Aerial View

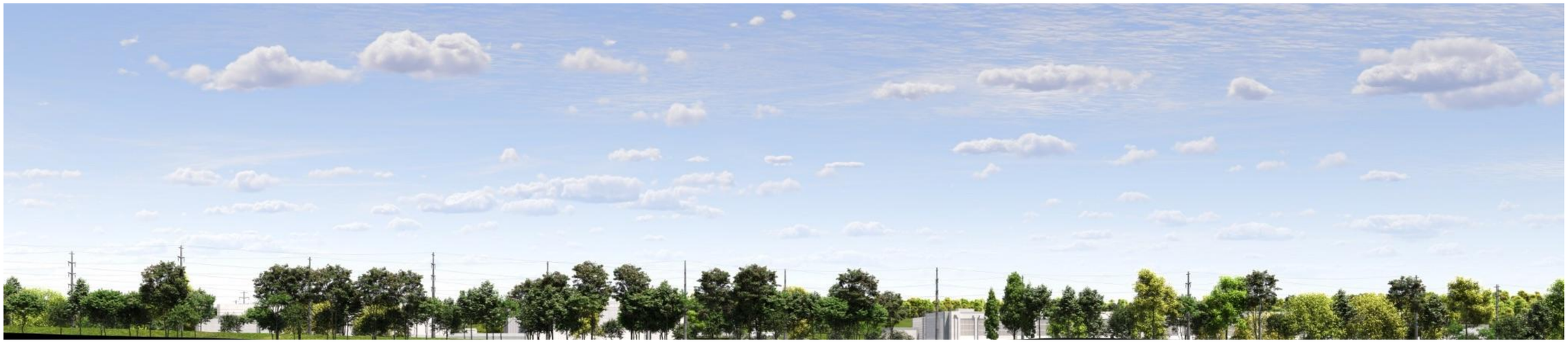


On-Site View



A responsible data center in Canton, Ohio

Sited and developed responsibly, Midwest Digital Gateway will serve as a foundation for future economic activity in the City of Canton.



Total Investment

$2.9B

Total capital investment in a 312 MW, 1 million sq ft campus

During Construction · 2026–2029

3,000+

Direct construction jobs

84%

Of project work expected to go to union labor

During Operations · 2029 –

150

Permanent, full-time jobs on campus

$397M

In new taxable property added to Canton

About Corscale

Corscale develops, owns, and operates energy-efficient data centers. We bring nearly 50 years of development experience and a longstanding commitment to being good neighbors in the communities where we operate.

OUR TRACK RECORD

$26B+

Infrastructure investment led by our senior team

17

States where our team has led investment

3.2+

GW total capacity delivered or under development.

5 decades

Of ground-up development experience in American communities

Our values, in plain language

Transparency

We communicate clearly.

Respect for Place

We design with intention to responsibly fit within the community.

Partnership

We listen and collaborate with local governments and residents.

Accountability

Corscale's name is on it, and we stand behind our work.

Stewardship

We leave every site better than we found it and contribute to the local community.

Midwest Digital Gateway at a glance



162 acres

Campus site

4

Two story data center buildings

312 MW

Campus capacity

1M sq ft

Total building space

Jobs and Workforce

Midwest Digital Gateway will put thousands of unions and trades to work building the campus, and will support a permanent, well-paid workforce in Canton once it opens.

During construction · 2026–2029

3,000+

Direct construction jobs on site, labor, working closely with Stark County trades

Union & trade labor

84%

Of all project work expected to be performed by union

Once operational · 2029 –

150

Permanent, full-time professional jobs at Midwest Digital Gateway

4x

ESTIMATED INDIRECT JOBS ACROSS STARK COUNTY

For every job on campus, a wider ecosystem of vendors, contractors, suppliers and local services is expected to be supported in the community.

What this means in Canton

Local union labor will be prioritized, and the campus will support apprenticeships and long-term careers across Stark County during operations.

Local Tax Impact

Midwest Digital Gateway brings new, recurring revenue directly to Canton City Schools and to the City of Canton, and adds a substantial new property tax base that is not there today.

