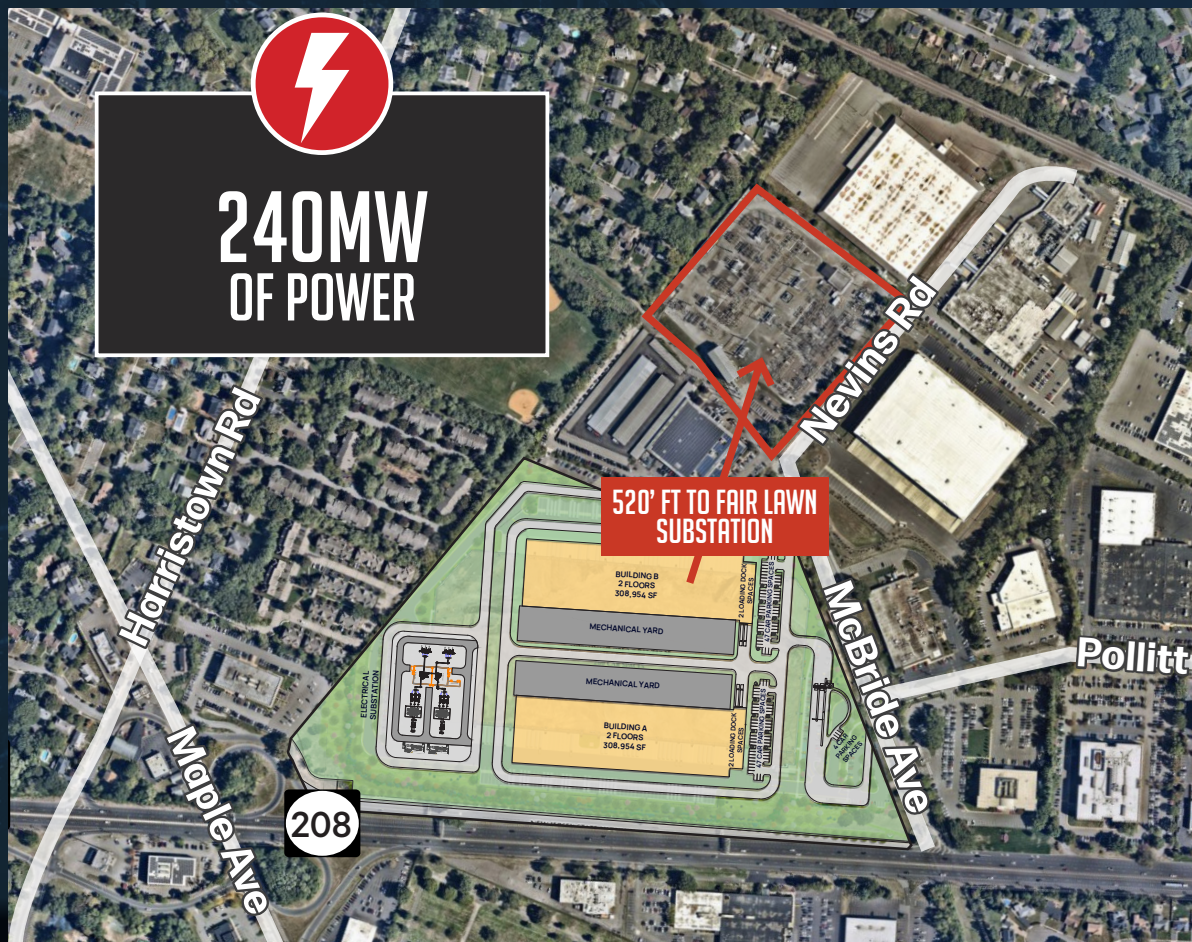


PRIME DATA CENTER SITE AVAILABLE

GATEWAY NORTH 208

22-11 STATE ROUTE 208
FAIR LAWN, NJ 07410



BY RIGHT ZONING SPEED TO MARKET

- » 30MW OF POWER AVAILABLE JANUARY 2028
- » FINAL RAMP TO 240MW IN 2029

PROPOSED LOAD RAMP

- » JANUARY 2028: 30MW / 26KV
- » JULY 2028: 130MW / 230KV
- » JANUARY 2029: 200MW / 230KV
- » JULY 2029: 240MW / 230KV

KEY DISTANCES

- » 10 MILES TO SECAUCUS, NJ DATA CENTER HUB
- » 22 MILES TO NYC

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PARTNERS



SITE OVERVIEW

ADDRESS

» 22-11 Route 208, Fair Lawn, NJ 07410

ACREAGE

» 40 acres available

POWER OVERVIEW

- » PSE&G confirmed to supply 240MW of power by 2028
- » 230kV substation adjacent to site

