PLAN OF OPERATION v.6.17.2026

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

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Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 140K SF
- **Building 3** (two-story) +/- 190K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two larger buildings and will likely begin construction in two years and be completed in four years. At full buildout, the campus will employ approximately 35 full-time, high-wage operations staff.

Capital Investment and Tax Benefits

The project represents a total investment in the range of $2 - $2.2 billion, split approximately:

- **DC BLOX Investment** – $700-800 million in land, site development, and building construction.
- **Tenant Investment** – $1.3-1.4 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

Construction and Job Impacts

- **Estimated Direct Construction Jobs**: +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs**: Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment**: +/- 35 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment**: Using a 2.0x multiplier, another 60-70 jobs supported in the community through security, contractors, IT services, and local vendors.

Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries**: +/- 35 per week.
- **Customer Visits**: +/- 45-50 per week.
- **Employee Traffic**: +/- 35 daily commuters.

Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 14 generators. Building 3 is expected to have approximately 36 generators. A spill prevention, control and countermeasure ("SPCC") plan will be in effect which will be in compliance with all applicable regulations including IDEM and the US EPA. All exterior lighting will meet the zoning ordinance requirements, including use of full cut-off light fixture shields on all pole and building mounted lighting.

All generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages, and testing will not occur between 5:00 p.m. and 7:00 a.m, and not generally on weekends nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that noise levels at the Property line will not exceed 65 decibels, measured Lmax, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure noise levels do not exceed the maximum level. Additionally, all required exterior parking lot lighting fixtures will be solar powered where feasible, and motion sensor controls will be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located above ground and will be double-lined tanks with alarm sensors. For air quality, DPFs (Diesel Particulate Filters), acting as exhaust after treatment devices, will be included on the generators. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3–5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

Construction hour limitations will be consistent with the Consolidated City-County noise ordinance (Sec. 391-300), and construction and repair work generally shall not occur between 6:00 p.m. and 7:00 a.m., except when urgently necessary in the interest of public health and safety. Additionally, effective site dust suppression control measures will be used to mitigate adverse dust concerns during site development and construction activities.

Decommissioning Plan

If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. The decommissioning process will be a partial decommission, as the building structure itself will remain. The timeline for the decommissioning process shall follow all applicable local, state, and federal regulations. All decommissioning will be in compliance with local, state, and federal building code and environmental regulations. An Inventory Removal Plan shall be developed at the time of decommissioning, including asset disposition, e-waste tracking reports, hazardous materials handling, and identification of required documentation for the destruction of inventory. A Facility Restoration Plan shall be developed at the time of decommissioning, including the removal of all equipment and restoration of the building ensuring that it is a building code compliant structure.

DC BLOX Proven Track Record

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access. Additionally, through careful planning and collaboration with the local electric provider, the data center will be enrolled in a renewable power program offered by the provider.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will provide a public-facing website as a means to contact the operator and house documents that have been committed to through the public hearing process. Further, a complete set of drainage plans will be posted on the public-facing website prior to, or concurrently with, submitting for a drainage permit.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail. This will consist of a three-year establishment and maintenance period, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.