$30M+

To Canton City Schools over the first 15 years

$6M+

To the City of Canton over the first 15 years

$4M+

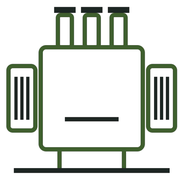
In City income tax paid by construction workers

$397M

In new taxable property added to Canton’s tax base

What this means in Canton

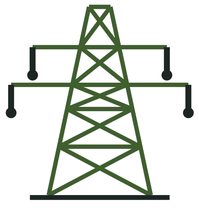
Recurring, dependable revenue that the schools and the City can plan and borrow against, plus additional City income tax from 150 permanent jobs on campus.



Fully funded infrastructure



Significant investments



Grid stability



Long-term revenue commitment

Power and Utilities

Fully funded infrastructure. Corscale is funding and developing the electrical infrastructure required to connect Midwest Digital Gateway to the AEP transmission system, including the electric substation and associated distribution facilities. This investment is being made by Corscale and is intended to support the project's power needs without shifting the cost of these new facilities to existing customers.

Significant investments. Corscale is investing over $100 million in additional power infrastructure, including the on-site substation, switchyard and transmission infrastructure.

Grid stability. Midwest Digital Gateway's investment in a new AEP switchyard will strengthen the local electric grid by creating an additional interconnection point within AEP's transmission system. This added infrastructure increases system flexibility, provides additional pathways for power delivery, and enhances the grid's ability to withstand and recover from disruptions and grid emergencies.

Long-term revenue commitment. Corscale has entered into a long-term agreement with AEP, backed by minimum demand commitments, that provides the utility with a stable, predictable revenue base over the life of the campus.

Water & Sewage

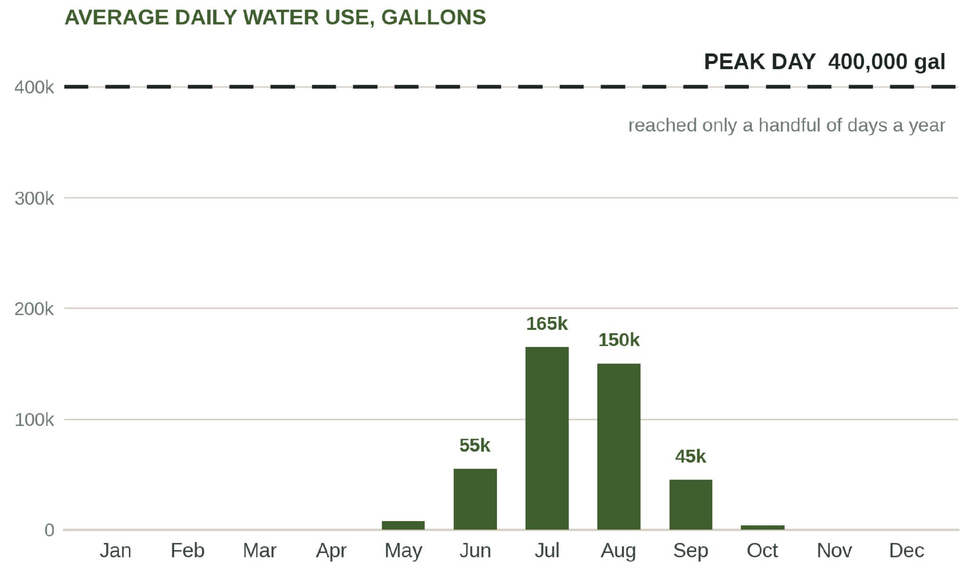
City water is abundant in Canton, and using it is what lets our campus run cooler on less power. Midwest Digital Gateway uses outside air to cool for most of the year and turns to water only in the warmest months.

On the hottest days of the year, peak use is about 400,000 gallons — roughly 4% of the City's available 10 million gallons a day. Across a full year it is a fraction of one percent.

Midwest Digital Gateway will not draw on the water local households rely upon, and the City has confirmed it has the capacity to serve the campus.

