

tract



Accelerating Responsible Infrastructure

Data Center Overview

Data Centers are specialized facilities housing critical infrastructure and technology to support our modern world and keep pace with digital demands.



"The Cloud"
storage for
files, photos, etc.



Email, text
messages,
voicemail



Healthcare,
telehealth,
prescription refills



Emergency
response, disaster
recovery



Streaming
movies,
watching TV,
playing games



Video calls,
virtual meetings,
FaceTime



Airline, hotel, car,
travel bookings



Mapping apps,
navigation,
GPS



Social media,
internet



Online
banking, bill
pay



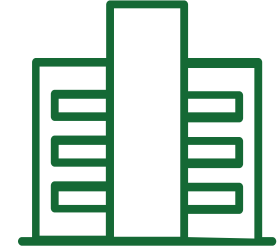
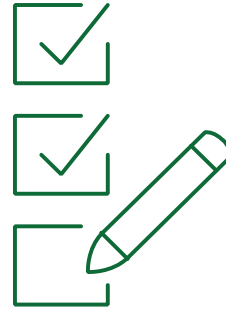
Online
Shopping, e-
Commerce



Search Engines
Artificial
Intelligence

Data Center Overview

What makes a good location for a data center?



Tract looks at several factors when considering a site.

- Preexisting high voltage electric transmission lines, capable of serving a facility, with minimal extension required to minimize disruption to communities with new overhead power lines
- Accessibility to other public utilities, such as water, sewer, and fiber infrastructure
- Sites sufficiently sized to construct a master planned campus with sufficient space to accommodate setbacks and buffers that exceed zoning requirements
- Proximity to workforce that can fill the construction & permanent data center jobs that will be created
- Communities that are interested in long-term partnerships!

Our Approach



SITE ACQUISITION

- Identify strategic development sites & negotiate with sellers
- Outreach with economic development and community partners
- Initial infrastructure assessment
- Focus on masterplan scale and efficiency

DILIGENCE & ENTITLEMENTS

- Early due diligence and conceptual site planning
- Community and stakeholder engagement
- Land use & zoning approvals
- Development agreement negotiation
- Environmental surveys, screening, and testing

POWER

- Develop transmission and substation infrastructure
- Plan for energy supply, including transmission and site power distribution
- Assessment of onsite power generation opportunities

