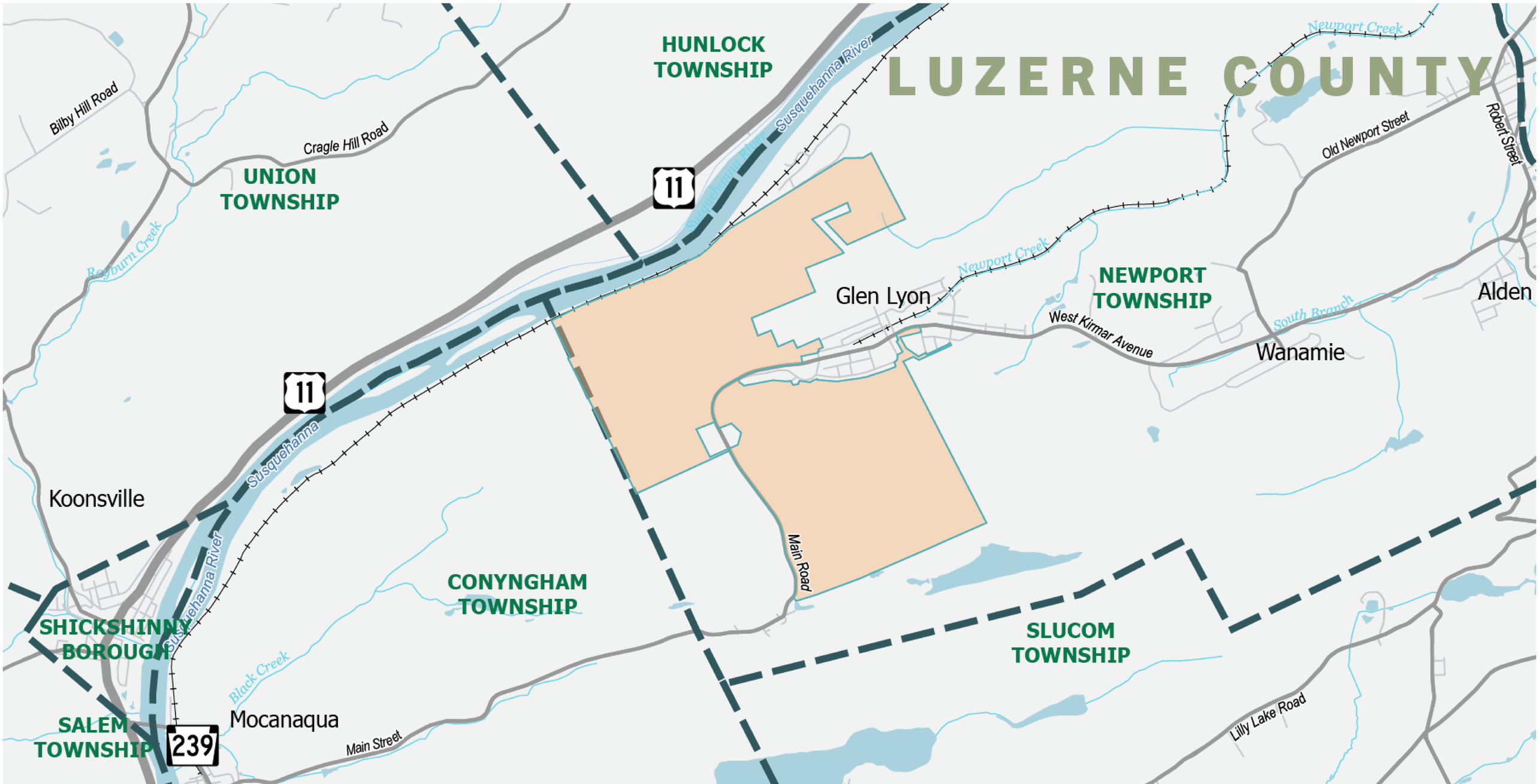
Newport Twp.
DATA CENTER

Newport Township Residents & Neighbors
Data Center Community Education Event

Newport Twp.
DATA CENTER

Where Do You Live

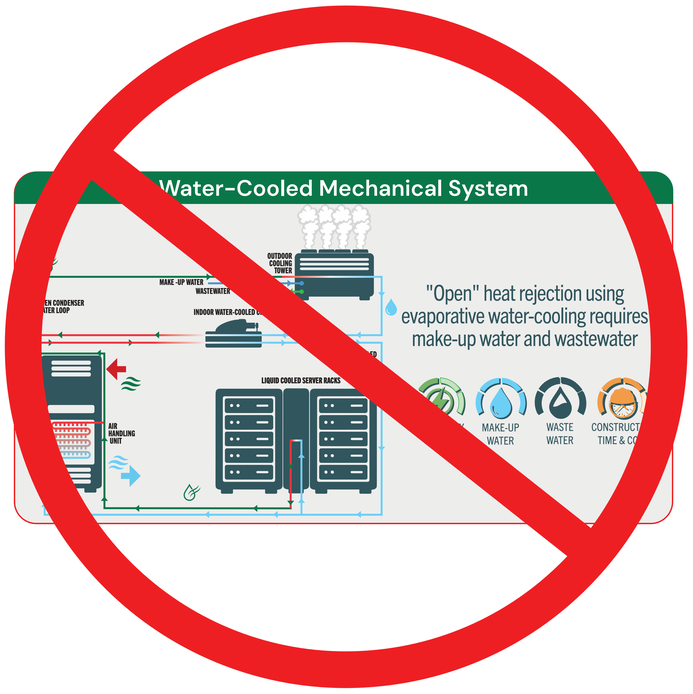
Please use a push pin to indicate on the map where you live. If you do not live in the project area, place the pin at the edge of the map on the route you would use to visit the area.



