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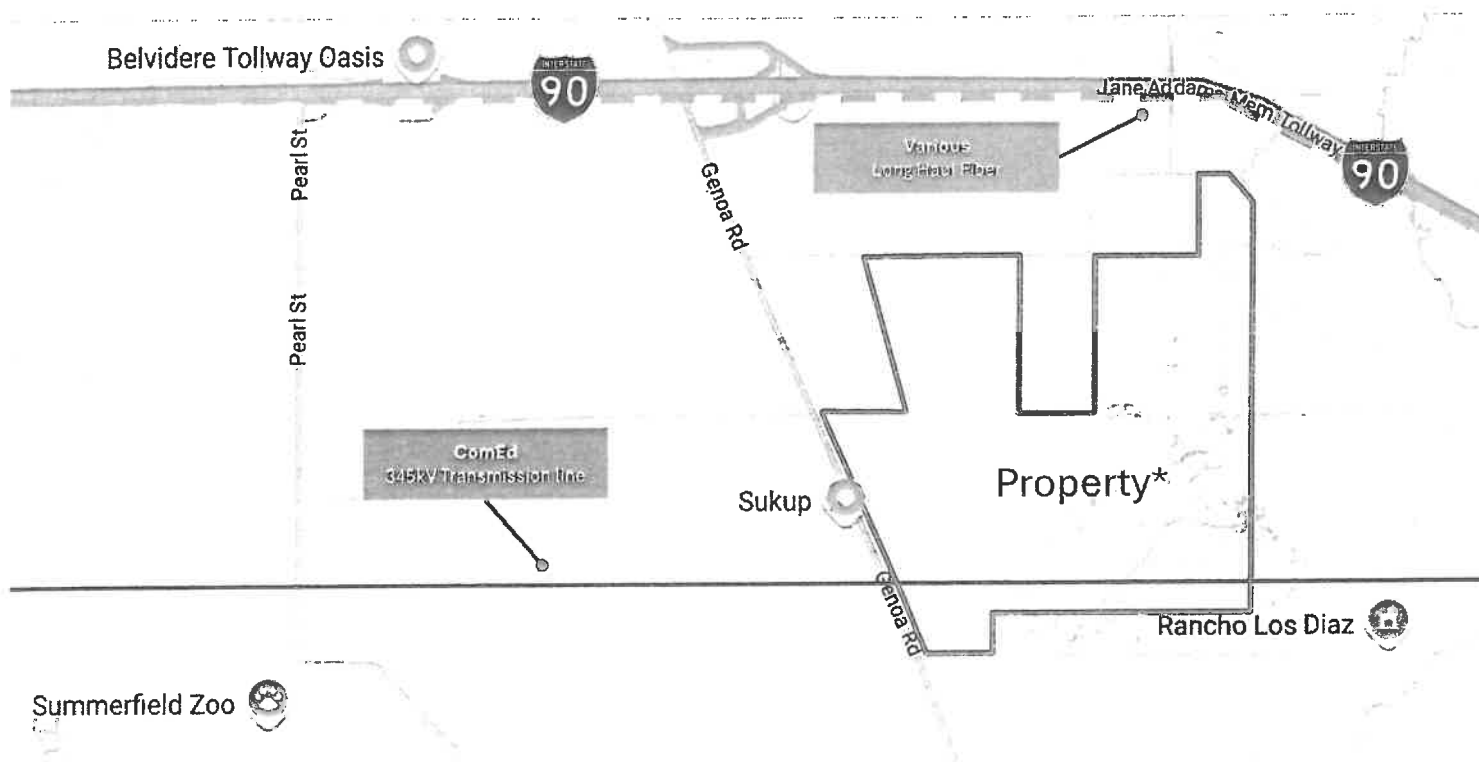
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PROJECT HAWKEYE

Digital innovation complex

760 acres | Boone County, Illinois

PROJECT HAWKEYE



Datawatt Energy is developing a digital innovation complex anchored by a multi-building data center campus. The complex is to be sited on an approximately 760-acre multi-parcel property in Belvidere (Boone County), Illinois. The property is currently zoned agricultural and is controlled under a purchase and sale agreement with a single landowner.

The northern boundary of the property is approximately one-quarter mile south of Interstate 90 and conveniently located 90 minutes from downtown Chicago.

Core to the Datawatt strategy is securing power from renewable energy sources to support the sustainability profile of the development. Datawatt plans to interconnect the complex into a 345kV ComEd transmission line transecting the property with an initial target for a +1,000-megawatt data center campus.

* Property boundary is an approximation and is not true to scale.

