WI1 Red Granite
Port Washington, WI

August 28th, 2025

WI1 Project Overview

- Flexible data center campus consistent with City Code § 485-172: I-3 Technology Campus District
- Designed to accommodate real customer / end-user requirements
- **672** acres with **3,217,000** square feet of buildings under roof: data center buildings, office spaces, warehouses, utility spaces
- 1.3 GW of utility power with **70% of power capacity generated from clean energy resources**
- Operations employment determined by customer: technical support and skilled labor spread evenly over 3 shifts (24/7/365)
- Campus is intended to be self-contained:
  - Screened from public view by eight-foot landscaped berms and setbacks greater than 300 feet
  - Preservation and enhancement of natural features
  - Reduced impervious surfaces
  - Preservation of a linkage to Ozaukee County Interurban Trail

The Site

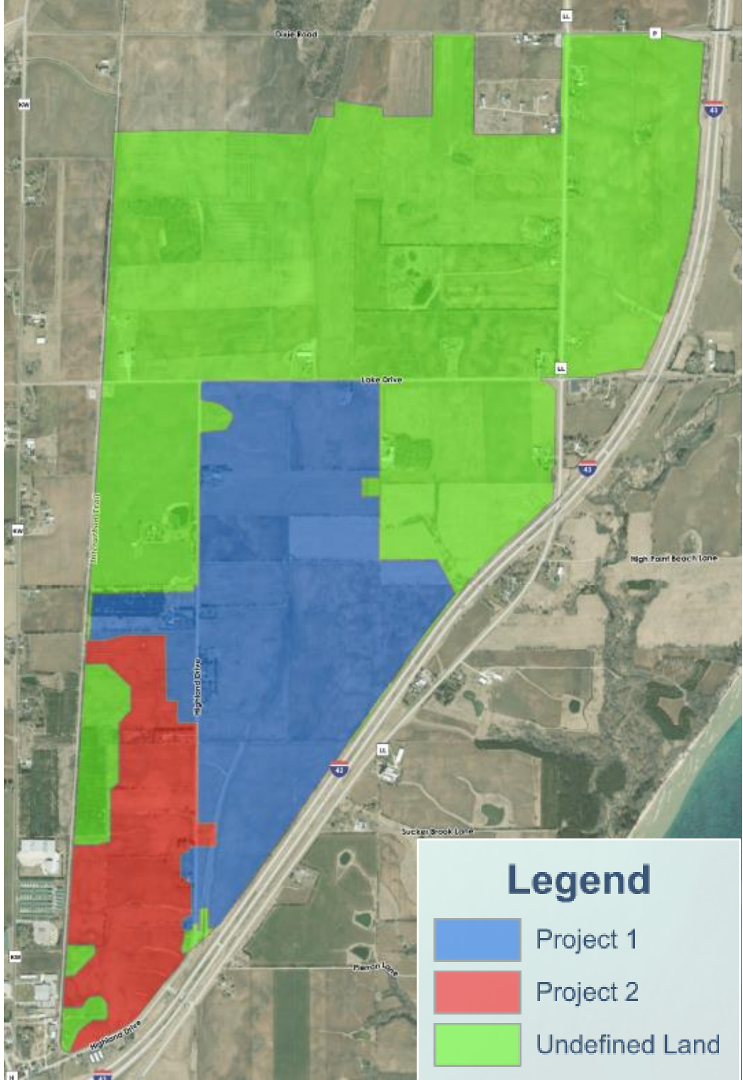
The Site

- Vantage has acquired rights from the previous developer(s), and must honor the following:

    - Complete the purchase of 1644 Acres of land and 55 parcels per executed terms and schedule with individual owners
    - Post-closing occupancy conditions and farming rights
    - Entitle / annex & rezone land per agreement between City and Town

- Comprehensive physical and environmental diligence was completed to inform the decision to purchase the land and develop the current 672 Acres. Additional physical studies and evaluation are ongoing to evaluate any future development