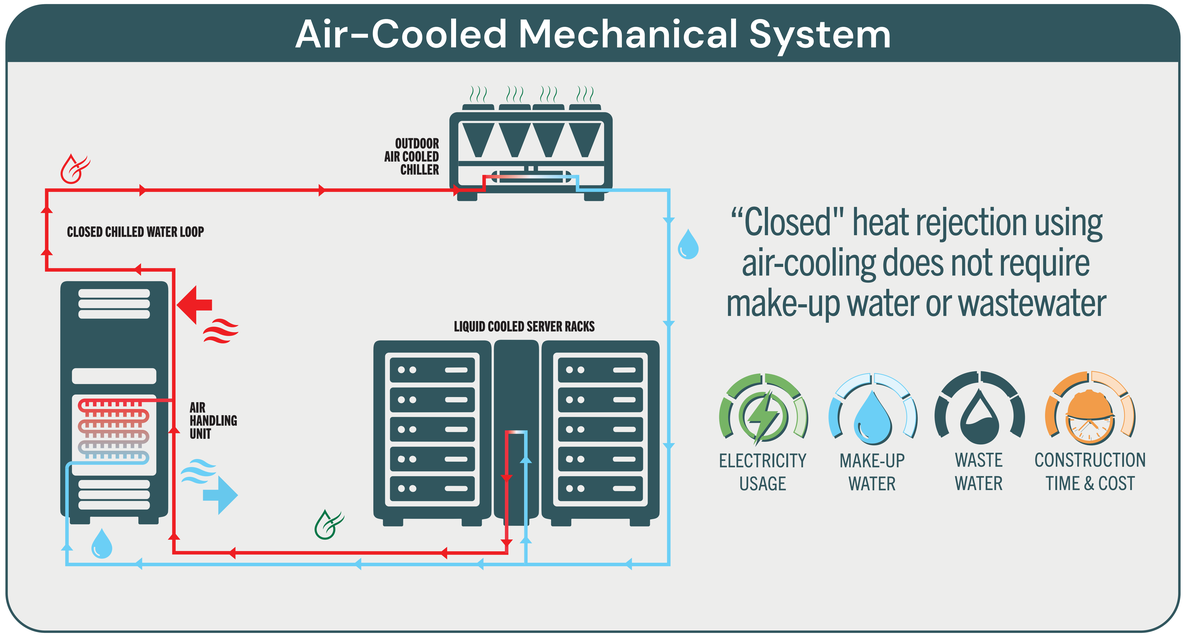
Newport Twp.
DATA CENTER

Water Use for Wastewater

- Data centers have traditionally utilized water-cooled mechanical systems that require a significant amount of make-up water and wastewater
- The market has shifted towards utilizing air-cooled systems to substantially decrease data center water use and wastewater



MARKET SHIFT TOWARDS AIR-COOLED SYSTEMS



1 Will the data center use water?
Data centers that utilize air-cooled mechanical systems require water for routine office space use, space humidification and normal maintenance. This water can be sourced from municipal water, wells or mine pool sources.

2 How much water could be used?
The required water use per building is comparable to a small office building or a small neighborhood of less than 20 homes.

3 Is enough water available?
Requires Utility system review and Utility Capacity Letter, Permit/Withdrawal Limits, Drought Triggers, and Protection of Existing Customers.

4 Will residents pay higher bills?
Data Center project owners to take on the financial responsibility to provide the water system upgrades. The subsequent water bills paid by the Data Center project are proportionally the same as any other business/administrative/institutional use and do not typically impact water bills amounts for the incumbent customers.

5 What happens to wastewater?
Any wastewater generated by the facility will be managed in accordance with applicable municipal, utility, and regulatory requirements. If pretreatment is required based on the characteristics of the wastewater stream, the project will comply with all applicable pretreatment requirements before discharge to the collection system.

Define Demand → Submit to PA American Water → Utility Review → Capacity Letter → Update System Design → Permits + Limits → Build

PennDOT Highway Occupancy Permit

Newport Twp. DATA CENTER

Review + Approval Process for Data Center Access

What is a HOP?

A Highway Occupancy Permit is required before construction that creates, alters, or occupies access within PennDOT right-of-way, including driveways, local road connections, utilities, drainage, sidewalks, curbs, and other work affecting a state highway.

Site Selection	Scoping/ Pre-App	Traffic/Access Study	Engineering Plans	EPS Submission	PennDOT Review	Revisions & Conditions	Permit & Build
Identify proposed access to state route, utility crossings, existing traffic volumes and crash data.	Meet with PennDOT District and municipality to confirm permit type, study scope, and design expectations.	Evaluate data center construction trips, employee/service trips, queues, sight distance, and turning movements.	Prepare driveway, drainage, grading, stormwater, MPT, signal/turn-lane, and utility plans.	Submit HOP application through PennDOT Electronic Permitting System (EPS) with completeness checklist.	PennDOT reviews safety, traffic operations, drainage, design standards, and right-of-way impacts.	Respond to comments; coordinate municipal land development, utilities, bonds, fees, and owner consent if needed.	Receive permit, give construction notice, implement traffic control, complete inspections, and close out permit.

Data Center Review Focus Areas

Traffic Operations

Construction trucking, peak employee shift changes, security gate queuing, service vehicles, and emergency access.

Driveway Design

Sight distance, turning templates for large vehicles, acceleration/ deceleration, turn lanes, signal warrants, and access spacing.

Drainage + Stormwater

Culverts, swales, inlets, stormwater discharge, erosion controls, and protection of PennDOT drainage facilities.

ROW & Utilities

Fiber, electric, water, sewer, gas, and duct-bank crossings within state highway right-of-way.

MPT/Work Zone Safety

Maintenance and protection of traffic during utility installation, driveway construction, and lane restrictions.

Local Coordination

Municipal land development approvals, emergency access, PennDOT District comments, and final construction inspections.

Traffic at Data Center Entrance

PennDOT reviews driveway geometry, turning movements, sight distance, queues, and work-zone controls before a new access point is constructed on a state highway.

Typical Submittal / Approval Package

- EPS HOP application + applicant checklist
- Site plan, access plan, grading and drainage plan
- Traffic impact study/assessment and turning exhibits
- Maintenance and Protection of Traffic (MPT) plan
- Utility crossing plans and right-of-way information
- Comment responses, fees, bonds, and permit conditions

Site Improvement Construction Traffic

Newport Twp. DATA CENTER

How construction traffic will be routed and managed to protect public safety and local roadways.

Maintenance of Traffic During Construction



Temporary Traffic Management

Temporary construction vehicles will be needed to deliver materials, move equipment, haul excavated material, place concrete, and support site and facility construction.

The focus is to safely manage temporary traffic, use designated construction access points, protect local roadways, and comply with PennDOT and municipal requirements.

- Traffic volumes will vary by construction phase and activity.
- Restricted loads over the PA maximum weight or width will require appropriate hauling permits.
- Roadway condition surveys and repair obligations will be documented.

What the Community Can Expect

Construction Vehicles

Material deliveries, excavation hauling, equipment mobilization, concrete placement, and construction support vehicles.

Approvals & Permits

Posting and bonding process, Excess Maintenance Agreement, condition survey, and overweight vehicle permits where required.

Safety & Operations

Construction signing, traffic control, designated access points, and safe/efficient operations during construction.

Roadway Protection

Comply with local restrictions, follow posted weight limits, document hauling routes, turning restrictions, and complete repairs/restoration as required.

Construction traffic will be temporary, planned, routed through designated access points, and managed with safety and driver protection as the priority.

Once construction is complete, long-term operational traffic is minimal – limited to site staff and routine deliveries.

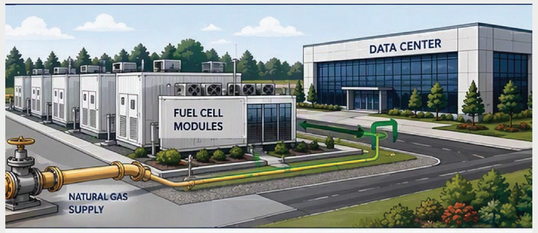
Newport Twp.
DATA CENTER

Power and Electricity

Fuel-cell-first strategy supported by coordinated utility infrastructure

1 Fuel-Cell-First Strategy

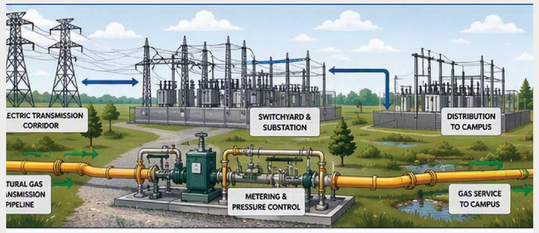
On-site fuel cells are the initial project approach.



