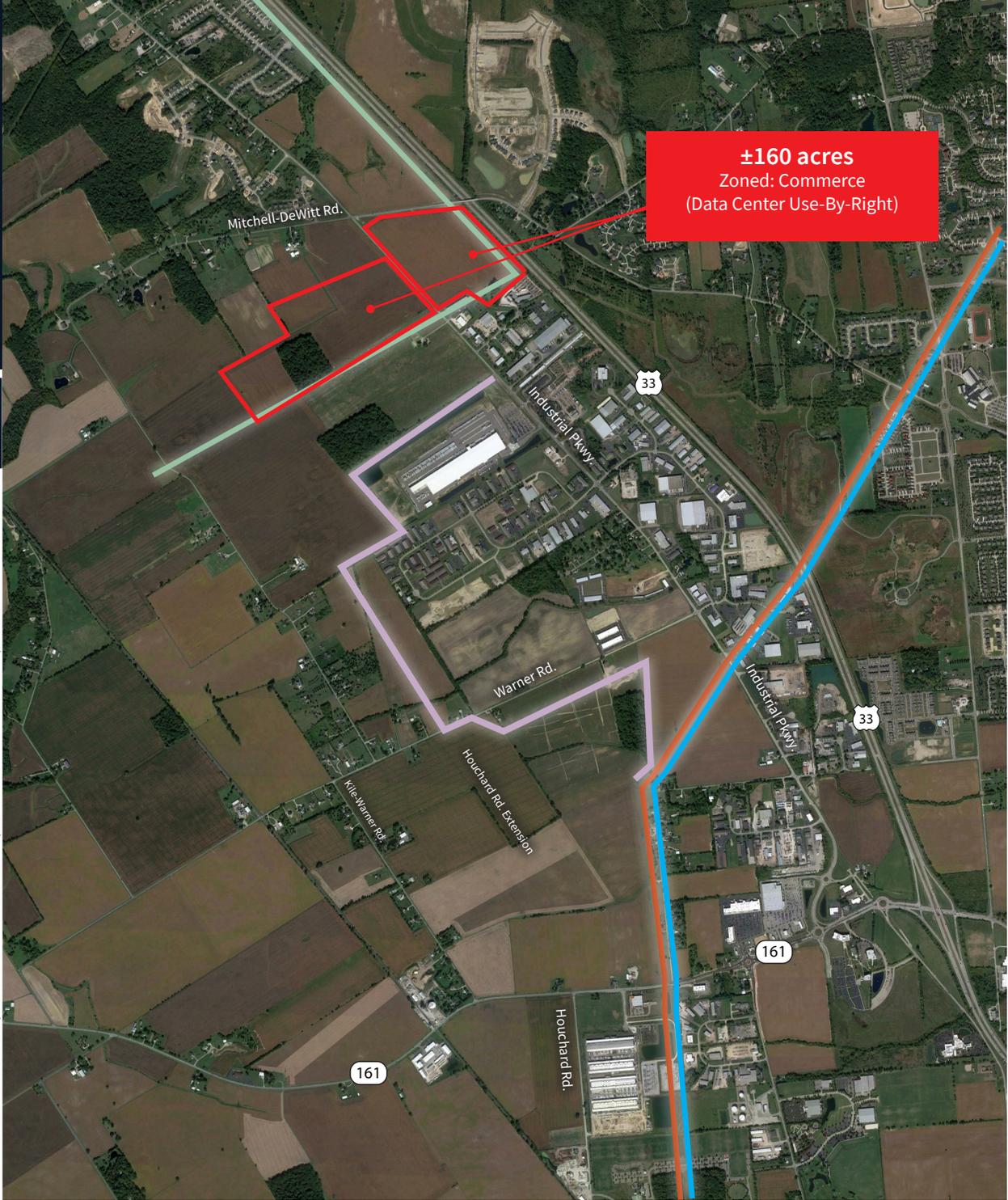
- 1 URE Substation
- 2 Jerome Substation
- 3 AEP Celtic Substation
- 4 Kileville Substation
- 5 AEP Substation



Data center land / Jerome Township

High voltage transmission lines

| Power Provider | Voltage |
|----------------|------------------------------|
| First Energy | 69 kV |
| AEP | 345 kV |
| AEP | 138 kV |
| AEP | Under Construction 345 kV |



±160 acres
Zoned: Commerce
(Data Center Use-By-Right)

