BOTTOM LINE UPFRONT

TRANSPARENCY – We don’t sign NDAs with local governments or landowners– we work openly and honestly with the communities where we site projects

COMMUNITY ENGAGEMENT – We seek feedback and want to work to develop projects that meet community goals

WATER USAGE – No groundwater wells. Domestic water only. Existing capacity and community support drives if evaporative cooling is an option or if closed-loop systems are to be utilized.

NOISE – We suggest updated zoning requirements to implement enforceable noise limits of 70db at property lines.

ENERGY – The data center will pay for required electrical generation and transmission upgrades to protect existing rate payers from rate increases

LIGHT POLLUTION – Dark Sky principles should be required within new zoning to ensure impacts from site lighting is minimized.

JOBS AND TAX REVENUE – The data center will bring 250+ new jobs and increase property tax revenue to the community by millions of dollars

COMMON QUESTIONS

Will the datacenter affect the power for homes and cause electrical outages?

No on both accounts. The power for the data center will come from existing generation, power plant conversions from coal to natural gas, and new capacity resources. The data center will pay for new generation resources through rates, and new battery energy storage resources through direct contracts. Improvements to the electrical grid to support the data center – which the data center will also pay for - will produce a more stable grid and in turn, less outages. Industrial customers provide Ameren with the ability to modernize transmission networks with new investment.

Will electrical rates go up for existing customers?

No. The costs of the new generation projects and transmission upgrades will be paid for by the data center project with no impact to existing customers. Large load customers like data centers are required to pay for incremental infrastructure upgrades to serve their site and to subscribe to an industrial rate schedule which requires them to pay high minimum bills, even if power is not used, to ensure costs are not born by the existing rate base.

Will there be a lot of new traffic in the area?

Most traffic will be temporary. During the construction of the datacenter, there will be both construction deliveries and passenger vehicles for the construction workers. After construction, there is limited truck traffic and passenger vehicles to transport the datacenter staff.

How much noise will the datacenter generate?

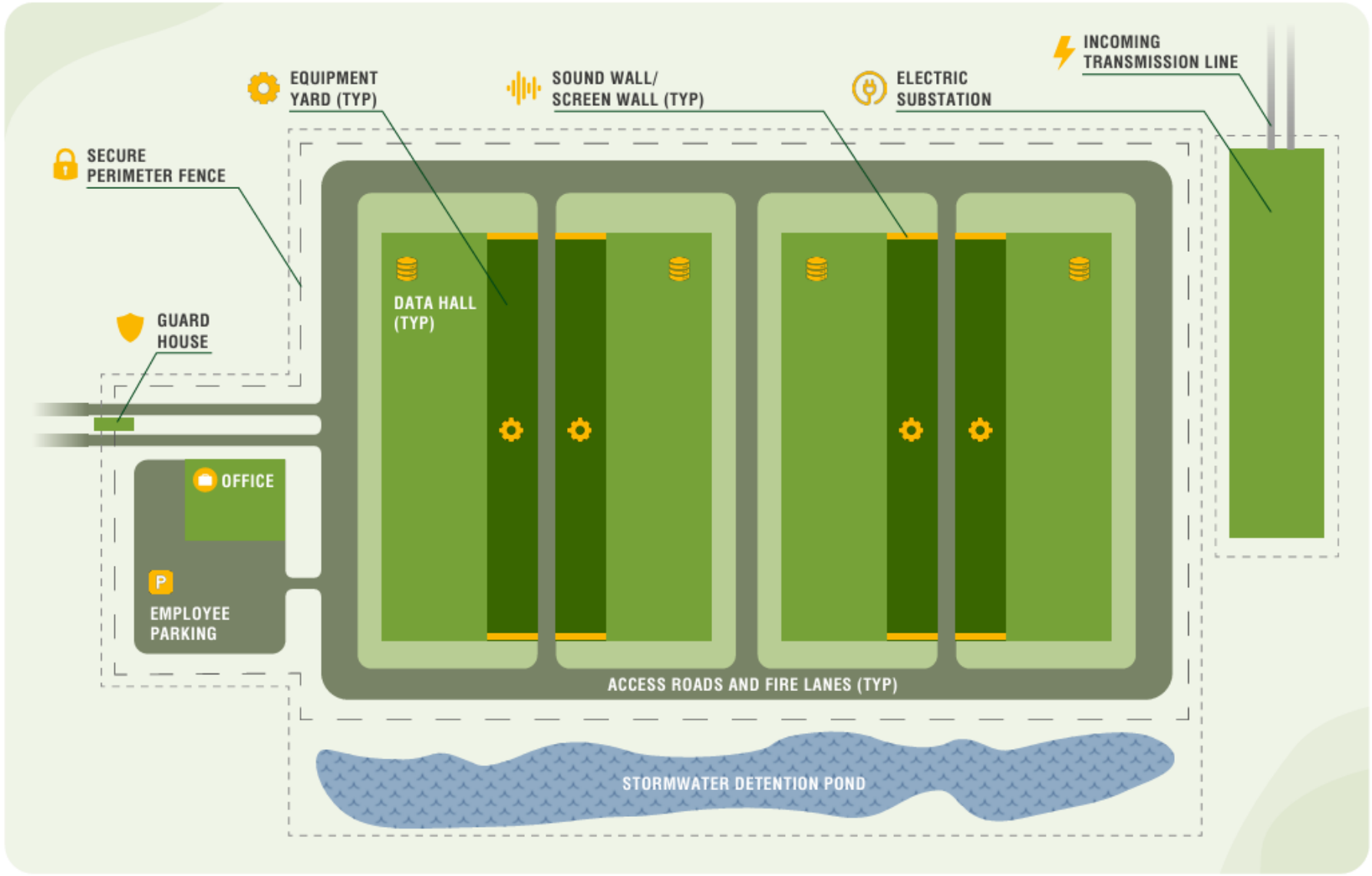
Once operational, the noise generated at the datacenter will be from the cooling systems and intermittent testing of back-up generators. This noise is typically less than the noise generated by traffic on major roads and interstates. Noise levels generated by the datacenters will be regulated through the development of jurisdictional guidelines with the local jurisdiction.