- **Modular generation located near campus demand**
- Natural gas service supports the fuel-cell facilities
- Final equipment arrangement remains under design

2 Utility Infrastructure

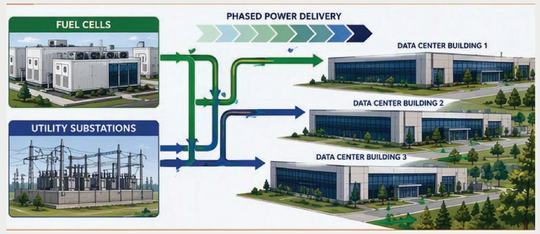
Electric and gas facilities are planned as separate, coordinated systems.



- **UGI is evaluating phased 66-kV and 230-kV electric service**
- Gas routing, metering, pressure control, and delivery facilities are being evaluated
- Points of interconnection and ownership remain under study

3 Data Center Power Requirements

Electric and gas facilities are planned as separate, coordinated systems.



- **Each current data-center building basis includes projected 160-MW IT loading**
- Fuel cells and utility service provide a coordinated power strategy
- Phasing preserves flexibility as demand and studies advance

4 Community and Grid Benefits

Project-driven investment can support the Township and regional system.



- **Potential transmission, substation, pipeline, and access improvements**
- Infrastructure may support reliability, resilience, and future development
- Landscaping, stormwater, emergency access, and community engagement remain part of execution planning

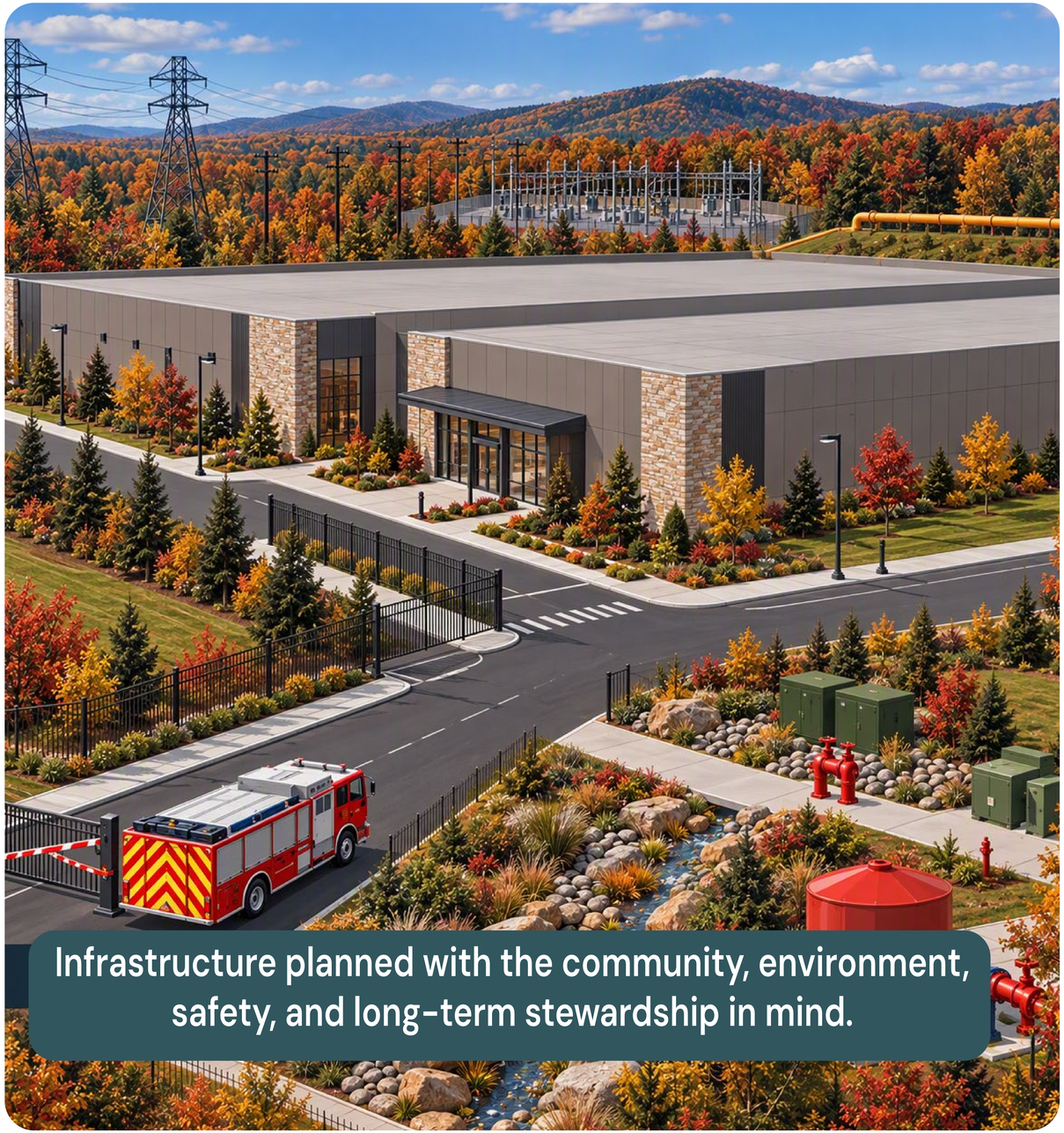
One coordinated strategy | Fuel cells provide the initial on-site generation approach, while electric and natural-gas infrastructure is advanced in parallel to support phased campus needs and responsible long-term development.

Planning-level information. Final facilities and benefits remain subject to studies, permits, and utility approvals.

Designed with Newport Township in Mind

Newport Twp. DATA CENTER

Positive commitments and planning principles for responsible project execution



Infrastructure planned with the community, environment, safety, and long-term stewardship in mind.

1 Plan with the community

Engage early on siting, routing, land use, environmental effects, reliability, and long-term stewardship.

2 Reduce construction disruption

Use coordinated haul routes and hours, dust and noise controls, notices, restoration standards, and a clear response channel.

3 Design for local conditions

Evaluate acoustic controls, landscaped buffers, dark-sky lighting, thoughtful equipment placement, and architectural treatment.

4 Restore and protect the site

Incorporate mine-land restoration, native planting, stormwater treatment, erosion control, and habitat improvements where feasible.

5 Strengthen safety and readiness

Coordinate emergency access, fire-water systems, responder staging, training, communications, and mutual-aid planning.

6 Create local opportunity

Evaluate local hiring, apprenticeships, internships, small-business outreach, and partnerships with schools and colleges.

7 Maintain transparency

Use ongoing community engagement, concern tracking, environmental monitoring, public reporting, and documented corrective actions.

8 Deliver lasting value

Advance disciplined infrastructure investment that can support responsible growth, regional skills, and broader economic activity.