- Vantage's standard due diligence practice involves:
    - Phase 1 ESA studies
    - Biological Studies – Protected species
    - Wetland studies
    - Archeological & Cultural resources evaluation
    - Noise impact studies
    - Air Quality / Emissions evaluation
    - Land surveying (boundary & topographic)
    - Geotechnical studies
    - Mass Grading studies
    - Architectural and Civil master planning
    - Power infrastructure, connectivity and utilities (road / water / sewer)
    - Legal and regulatory evaluation



Sustainability highlights

- In line with completed physical and environmental studies, the campus design was carefully evaluated to minimize environmental impact(s), avoid straining of existing resources in region and incorporate sustainable practices.

- Key highlights of our sustainable campus design:
  - Minimal wetland impact
  - Supportive habitat for Rusty Patched Bumble Bee (RPBB) species
  - Conservation / enhancement of natural areas
  - Water-efficient (Domestic Usage equiv. ~65 homes)
  - Closed loop cooling design
  - Far fewer back-up generators than typical data centers (<10% of total power)

- Other key facts:
  - We are contracting with the City for available water and do not require additional withdrawal from the Lake Michigan
  - Vantage will pay for all power infrastructure without any cost/impact to other consumers
  - Vantage's investment will 100% fund the buildout of 1,949MW of new renewable energy resources including solar, wind and batteries (30% of the energy will be used to provide clean energy to all consumers in Wisconsin)

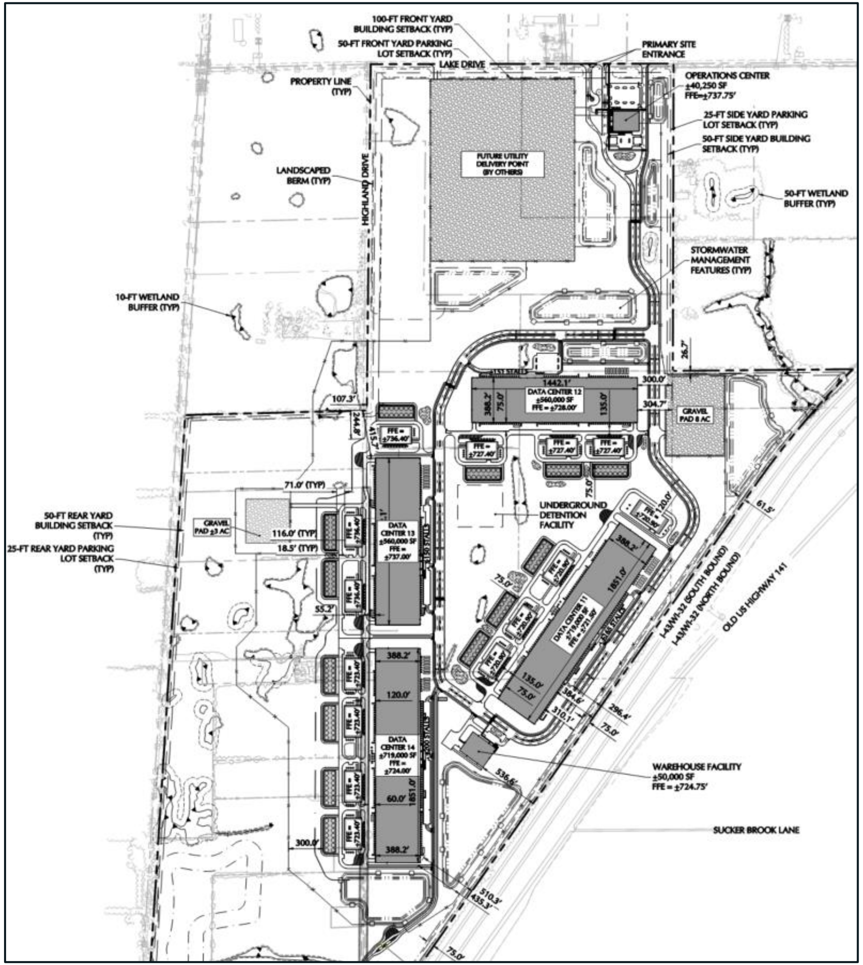
VANTAGE DATA CENTERS

The Campus

The Campus

Based on a real customer constraints. Our design reflects actual power availability, environmental conditions, capital, and workforce constraints. This is a feasible, fundable campus plan aligned with real-world conditions

