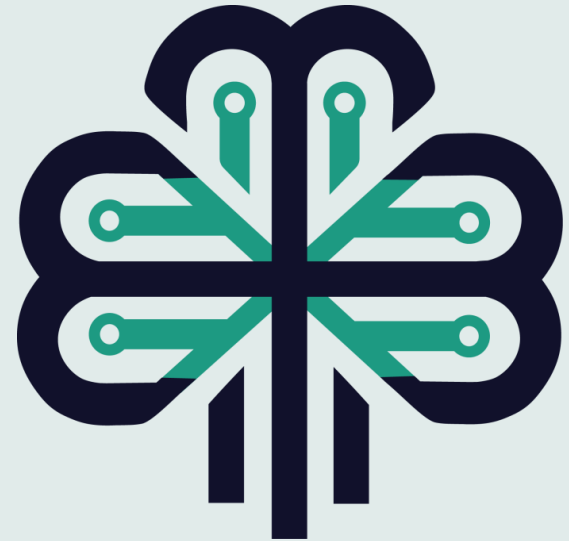


PROPOSED DUNDEE DATACENTER INFORMATIONAL MEETING

CLOVERLEAF INFRASTRUCTURE

Introduction to Cloverleaf and Project Ironwood
Cloverleaf Commitments
The Project and Benefits to the Community
Path Forward

October 8, 2025



INFORMATIONAL MEETING GOALS

Introduce Cloverleaf & Project Ironwood

- Bottom Line Upfront
- High Level Project Overview
- About Cloverleaf and How We Work

Cloverleaf Commitments

- Transparency & Community Engagement
- Areas of Concern – Water, Noise, Energy
- Frequently Asked Questions

The Project and Benefits to the Community

- Quick Data Center 101
- Conceptual Site Plan
- Economic Benefits – Revenue and Jobs



BOTTOM LINE UPFRONT



TRANSPARENCY – We don't sign NDAs with local governments or landowners– we work openly and honestly with the communities where we site projects



COMMUNITY ENGAGEMENT – We seek feedback and want to work to develop projects that meet community goals



WATER USAGE – No groundwater wells. Domestic water only. (Bathrooms, kitchens, etc.)
Commitment to using a closed loop mechanical system that requires a one-time fill.



NOISE – We suggest updated zoning requirements to implement enforceable noise limits of 70db at property lines.



ENERGY – The data center will pay for required electrical generation and transmission upgrades to protect existing rate payers from rate increases



LIGHT POLLUTION – Dark Sky principles should be required within new zoning to ensure impacts from site lighting is minimized.

