

CONFIDENTIAL EQUITY PARTNERSHIP OPPORTUNITY



WYOMING HYPERSCALE WHITE BOX

Evanston, WY

STATE-OF-THE-ART
DATA CENTER DEVELOPMENT



Newmark's Data Center Capital Consulting group has been exclusively retained by Wyoming Hyperscale White Box to identify an equity partner for Phase 1 of its 58-acre, 120-megawatt, state-of-the-art data center campus that is located less than 1.5 hours northeast of Salt Lake City in Evanston, Wyoming. As the project progresses, the selected joint venture partner may be provided with opportunities to participate in future phases of development.

At full buildout, the project will encompass four data centers, each with 30 megawatts of power and 36,720 square feet of usable space, set around a central administration building with shared amenities and loading docks. Phase 1, which is permitted for development with power, water and gas utilities readily available, comprises one 30-megawatt, 36,720-usable-square-foot data center and the administration building plus various support buildings and sitework.

Wyoming Hyperscale White Box further presents an exceptional partner as a pioneer of next-generation, sustainable solutions for the data center industry. The subject property is slated to deliver the world's first ultra-green, accelerated infrastructure ecosystem, presenting potential investors with a unique opportunity to participate in a project that is building a more sustainable future for the digital world.

Investment Highlights



Equity partnership opportunity for Phase 1 of the world's first ultra-green, accelerated infrastructure data center campus under development by Wyoming Hyperscale White Box, which is reinventing the data center with next-generation sustainability and technology solutions, with a general partnership interest opportunity to participate pro-rata in the company's intellectual property and future projects



58-acre campus with its own substation, 120 megawatts of contracted power (30 megawatts of which will serve Phase 1), permits plus water and gas service in place and connectivity to three diverse long-haul fiber optic networks



Designed for high-density enterprise computing and liquid-to-liquid heat transfer, supporting all three Open Compute Project advanced cooling solutions: cold plate, rear-door heat exchanger and immersion



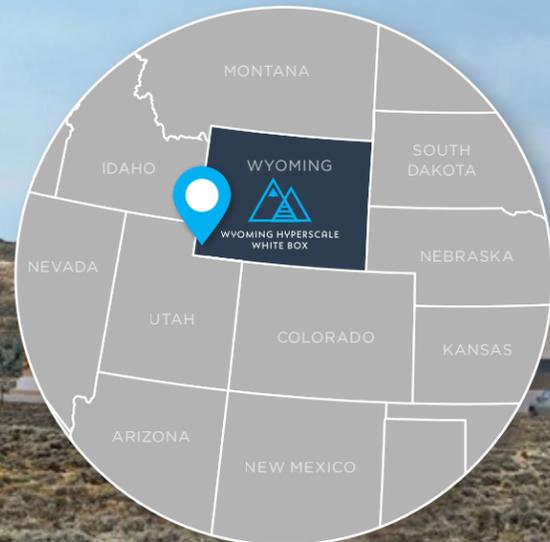
Ideal location for enterprise artificial intelligence, machine learning and high-performance computing technology workloads across wholesale leasing, multi-tenant and retail colocation footprints with managed services to be powered by a reputable third-party data center operator



Exemplary sustainability features, including 100% liquid-cooling technologies that will significantly reduce overall electric utility consumption and eliminate industrial water use, and slated to serve as the first hyperscale-ready data center powered by a fully decarbonized utility grid circa 2028



Strategically situated in Wyoming, which offers highly competitive utility rates, low buildout costs, the lowest facility power usage effectiveness in the data center industry and favorable tax incentives for data center operations; additionally, the project is certified by the Wyoming Business Council and the Department of Revenue to receive a sales and use tax exemption on data center-specific mechanical, electrical and plumbing equipment, including backup generation, and working toward a \$2.25 million managed data center cost reduction program that will reimburse a significant portion of first-year operating costs