DUE DILIGENCE INSIGHTS

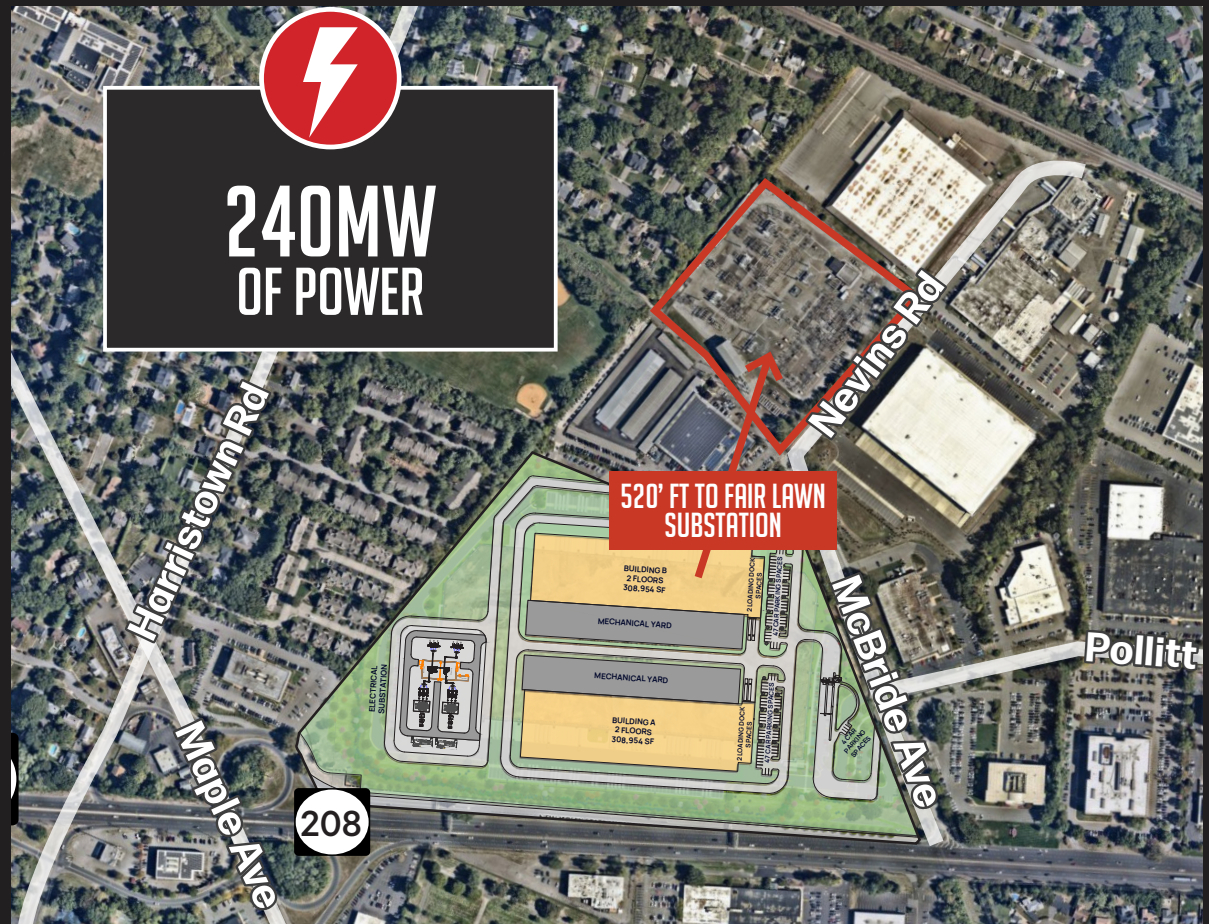
- » Site plan available
- » Engineering and design from utility
- » Phase I & Phase II ESA completed
- » Geotech report completed

ZONING

- » Data center as of right

UTILITY

- » PSE&G



APPROVALS OVERVIEW

- » Above 100 Year & 500 Year Floodplain

SITE APPROVALS

- » All NJDEP approvals in hand
- » Max approved building height - 60'

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TRANSMISSION DESIGN

MULTIPLE HIGH-VOLTAGE FEEDS

Features 230 kV, 138 kV, and 69 kV transmission line connections connecting to a major 230kV transmission system.

STRATEGIC REDUNDANCY

Interconnected with key regional circuits—Kuller Road, Arthena, and Bergen-Fair Lawn delivering redundant power flow and power flexibility.



