

Lancaster AI Hub

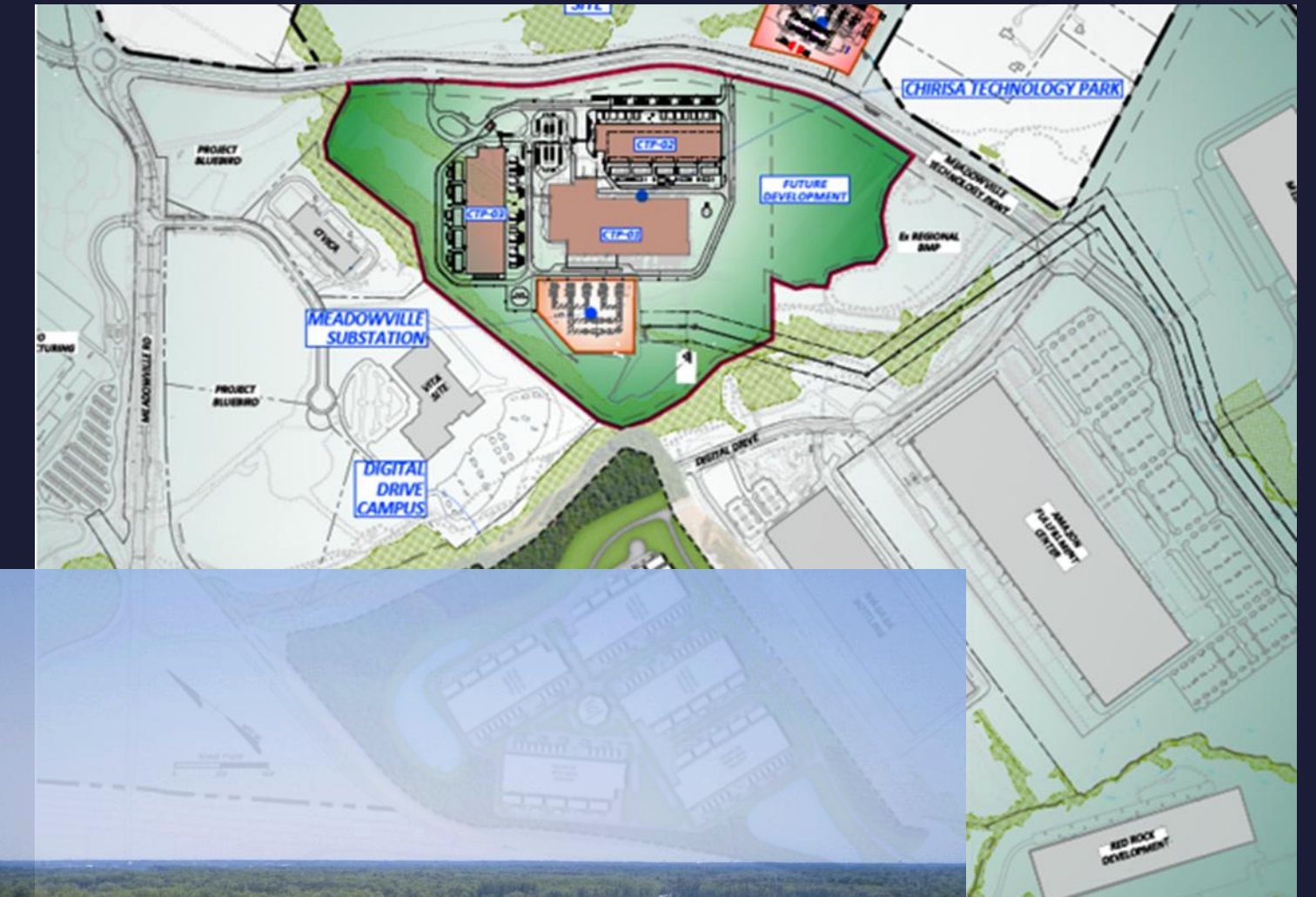
Informational

September 2025

Investing in State-of-the-Art AI Infrastructure



- > **Chirisa Technology Parks (CTP)** is the enterprise / hyperscale data center business of Chirisa. Chirisa has 25+ years of Digital Infrastructure experience across the US and Europe
- > **CoreWeave (NASDAQ: CRWV)** is delivering a cloud platform of cutting-edge software powering the next wave of AI. The company's technology provides enterprises and leading AI labs with cloud solutions for accelerated computing
- > CoreWeave and CTP have a **strategic partnership** for rapid deployment of data center capacity for AI.
- > We currently have **1.4GW of data center capacity** under development in this partnership in Virginia, Pennsylvania, New Jersey and Illinois