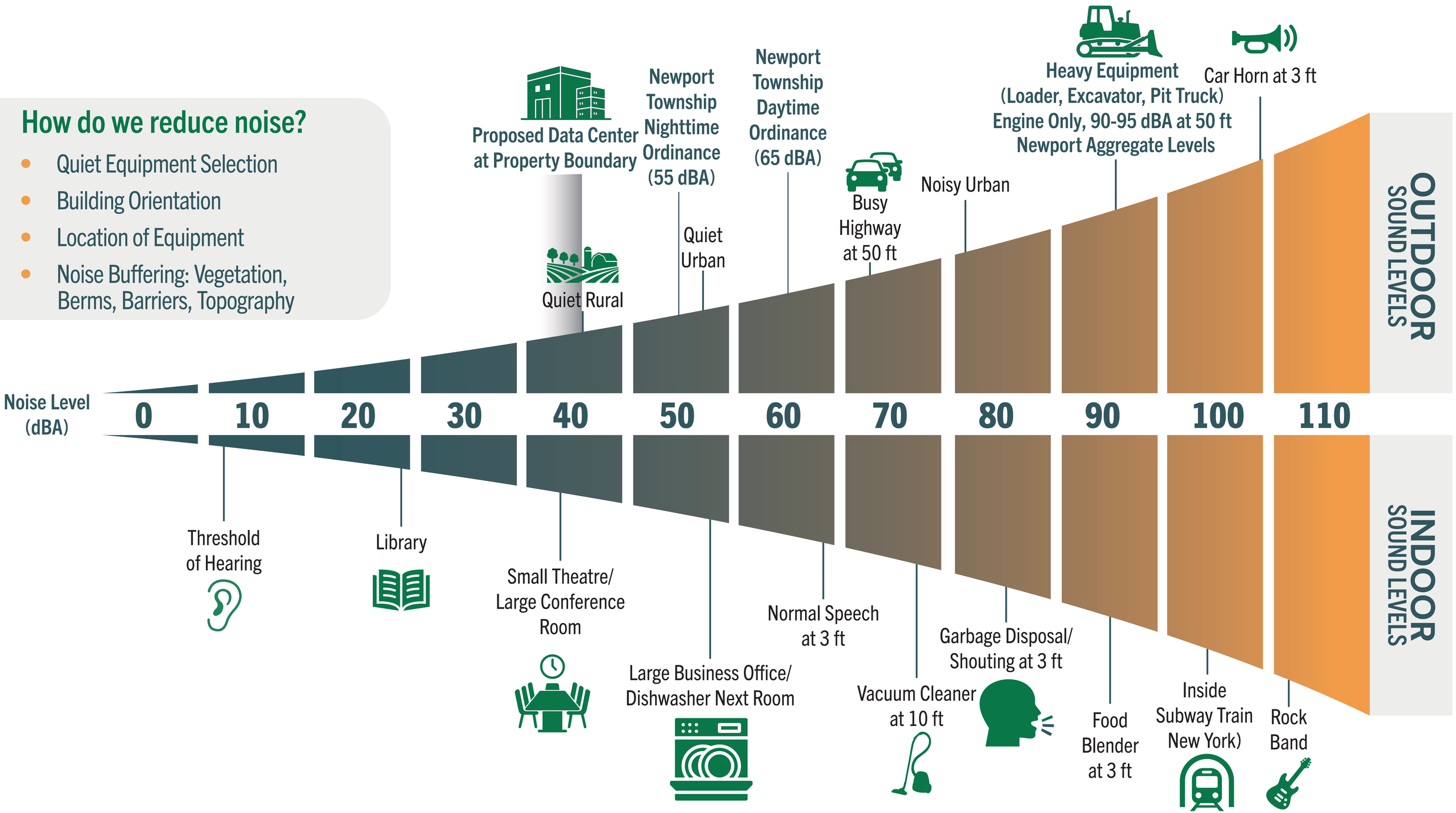
Project execution will continue to be refined through engineering, permitting, utility coordination, and community input.

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DATA CENTER

Common Noise Levels

How do we reduce noise?

- Quiet Equipment Selection
- Building Orientation
- Location of Equipment
- Noise Buffering: Vegetation, Berms, Barriers, Topography

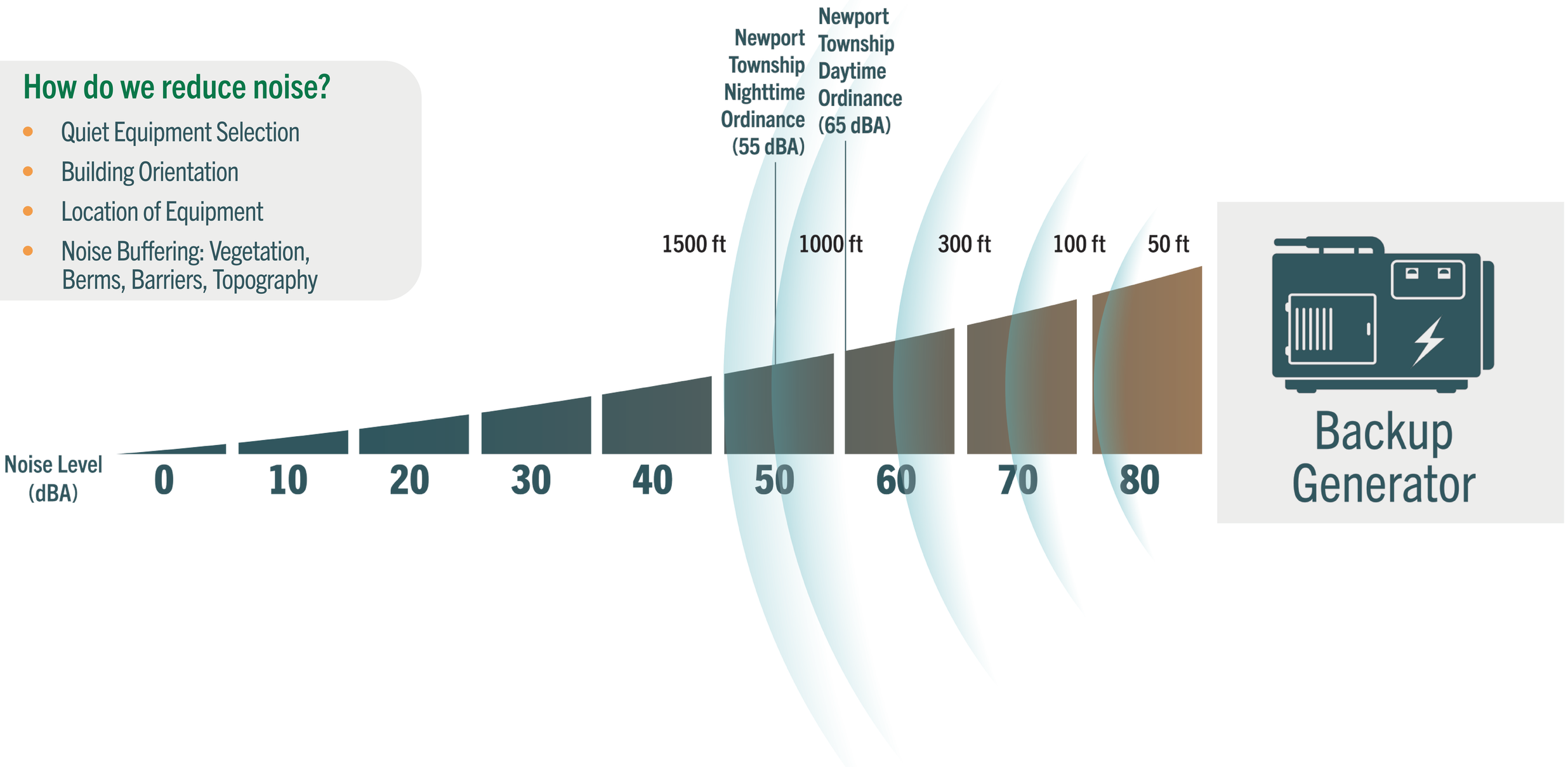


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Data Center Noise Reduction

How do we reduce noise?