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PROJECT HAWKEYE



Illinois Expertise

Project Hawkeye is being developed by a team of Illinois-based energy, construction and engineering firms:



Lead Developer

Renewable energy developer with over \$20 billion and 15,000 megawatts of energy project experience across North America.



Infrastructure Partner

General contracting and construction management firm that has served private and government sectors since 1927.



Civil and Engineering Partner

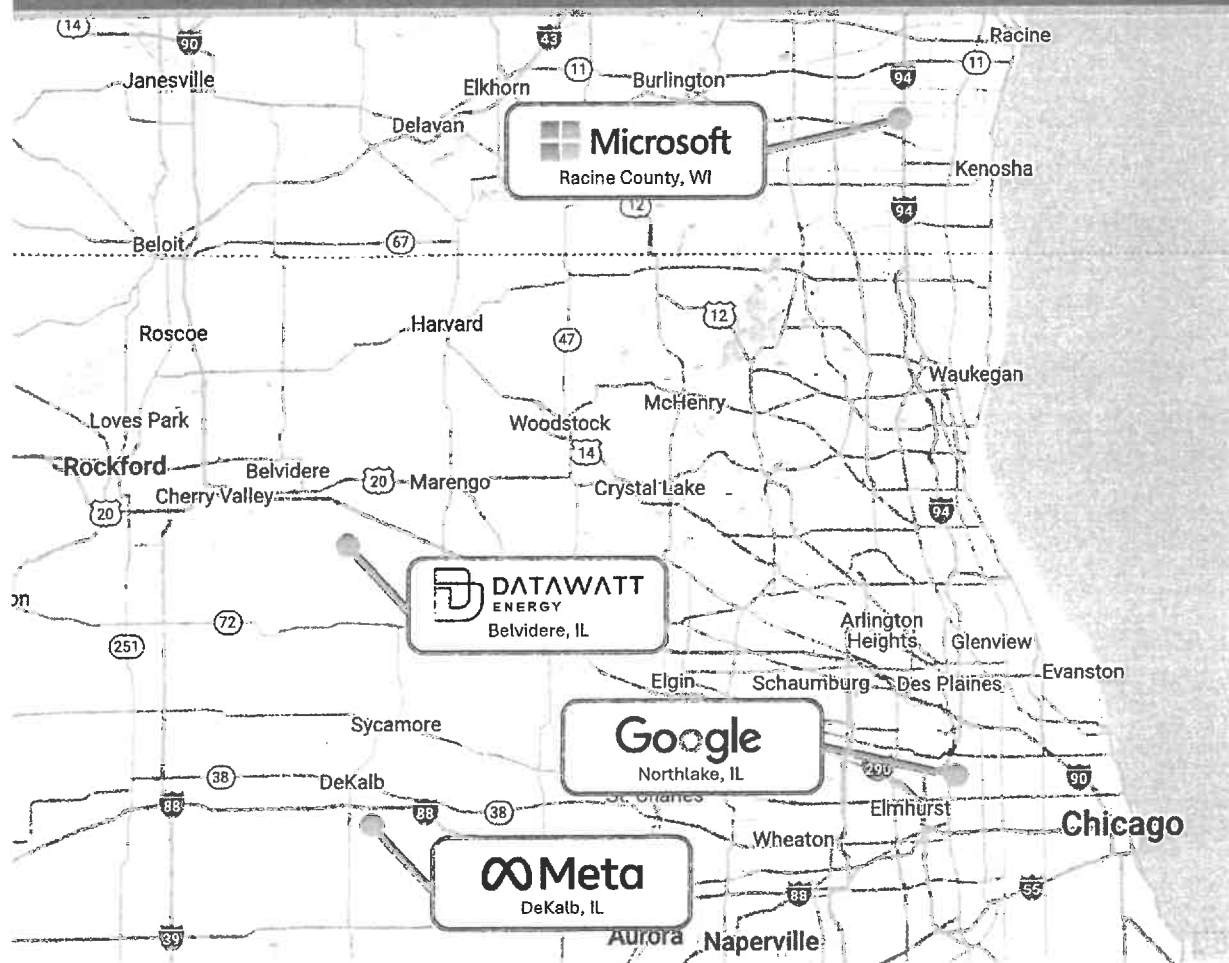
Full-service civil engineering and surveying firm with over 50 years experience serving public and private clients nationwide.



DR9401 Franklin Park, Illinois

385,000 sqft. two-story data center by Pepper Construction in Franklin Park, IL. Build-out included new utility substation and 30,000 sqft. office facilities.