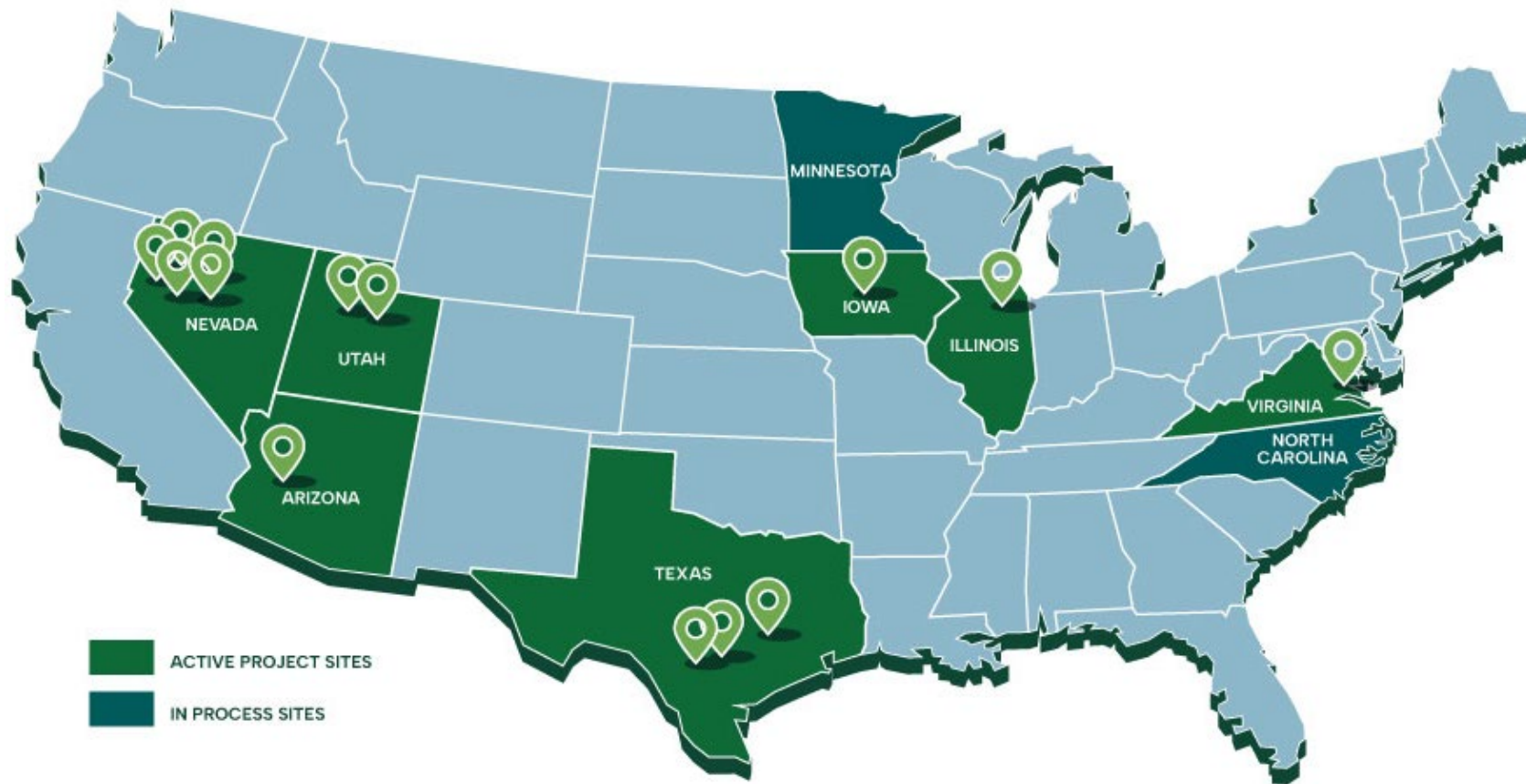
CONSTRUCTION

- Site grading and preparation
- Power, fiber, water extensions where needed
- Public and private access and easement master-planning
- Regulatory compliance, permitting, and monitoring

Tract Overview



Tract is a team of digital infrastructure experts dedicated to accelerating responsible data center growth by **developing master planned data center parks with access to pre-positioned power**



26.5 GW

Design Capacity

25,000+

Acres Owned or Under Contract

50,000

Acres Engaged

Tract Overview



Tract Background

- Tract is a team of digital infrastructure experts dedicated to accelerating responsible data center growth by **developing master planned data center parks with access to pre-positioned power**
- Tract's approach is collaborative with cities and counties to maximize the economic development benefits for the community while being good stewards of the land and minimizing impact on neighbors
- Tract's master planned approach centralizes all the necessary infrastructure for data center development (power, fiber, water, roads) to allow the industry to sustainably scale in one campus rather than spreading across communities in smaller developments

Leadership Experience

- Tract's leadership team has 200+ years of combined experience at some of the world's most prominent tech, investment, power, and legal companies



Publicly Announced Projects

- Acquisition of **343 acres** in Morris, IL (greater Chicago market) for **1GW** data center technology park
- Acquisition of additional **1,458 acres** in Caldwell County, Texas bringing total campus to nearly **3,000 acres**
- Acquisition of **1,515 acres** in Caldwell County, Texas (between Austin & San Antonio) for **2GW** data center technology park
- **2,069-acre** project in Buckeye, Arizona outside of Phoenix with plans to deliver up to **1.8GW** of power
- **2,200-acre** project in Storey County, Nevada outside of Reno with commitments from Nevada Energy to deliver **2.2 GW** of power
- Acquisition of **517-acre** parcel adjacent to aforementioned project in Storey County, Nevada
- **1,200-acre** project in Hanover County, VA outside of Richmond which recently gained unanimous zoning approval
- Acquisition of **668-acre** parcel in Eagle Mountain, Utah with plans to deliver up to **400 MW** of power in partnership with Rocky Mountain Power