FIBER MAP

Metro Networks

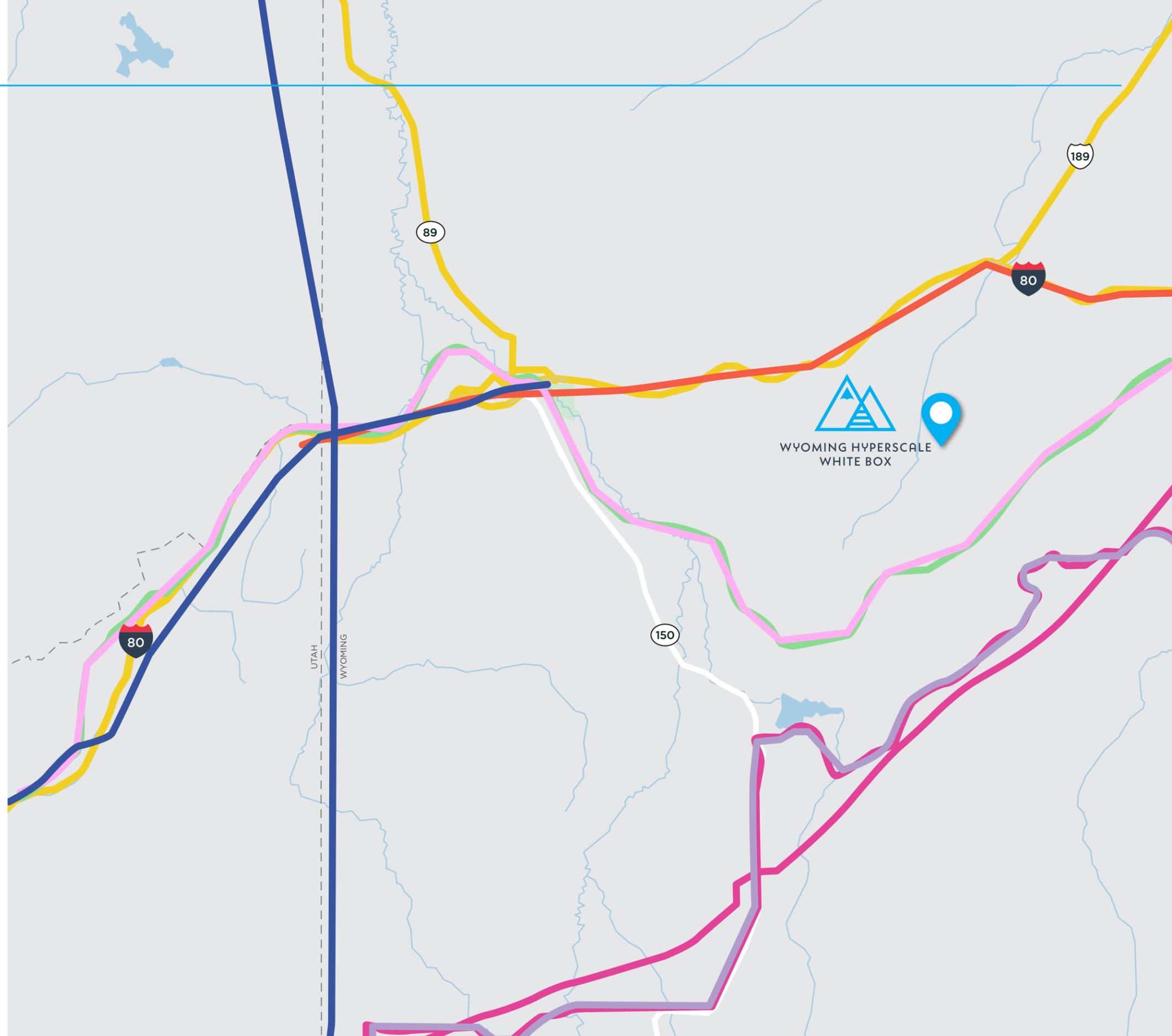
- Arving
- Range
- Union Wireless - UC
- Western Fiber Net
- Windstream

Long Haul Networks

- Hudson Fiber LH Leased
- Level 3 Long Haul
- Sprint Long Haul
- Syringa Networks Leased LH
- Telia Carrier
- Windstream Long Haul
- Zayo - Leased
- Zayo - Long Haul

Not Shown on Map

- WiTel Communications (LUMEN)
- QWEST (LUMEN)
- AT&T
- Global Crossing (LUMEN)





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