PROJECT HAWKEYE



Chicago Tier 1 Data Center Market

Northern Illinois is attracting hyperscale data centers due to the region's strategic advantages, including robust infrastructure, reliable access to power and established fiber network.

Chicago is a key hub for data center development, driven by its central location, strong connectivity to major U.S. cities, and relatively low risk for natural disasters. Large players such as Google, Microsoft, and Meta have been expanding their facilities in the region.

PROJECT HAWKEYE



Sustainable Data Centers

*Investing in the rising data center economy**

January 17, 2023

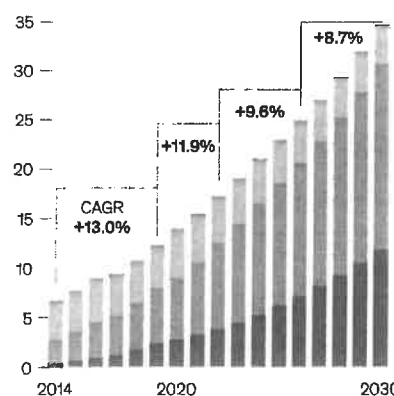
“Data centers are big energy consumers—a hyperscaler’s data center can use as much power as 80,000 households do. Pressure to make data centers sustainable is therefore high, and some regulators and governments are imposing sustainability standards on newly built data centers.

In fact, the use of renewable energy is a critical component of the hyperscalers’ strategies.”

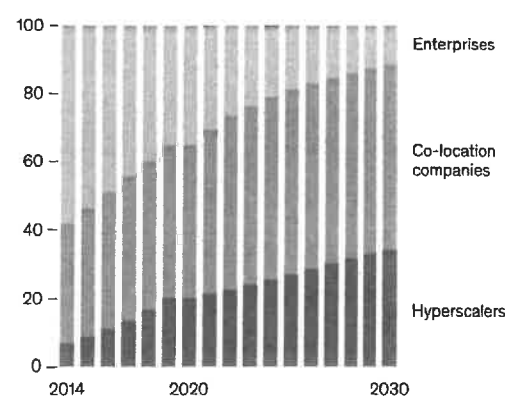
McKinsey
& Company

US data center demand is forecast to grow by some 10 percent a year until 2030.

Data center power consumption, by providers/enterprises,¹ gigawatts



Data center power consumption, by providers/enterprises,¹ % share



¹Demand is measured by power consumption to reflect the number of servers a data center can house. Demand includes megawatts for storage, servers, and networks.

* <https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/investing-in-the-rising-data-center-economy>

PROJECT HAWKEYE



Major Economic Driver

Project Hawkeye will be a major economic driver for the City of Belvidere by creating high-paying construction jobs and permanent high-tech positions, while increasing tax revenues to support public services and infrastructure.

This transformative investment expands Belvidere's role as a key player in the technology sector, attracting future business opportunities and fostering long-term growth in the new digital economy.

JOBS*

>3,000

Construction &
Permanent

TAXES

\$3M - \$5M

Property & Local Tax
Revenue

INVESTMENT

\$3.0B

Equipment &
Infrastructure

EDUCATION

\$2.0M

Sponsorships &
Donations

* All jobs, taxes, investment and sponsorship amounts are estimates only and are based on Project Hawkeye initial concepts and comparable hyperscale data center developments. Actual amounts and the related timing may vary.

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PROJECT HAWKEYE



Job Creation

Summary of Job Creation Estimates for Project Hawkeye:

1. Construction Phase:

1. Direct: 1,000 – 1,500 construction and contracting jobs
2. Indirect: 1,500 – 3,000 suppliers and local service jobs
3. Total: 2,500 – 4,500 jobs

2. Operations Phase:

1. Direct: 200 – 250 permanent operational/technician jobs
2. Indirect: 400 – 750 supplier and local service jobs
3. Induced*: 500 – 1,000 jobs
4. Total: 1,100 – 2,000 jobs

* Induced Jobs: Created by the increased economic activity of those employed directly or indirectly (e.g., spending by workers in housing, healthcare, and local retail).

Economic Impact Multiplier

Data center projects often generate \$5 to \$8 in local economic activity for every \$1 spent on operations, further emphasizing their significant local benefits.



W.W. Grainger Data Center Lake County, Illinois

30,000 sqft. LEED certified v4 data center with engineering, water resource and surveying services by Manhard Consulting.