CTP Campus Richmond, VA



CTP Campus Volo, IL

Lancaster AI Hub

A Sustainable Path to a Stronger Local Economy

1

Local Workforce

Initial Campus development will involve 600 – 1,000 construction roles, with many more employed in related activity

High-paying, skilled jobs from the community, including local veterans

Each building involves approximately 3 Million craft working hours

2

Local Businesses

Subcontracted work and materials sourced from local Eastern PA firms

Local firms will maintain and service equipment once the facilities are operational

3

Environmental Impact

Sustainable design constructed to stringent federal and local environmental standards for noise and emissions

Generators only for emergency use

SCR 'scrubbers' reduce 99.8% of NOx emissions

Closed loop cooling systems operate with minimal use of municipal water and no added chemicals

To date, the Lancaster AI Hub has:

- **Awarded over \$80 million in subcontracts**
- **Directed 77% of total subcontracted dollars to businesses in Southeastern Pennsylvania**
- **Employed almost 90% local labor**
- **Awarded approximately 60% of contracts to small or disadvantaged businesses**

4

Fiscal Impact

Real estate taxes directly fund local schools, municipal projects and other initiatives

New jobs and related employment taxes expected to have material contribution to local economy

5

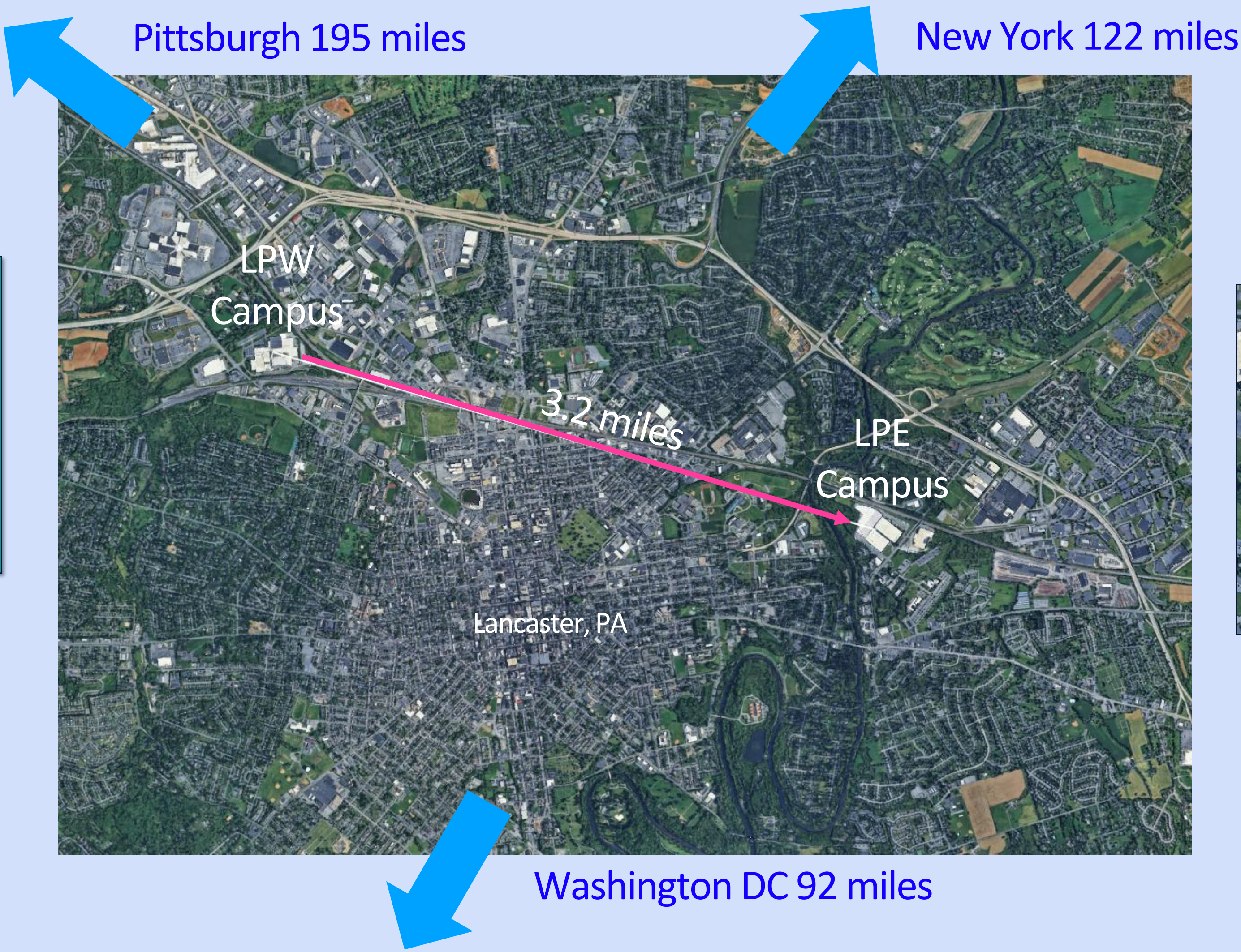
Wider programs

\$200M investment in reinforcement of local PPL utility grid infrastructure

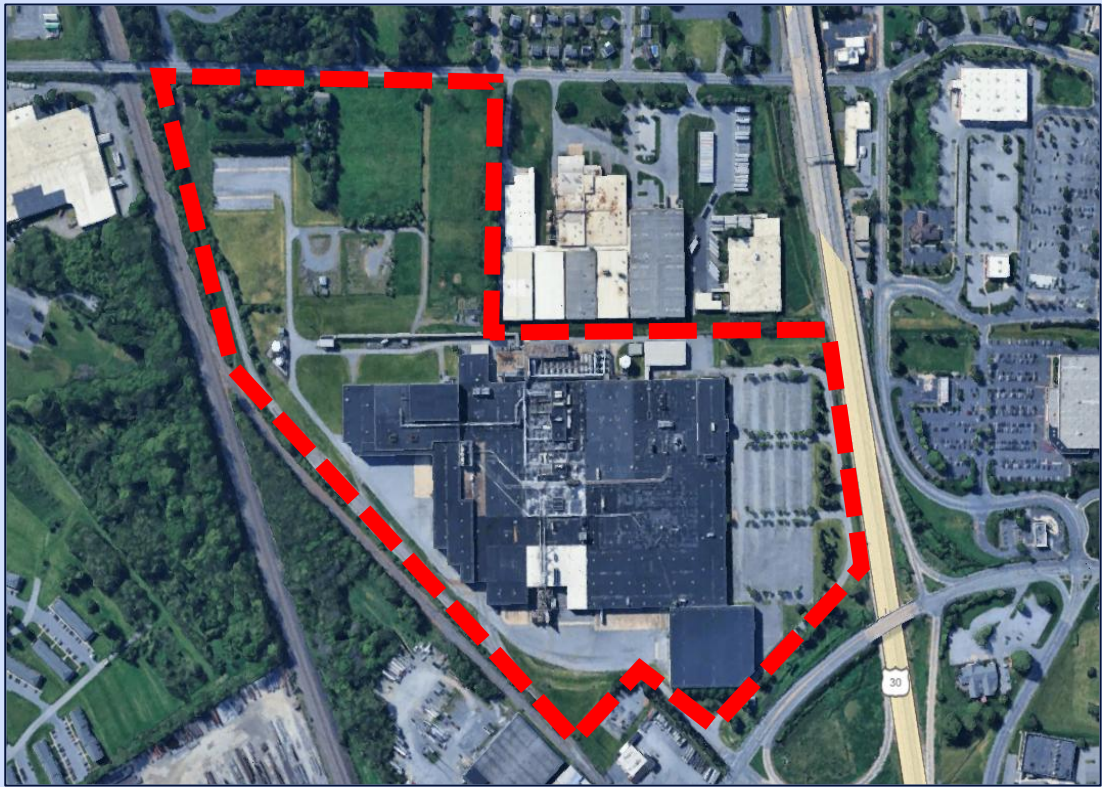
Community engagement / outreach and education

Powering PA's AI Eco-System

A critical first step in positioning Lancaster as central to the Commonwealth's future AI economy, creating opportunities for innovation, jobs, and sustainable growth



Existing LPW Campus



Existing LPE Campus

Lancaster

A Proven Record of Reinvention & Renewal



- > 1958: Donnelly company purchases former Lancaster Fairgrounds tract along Harrisburg Pike
- > 1972: Harrisburg Pike printing plant opens, with the primary purpose of printing phone books
- > 1979: Donnelly purchases former Schick plant on Greenfield Road (formerly used to manufacture razors and hairdryers) and converts it to a facility for printing TV Guide magazine and color mail-order catalogs
- > 2020: Successor business LSC Communications files for bankruptcy