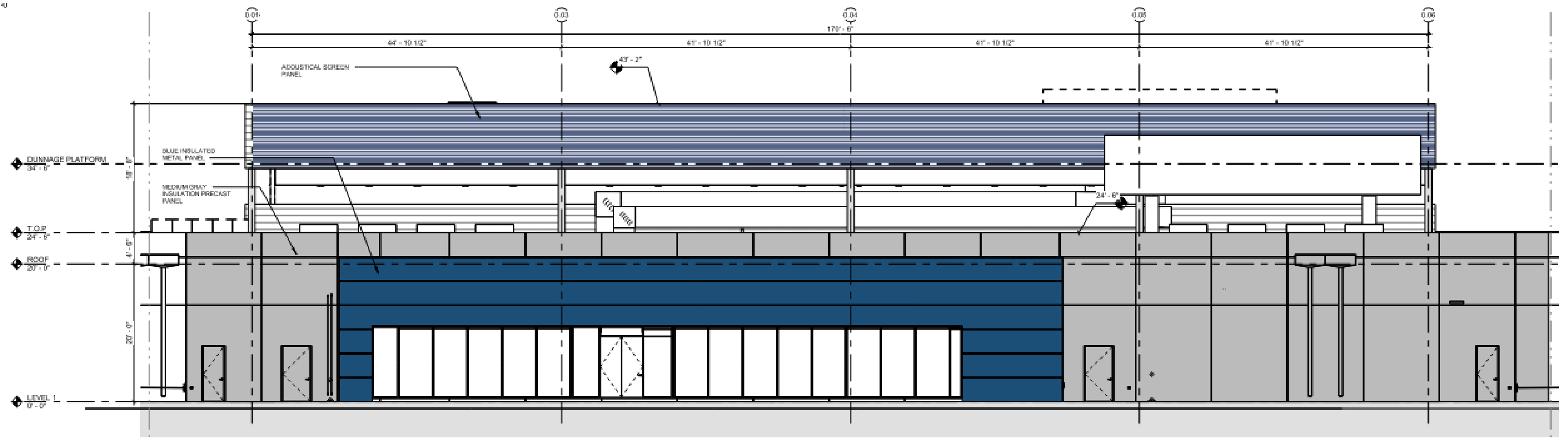
- **CONSTRUCTION AREA: <**672 Acres
  - Permanently developed area: 465 acres
- **POWER:** 1.3 GW of Utility Power
- **COOLING and WATER:**
  - Average peak daily water use will be less than 22,000 gallons
  - The existing Port Washinton Water Filtration Plant will connect to the VDC campus
  - Vantage Data Centers will not construct its own private infrastructure that ties our campus to Lake Michigan
  - **Primary cooling plant** for the data center is a closed loop chiller system that **has zero water consumption or discharge during operation**
- **# BUILDINGS / Project**
  - Project 1: 3 Buildings + Operations center + Warehouse
  - Project 2: 1 Building
- **TIMELINE:** 2025 - 1H 2029