DATAWATT
ENERGY



- Sited on +/- 300 acres of total 760-acre property
- Environmental & community stewardship considerations:
 - ❖ Noise, water and air quality
 - ❖ Landscaping and screening
 - ❖ Traffic and emergency services
 - ❖ Educational and job training
- Initial data center ramp schedule*:
 - ❖ Year 5: 200 MW
 - ❖ Year 7: 500 MW
 - ❖ Year 10: 1,000 MW

* Pending lead time and build-out of substation and electrical infrastructure

DATAWATT
ENERGY



Project Hawkeye is in ComEd service territory. ComEd has a detailed phased engineering process to evaluate serving a load request of 1,000 megawatts. Load service engineering and construction is expected to be a 4 to 5-year process:

- Preliminary engineering design
- System reinforcement evaluation
- Equipment requirements and cost

- Procurement of long lead materials
- Permitting and final design
- Construction schedule and final cost

- Field work, livening, commissioning and testing
- Coordination with PJM (regional transmission organization)
- Equipment placed in service

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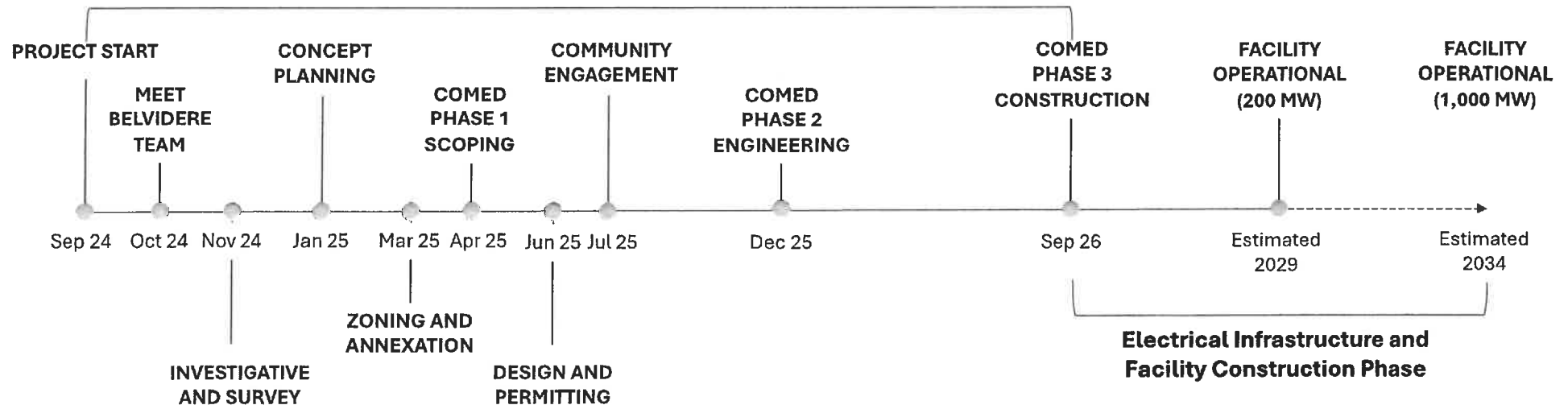
PROJECT HAWKEYE



Initial Timeline and Plan

Datawatt Energy is estimating the planning, design and development phase of Project Hawkeye to require approximately two years to complete. We aim to align final campus design and kick-off of site works with that of ComEd's construction of the electrical infrastructure and substations. Full construction of campus and ramp of service to require estimated 10 years to complete.

