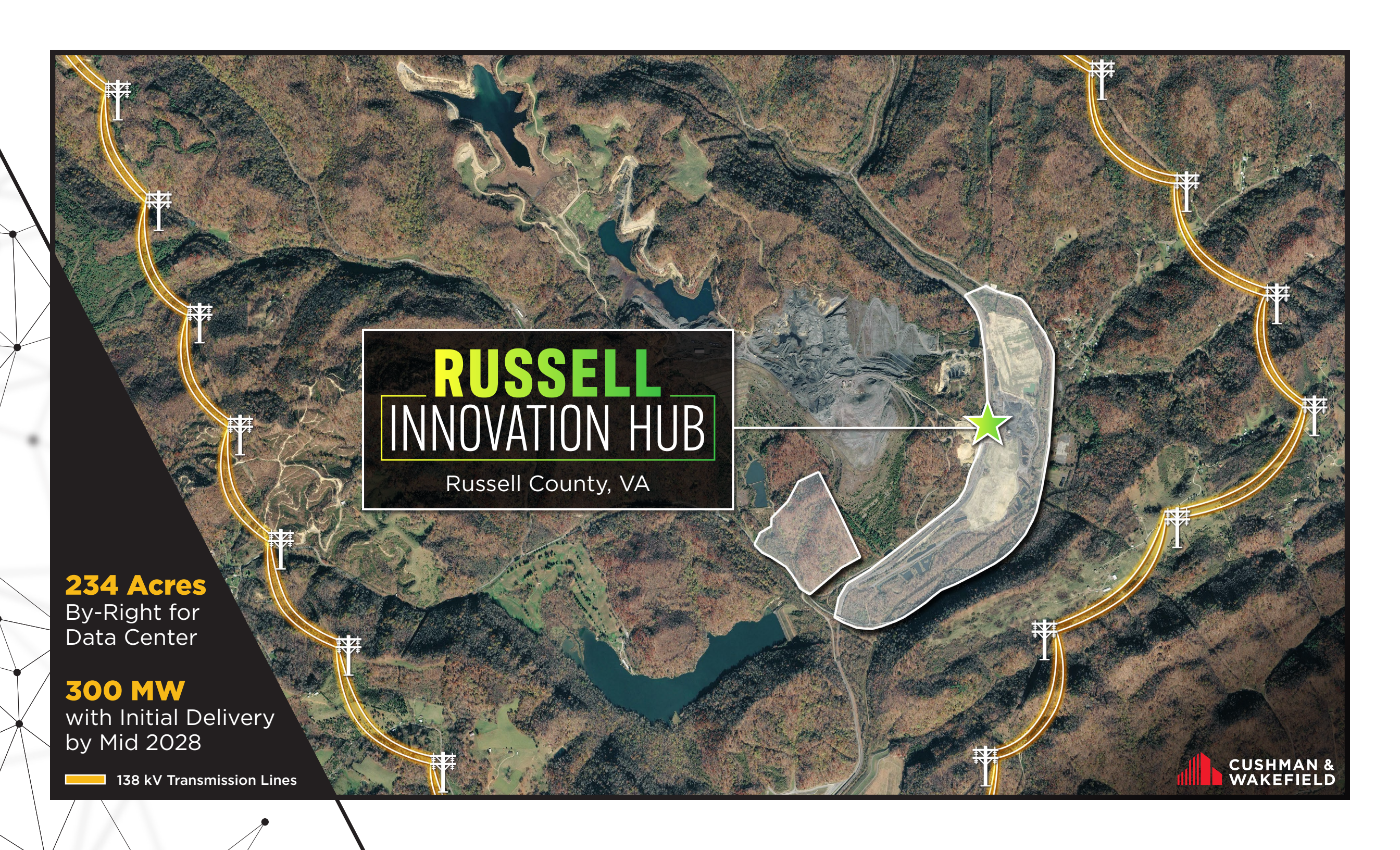




RUSSELL INNOVATION HUB

Russell County, VA

234 Acres

By-Right for
Data Center

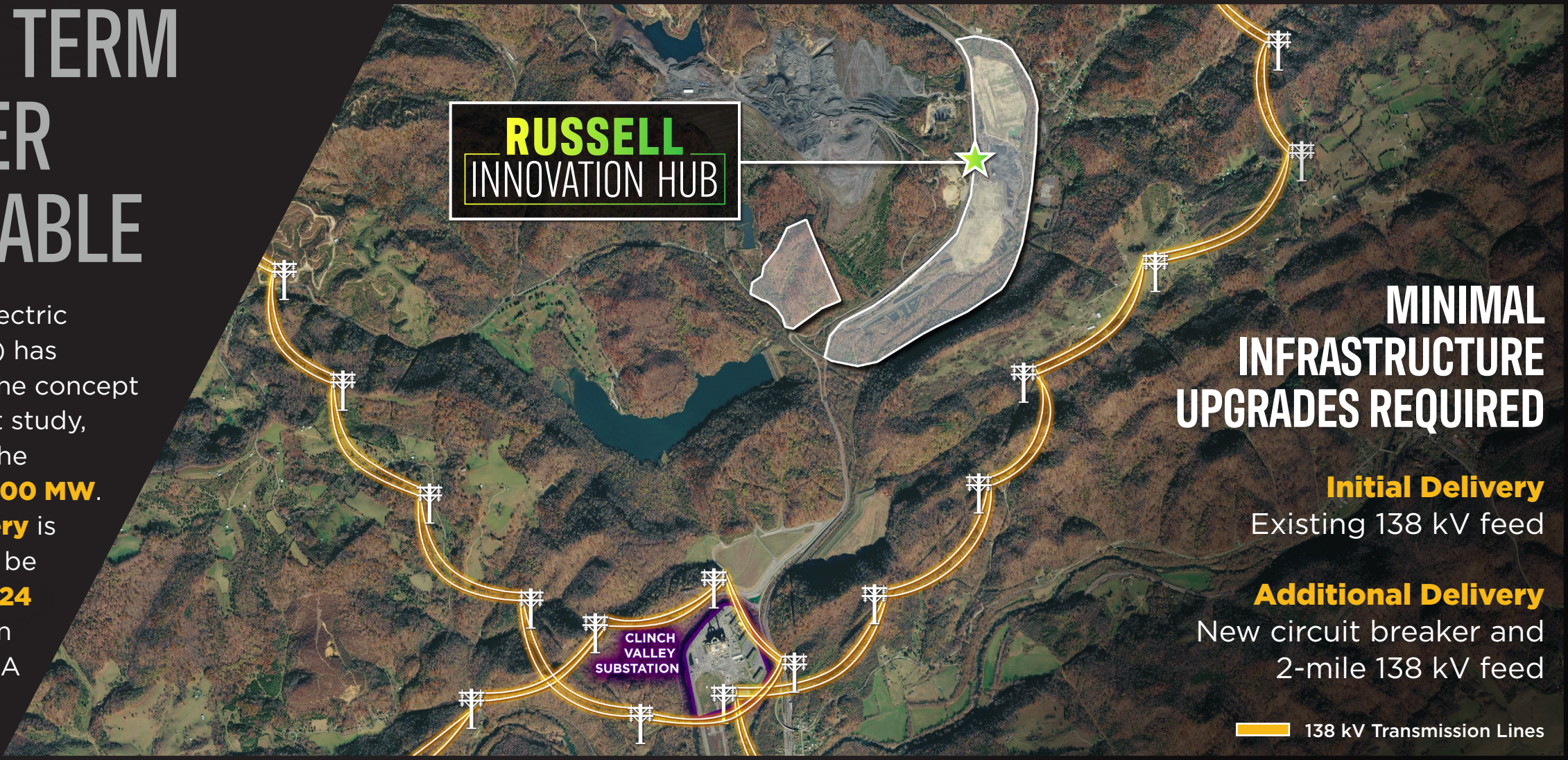
300 MW

with Initial Delivery
by Mid 2028

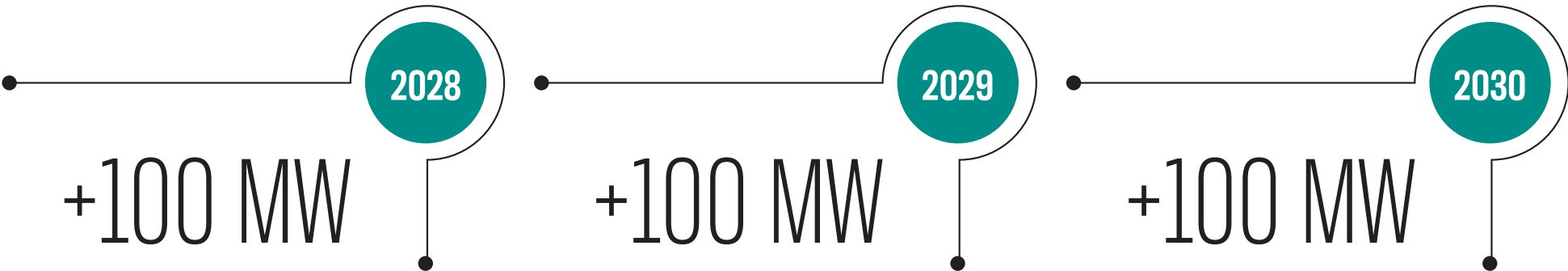
 138 kV Transmission Lines

NEAR TERM POWER AVAILABLE

American Electric Power (AEP) has completed the concept and contract study, confirming the delivery of **300 MW**. **Initial delivery** is approved to be **within 18 to 24 months** of an executed LOA and ESA.



