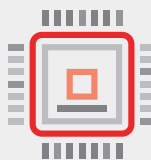


DATA CENTERS

SAFE, STRATEGIC LOCATION

14%
LOWER

The cost of doing business is 14% lower than the national average.
— *Moody's Analytics*



Large pre-qualified, development-ready data center sites are available.

RELIABLE, RENEWABLE UTILITIES



The annual average industrial electricity rate is 6.91 cents per kilowatt-hour.
— *U.S. Energy Information Administration*



Major fiber backbone and long-haul data access.



Des Moines Water Works has 110-million-gallon per day capacity and 5 billion gallons of reservoir storage.



Alliant Energy has a goal to reduce greenhouse gas emissions from utility operations by 80% by 2040.



Iowa is the #2 Best State for Energy.
— *U.S. News & World Report, 2024*



MidAmerican Energy Company recently generated renewable energy equal to 88.7% of customers' annual usage and has a goal to be at 100%.

HIGH-SPEED TAX BENEFITS



For investments of \$200 million or more, data center computers and equipment directly connected to the computers are exempt from property tax. Also, there is a sales tax exemption on equipment, electricity and back-up fuel.

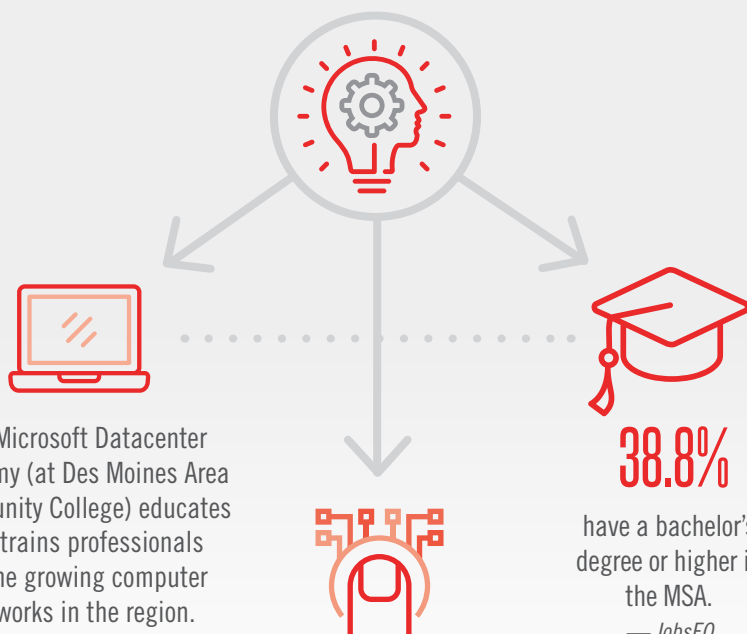


Iowa does not tax personal property. Most communities also offer a property tax abatement or rebate for new construction or building improvements.

50% REBATE

Investments of \$1 million or more receive a 50% sales tax rebate on electricity and back-up fuel. Investments of \$10 million or more also receive a 50% sales tax rebate on equipment directly connected to the data center.

INNOVATION-DRIVEN WORKFORCE



39,934 people working in high-tech industries.
— JobsEQ

APPLE

Apple acquired 2,000 acres and is constructing a \$1.4 billion, 400,000-square-foot data center in Waukee. This is the first of multiple data centers expected on the site.

META

Since 2013, Meta (Facebook) has invested more than \$3 billion in an Altoona data center campus, which will become the company's largest in the world by 2025, with more than 5 million square feet onsite.

MICROSOFT

Microsoft opened its first data center in West Des Moines in 2012. Since then, Microsoft's presence has grown to seven campuses, two of which are scheduled for development in the near future. This investment in the region has led to DSM becoming an epicenter for the AI revolution, with Microsoft's Azure supercomputer in DSM being among the largest and most powerful in the world.

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