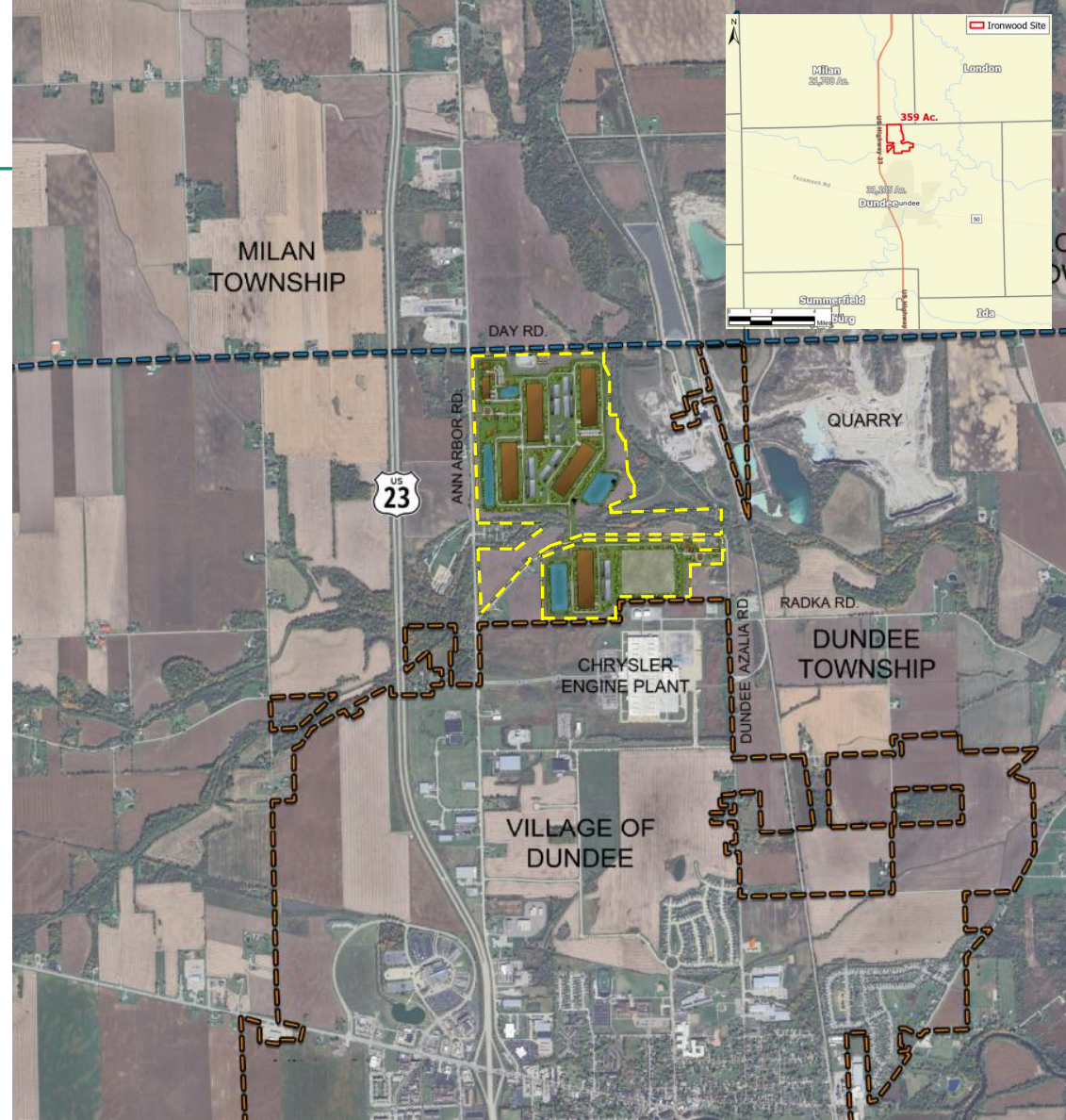


JOBS AND TAX REVENUE – The data center will bring 250+ new jobs and increase property tax revenue to the village and township by millions of dollars



PROJECT IRONWOOD

- Cloverleaf Data Center development
- Location:
 - Ann Arbor Road & Day Road
 - Border of Dundee Township, Village of Dundee and Milan Township
- Total Acreage: Approximately 350
- Current Zoning: Industrial
 - **Allowed Uses:** Warehousing & Logistics, Light manufacturing, bulk petroleum, process food manufacturing
 - **Examples:** Amazon fulfillment centers, auto part manufacturing, etc.
- Municipality: Dundee Township



POWERED BY PROVEN ENERGY AND DEVELOPMENT EXPERTISE

Cloverleaf Leadership Team



David Berry, CEO

David has over 15 years of experience in the clean power industry. He was previously a co-founder of Clean Line Energy and ConnectGen.



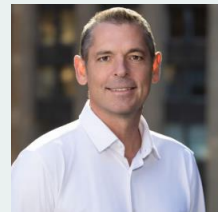
Brian Janous, CCO

Brian has over 20 years of experience in the electricity and data center industries. He previously ran Microsoft's energy portfolio as VP of Energy.



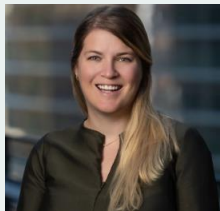
Jonathan Abebe, CTO

Jonathan is a grid expert with over 18 years of experience. He previously served as a Senior Technical Advisor with the Department of Energy, and in Director roles at Pattern and Clean Line Energy.



Aaron Bilyeu, CDO

Aaron brings extensive leadership experience in data center development to Cloverleaf. He has previously run land acquisition and site development at Meta and Microsoft.