Morris Tech Park Development Timeline



- Land annexed into Morris in 2007/2008 – Zoned M-1/M-2 (industrial)
- Tract acquired property in December 2025
- Tract executed Transmission Security Agreement (TSA) with ComEd in December 2025
- Construction estimated to begin Q2 2027
- Substation energization anticipated June 2028
- Final completion anticipated in June 2032

CONCEPTUAL SITE PLAN

- DEVELOPMENT AREA
- EXISTING TRANSMISSION LINE & EASEMENT
- POTENTIAL SUBSTATION



Water & Data Center Cooling

Reasons for Cooling

1. Keep temperatures within the safe operating range set by industry standards
2. Run as needed, without interruption or failure
3. Balance power use and water use in a way that makes sense for the local area

Types of Cooling Solutions

1. Cooling towers and water-cooled chillers
2. Evaporative cooling (direct or indirect)
3. Closed loop cooling (air-cooled)

Factors Influencing Cooling Solution Selection

Climate & Seasons
Water & Power Availability
Air quality & Environmental Conditions
Regulations & Permit Requirements



Water & Sewer – Providing reliability to the greater Morris system

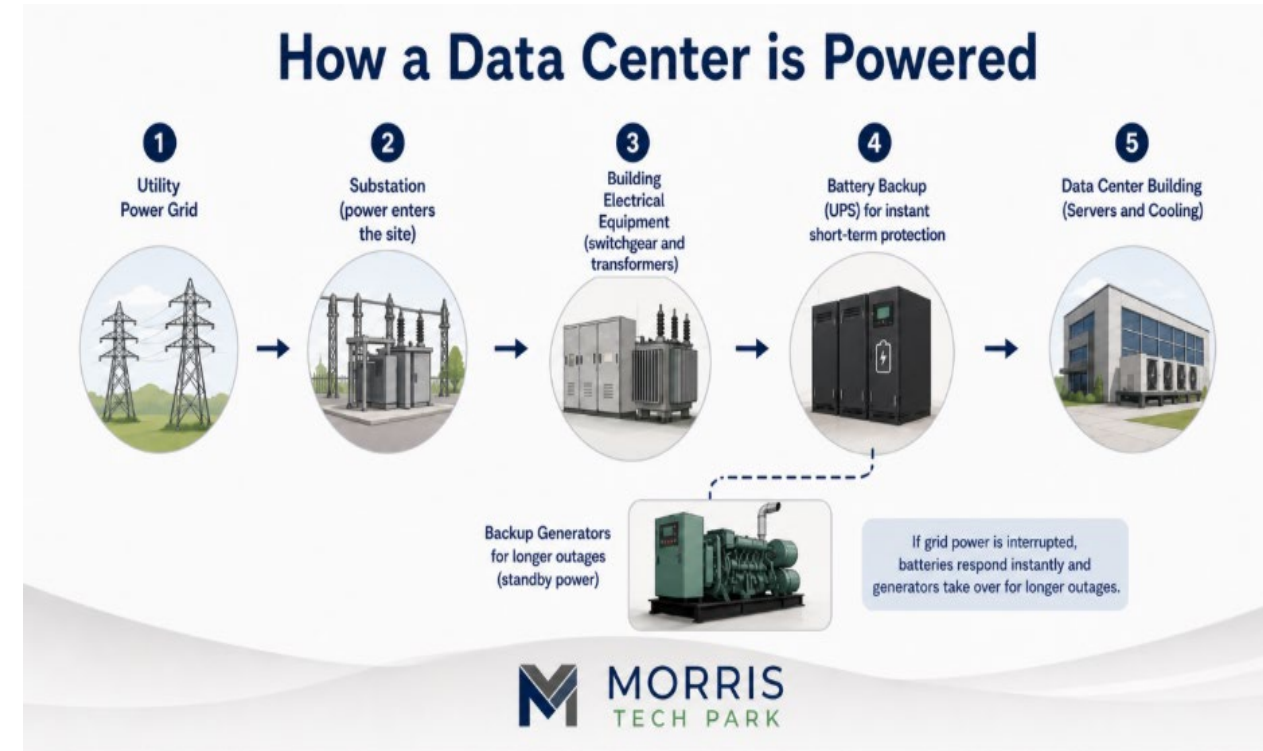


- Existing public water and sewer infrastructure already available at the property; City review confirmed adequate capacity to serve the project
- Tract entered into Utility and Service Agreement with Morris in December 2025 to ensure future utility service for construction and operations of the project
- Tract committed \$10 million toward the City's planned water treatment plant expansion (\$4 million already funded, helping bring additional water resources to Morris)
- Vertical developer (operator) required to install on-site water storage to help meet fire code requirements and reduce peak demands on the municipal water system
