

DATA CENTER PLAN OF OPERATION

Decatur Technology Park

March 11, 2026

6400, 6449, 6455, 6500, 6559, 6565, 6600 and 6833 Kentucky Avenue; 6700, 7924, 7944, 8002, 8032 and 8210 Camby Road (Approximate Addresses)

Sabey Data Center Properties LLC by Faegre Drinker Biddle & Reath LLP

Project Overview & Phasing

As shown on the attached data center site plan, the campus will include:

- **Building A (one-story) and Building B (two-story)** – facilities with building footprint total of approximately 1,062,500 +/- square feet.
- **Substation** – a **10-acre site** reserved for reliable on-campus power delivery.

The project will be delivered in **two phases over approximately five years**. At full buildout, the campus will employ approximately **75 full-time, high-wage operations staff**.

Capital Investment

The project represents a total investment in the range of \$2 - \$4 billion, split approximately:

- **Sabey** – \$2 - \$3 billion in land, site development, and building construction.
- **Sabey Tenant Investment** – \$1 - \$2 billion in servers, networking equipment, and high-performance AI hardware such as NVIDIA GPUs. Estimated Cap EX is \$10M - \$15M / MW for Nvidia Blackwell Chip data center build.

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

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Outdoor Operations

The project will include utility yards and outdoor operations, due to operational and infrastructure requirements associated with the data center, including approximately 72 generators for emergency power of each building. These areas will be enclosed by screen walls. A spill prevention, control and countermeasure (“SPCC”) plan will be in effect which will be in compliance with IDEM. Oil and water drain separators will also be present in the mechanical yards. All exterior lighting will meet the zoning ordinance requirements. Construction and repair work, as referenced in Indianapolis’ noise ordinance, generally will not occur between 6:00 p.m. and 7:00 a.m., except in the case of urgent necessity in the interest of public health and safety.

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. Annual sound testing shall be conducted at least once per year to ensure noise levels at the property line do not exceed this requirement.

The generators will be located in insulated enclosures approximately 14.5’ in height and will have fuel storage tanks with approximately 11,500-gallon usable capacity (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. (This is anticipated to be no more than a 30-minute monthly test and one fully loaded test of up to four hours annually.)

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 up off the 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
Sabey 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)	Quarterly
	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
Include a diesel particulate filter on each generator	Upon installation	

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Construction & Job Impacts

- **Estimated Direct Construction Jobs:** ~500 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:** ~75 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another **100 - 200** jobs supported in the community through security, contractors, IT services, and local vendors.

Water Usage

The Sabey water use is based on a closed loop cooling system that requires a one-time water load of 1,000,000 gallons (500,000 Gallons per Building). The project will be phased with construction of Building A in 2028 (500K Gallons) and construction of Building B in 2030 (500K Gallons).

After the initial system load the projected annual water usage is similar to an office building (Office Restrooms Use, Breakroom / Kitchen Use, Showers Use, Generic Janitorial Use, Landscaping Irrigation Use, Humidity Control Use). We estimate a range of 100,000 to 150,000 Gallons per year per building so 200,000 to 300,000 Gallons per year for the total annual Sabey water usage for the proposed two-building campus.

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.

Transportation & Deliveries at Full Buildout

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

- **Vendor Deliveries:** ~50 per week.
- **Customer Visits:** ~125 per week.
- **Employee Traffic:** ~75 daily commuters.

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Sabey's Proven Track Record

Sabey is one of the **largest privately held multi-tenant data center operators in the United States**, with over **4 million square feet of mission-critical space** under management. Sabey has successfully delivered and operated major data center campuses in **Northern Virginia, New York City, Seattle, Austin, East Wenatchee and Quincy, Washington**.

Sabey is a trusted partner to some of the **world's largest hyperscale cloud providers, enterprise users, and government agencies**, who rely on Sabey's proven ability to deliver reliable, energy-efficient, and secure facilities at scale. Sabey is consistently recognized for:

- **Longstanding industry leadership** – over 20 years of successful data center development.
- **Energy efficiency** – pioneering low Power Usage Effectiveness (PUE) designs and green building practices.
- **Tenant trust** – partnerships with Fortune 100 companies and hyperscale cloud operators.

This track record gives Indianapolis confidence that Sabey can execute a world-class project while meeting community expectations.

Tax & Fiscal Benefits

With billions invested, this campus will be among the **largest property-tax contributors in Decatur Township**, directly benefiting schools and local services while strengthening Indianapolis as a national technology hub.

Community Impact and Engagement

Sabey actively works to enrich local communities by:

- Hiring locally and engaging with regional organizations and governing boards.
- Service work that includes volunteering and supporting local causes.
- Sustainable development ensuring their data centers are efficient and environmentally responsible.

Education and Workforce Development

Sabey partners with educational institutions to inspire and train the next generation:

- Collaboration with high schools, community colleges and academic programs to introduce students to careers in mission critical environments.