Using water in the peak months means the campus avoids running chillers, cutting power demand exactly when the regional grid is most stressed.

Corscale is purchasing the Canton Water Department's excess capacity, adding revenue to the City, and is extending the water main and sewer service — including new lines carrying enhanced water service to nearby Canton Township.



400,000 gal

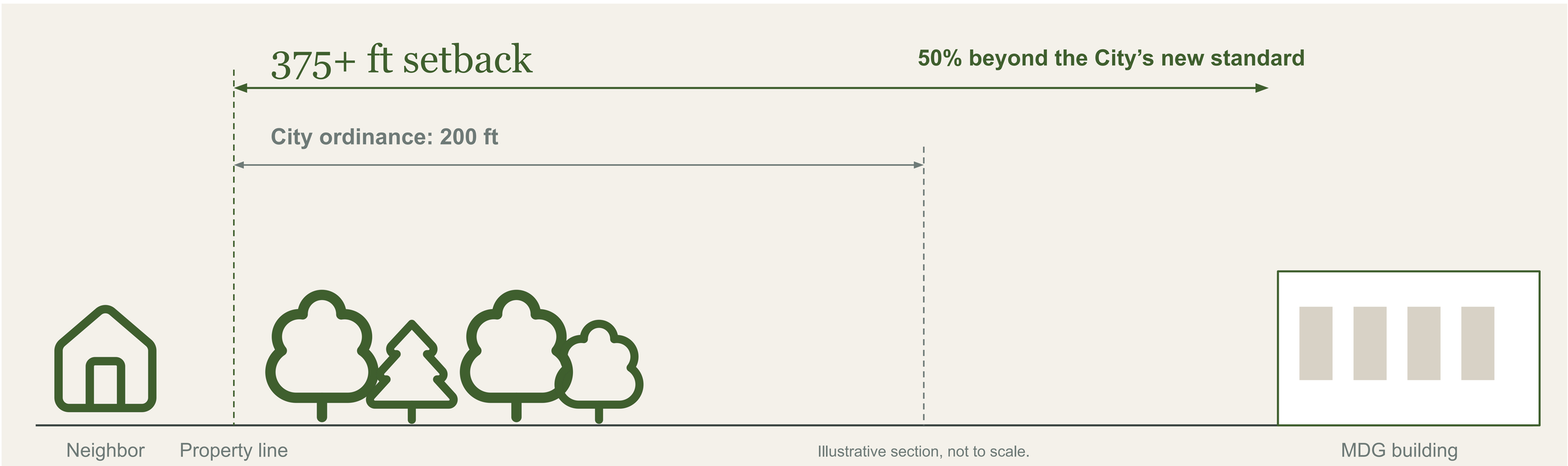
Peak-day use, reached only a handful of days each summer

Under 1%

Of the City's annual available water supply

Viewshed and Landscaping

Four buildings on a 162-acre site means Midwest Digital Gateway can sit far back from its neighbors — well beyond what the City requires — behind a planted buffer of mature trees.



300+ foot setbacks

Buildings sit more than 300 feet from the property line on virtually every side — 50% beyond the City’s new 200-foot standard for this kind of development.

A planted buffer

A 50- to 100-foot buffer of new, mature trees screens the campus from the road, with open space between the buffer and the buildings.

Quiet by design

Distance and dense landscaping soften sound before it reaches neighbors, and the campus is designed to operate well below the City’s noise limits.

Decommissioning

Corscale is building Midwest Digital Gateway to remain an asset for Canton that could serve a future industrial or commercial purpose.

TODAY

Built to last

An industrial-grade building in an industrial corridor, with power, fiber, water and sewer already in place.

IN BETWEEN

Protected by a dependable owner

Corscale is a well-capitalized, long-term developer. We maintain and protect the property until it has a new owner.

WHAT'S NEXT

Ready for its next use

Equipment is removed and recycled, with more than 99% kept out of landfill, and the building is ready for a new owner.

What this means in Canton

The property will have enduring asset value for current and future uses.