- Quiet Equipment Selection
- Building Orientation
- Location of Equipment
- Noise Buffering: Vegetation, Berms, Barriers, Topography

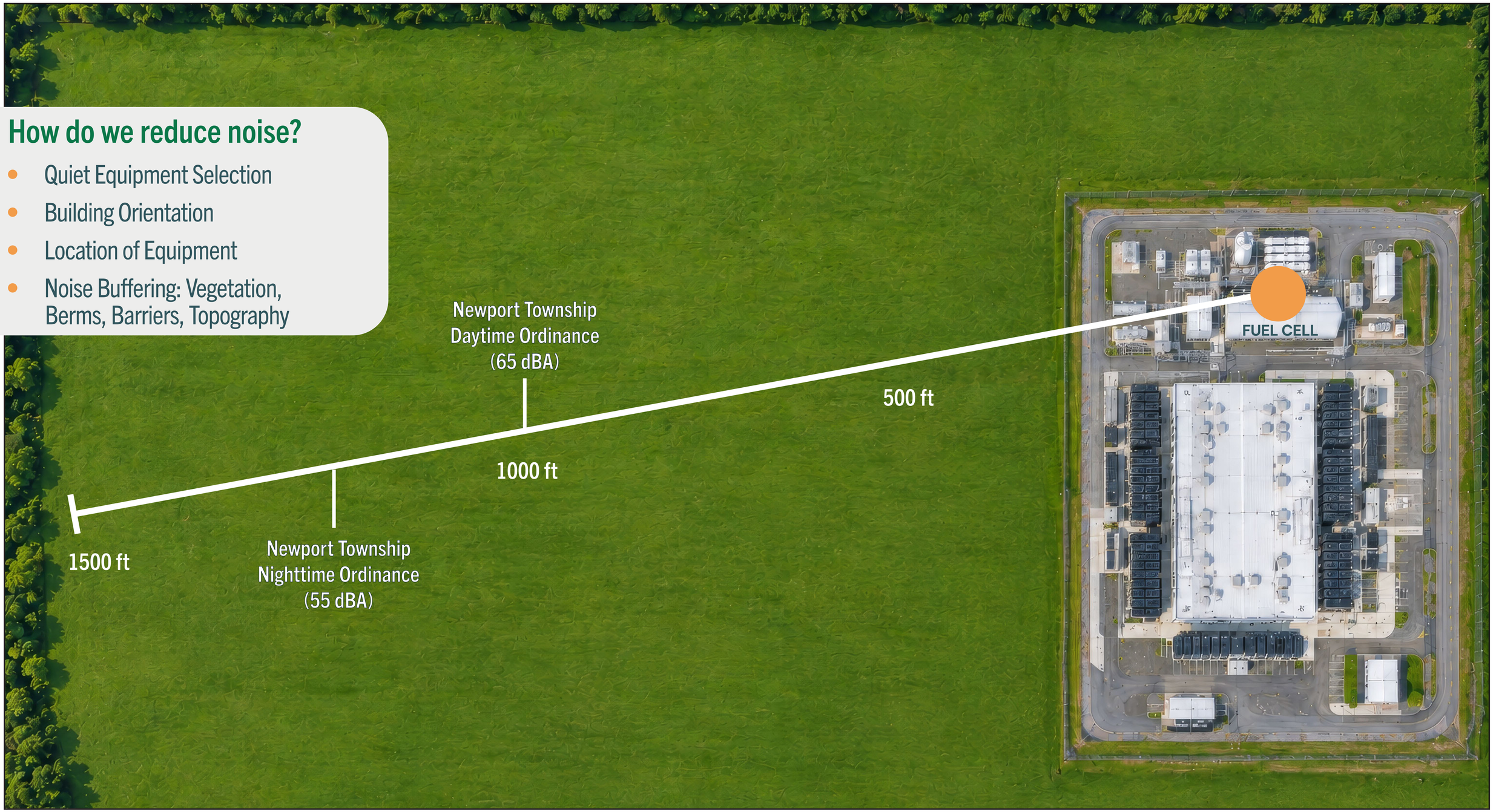


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Data Center Noise Reduction

How do we reduce noise?

- Quiet Equipment Selection
- Building Orientation
- Location of Equipment
- Noise Buffering: Vegetation, Berms, Barriers, Topography



Newport Twp.
DATA CENTER

What is a Data Center?

The infrastructure that powers the digital services people rely on every day.



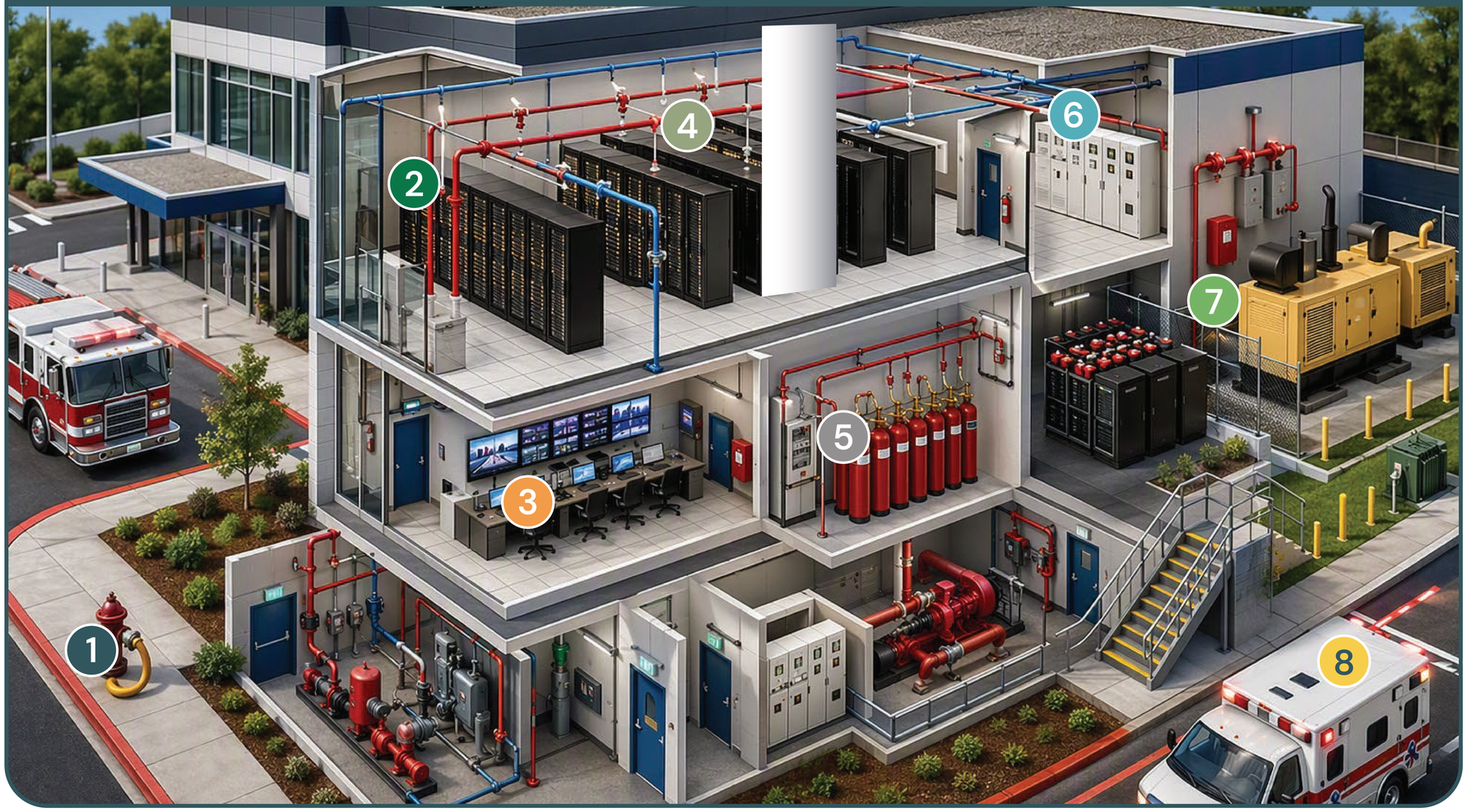
- Stores and processes digital information
- Supports cloud computing and artificial intelligence
- Enables online communication, streaming, banking, healthcare, and business applications
- Operates continuously to provide reliable and secure digital services
- Creates a foundation for economic growth and technological innovation