Data center land / Jerome Township

Fiber lines

Level3 Metro

Columbus Fibernet

Zayo Long Haul

Enllite by CEC - Planned



Potential site plan



1,075,000 SF
Total campus

215,000 SF
5-buildings

Substations
on 30 acres

| UTILITY | PROVIDER | SIZE |
|-------------|--------------------|-------------------|
| Electric | AEP/ Bloom Energy | 360 MW |
| Water/Sewer | City of Marysville | 40,000 GPD |
| Gas | Columbia Gas | Adjacent |
| Fiber | Multiple | Long Haul & Metro |

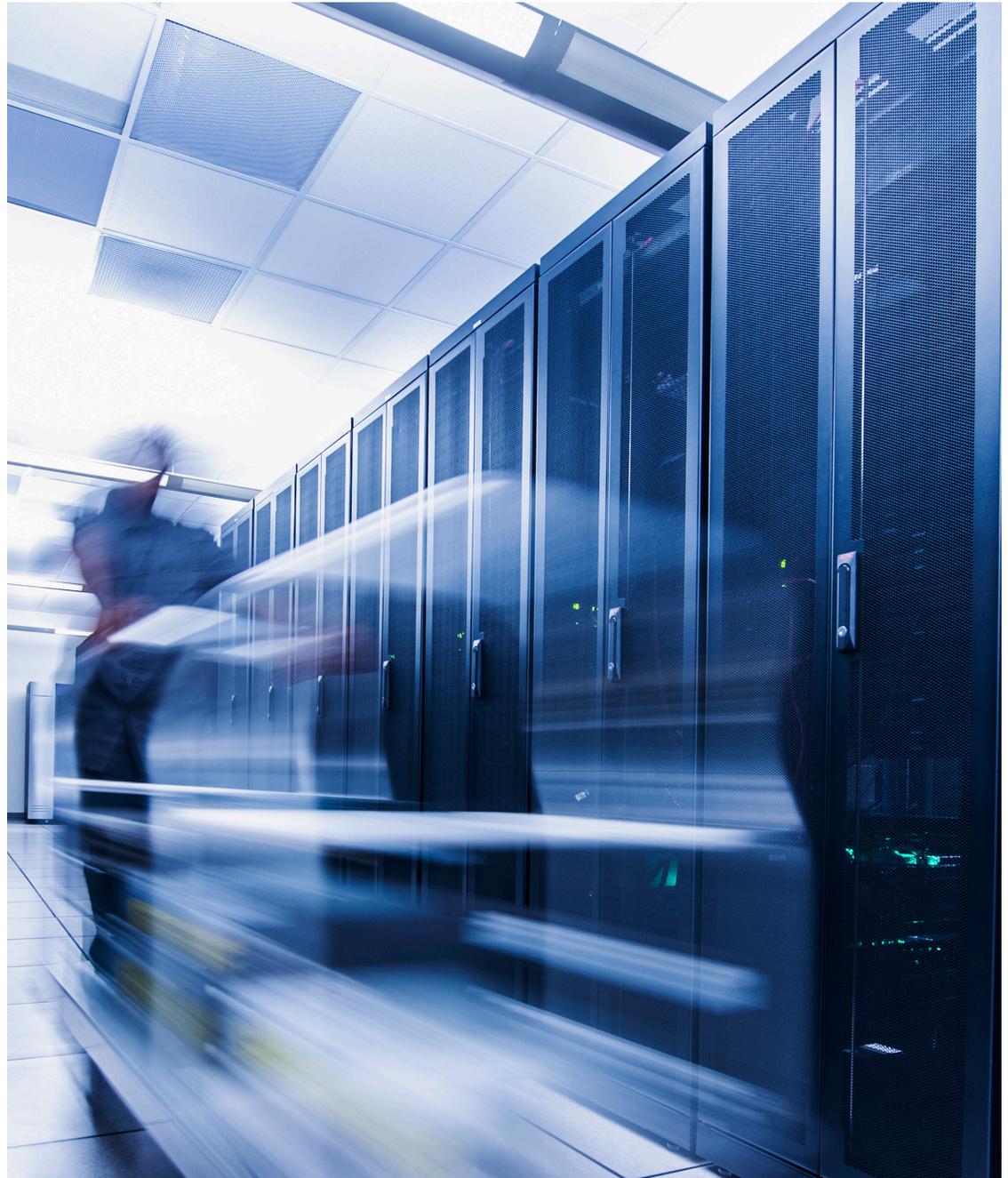
Why Central Ohio?