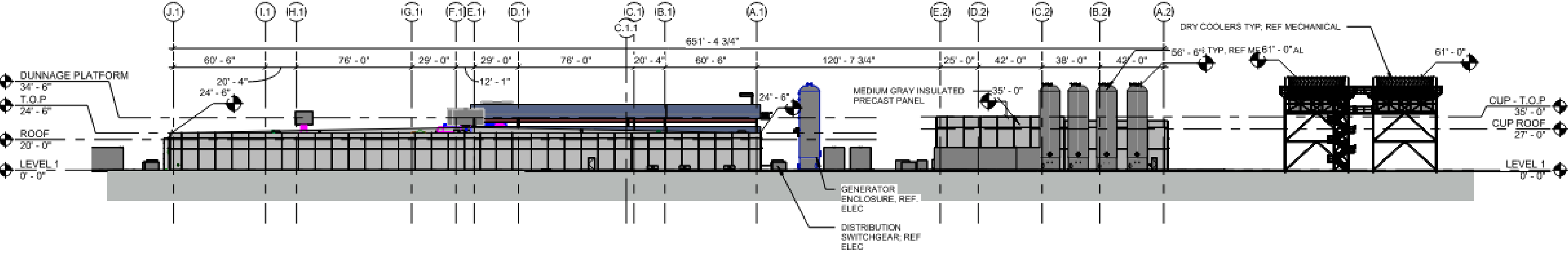
VANTAGE DATA CENTERS

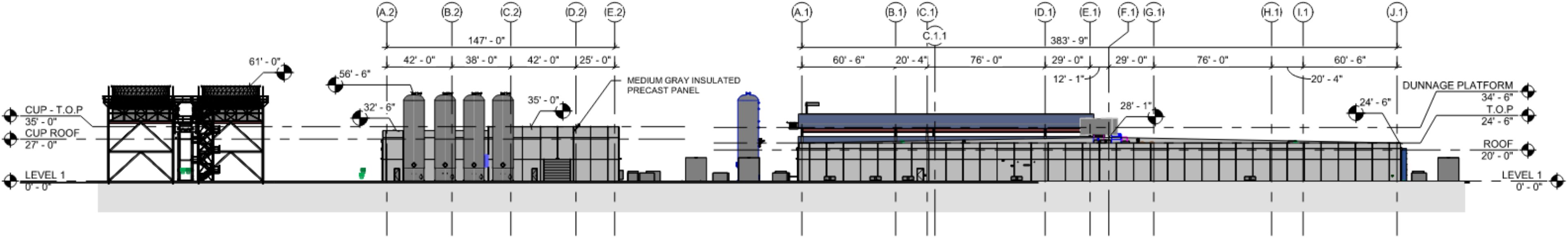
Sectional Views

View of Data Centers – Data Center Entrance



View of Data Centers – Overall Building Elevation (East / West)





Renders

View of Data Centers – South-West Corner

View of Data Centers – North-East Corner

I-43 South (10 Year tree growth)