How Safety Is Integrated Into Data Center Design

Newport Twp. DATA CENTER

Safety is integrated as a campus-wide system: prevent, detect, contain, suppress, notify and respond. Each layer is planned with the building layout, equipment rooms, emergency access and operations program.

Where The Safety Elements Are Found In The Building



1 Emergency Access
Fire lanes, hydrants, entrances and responder staging.

2 Building Separation
Fire-rated walls, compartmentation and egress routes.

3 Monitoring / Alarm Control
Fire alarm panel, security/operations monitoring and notifications.

4 Early Detection
Aspirating smoke detection and spot detection in high-airflow spaces.

5 Self-Contained Zones
Cylinder room, nozzles and discharge piping for sensitive equipment zones.

6 Pre-Action Sprinklers
Dry piping with controlled water release after detection/activation logic.

7 Electrical Equipment
Generators, electrical rooms, UPS/battery areas and fuel systems.

8 Operations + Response
Testing, maintenance, training and firefighter coordination.

Newport Twp.
DATA CENTER

Community Vision

What data center investment could help support for Newport Township

Revitalized streetscape, storefronts, sidewalks & lighting



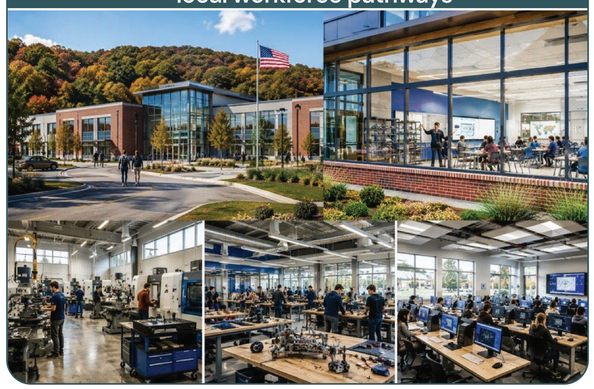
Recreation centers, ball fields & trails



Public Safety



Career training, STEM labs & local workforce pathways



Images for Illustrative purposes only

BY THE NUMBERS:

Per data center building

- **$2.474B** total economic activity (construction of one building)
- **8,528** direct construction jobs
- **1,607** indirect jobs
- **2,662** induced jobs
- **$6.4M** annual local tax revenue

High-Paying Local Career Pathways

$639.3M in direct construction wages

Average of about $75,000 per direct construction job

96 permanent jobs per building, averaging about $78,400 a year

- Construction trades, equipment operators, electricians, HVAC technicians and site inspectors
- Data center operations technicians, facility engineers, security and building services
- Apprenticeships, internships, community college and trade-school partnerships
- Opportunities to keep young residents working locally instead of leaving the region

A stronger tax base can create long-term opportunities to invest in the community.

New Roads & Sidewalks

Road resurfacing, turn lanes, drainage upgrades, crosswalks, ADA ramps, lighting and safer pedestrian routes.

Stronger Schools

Greater Nanticoke Area School District would receive about $3.35 million a year per building - money that could help fund school priorities, classroom technology, and STEM and career programs.

Parks & Recreation

Ball fields, playgrounds, walking trails, recreation center upgrades, youth programs and senior activity spaces.

Main Street Business

Spending by workers can support restaurants, shops, service businesses, suppliers and local contractors.

Public Safety

Tax base can help fund fire, EMS, police, emergency communications, training and equipment replacement.

Utilities & Broadband

Water, sewer, fiber, electric reliability and broadband improvements can strengthen community infrastructure.

Housing & Quality of Life

Improved neighborhoods, beautification, blight removal, gateway signs, trails and family amenities.

Tax Relief Potential

A stronger commercial tax base can help reduce pressure on residents while supporting long-term township priorities.

Examples shown are potential community improvements and would depend on final approvals, local priorities, budgets and public input.

IMPLAN | **Source:** Economic Impact Analysis, Project Granite, October 19, 2026. Figures are for one data center building, in 2026 dollars.

Economic Impact of Building a Single Data Center Building

Newport Twp. DATA CENTER

Data center investments create jobs and fuel local economies

DIRECT JOBS

8,624
JOBS CREATED

$646,832,080
in employee compensation ($75,004 per employee)

INDIRECT JOBS

1,660
JOBS CREATED

$119,698,082
in employee compensation ($72,107 per employee)

INDUCED JOBS

2,300
JOBS CREATED

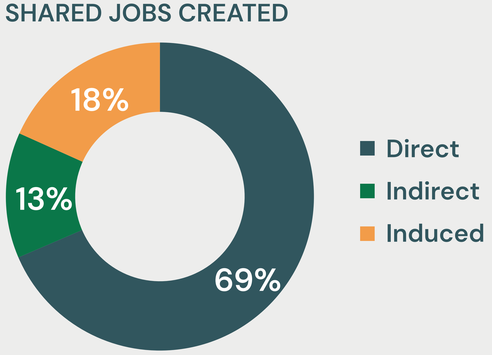
$140,175,919
in employee compensation ($60,946 per employee)

TOTAL IMPACTS

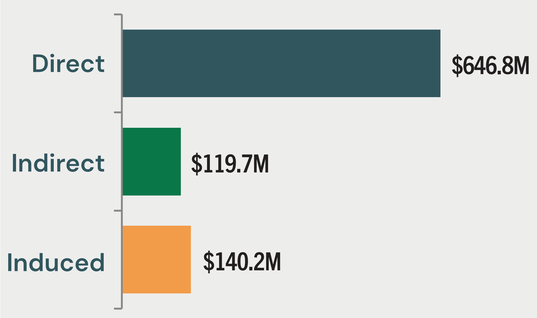
12,584
TOTAL JOBS

$906,706,081
total employee compensation

SHARED JOBS CREATED

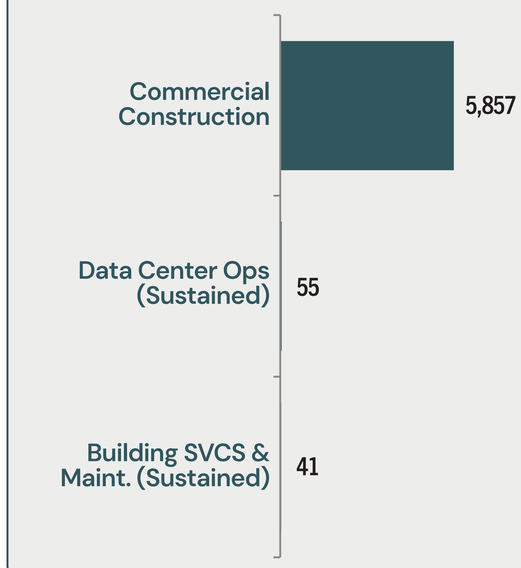


EMPLOYEE COMPENSATION ($ MILLIONS)



Where the Jobs Are: Leading Sectors

DIRECT JOBS
8,624 total



Sectors shown: 5,953 jobs

INDIRECT JOBS
1,660 total



Sectors shown: 363 jobs

INDUCED JOBS
2,300 total



Sectors shown: 367 jobs

IMPLAN | **Source:** Estimates generated via IMPLAN, based on Construction Cost Estimates (October 19, 2026).