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LOCATION OVERVIEW

PROXIMITY TO MAJOR HUBS

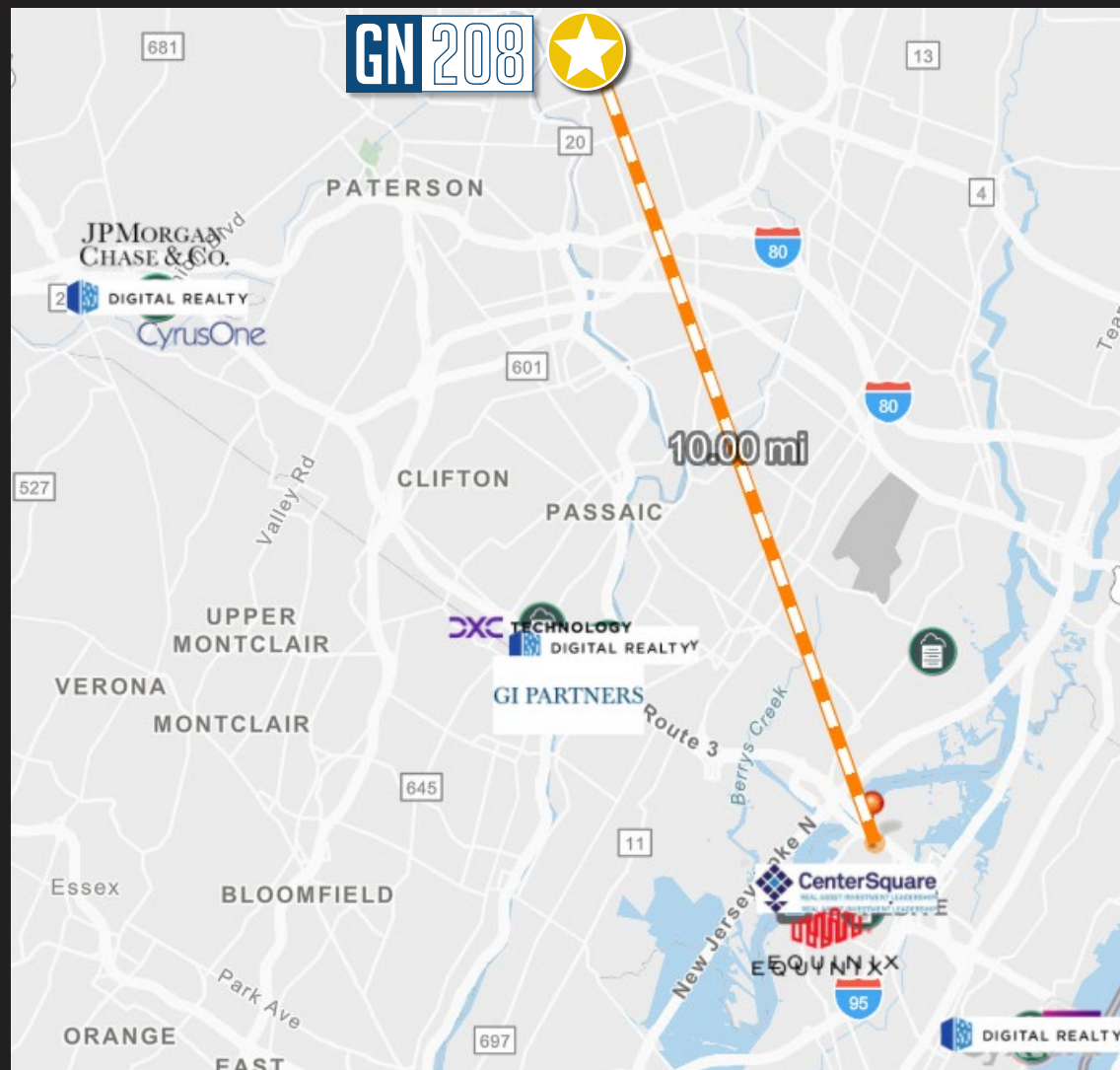
Located just minutes from Secaucus and less than 20 miles from Manhattan, Fair Lawn offers access to the region's leading cloud, network, and trading data centers. This means minimal distance and minimal latency.

INTERCONNECTED INFRASTRUCTURE

The broader Northern New Jersey area is rich in its carrier hotels, colocation facilities, and robust fiber routes, ensuring direct peering and redundancy for latency-sensitive workloads common in AI applications.

EDGE CAPABILITIES

Fair Lawn's geography allows providers to serve as a metro edge or regional inference zone, optimizing AI model response times for both enterprise and consumer users across the tri-state area.



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NEXT NEW JERSEY PROGRAM: AI

Signed into law July 2024, this program offers up to \$250 million in transferable tax credits for large-scale AI data centers and AI businesses.