Project Planning and Development Phase



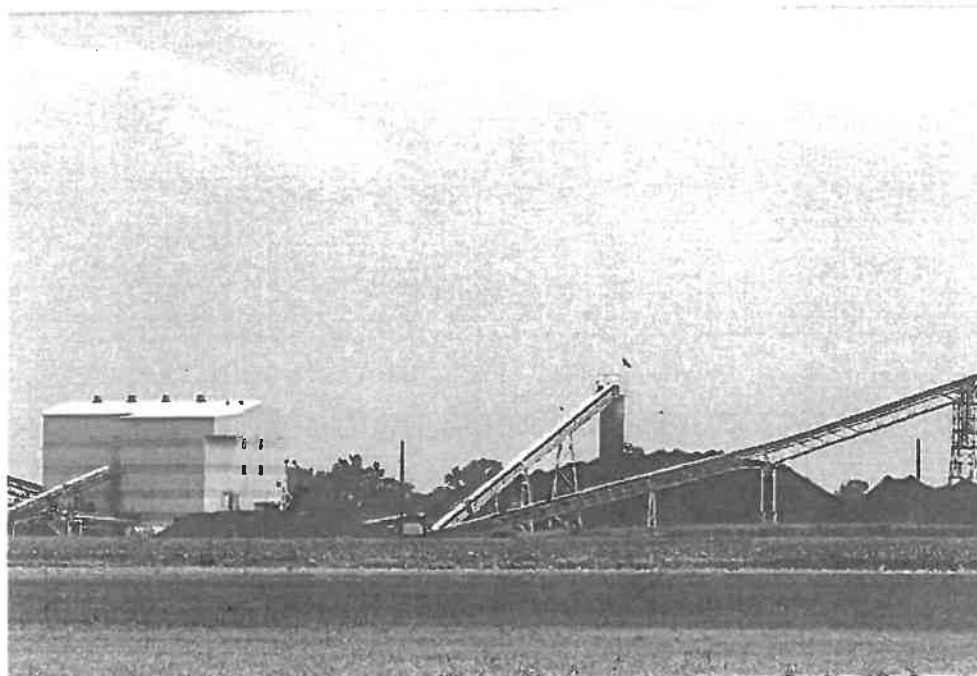
PROJECT HAWKEYE



Energy Sourcing

Sourcing of renewable energy is essential to meeting the sustainability requirements of Project Hawkeye. Access to energy and integrating into the local transmission network are two of the most important considerations for developing a hyperscale data center campus.

Datawatt Energy is developing over 3,000 megawatts of solar and battery storage projects in Illinois that can be tapped to complement the base load grid power supplied by ComEd. To further complement the energy needs of Project Hawkeye, Datawatt may engage its extensive network within the renewable energy industry to source energy from the many wind and solar projects under development in Illinois.



Knight Hawk Coal Mining Perry County, Illinois

3,000 MW solar and battery storage projects being developed on reclaimed surface coal mines in southern Illinois, coming online 2027 through 2029.