RAMP SCHEDULE



ZONING & ENTITLEMENTS IN PLACE

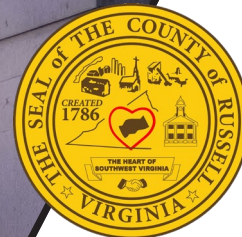
In-place industrial zoning **permits data center and on-site power generation** as a by-right use. A developer **would not need any additional site plan approval** and can proceed directly to obtaining building permits.

FEMA APPROVAL

A Conditional Letter of Map Revision (CLOMR) application has been submitted to FEMA and has **Russell County's support.**

Ownership's engineering has achieved a no rise condition and FEMA approval is expected within 3-4 months.

NO LOCAL FAR LIMITS ➡ **ALLOWING FOR MULTISTORY BUILDINGS**



**RUSSELL
COUNTY
VIRGINIA**

SIGNIFICANT COUNTY & STATE SUPPORT

Russell County and the state of Virginia has **invested over \$7.5 million** preparing the site for development. Russell Innovation Hub has been graded and cleared, allowing an investor to come in and begin construction as power is delivered to the site.



**FAVORABLE LOCAL TAX RATES WITH
ENTERPRISE AND OPPORTUNITY
ZONE DESIGNATIONS**

RUSSELL
INNOVATION HUB

The map shows a large industrial site with several buildings labeled A through H, each with a 1-story designation and 170,000 SF area. There are also three stormwater management areas (2.0 AC, 4.2 AC, and 5.5 AC) and a 28.3 AC substation area. A green star marks a central location. To the left is a large area designated for 'Onsite Battery Storage or Solar Facility'. The site is surrounded by forested hills and a river.

Onsite
Battery Storage
or Solar Facility

OVER
1.4 MILLION SF
OF DEVELOPMENT POTENTIAL



SUFFICIENT WATER ACCESS

Public water is available via an adjacent 8" line with **500,000 gallons per day** of capacity.

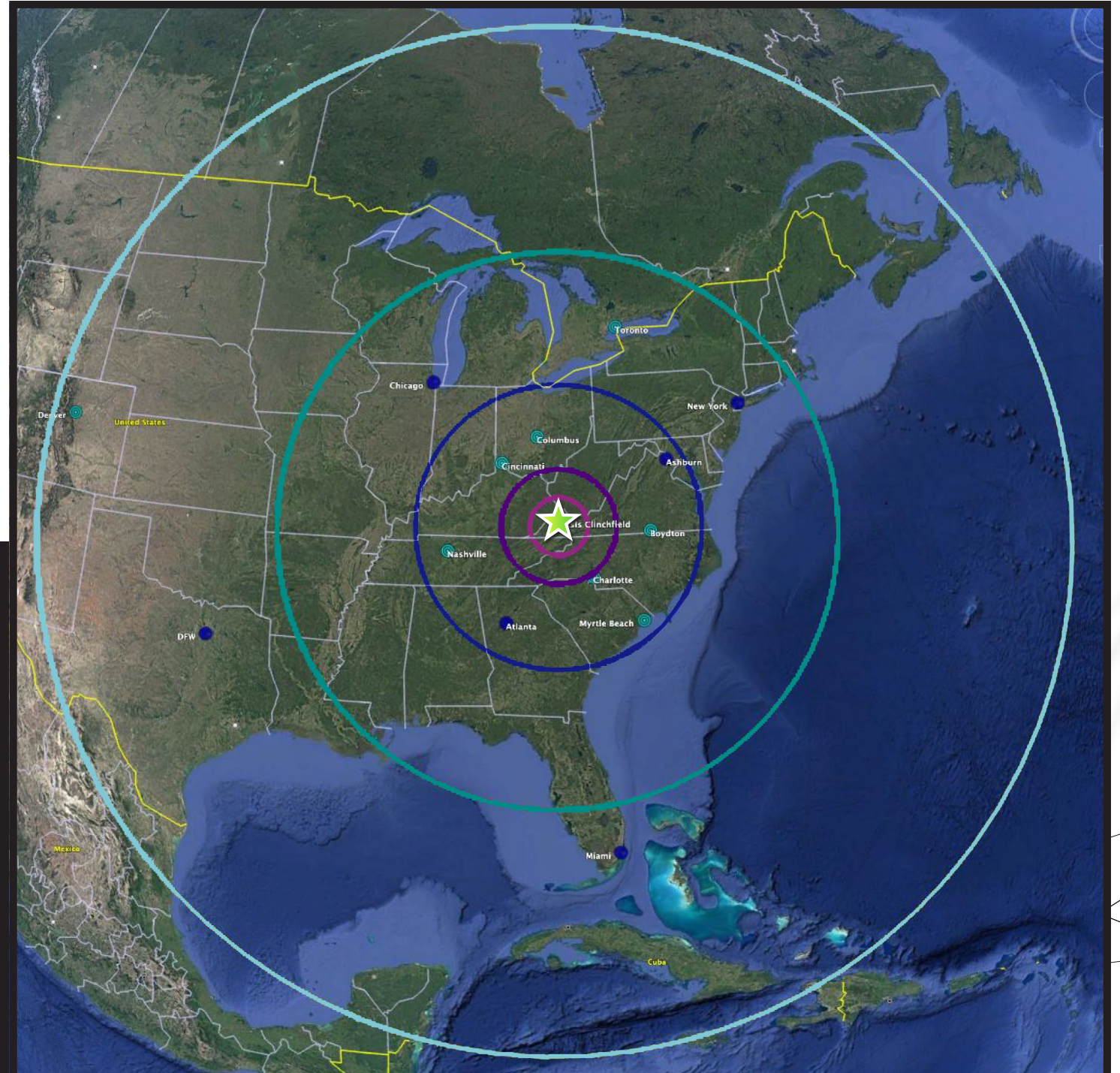
Ownership is working with the owners of the adjacent Lake Bonaventure, a 500-million-gallon lake, to explore the option of direct withdrawal via an existing 12" line and pump station feeding the site.