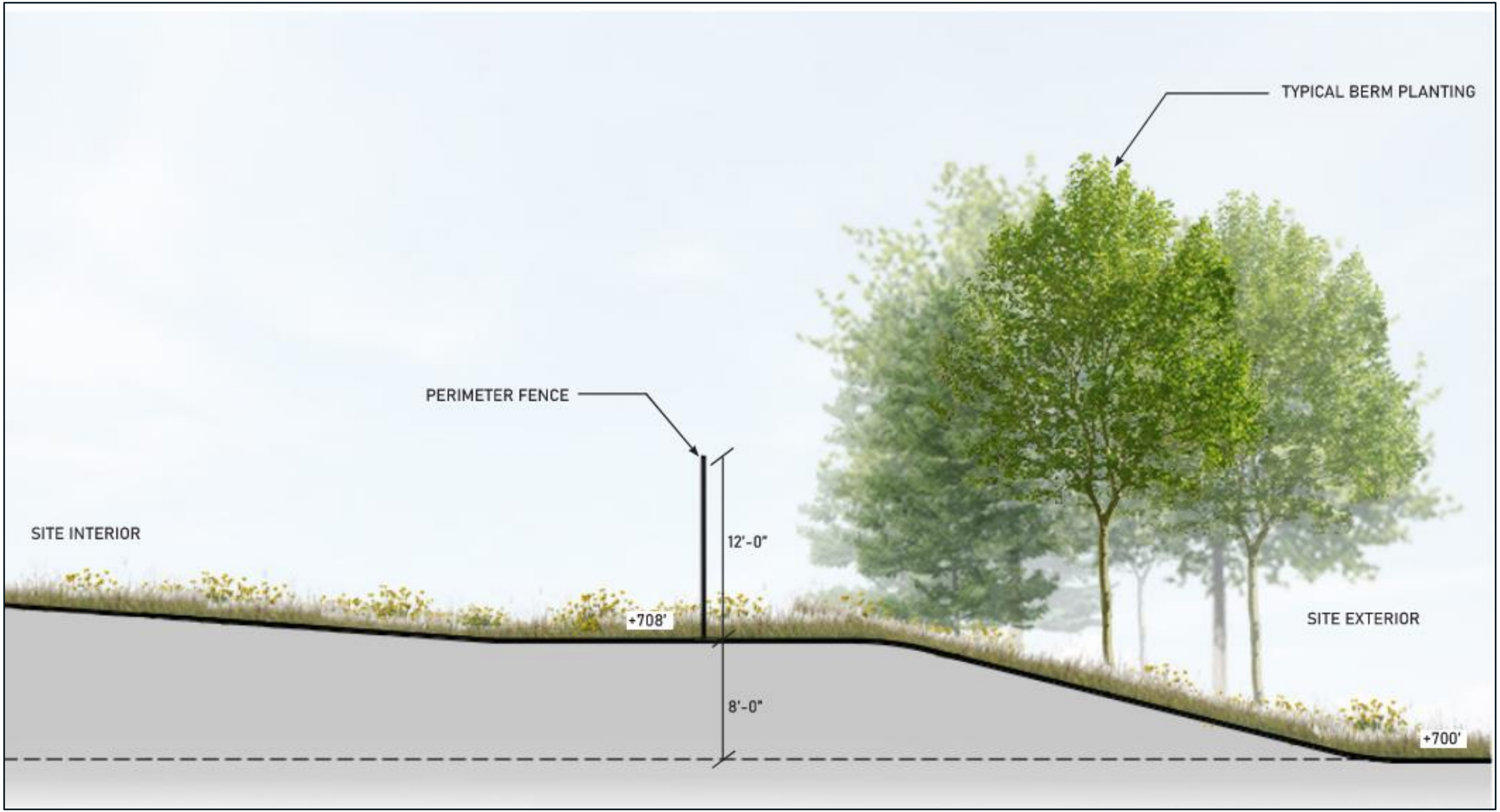
I-43 South (30 Year tree growth)

Highland Dr & Highland Ln looking North (10 Year tree growth)

Highland Dr & Highland Ln looking North (30 Year tree growth)

Typical Berm Section

Typical Berm Section with Fencing



Noise & Light Pollution

VDC WI1 Project

- **NOISE:**
  - Vantage has developed robust design and operational measures to carefully manage noise from our data centers
  - A series of studies are conducted to assess noise impact to adjacent properties, including monitoring of current ambient noise, and simulating campus operation
  - Sound mitigation (both natural and by-design) is considered to ensure keeping noise below code requirements at all times

- **LIGHT POLLUTION:**
  - Vantage will minimize light pollution while maintaining safety and security by **installing exterior lighting fixtures that are DarkSky approved**
  - Lighting products selected will have 0-2 Backlight-Uplight-Glare (BUG) Ratings; an industry standard for minimizing light pollution