Mattie Thompson, VP of Finance

Mattie brings 13 years of energy finance experience to Cloverleaf. She previously served as VP of Finance at TES-H2 and Director at Barclays in the investment banking energy group.



Katie Wiley, GC

Katie is an experienced transactional attorney in the energy industry. She previously served as the General Counsel at 547 Energy and Senior Counsel at Exxon Mobil.



Nur Bernhardt, VP of Power & Utilities

Nur brings over 14 years of energy and datacenter experience to Cloverleaf. He previously served as Director of Energy Strategy at Microsoft.



Taylor Leyden, VP of Energy

Taylor brings 12 years of energy industry experience to Cloverleaf. She previously led strategy and execution for several corporate-wide clean energy initiatives at Microsoft.

Team Capabilities

- 7 dedicated land development professionals
- 7 expert energy and power professionals
- 3 data and GIS professionals, including **propriety AI-powered GIS tool**



Industry Experience Snapshot



CLOVERLEAF – HOW WE WORK

DATA CENTER SITES

We develop sites for hyperscale companies (Amazon, Google, Meta, Microsoft, and Oracle) and colocation providers such as Aligned, Digital Realty, EdgeConneX, QTS, Strack Infrastructure and Vantage.

IMPROVED COMMUNITIES

Through our collective work on past projects, community engagement by data center companies can lead to significant impact in those communities. Community broadband, STEM education, and veteran job training are examples of past projects.

US BASED COMPANY

We are a US based company and are backed by US based investors. We do not work with Chinese companies, nor do we sell sites to bitcoin mining data center operators.

SMALL, FLAT COMPANY

Cloverleaf is a small company with less than 25 employees. We are a very flat organization and the team working on the project are the decision makers for this project. We are empowered to make commitments to the community.

CLOVERLEAF'S COMMITMENTS

COMMUNITY FEEDBACK & INVESTMENT:

- Call or email anytime
- Clear and transparent communications with the Town and Village
- Commitment to ongoing stakeholder engagement
 - This is a starting point

WATER USAGE:

- No ongoing water for cooling – one time fill of a closed loop system
- Ongoing domestic water use only
- No ground water production or drilling
- Investing in water infrastructure upgrades for the project & community

NOISE:

- Setting noise limits at property line that currently do not exist
- Incorporating setbacks, berms, and screening to the site

GROWTH:

- Growth in currently zoned industrial areas, compatible with adjacent land uses

LIGHT POLLUTION:

- Implement new zoning restrictions that require dark sky principals
- Full cut-off light fixtures, warmer light, etc.

JOBS & SKILLED WORKFORCE:

- Partnering with local union and labor groups
- Bringing in a large investment that will impact the Township, Village, County and State

ENERGY:

- Data center will pay its fair share and will not impact existing ratepayers
- Only emergency backup generation on site, no renewables
- No carbon sequestration required on site
- As a regulated energy market, Michigan law protects rate payers



COMMON QUESTIONS



Will the datacenter affect the power for homes and cause electrical outages?

No on both accounts. The power for the data center will come from existing generation and new capacity resources that DTE is currently building. The data center will pay for new generation resources through rates, and new battery energy storage resources through direct contracts. Improvements to the electrical grid to support the data center – which the data center will also pay for – will produce a more stable grid and in turn, less outages. Industrial customers provide ITC with the ability to modernize transmission networks with new investment.

Will electrical rates go up for existing customers?

No. The costs of the new generation projects and transmission upgrades will be paid for by the data center project with no impact to existing customers. Large load customers like data centers are required to pay for incremental infrastructure upgrades to serve their site and to subscribe to an industrial rate schedule which requires them to pay high minimum bills, even if power is not used, to ensure costs are not born by the existing rate base.

Will there be a lot of new traffic in the area?

Most traffic will be temporary. During the construction of the datacenter, there will be both construction deliveries and passenger vehicles for the construction workers. After construction, there is limited truck traffic and passenger vehicles to transport the datacenter staff.

How much noise will the datacenter generate?

Once operational, the noise generated at the datacenter will be from the cooling systems and intermittent testing of back-up generators. This noise is typically less than the noise generated by traffic on I-23. Noise levels generated by the datacenters will be regulated through the development of jurisdictional guidelines with the Township and Village.