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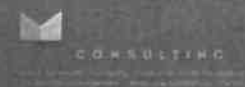
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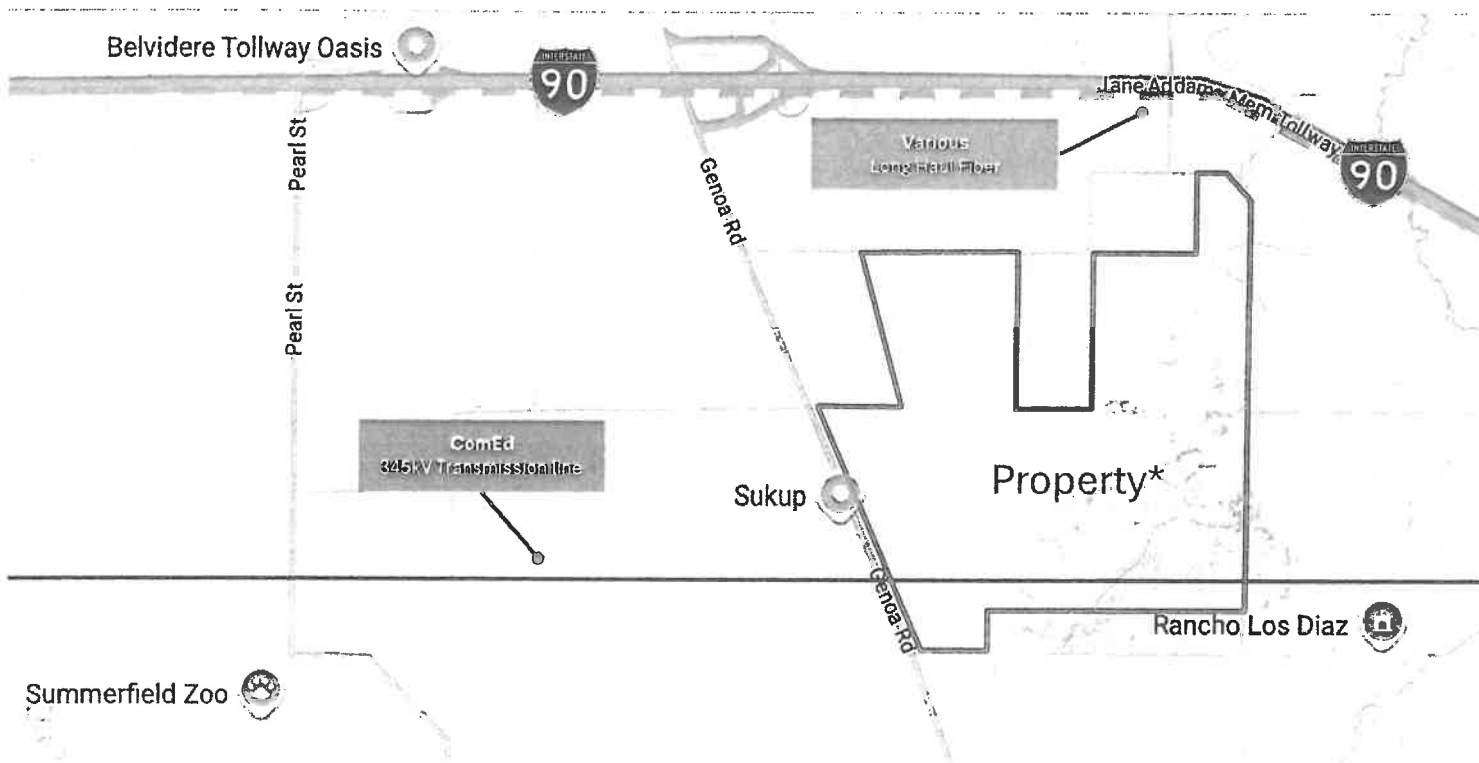
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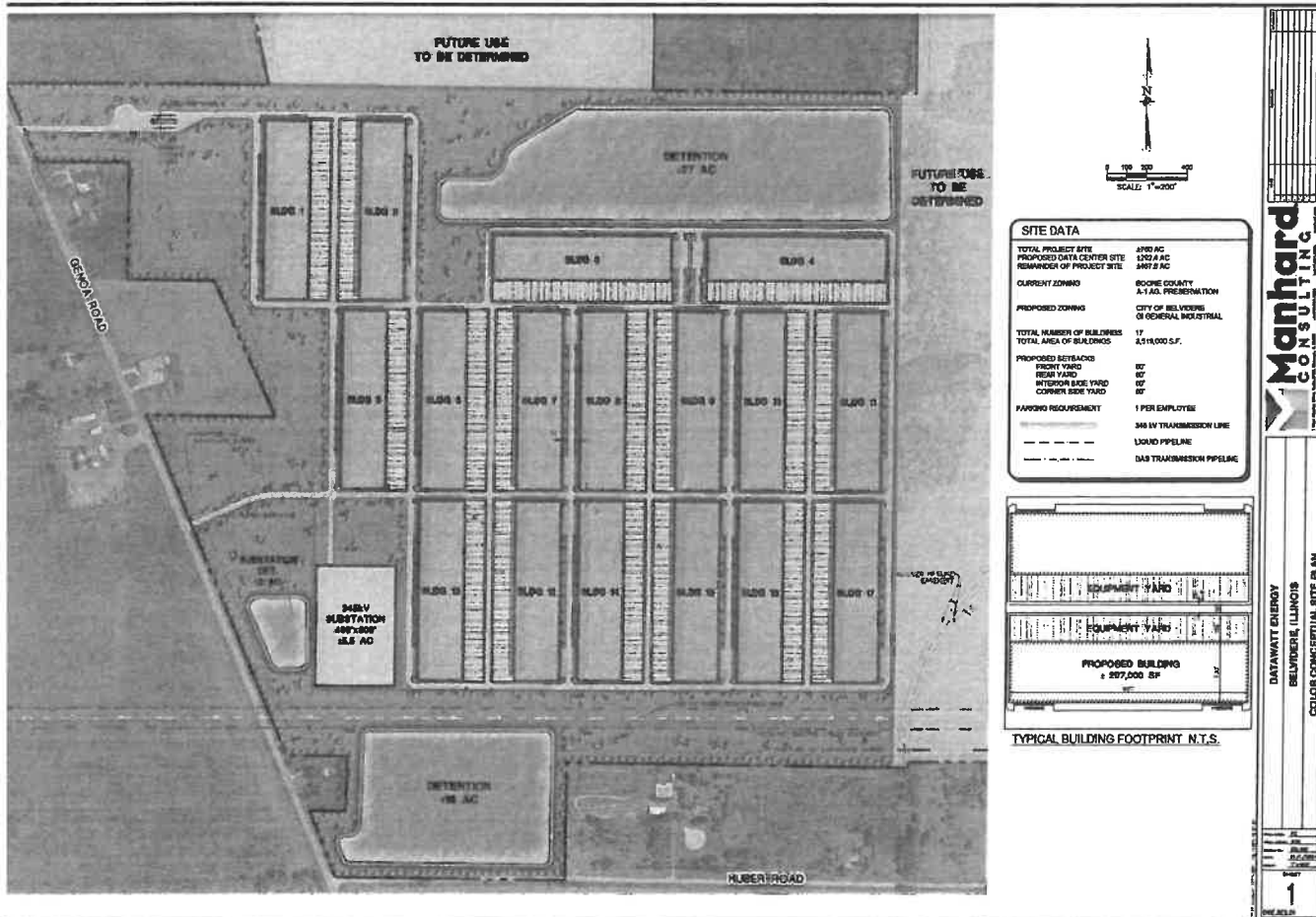
Datawatt Energy is developing a digital innovation complex anchored by a multi-building data center campus. The complex is to be sited on an approximately 760-acre multi-parcel property in Belvidere (Boone County), Illinois.