Market

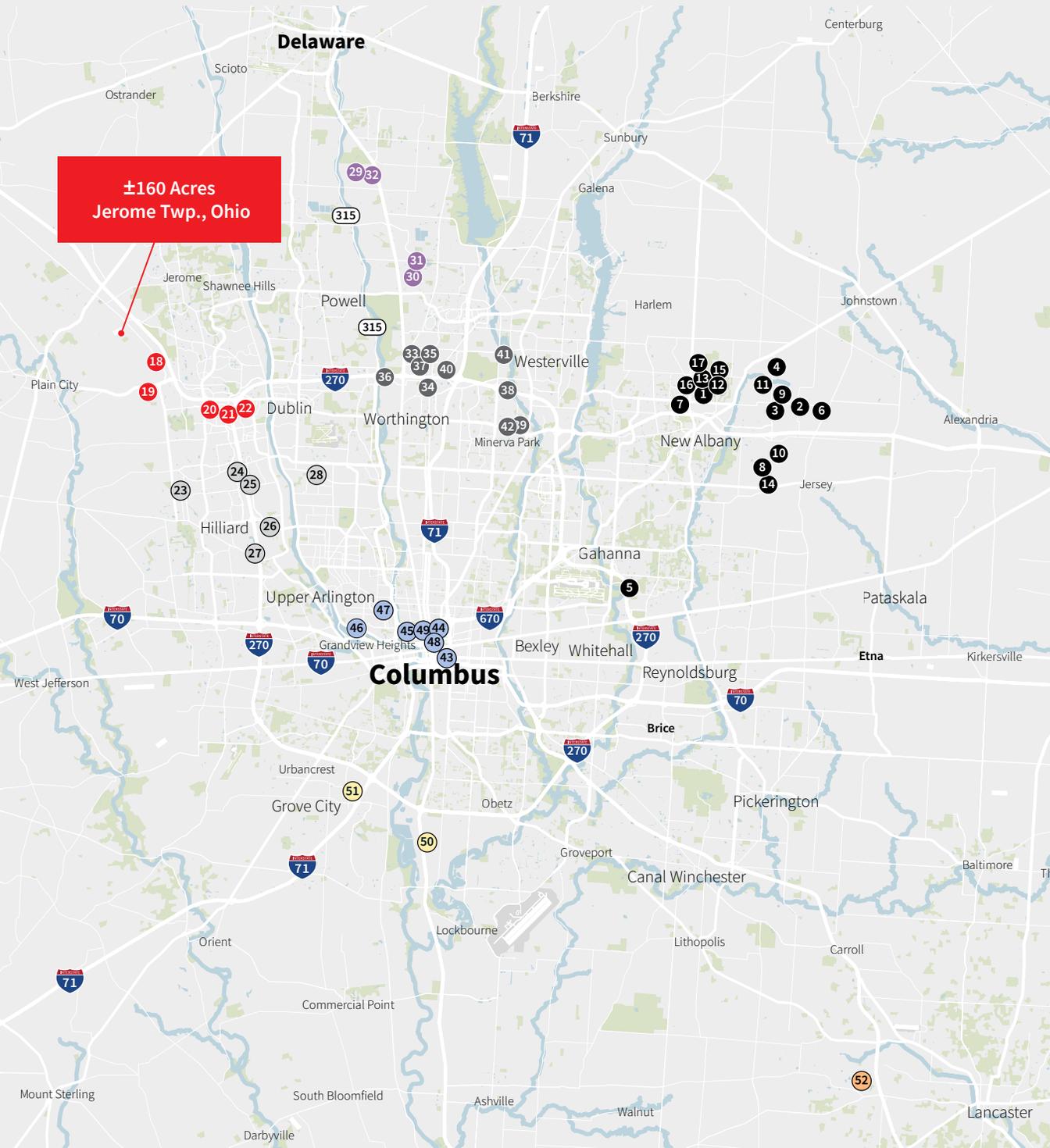
- Second fastest-growing data center market in the United States
- Columbus was one of two cities in the United States that saw over 1% population growth in the last year
- No. 1 in the Midwest for GDP growth
- 16 fortune 1000 companies headquartered in the region

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



**±160 Acres
Jerome Twp., Ohio**

New Albany

- | | |
|----------------------|----------------------|
| 1. AEP/Compass | 10. Meta |
| 2. AWS | 11. Microsoft |
| 3. AWS | 12. Motorists Mutual |
| 4. AWS | 13. PCM/ Insights |
| 5. CeraNet, Inc. | 14. QTS |
| 6. DBT | 15. Stack |
| 7. Discover | 16. TJX |
| 8. Google | 17. Verizon |
| 9. Lincoln Rackhouse | |

Northwest

- | | |
|--------------------------------|-----------------------|
| 18. AWS | 21. Expedient |
| 19. AWS | 22. Metro Place South |
| 20. Brown Interprise Solutions | |