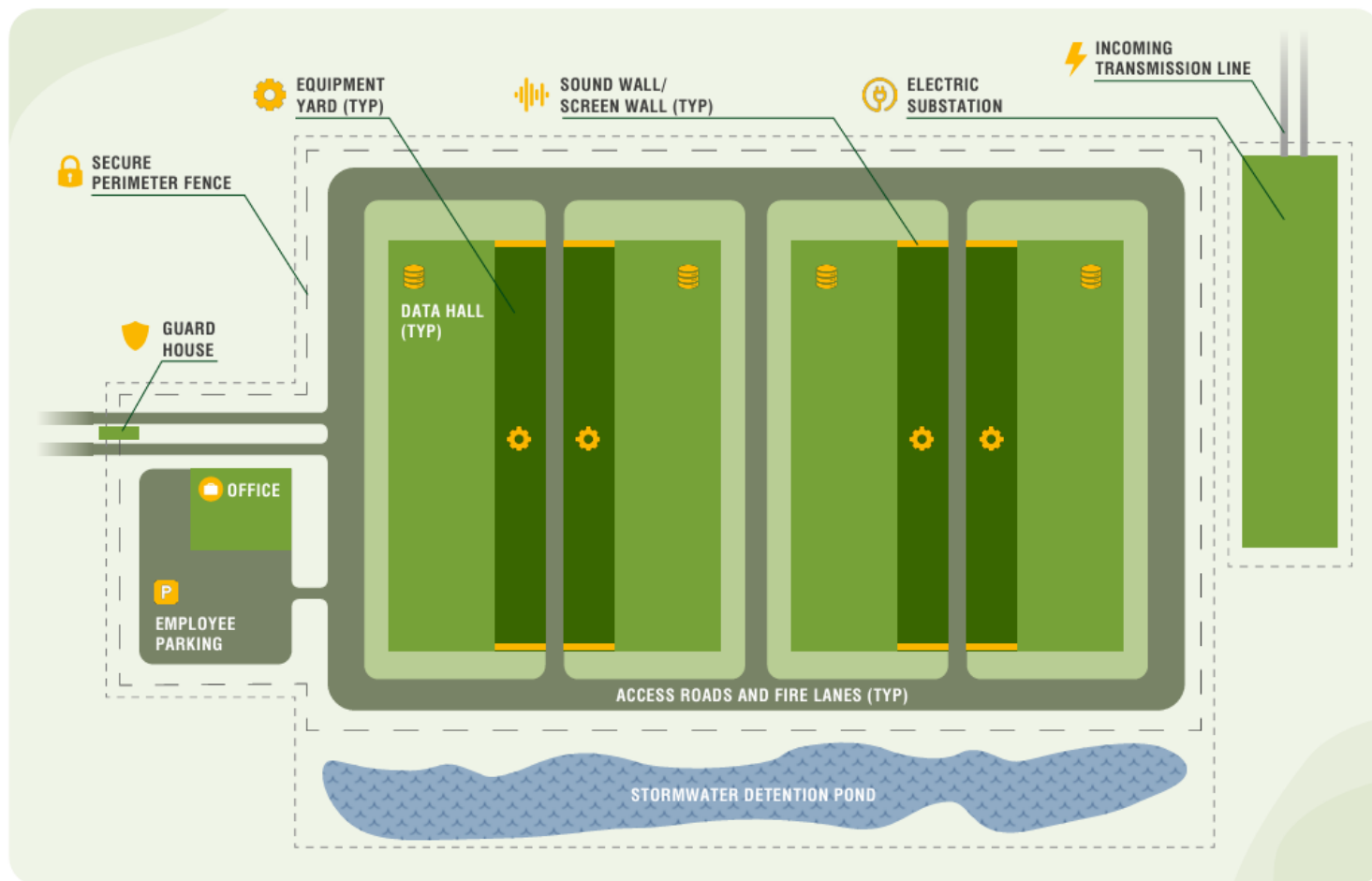
Will the datacenter take all of the water that we currently use?