Project Hawkeye will create a significant boost to the local economy of Belvidere by creating thousands of construction and permanent high-tech jobs, while increasing tax revenues to support public services and infrastructure.

This transformative investment will expand Belvidere's position as a key player in the technology sector, attracting further business opportunities and continuing to foster long-term growth in the new digital economy.

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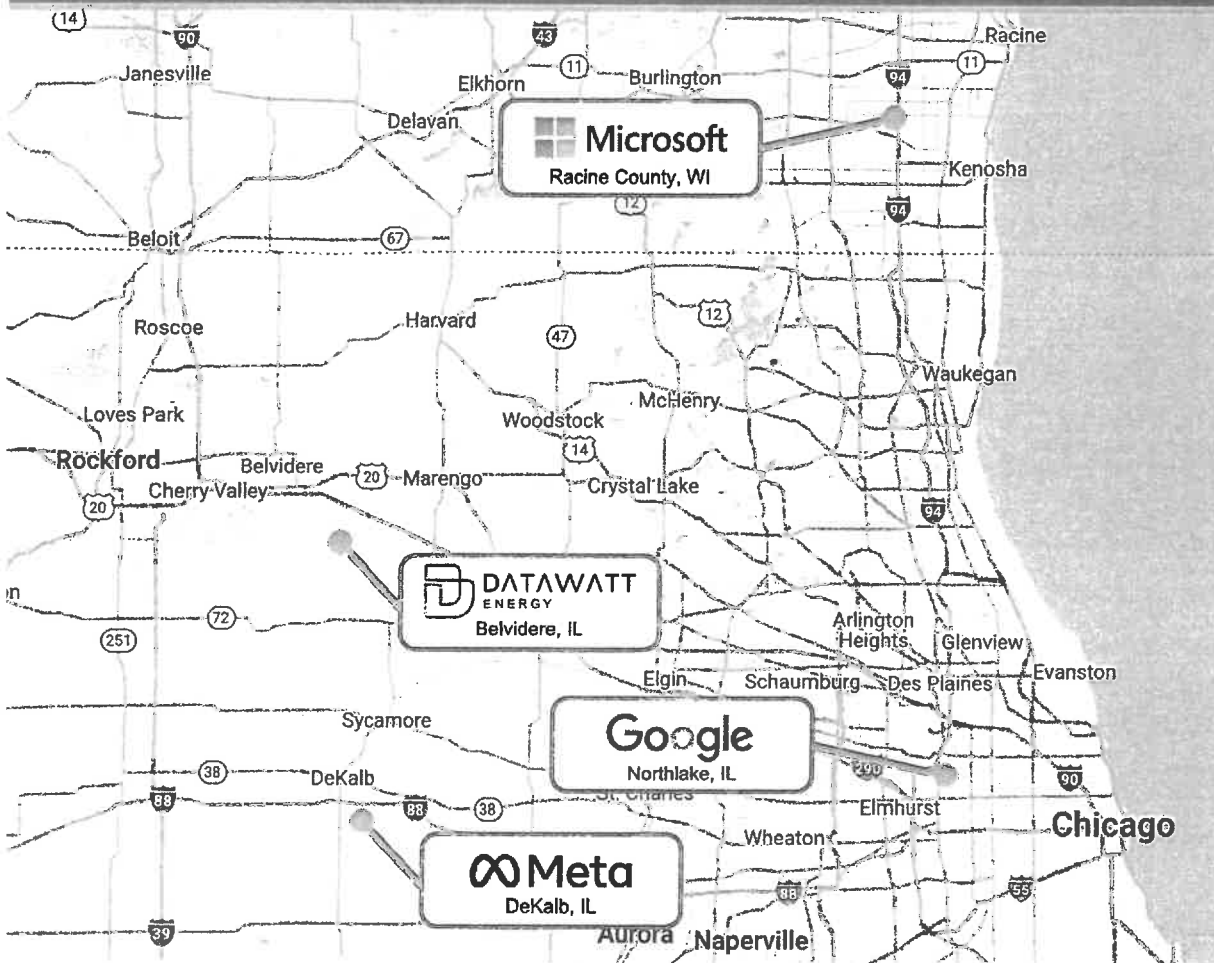
PROJECT HAWKEYE