VANTAGE DATA CENTERS

Ozaukee Interurban Trail

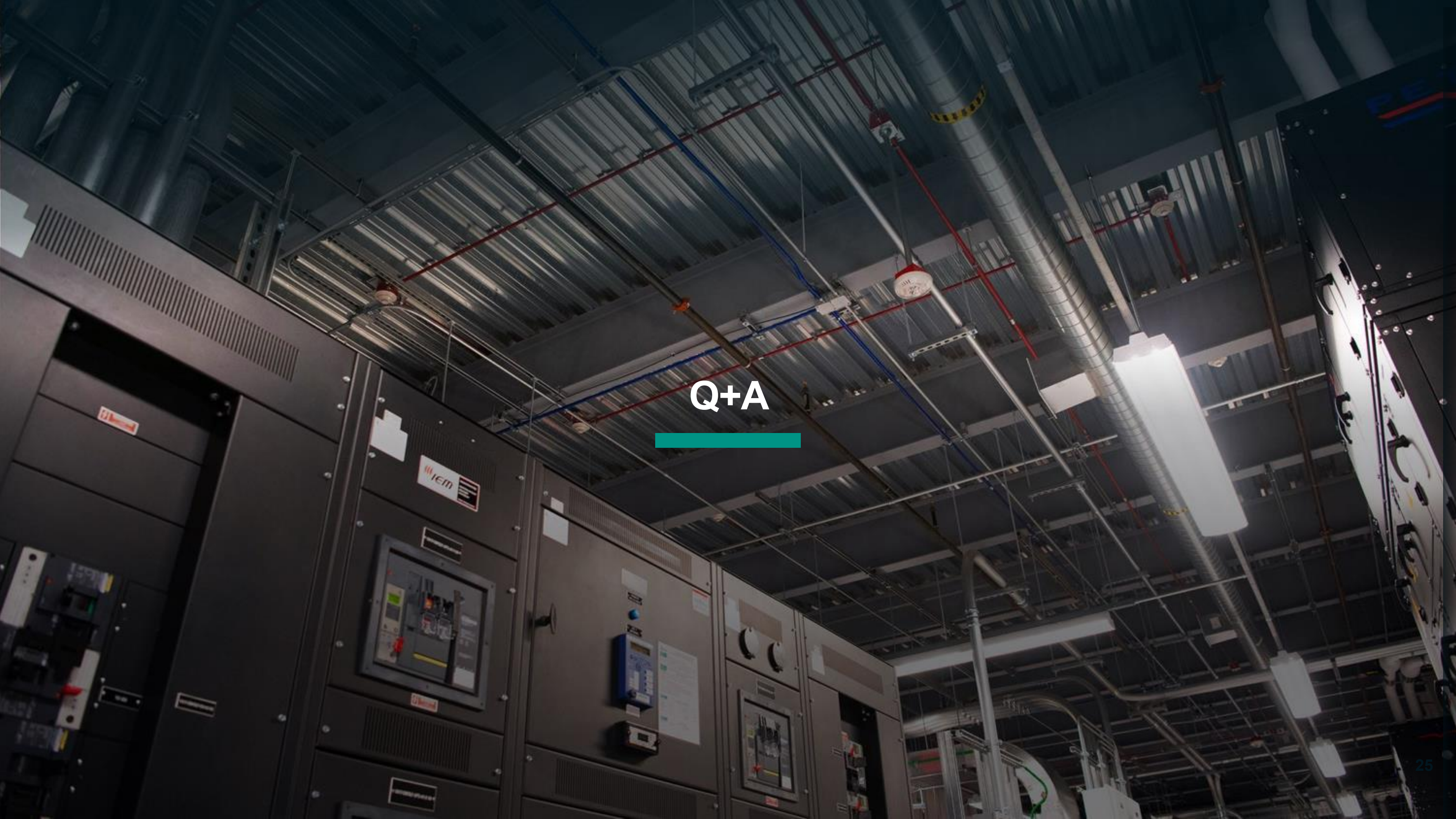
VDC WI1 Project

The **Ozaukee Interurban Trail (OIUT)** runs along the west boundary of the project site

Vantage recognizes the cultural and local significance of the trail and is working with the city on coordinating our project with the OIUT in mind:

- Protecting and enhancing views from the trail by creating visual screens using trees and landscaping
- Supporting biodiversity in the area, creating more opportunities for trail users to experience native flora and fauna
- Maintaining access throughout the course of construction for residents and visitors

VANTAGE™
DATA CENTERS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