ELIGIBILITY

- » Minimum \$100 million capital investment.
- » Mandatory collaboration with a New Jersey university or research center, valued at 10% of the award.
- » At least 100 new full-time jobs in New Jersey, paid at least 120% of the county median wage.
- » 10-year commitment to the state.
- » At least 50% of business activity must be AI-related.

CREDIT STRUCTURE

- » Credits awarded over five years, with a 10-year carry forward and transferability.
- » Maximum benefit is the lesser of 25% of investment, \$250 million, or a formula based on jobs and investment.

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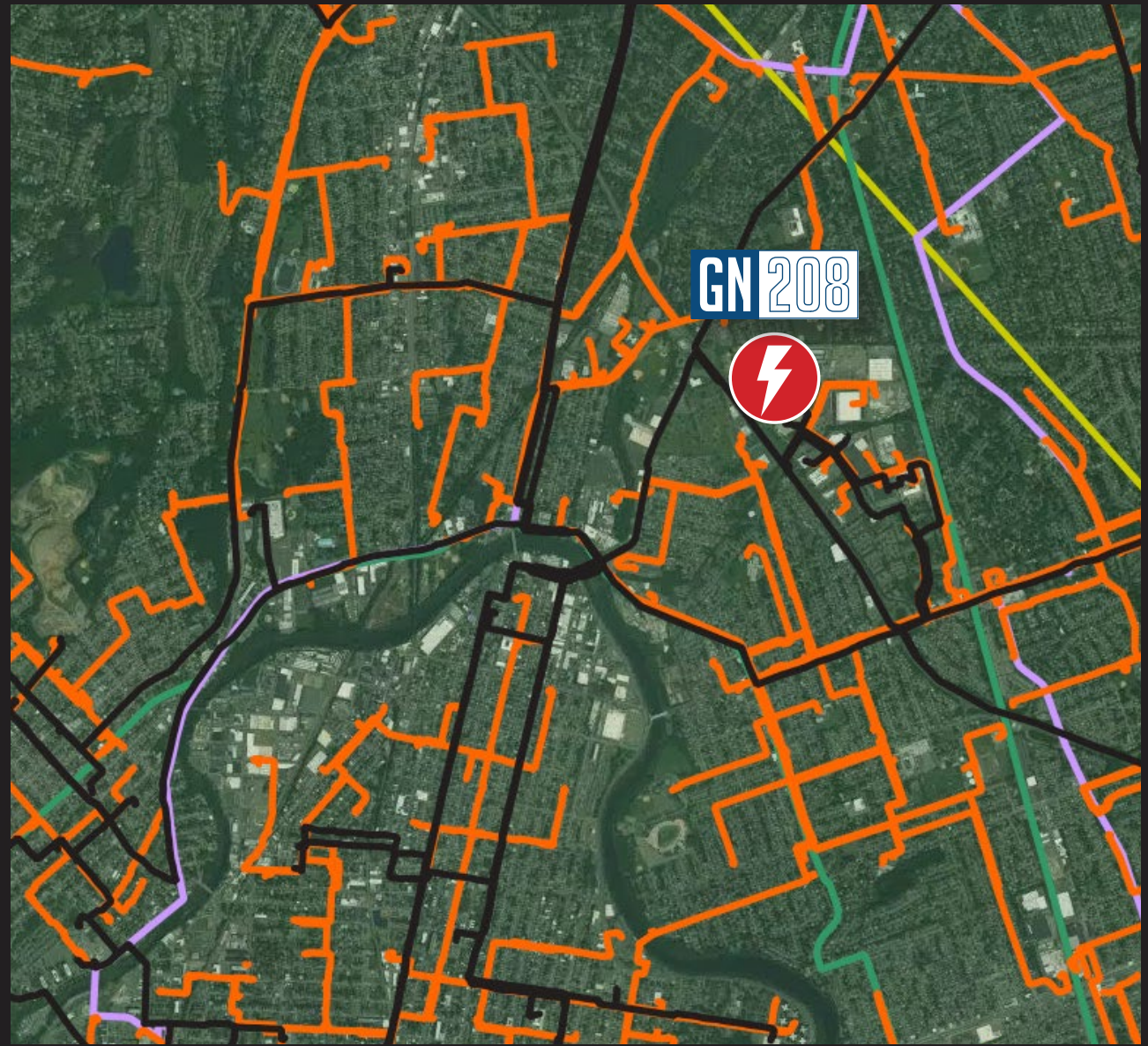
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FIBER CONNECTIVITY

Short/Long Haul Metro Networks

- ✓ Crown Castle
 - ✓ Everstream
 - ✓ Lightpath
 - ✓ New Jersey Turnpike Authority
 - ✓ Windstream
 - ✓ Zayo Metro
- Long Haul Networks
- ✓ Sprint



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