



DEKALB
HYPERSCALE
CAMPUS

KARIS

CRITICAL

DEKALB, IL HYPERSCALE DATA CENTER CAMPUS
RARE OFF MARKET OPPORTUNITY // 2025

CONFIDENTIAL // 2025



Executive Summary

- » **250-acre hyperscale data center campus** in DeKalb, IL (expansion land possible)– adjacent to Meta’s existing data center (established hyperscale cluster).
- » **504 MW of utility power secured** via ComEd, with first energization expected in Q1 2029.
- » On-site natural gas generation (300-500 MW) **targeted by late 2027** to enable early operations ahead of full grid power.
- » **Hyperscale-level zoning & entitlements in place.**
- » Fiber-rich location with multiple metro and long-haul providers already present; **plug-in ready for high-bandwidth connectivity.**

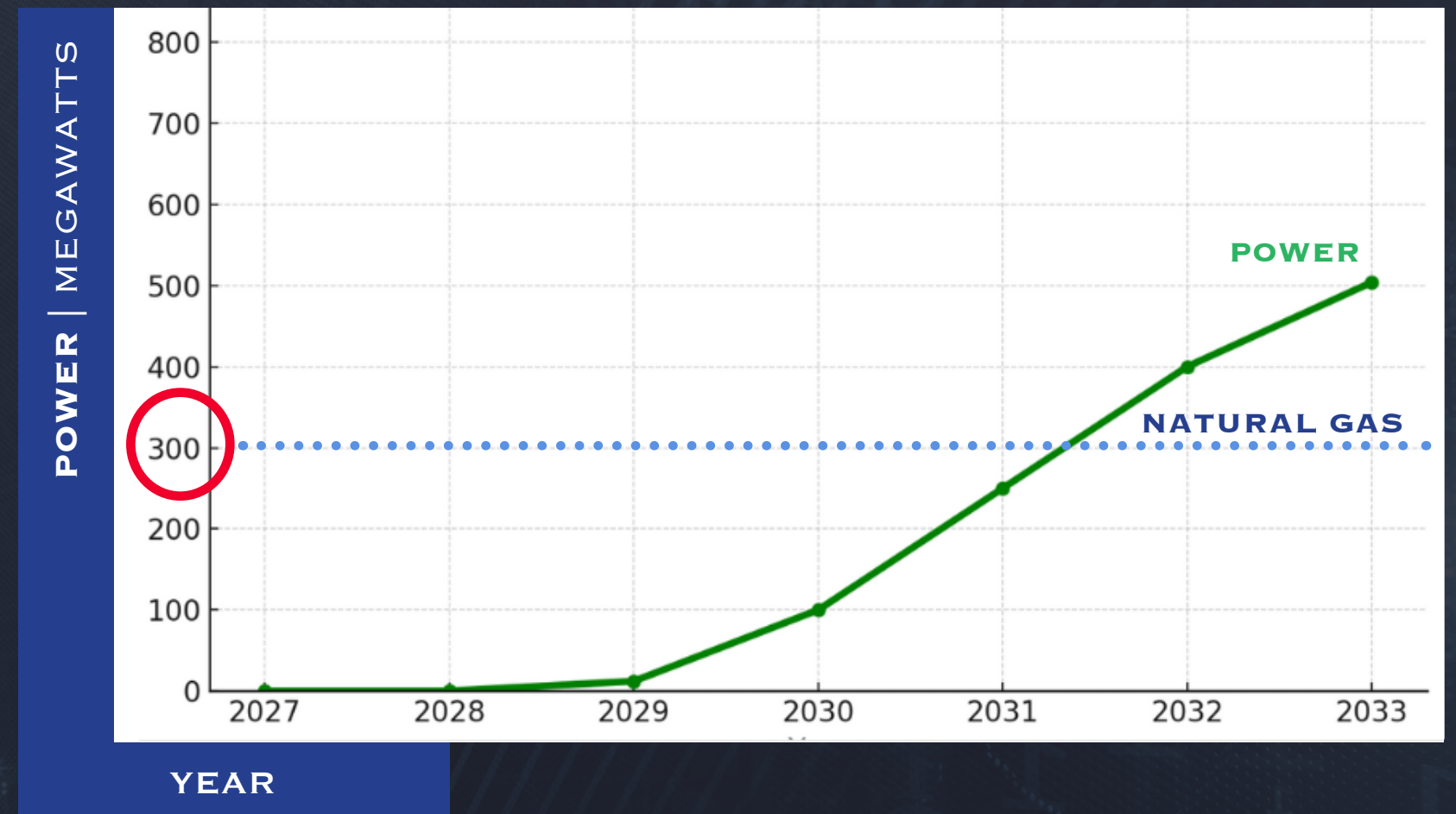




POWER DELIVERY MAP

Power + Timeline

- » **Massive Grid Capacity:** ComEd has confirmed up to **504 MW** deliverable via a new dedicated substation, with phased energization starting in Q1 2029. Regional ComEd sub-station on parcel next to property begins construction 2026
- » **Early Bridge Power:** On-site natural gas generation (~**300 MW**, with possible expansion to **500 MW**) slated for operation by late 2027, providing nearly two years of early power to jump-start campus development.
- » **Active Energy Partnership:** Karis (in coordination with Nicor Gas) is finalizing a partnership with a leading generation operator to deliver the 300 MW plant; full supply chain (fuel & equipment) confirmation is on track by end of Nov 2025, with a Nicor will serve letter by EOY.
- » **Seamless Transition:** Seamless Integration: On-site natural gas generation will provide early energization in 2027 and continue as a long-term supplement to grid power, scaling total site capacity beyond 800 MW over time, with no interruption to expansion plans.



NATURAL GAS = 300 MW TOTAL
A BETTER SOLUTION TO EXPEDITE POWER

NATURAL GAS ENERGY
ACTIVED BY LATE 2027



Strategic Advantages + Next Steps

- » **Strategic Location:** ~65 miles west of Chicago – metro proximity with greenfield scale. Adjacent to Meta’s DeKalb campus, benefiting from an established hyperscale ecosystem.
- » **Immediate Access:** NDA and detailed data room access available immediately for qualified parties.
- » **Site Tours:** On-site tours can be scheduled upon request for in-depth evaluation.
- » **Flexible Structure:** Open to outright land sale, long-term lease, or joint venture development, based on client preference.
- » **Time-Sensitive:** Major power allocation decisions are expected soon. Interest will be intense; early engagement is critical to secure capacity.



FOR TECHNICAL MATERIALS AND
INVESTMENT DISCUSSIONS

- LET’S CONNECT

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