AUBURNDALE TECHNOLOGY CENTER

Advanced Technology *Done The Right Way.*

A modestly scaled data storage and computing facility on 75 acres of existing industrial property in the Central Florida Innovation District within the Florida High Tech Corridor — a local focus to meet local needs.

Presentation to the City of Auburndale



810 Pace Road, Auburndale, FL

ABOUT THE PROJECT

Responsible Innovation with Significant Benefit

Designed to address the concerns other projects have raised — and to deliver real, tangible benefits for the whole community.

MODEST SCALE

75 acres

About a tenth the size of hyperscale data centers

ALREADY INDUSTRIAL

Zoned and Existing

Two warehouse buildings already on the site

15-YEAR REVENUE

~$2B

To city, county and state at full build-out

Designed to use less water and reduce environmental impacts

Strategic location, local benefits

Central Florida Innovation District
Already zoned industrial, with existing buildings ready for a higher and better use

Near Florida Polytechnic, SunTrax and I-4
Adds to the innovation already happening here

Supports local businesses
Computing power that helps local companies grow

Broad applications
Medical research, aerospace, healthcare, banking and government

This is not greenfield development

Existing site. Existing buildings. Existing industrial zoning.

ABOUT THE PROJECT

The right scale

1,000 acres
Typical hyperscale data centers elsewhere



75 acres
Auburndale Technology Center

Shown to scale

A fraction of the footprint
Not like the invasive, resource-intensive projects in the news

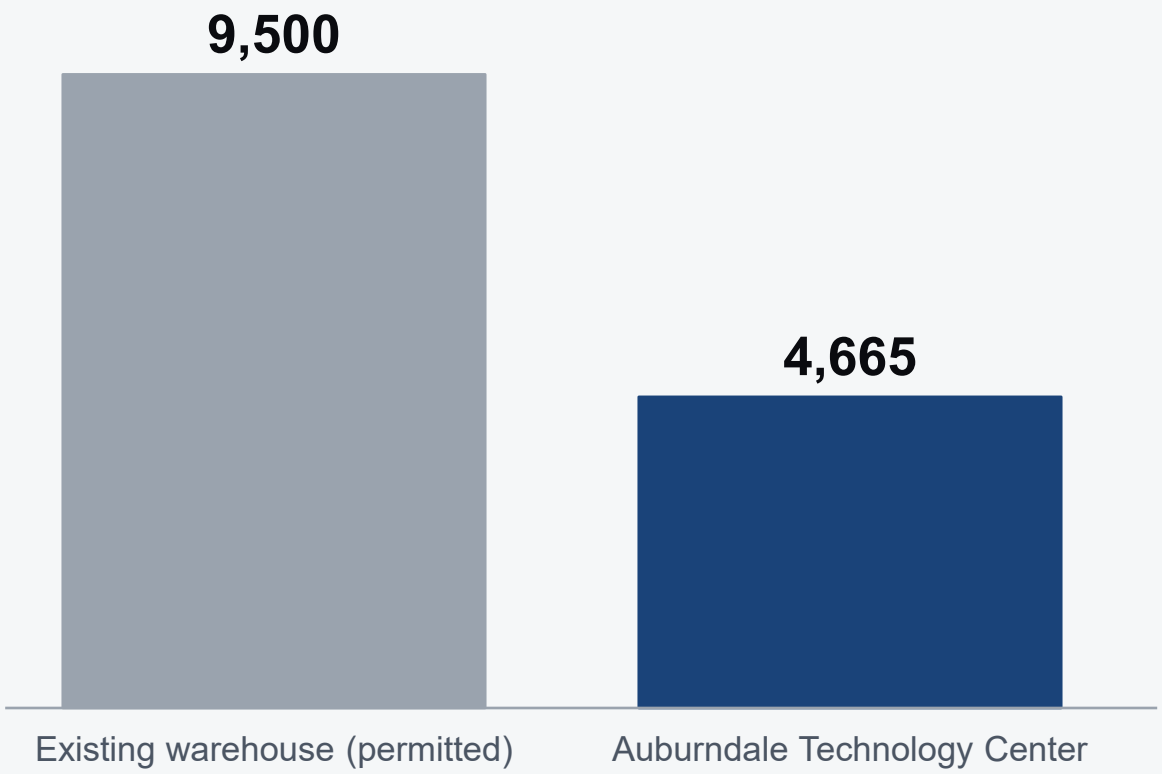
Fully compliant at every step
Meets Florida's new data center law

Pays its own way on power
Covers all costs to generate and deliver electricity

PROTECTIONS FOR THE REGION

Water

Water use, gallons per day



Closed-loop cooling
Recirculates water instead of using it up

Less than half the water
Half what the existing warehouse is permitted

Less than everyday users
Far below a golf course or apartments

Stormwater
Stormwater managed onsite with SWFWMD permit

PROTECTIONS FOR THE REGION

Less environmental impacts than a warehouse

BACKUP GENERATORS

2 vs 175

Power infrastructure investment cuts need for on-site generation, noise and emissions

FEWER TRUCKS A DAY

~300

Minimal truck traffic: less noise, emissions, environmental impact and traffic

AT THE PROPERTY LINE

Quiet

Facility quieter than truck distribution facility

Sound walls and screening surround the perimeter.