Economic Impact of Building a Single Data Center Building

Newport Twp. DATA CENTER

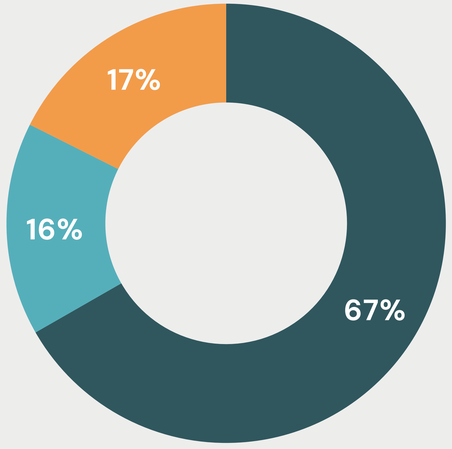
Supporting the Local Community by increasing the Tax Base

TOTAL ECONOMIC OUTPUT & CONSTRUCTION

$2.47 BILLION

in total economic activity

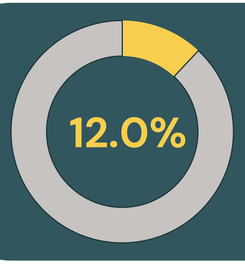
Economic Activity by Impact Type



Direct Impact
$1.65 Billion

Indirect Impact
$388 Million

Induced Impact
$435 Million



Construction & Operations represent
12.0%

ESTIMATED TAX IMPACTS OF CONSTRUCTION & EMPLOYMENT

$7.6 MILLION



Property tax revenue
Includes a conservatively estimated on an annual basis.

Other construction & employment tax
$1.9 Million in property tax revenue, which would continue

GREATER NANTICOKE AREA SCHOOL DISTRICT

$19.2 MILLION



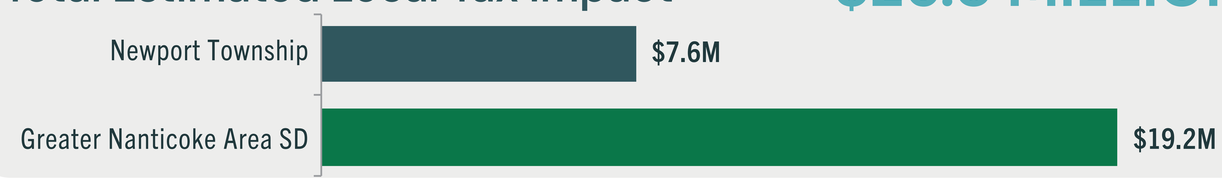
Property tax revenue

Other construction & employment tax

Includes a conservatively estimated **$3.1 Million** in property tax revenue.

Total Estimated Local Tax Impact

$26.8 MILLION



IMPLAN | **Source:** Estimates generated via IMPLAN, based on Construction Cost Estimates (October 19, 2026).

Newport Twp.
DATA CENTER

Clean Air Commitment

Fuel Cell Primary Power • EPA Tier 4 Backup • Newport Township Ordinance + PA GRID Requirements

Fuel Cells: Clean Primary Power

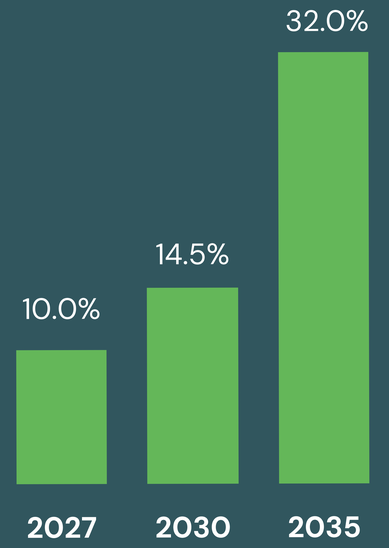
- Electricity made electrochemically – no combustion in the stack
- Fuel cells are listed as "Clean Firm Energy" under the state GRID template GRID
- Normal-operation generation is a separate principal use needing its own approvals
- Requires DEP air plan approval and operating permit

Tier 4 Backup Generation

- All diesel emergency generators U.S. EPA Tier 4
- Run only for verified outages, declared emergencies, or approved testing
- No demand response, peak shaving or energy-market use

PA GRID Requirements (EO 2026-05)

Minimum Clean Firm Energy share of annual use



- Backup: zero-emission, or Tier 4 / Tier 4-equivalent emission
- At Least 3 public air quality monitors at or near the site
- Build, bring or buy new capacity; project pays its own grid upgrade costs

Township
Generator & air disclosures

DEP GRID Consent Order
Binding state commitments

DEP Air Plan Approval
Fuel cells & generators

Utility Large Load Tariff
PUC model tariff (>50 MW)

Air Monitor Plan
Filed 60 days before operation

Annual Verified Reports
State, Township & public

Newport Twp.
DATA CENTER

Building Strong Foundations

Geotechnical Improvements for Abandoned Mine Land (AML) Data Center Development

Transforming Abandoned Mine Land

A targeted geotechnical and environmental improvement program converts mined land into a stable, clean, build-ready platform for mission-critical data center infrastructure.

Improved Safety
Reduces unstable ground, subsidence hazards, and construction risk.

Site Clean up
Removes or manages impacted material and improves environmental conditions.

Long-Term Performance
Increases bearing capacity and limits settlement for critical assets.

De-Risk Development
Validates ground conditions before vertical construction begins.

1. Site Soil Clean Up



Characterize, excavate, segregate, remove or cap impacted material; backfill with approved clean material.

RESULT: cleaner, safer, build-ready site

2. Dynamic Compaction



Use repeated energy transfer to densify loose fill, collapse void-prone zones, and improve settlement performance.

RESULT: denser soils, reduced settlement

3. Grouting



Drill and inject grout to fill mine voids, stabilize fractures, and strengthen bearing zones below future infrastructure.

RESULT: stronger ground, reduced void risk

Before: Legacy Mine Land Challenges



Unstable ground • Unknown voids • Impacted soils/water • Limited bearing capacity

After: Transformed & Build-Ready



Clean remediated site • Verified performance • High bearing capacity • Data center ready

Why It Matters

Safer Construction & Operations
Ground improvement lowers geotechnical uncertainty and field hazards.