- The project is expected to generate new tax revenue to help fund future system growth and other local priorities, while the City is not funding any improvements related to project



Powering Data Centers

- Utility power serves the site first, typically through high-voltage Transmission service and on-site substation equipment
- Transformers and switchgear step down the utility feed to a lower voltage, protect, and distribute power across the facility
- UPS systems provide immediate short-term backup if utility power is interrupted
- Backup generators support longer outages and help maintain continuous operations
- Redundant power paths improve reliability for critical IT and cooling systems



Power – Paying our Fair Share



- The Transmission Security Agreement (TSA) with ComEd was executed on December 23, 2025 to secure the 1 GW load ramp and the target energization date of June 30, 2028. This was approved by the Federal Energy Regulatory Commission (FERC) in April 2026.
- The agreement establishes a framework to ensure that new, large-load data centers pay their fair share of upgrade costs for using the shared transmission network.
- Includes safeguards such as shortfall payments for underperformance and cancellation payments.
- “FERC’s recent approval of Transmission Security Agreements highlights the value of partnering with customers like Tract, who share our commitment to protecting ComEd customers from cost-shifting, while supporting responsible growth across northern Illinois.” –ComEd President and CEO Gil Quiniones

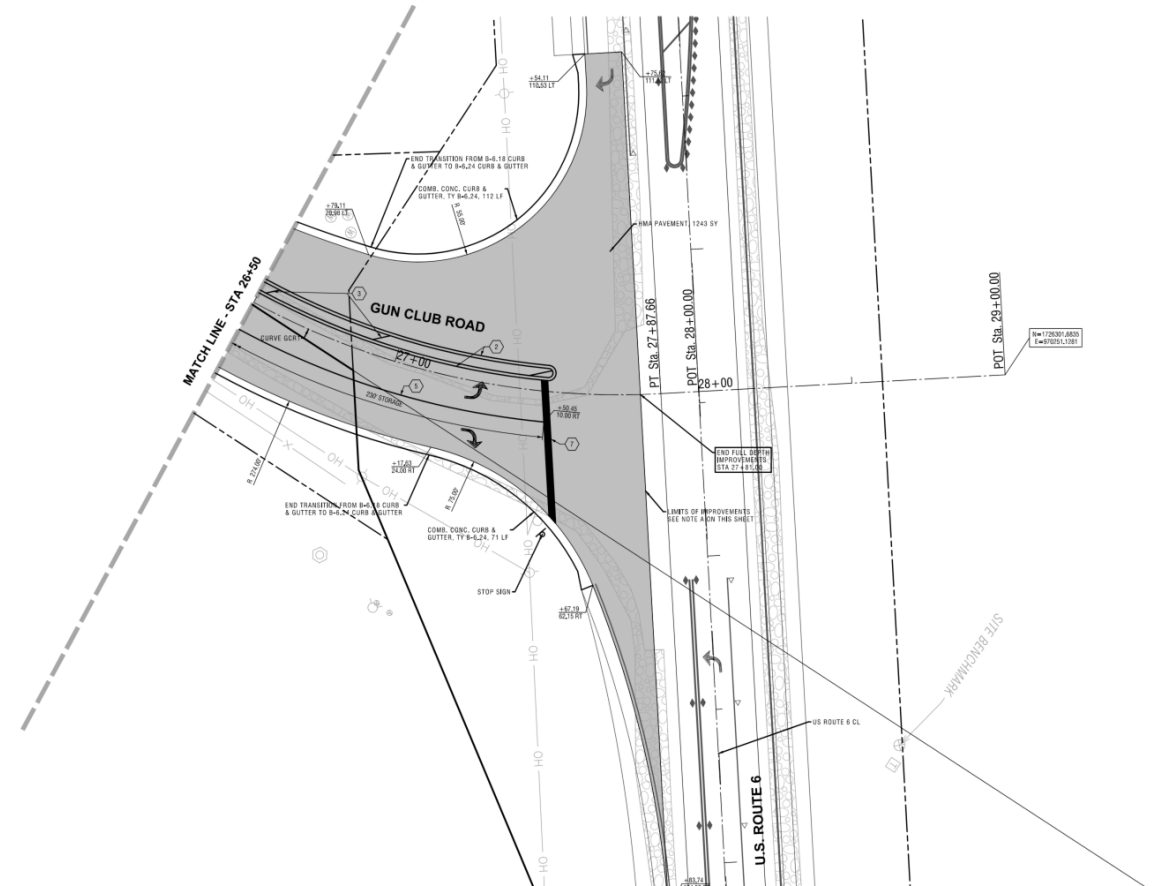
Environmental & Quality of Life Considerations