No. Cloverleaf is committing to no ongoing water consumption for cooling. A closed loop cooling system will be used which will require a one time fill. After that, water will be used for domestic purposes only like sinks, toilets, showers, etc. Water demand at Dundee will be similar to an office building or hotel.

Utility Connections and system upgrades will be paid for by the datacenter project, not the local residents.



COMPONENTS OF AN AI DATA CENTER CAMPUS



Source: ULI White Paper “Local Guidelines for Data Center Development”

WHAT DO DATA CENTERS LOOK LIKE?



Meta Datacenter – Mesa, AZ



Google Datacenter – Mayes County, OK



QTS Datacenter – Ashburn, VA



AWS Datacenter – New Albany, OH



CONCEPTUAL SITE PLAN – PROJECT IRONWOOD

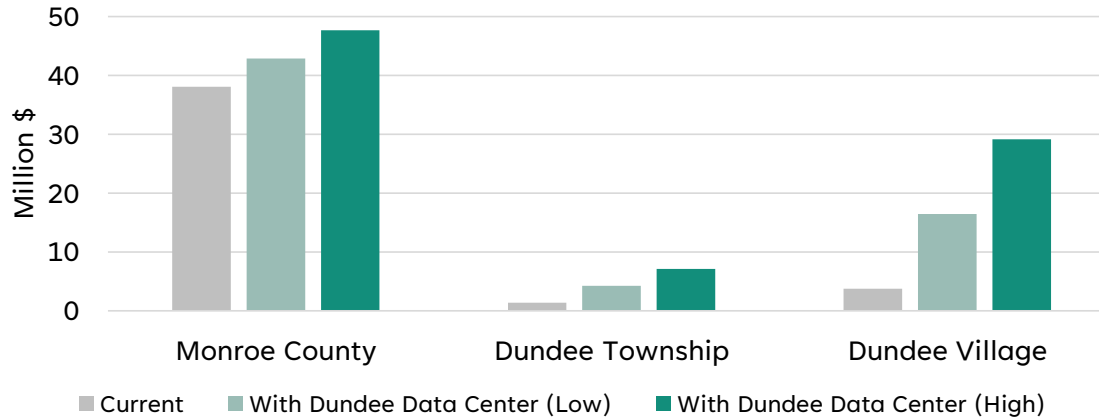
- Conceptual site plan that will be updated based on standard design of a final end user.
- Amount of buildings on site will be largely dictated by power availability from DTE
- Approximately 350 acres in conceptual site plan



NEW TAX REVENUE TO SUPPORT DUNDEE TOWNSHIP

Estimated Property Tax Revenue Impact

Data Center Taxable Value Scenarios: Low - \$1B, High - \$2B



Increased Education Funding from Data Center Property Taxes

\$3-6 MM to the Community College

\$1-2 MM to the County Library

\$4.5-\$9.5 MM to Monroe special education and intermediate schools

*These are projections for the first full operational year that are subject to change based on the data center's final taxable value

Job Creation

The data center in Dundee will provide **250+ new jobs**.

Every direct job in the data center industry creates ~6 additional indirect jobs to boost the U.S. Economy (services, finance, transportation, manufacturing, etc.)¹

Notes & Assumptions:

- Provided Monroe County Economic team, CFO, Michael Bosanac & MCBA
- Assumes 425 Agreement between Dundee Township and the Village of Dundee
- Real Property Tax Assumptions:
 - Estimated Property Value \$8-10 Billion fully constructed
 - Up to 50% tax abatement for up to 12 years
 - Total taxable value estimated \$1B (low) to \$2B (High)
- Dundee Township FY24 Total Revenue: \$3.2 MM
- Village of Dundee FY24 Total Revenue: \$21.5 MM



PATH FORWARD

PRESENCE

Cloverleaf will be present and available for community members, leaders, and county representatives.

ENGAGEMENT & FEEDBACK

Engage with the community through Q&A's, office hours, and other forms of engagement.

AGREEMENTS

Work with Township & Village leaders as well as planning commissions, ensuring plans respect the community.

STARTING POINT

This is a starting point for engaging with the community and leadership. We are not asking for any commitments at this point.

QUESTIONS & COMMENTS

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