Hilliard

- | | |
|---------|---------------|
| 23. AWS | 26. AWS |
| 24. AWS | 27. AWS |
| 25. AWS | 28. 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 | |
| 38. Cott Systems | |

Downtown

- | | |
|----------------------|-----------------------|
| 43. Bresco Broadband | 47. Patrick Solutions |
| 44. Citynet Columbus | 48. Racksquared, LLC |
| 45. Cogent | 49. Zayo |
| 46. ComResource | |

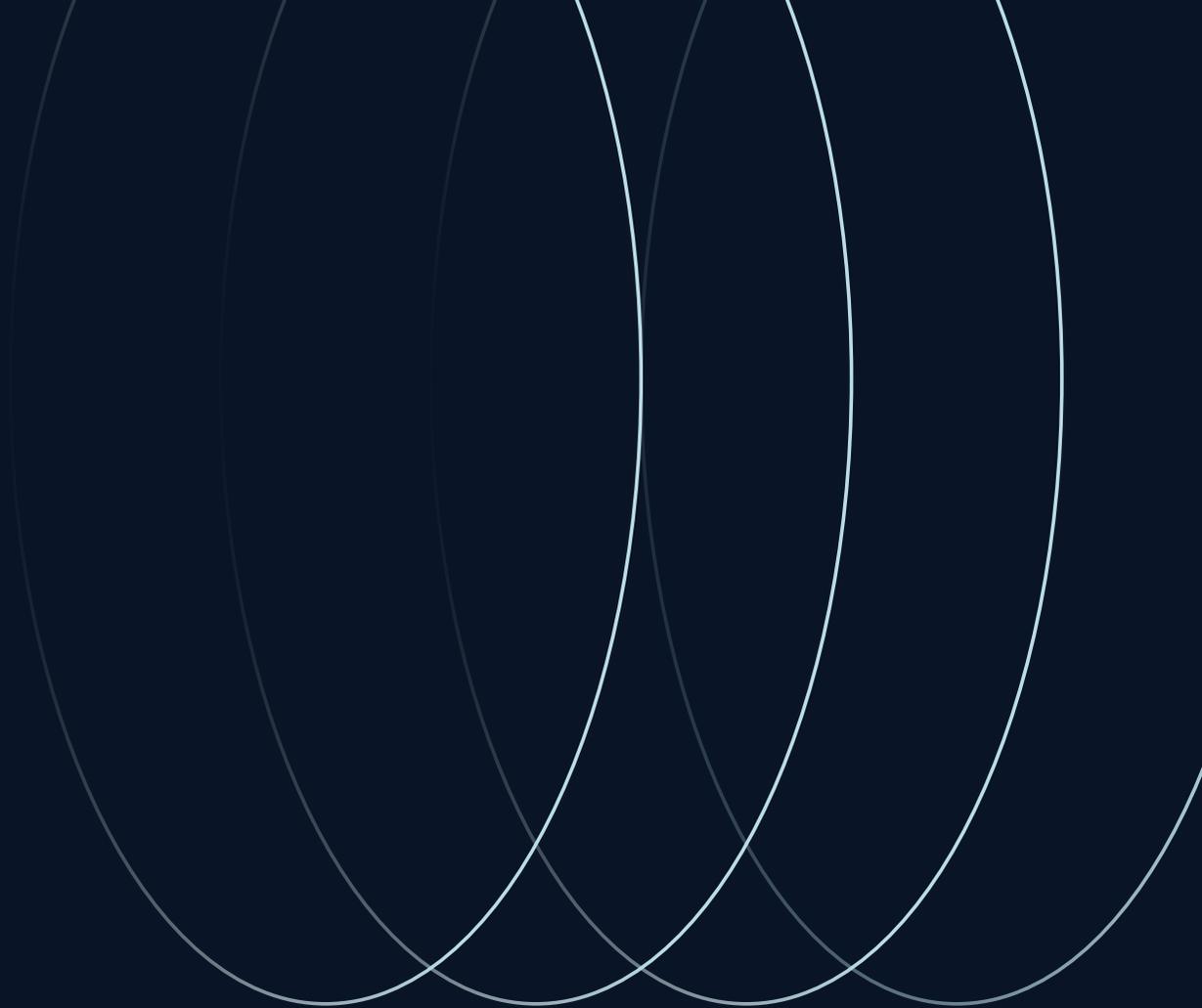
South Columbus

- | | |
|------------|------------------------------|
| 50. Google | 51. Fireproof Records Center |
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Lancaster

- | |
|------------|
| 52. Google |
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