Will the datacenter take all of the water that we currently use?

No. Data centers work with utility providers on water capacity and weigh using evaporative cooling (water intensive) and closed loop systems. A closed loop cooling system will require a one-time fill, then water will be used for domestic purposes only like sinks, toilers, showers, etc.

Utility Connections and system upgrades will be paid for by the datacenter project, not the local residents.

COMPONENTS OF AN AI DATA CENTER CAMPUS



Source: ULI White Paper *"Local Guidelines for Data Center Development"*

WHAT DO DATA CENTERS LOOK LIKE?

Meta Datacenter – Mesa, AZ

Google Datacenter – Mayes County, OK

QTS Datacenter – Ashburn, VA

AWS Datacenter – New Albany, OH

CLOVERLEAF INFRASTRUCTURE

Responses to Questions:

1) **How much power does this data center facility use, and how much incremental load is expected on the local grid?**
A multi-site data center is being proposed in the region, with each site requesting 300-500 megawatts of power. The developer is still working with the utility to understand total power availability and does not yet have final numbers.

2) **Where is the power coming from?**
The data center will source power from the Midcontinent Independent System Operator (MISO) electric grid, which serves southern Illinois, eastern Missouri, Iowa, Indiana, and several other states. Due to the size of data center power requirements, data center companies have procurement teams that purchase dedicated power for each project, based on each company's demands. Power is typically sourced in the same region as the data center facility to manage the logistics of transporting power from one region to another.

3) **What assurances do we have that our citizens' power rates won't go up? Will the ratepayer base (city citizens) bear any cost for transmission or grid upgrades? Can the developer commit to sourcing power responsibly and ensure that the city is protected from incremental infrastructure burdens?**
In southern Illinois, new data center facilities are required to fund the infrastructure costs needed to connect to the power system. This approach ensures that these infrastructure upgrade costs are not passed through to residents. At the same time, these upgrades make the grid stronger and more reliable for everyone.
Data centers have different power needs than homes or small businesses. Because of this, they are placed in a different rate class, which means smaller customers, like homeowners, will not carry the financial burden of subsidizing customers that require more power, like large industrial users.

4) **How much water does this use? Is it a closed system?**
The amount of water required by a data center depends on its size, design, and cooling technology. Newer technologies are emerging that require less water, such as closed-loop systems that require a one-time fill and reuse the same cooling fluid. Data center developers work with the city to evaluate available water resources and make sure that residents' water needs always come first. No wells will be drilled to extract groundwater, and any water used will be provided by the city's public water system.