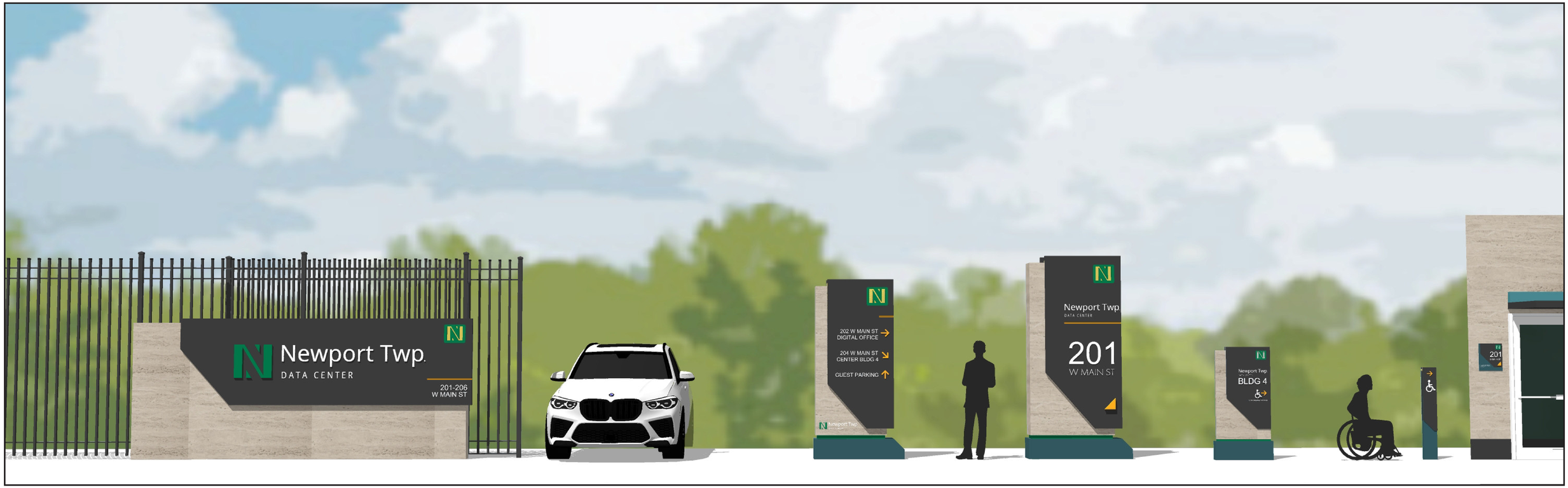
Cleaner Environment
Soil clean up supports healthier site conditions and community confidence.

Reliable Critical Infrastructure
Engineered foundations support resilient, high-performance facilities.

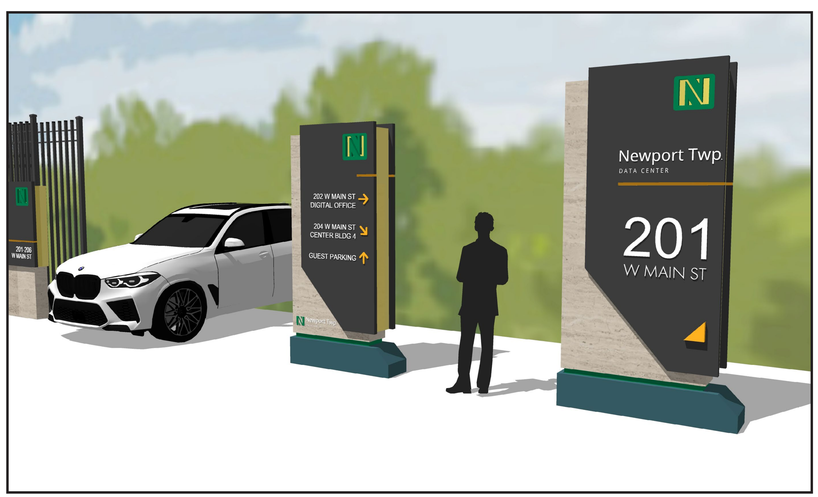
A stable, clean site built for high-performance data centers.

Newport Twp.
DATA CENTER

Signage and Wayfinding









Main Street & Entrances





Newport Twp. DATA CENTER

About FuelCell Energy

FuelCell Energy is an American clean energy company delivering continuous, quick-to-deploy, scalable power to support mission-critical applications and grid resilience[1]

Approaching
1 GW
of deployed FuelCell Energy Blocks.2



The leading U.S. fuel cell manufacturer with demonstrated utility-scale platforms at
10 MW, 20 MW and 58.8 MW
in operation for an average of 10 years.



707
FuelCell Energy Blocks deployed[2]

553
Global patents covering our fuel cell technology[3]

90% U.S.-based suppliers
Reliable and scalable supply chain[4]

23
Years of proven baseload power generation

FCEL
Listing: NASDAQ
Founded in 1969 in Danbury, CT

1 The metrics provided are as of July 31, 2026, unless otherwise provided.
2 Represents cumulative FCE Block deployments, including replacement modules, since 2003.
3 Patents held by FuelCell Energy, Inc. and our subsidiary Versa Power Systems, Inc. as of October 31, 2025.
4 Based on FY2025 cost data for the 2.5 MW FuelCell Energy Block System.

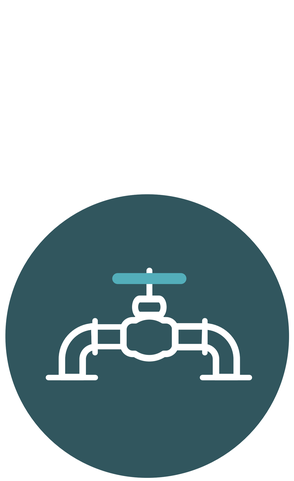
Note: The rendering on this page is of a 50 MW FuelCell Energy data center installation.

FuelCell Energy

Newport Twp. DATA CENTER

How a FuelCell Energy Block Works

FuelCell Energy fuel cells convert diverse fuels into electricity and heat through a chemical process that involves no combustion



Natural gas, biogas, or H_2 blends

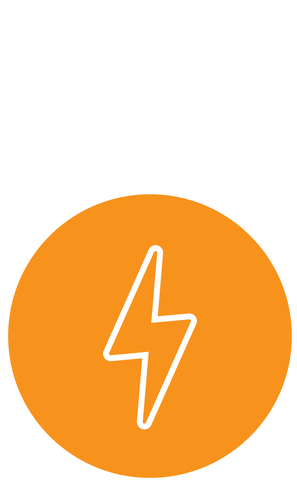
+



Ambient air



1.25 MW FuelCell Energy Block



Reliable, continuous power

FuelCell Energy

Newport Twp. DATA CENTER

Community-friendly Power



Quiet Operation

Quiet operation is ideal for close proximity to communities - quieter than an HVAC system

Quieter than ambient sound in a rural environment



Air Quality

Non-combustion technology minimizes local emissions and community health concerns

No combustion means minimal NOx, SOx, or particulates



Natural Resources

Water-neutral capable design helps address local water concerns

High efficiency system generates more power from less fuel



Avoids Ratepayer Impact

Onsite power reduces reliance on new grid infrastructure

Avoids ratepayer impacts from major power upgrades

FuelCell Energy

Newport Twp.
DATA CENTER

Newport Township Residents & Neighbors
Data Center Community Education Event

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