Preliminary Concept Plan

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PROJECT HAWKEYE



Chicago Tier 1 Data Center Market

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PROJECT HAWKEYE



Sustainable Data Centers

Investing in the rising data center economy¹
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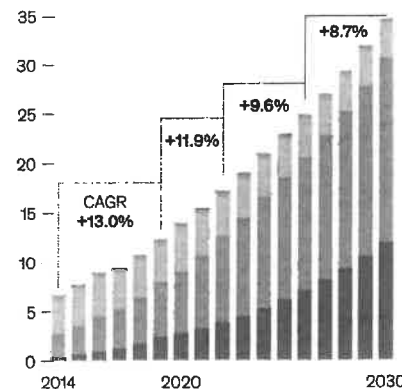
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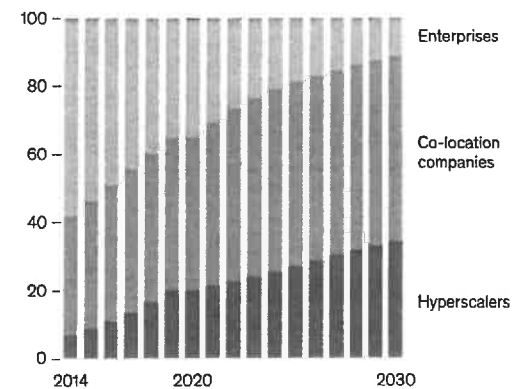
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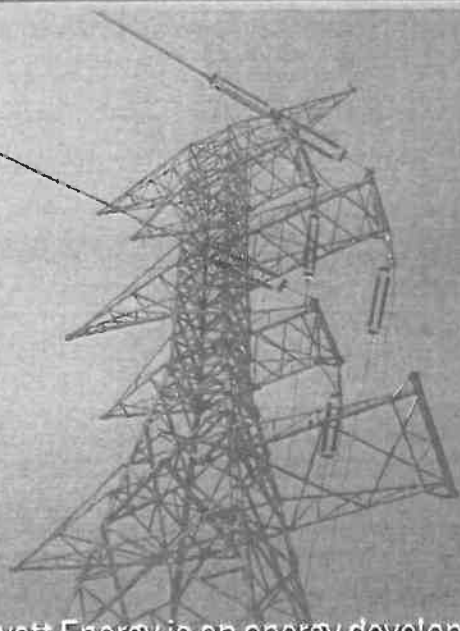
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PROJECT HAWKEYE



Datawatt Energy is an energy developer with over \$20 billion and 15,000 megawatts of energy project experience.

Datawatt Energy is developing renewable energy and data center projects on over 14,000 acres across Illinois.



Evelyn Lim

- 20 years renewable energy industry
- Previously Co-Head, Project Finance, Chadbourne & Parke (Los Angeles)
- Terraform Power, Element Power, First Wind
- Milbank, Tweed, Hadley & McCloy LLP
- Cornell University and Fordham University School of Law



David Halligan

- 20 years renewable energy industry
- Previously CEO and CFO, Goldwind Americas
- First Wind, Enel, InterGen, Deloitte
- University of Manitoba
- Certified Public Accountant



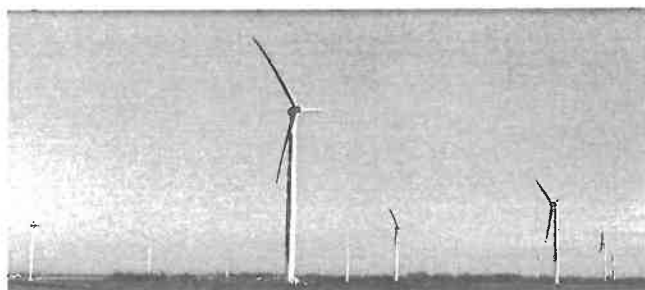
Navin Nagrani

- 20 years real estate industry
- Previously Head of Real Estate Business Strategy & Execution, Hilco
- Hewitt Associates, Federal Reserve Bank
- Executive Board of Directors of Real Estate Investment Association
- Loyola University, Chicago
- Licensed Real Estate Broker, Illinois

PROJECT HAWKEYE



Select Sample of Datawatt Experience



Shady Oaks Lee County, Illinois
110MW wind project has a 20-year power purchase agreement with Commonwealth Edison.



Tradepoint Atlantic Baltimore, Maryland
Former Bethlehem Steel plant redeveloped as 3,300-acre logistics campus.



Knight Hawk Coal Mining Perry County, Illinois
3,000MW solar plus battery storage project being developed on surface coal mines in southern Illinois.



Steel Winds Lackawanna, New York
20MW wind project sited on former Bethlehem Steel factory.