5) **How much noise does this emit? Including backup generator testing?**
Once operational, data centers are required to follow local noise rules, just like other types of development. These rules usually set a maximum noise level – often around 70 decibels at the property line. In addition, mitigation measures, such as acoustic barriers, trees, and other landscaping, can be included in the site design to help disperse and dampen sound. Further, if a data center is located close to a highway or busy road, the background noise can mask the data center sounds.

   There are also other common mitigation options such as setting ranges for acceptable times for backup generation testing if there are considerations of daytime versus nighttime noise. One other factor to consider is ambient noise, and codes can be difficult to enforce if the ambient noise before development is higher than the decibel limits established in the zoning codes. This is often the case near major highways and interstates.

6) **What is the value of the buildings that will be constructed?**
This data center will be a multi-billion-dollar investment in the community. Programs like the Enterprise Zones and TIF Districts can affect how the project is valued and how tax benefits are shared between the different taxing jurisdictions. We recommend working with the Madison County Assessor's Office to understand the potential tax implications.

CLOVERLEAF INFRASTRUCTURE

Frequently Asked Data Center Questions:

1) **What is Cloverleaf's business model?**
Cloverleaf Infrastructure is an industrial real estate developer specializing in data centers. Cloverleaf prepares land for large technology companies that build and operate data centers — the facilities that store and process information for things like the internet, cloud services, and everyday online tools. Once sites have all the needed local approvals ahead of construction and power confirmed to the site, Cloverleaf will look for the right data center end user to build and operate the facility.

2) **What are data centers and why do we need them?**
Data centers are the physical infrastructure for the digital world. We need data centers because nearly everything we do today relies on digital information – from modern farming equipment that monitors weather patterns or soil data, to online banking, to schools and hospitals that depend on reliable data storage. Without data centers, the internet – and the modern economy – simply wouldn't function.

3) **What economic benefits do data centers bring to local communities?**
Data centers provide several economic benefits to local communities including growth driven by construction spending, permanent job additions, skilled workforce development, increased property tax revenue for local municipalities, infrastructure upgrades, local business growth, and direct contributions through community benefits programs and investments. Data centers bear a significant portion of the local taxes, which provides local jurisdictions with flexibility on how to allocate and adjust tax rates on residents and businesses to fund public services.

4) **How many jobs will the data center create?**
A 500-megawatt data center is estimated to create more than 1,000 construction jobs and up to 200 full-time operation jobs. These are high-paying positions such as data center technicians, network engineers, and IT support staff that often do not require four-year university degrees. A local workforce is preferred and usually sourced through local training programs funded by the end user. On average, for every one person who works directly at the data center, approximately six additional jobs are created in the community.

5) **What is typical water consumption for a data center?**
The amount of water required by a data center depends on its size, design, and cooling technology. In water-stressed or environmentally sensitive regions, Cloverleaf is committed to developing facilities that minimize water consumption by utilizing low- or no-water cooling solutions such as closed loop systems.

6) **What specific noise mitigation or design standards do data centers adhere to?**
Cloverleaf will conduct a noise study to assess existing daytime and nighttime ambient conditions. Data centers typically have little difficulty complying with strict industrial noise limits, which are often around 70 decibels at the property line. To further minimize potential impacts, Cloverleaf can incorporate vegetation, trees, and sound-retaining walls into the site design to help disperse and dampen sound, protecting nearby residences.

7) **Will lighting levels be managed to protect nearby homes and farms?**
Yes. Lighting mitigation measures will be implemented through cutoff fixtures, minimal overlay lighting, directional lighting, warm color temperatures, and other features. Trees and other landscaping features can be used as additional mitigation.

8) **Will the data center take residential power, decrease energy reliability, or increase rates?**
No, the data center will not take power away from homes or businesses, lower reliability, or raise electricity rates. Before a data center project is approved to connect to the grid, both the utility and federal regulators ensure there is enough power and transmission capacity to serve all customers reliably.

Data centers have different power needs than homes or small businesses. Because of this, data centers are placed in a separate rate class, which means the costs for generation and transmission upgrades are not passed on to regular customers. This prevents smaller customers, like homeowners, from subsidizing customers that require more power, like large industrial users.