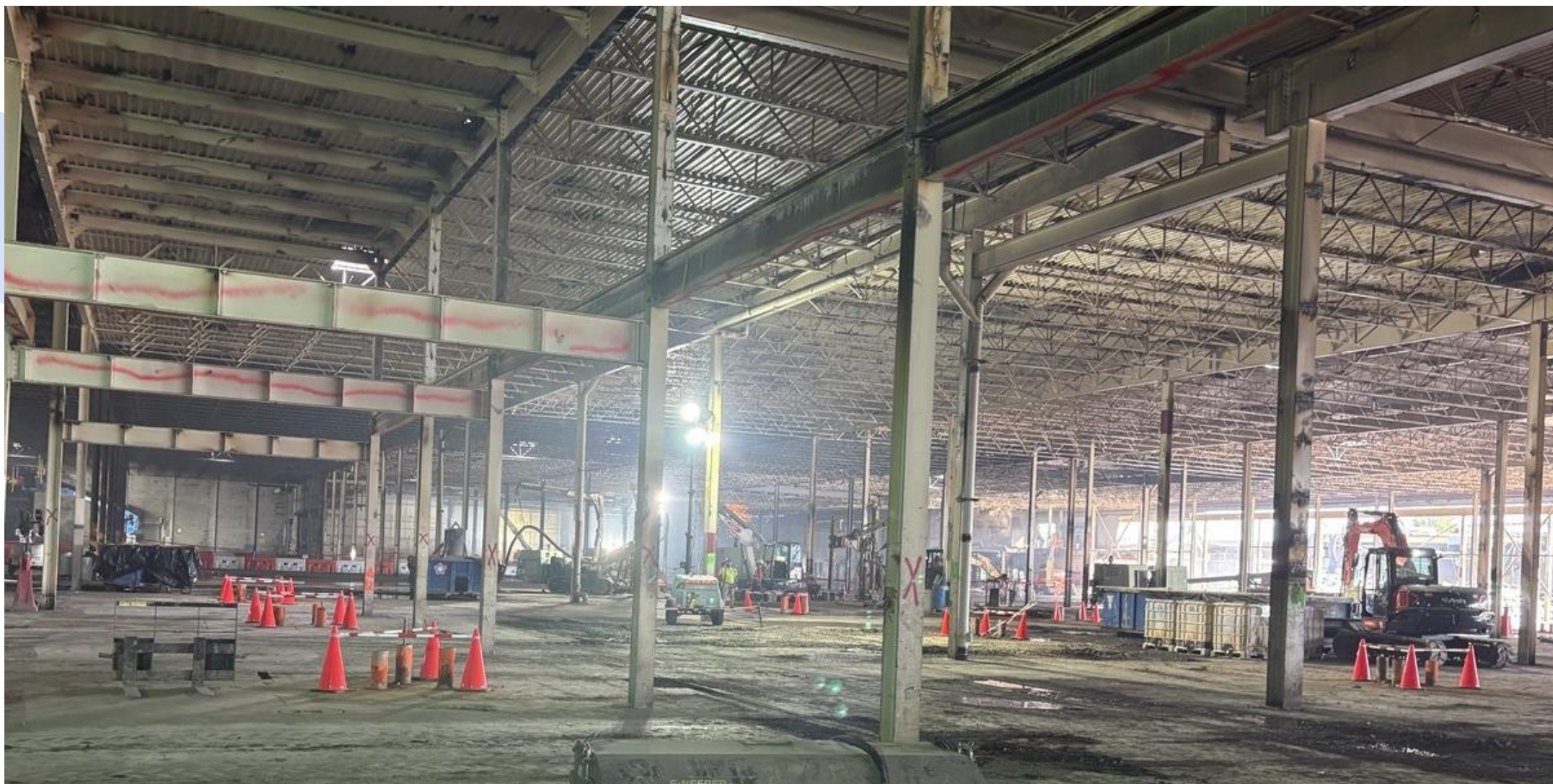


Adaptive Reuse and Regeneration of a site that has evolved over generations

> Upgrades Benefit Wider Community



Utility Upgrades



Adaptive reuse of existing building shell



Removal of harmful materials

FEATURE WALL
MAINTENANCE FREE
CARBONIZED WOOD
RAINSCREEN

**INTEGRATED SEATING AND
PLANTERS**
PREFABRICATED EXTERIOR FURNITURE
CREATES AN INVITING AND FUNCTIONAL
ARRIVAL EXPERIENCE

ARTICULATED FACADE
INSULATED METAL
PANEL FACADE WITH AN
ARTICULATED RAINSCREEN

LPE-01 Preview



LPE-01 Preview



ADDED LANDSCAPING
OFFERS A MOMENT OF RESPITE AND REPRIEVE WHILE
LOWERING SURFACE TEMPERATURES

East Campus Preview