EXCELLENT CONNECTIVITY

Russell Innovation Hub's central location offers **low-latency connectivity** to major US cities and metro areas.

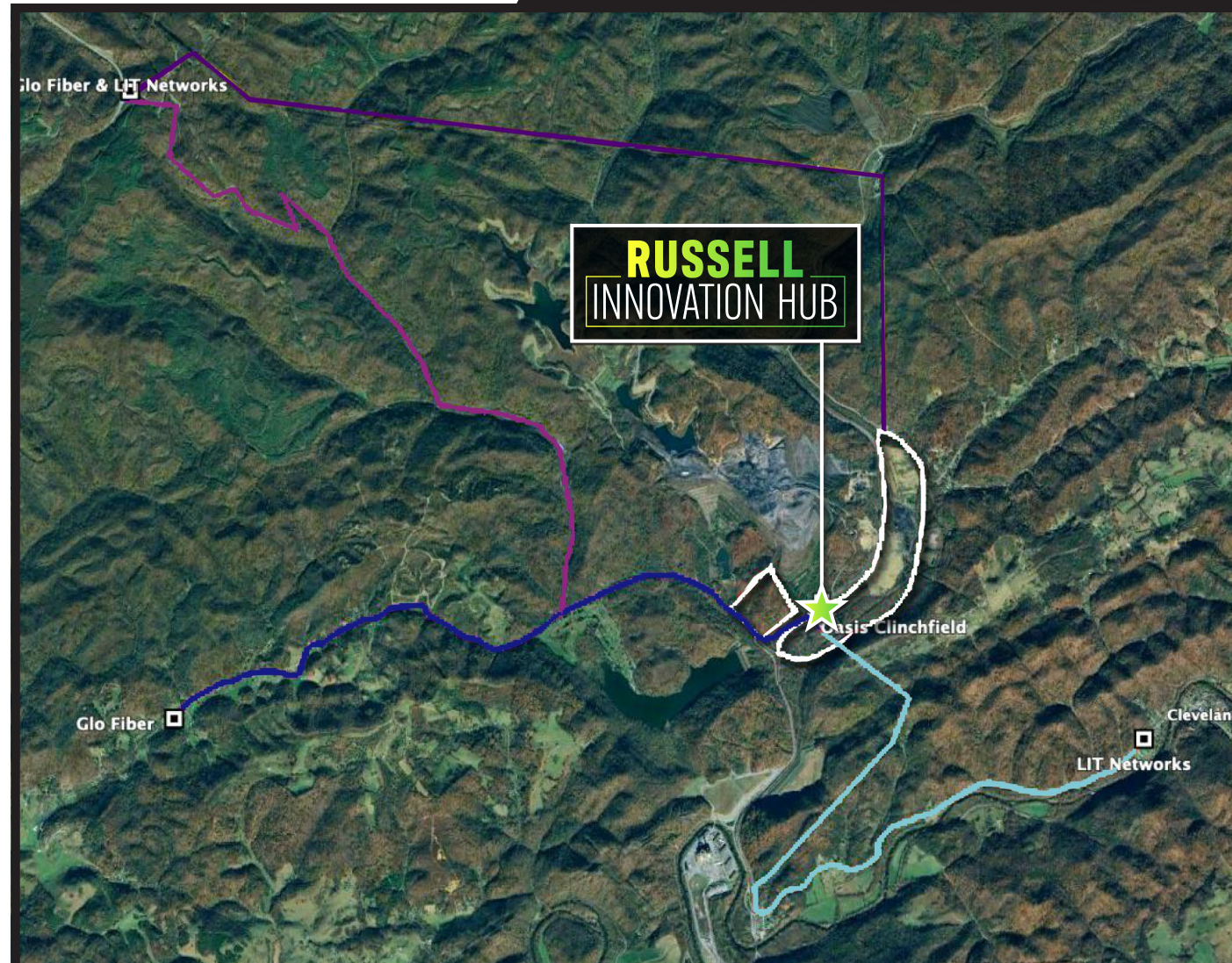
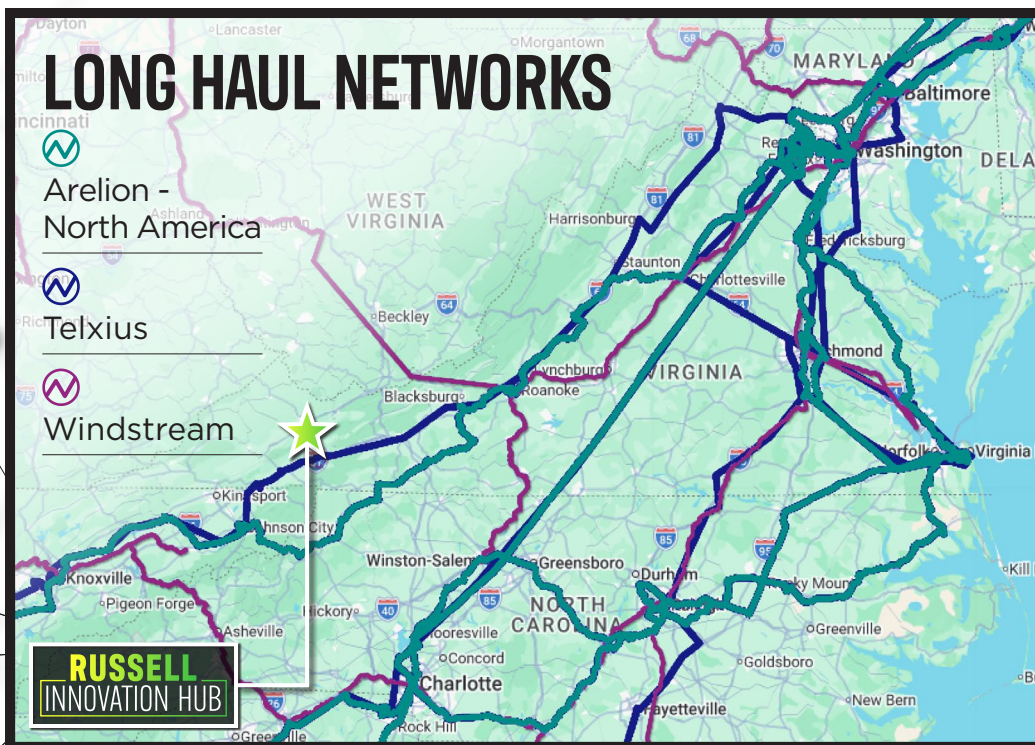
Sub-5ms Connectivity

- Ashburn
- Charlotte
- Cincinnati
- Atlanta
- Nashville
- Columbus



NEARBY LONG-HAUL FIBER PROVIDERS WITH ON-SITE ACCESS

Russell Innovation Hub is surrounded by **multiple tier-1 long-haul providers**. These major providers offer efficient connectivity to major metro areas with reliable and diverse routing options



Adjacent railroad networks provide a **variety of access points and pathways** to connect to nearby regional fiber providers. Four to five mile build paths can tap into existing operational bandwidth, delivering an **initial 10 GB** to the site.

Site Fiber Access Overview

- North-West Route (4.58 miles)
- North Route (5.52 miles)
- South-West Route (4.00 miles)
- South-East Route (4.45 miles)



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