Cost — ratepayers are protected

100%

of the cost to generate and deliver power is paid by the developer. Includes guaranty by developer that no costs borne or passed onto ratepayers.

Pays for all improvements

Including the electric substation

Pays for its own power

And its own power generation

Power generated elsewhere

Redundant feed from dedicated transmission line and not local distribution lines. No supply diverted from distribution to anyone else in the area

Compliant with SB 484

Florida's ratepayer protections, at every step

ECONOMIC GROWTH

Benefits to the region

1,300

Jobs at peak
During construction

300

Permanent jobs
Wages up to $120K a year

$62.6M

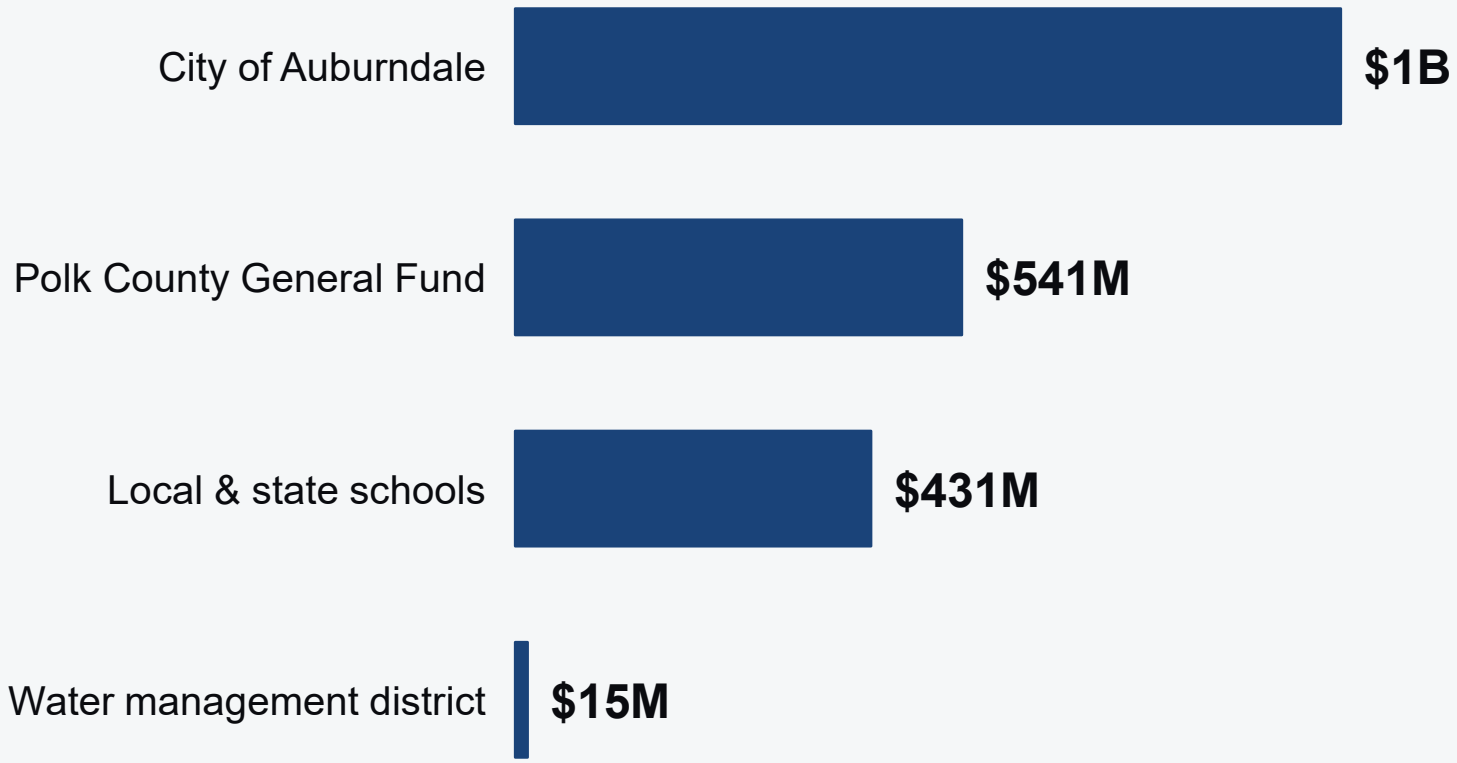
Tax revenue in 2029
First full year, to local taxing authorities

$13M

To schools in 2029
40x the status-quo warehouse (~$320K)

ECONOMIC GROWTH

~$2 billion over 15 years



Conservative estimate

Total to state and local communities at full build-out, 15 years



Advanced Technology *Done The Right Way.*

Right location and scale
75 acres, existing industrial site

Protects residents
Water, sound and electric grid

Pays the community
~$2B over 15 years

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