PROJECT RIVERJUMP

Community Investments in Marion, Indiana

$2B+	$176.5M	100%
Total private capital investment across two phases	Total modeled community benefit through incentive payment period	Developer funded power, water, and sewer infrastructure

BY THE NUMBERS

- **$2+ billion** total capital investment across two development phases
- **$1+ billion** investment per phase, with investment expected to be split approximately **50% real property** and **50% personal property**
- **1,000 to 1,500 construction jobs** during each phase, with construction expected to last **2 to 3 years per phase**
- Approximately **200 long-term on-site positions**, including **50 full-time employees** and **150 contract professionals** working on-site daily
- Approximately **800-acre** technology campus in Marion
- **Tens of millions** invested in utility, road, and infrastructure improvements for Marion

COMMUNITY IMPACT PAYMENTS

- **$176.5 million** in total modeled community benefit through the incentive payment period
- **$94 million** in Personal Property Community Impact Payments delivered through 2040
- **$82.5 million** in Real Property minimum payments during the abatement periods
- Phase 1 includes **$44 million** in Personal Property Community Impact Payments: **$10 million per year** for Years 1 to 3 and **$2 million per year** for Years 4 to 10
- Phase 2 includes **$50 million** in Personal Property Community Impact Payments: **$5 million per year** for 10 annual payments
- Real Property minimum payments: **$4 million per year** for Phase 1 and **$4.25 million per year** for Phase 2, each for 10 years

WORKFORCE DEVELOPMENT AND LOCAL HIRING

- Indiana is expected to benefit from the company's national **$100 million workforce development initiative**
- Investment will support **apprenticeship programs** designed **to train and hire local workers** for construction careers
- Strong commitment to employing **local construction labor, Indiana-based contractors**, and **union trades** throughout project construction
- Creates opportunities for electricians, equipment operators, laborers, plumbers, mechanical trades, civil contractors, and other skilled workers

INFRASTRUCTURE AND ROADS

- Developer will fund **100%** of the electric, water, and wastewater infrastructure needed to support the project
- Company will pay **full utility rates** once operational, creating long-term revenue for local utility systems
- Developer will **increase road capacity** needed to support site construction
- Developer will **maintain impacted roads** throughout the entire construction period
- Infrastructure investments are expected to strengthen Marion's long-term development readiness

SUPPORTING MARION'S ECONOMY

- One of the largest private investments in Marion and Grant County history
- Multi-year construction activity expected to support local businesses, restaurants, hotels, suppliers, and service providers
- Long-term opportunities in technology, facilities, operations, security, maintenance, and support services
- Expands Marion's local tax base and strengthens the community's ability to compete for future investment

GOOD NEIGHBOR COMMITMENT

- Company has **voluntarily committed** to work with the City of Marion to study potential noise and lighting impacts from the site
- Findings from those studies will help guide strong local regulations and operating standards
- Standards will be designed to minimize disruption to neighboring properties once the project is operational
- Project planning includes setbacks, buffering, landscaping, and screening measures to support compatibility with surrounding properties

Note: Figures reflect current modeled project commitments and remain subject to final agreements, permitting, project timing, and applicable approvals.