- Noise Studies
 - Can be completed during site plan review to demonstrate compliance with state and local noise standards
- Air Permitting
 - Illinois imposes strict emission requirements, including Tier 4 backup generators. Air modeling is required as part of permitting efforts.
- Traffic Impact Analysis (TIA)
 - Conducted during initial zoning of property
- Historic & Cultural Analysis
 - Completed. No artifacts present
- Building Design Standards
 - To be reviewed and approved at Site Plan

Traffic – Safety is the priority

- Primary access into the property will be provided off Gun Club Road to the west
- Construction is currently taking place for intersection improvements to Route 6 and Gun Club Road
 - Roadway improvements were funded by Tract and grant funds received by the City
- Improvements will accommodate construction traffic and future development for this area of Morris
- Tract has already initiated preliminary roadway design for the southern half of Gun Club Road to connect to Bungalow Road



Community Benefits

- Generate new local tax revenue
- Create good-paying construction and technology jobs
- Support public safety, schools, roads, and more
- Strengthen the local economy for decades to come



Project Benefits

Projected Employment

- 350 – 400 Direct Jobs
 - Network Engineers & Technicians
 - Computer Programmers & Research Scientists
 - Computer Support Specialists
 - Database Administrators
 - Security & Site Operations
 - Building Operations (HVAC, Electricians, Plumbing, etc.)
- 1,500 – 2,000 Construction Jobs
 - Site Preparation
 - Infrastructure and Utilities
 - Building Construction
 - Electrical Systems (generators, batteries, power distribution, transformers)
 - HVAC and Mechanical Systems (air conditioning, chillers)
- Supporting/Spinoff Jobs

Data Centers:

Essential Infrastructure supporting our nation's digital needs while creating jobs for local communities

The industry is investing in workforce readiness and development through partnerships with:



K-12:
STEM PATHWAYS



COMMUNITY COLLEGES:
CERTIFICATES & DEGREES



4-YEAR COLLEGES: BACHELORS &
ADVANCE DEGREE PROGRAMS



SPECIALIZED TRAINING
& CURRICULUM



3.64 MILLION INDIRECT
JOBS SUPPORTED
BY DATA CENTER
ESTABLISHMENTS IN 2022



DIRECT DATA CENTER
EMPLOYMENT
GREW BY 17%
FROM 2017 - 2021



EACH DIRECT DATA
CENTER JOB **SUPPORTS**
6+ JOBS ELSEWHERE IN
THE ECONOMY



AVERAGE WEEKLY WAGES
IN THIS SECTOR
GREW BY 36%
FROM 2020 TO 2024

Questions?

Erin Fosdick

erin.fosdick@tract.com

