

The Nebius Way

- We engage **transparently and early as Nebius** because we are the end user.
- We deploy **efficient** closed-loop cooling systems to **minimize water** consumption
- We **proactively minimize noise** impact during construction and operation
- We **pay our full cost** of power
- We create jobs, **grow local economies**
- We **invest in schools, workforce programs and community** needs and are a collaborative partner.



Rowan University and Nebius collaborate to advance AI education and workforce development

Initial Project Details

- **Location:** ~600 acres in Highridge Business Park
- **Power:** 1.2 GW grid power with PPL. Nebius pays full cost of power.
- **Water:** Closed loop water cooling system to minimize use.
- **Noise:** Design efforts to minimize noise, including sound walls, machine placement, and topography.
- **Job Creation & Tax Revenue:** Hundreds of construction jobs during ~3-year build-out + more than 100 full time positions along with increased tax revenue.
- **Community Benefits:** Partnership focused on education and stronger communities.



Being a Good Neighbor

Nebius believes in being a good neighbor and investing in the communities it calls home. From education to workforce development, we listen to the needs of the community and develop a Community Benefits Plan that reflects our commitment.

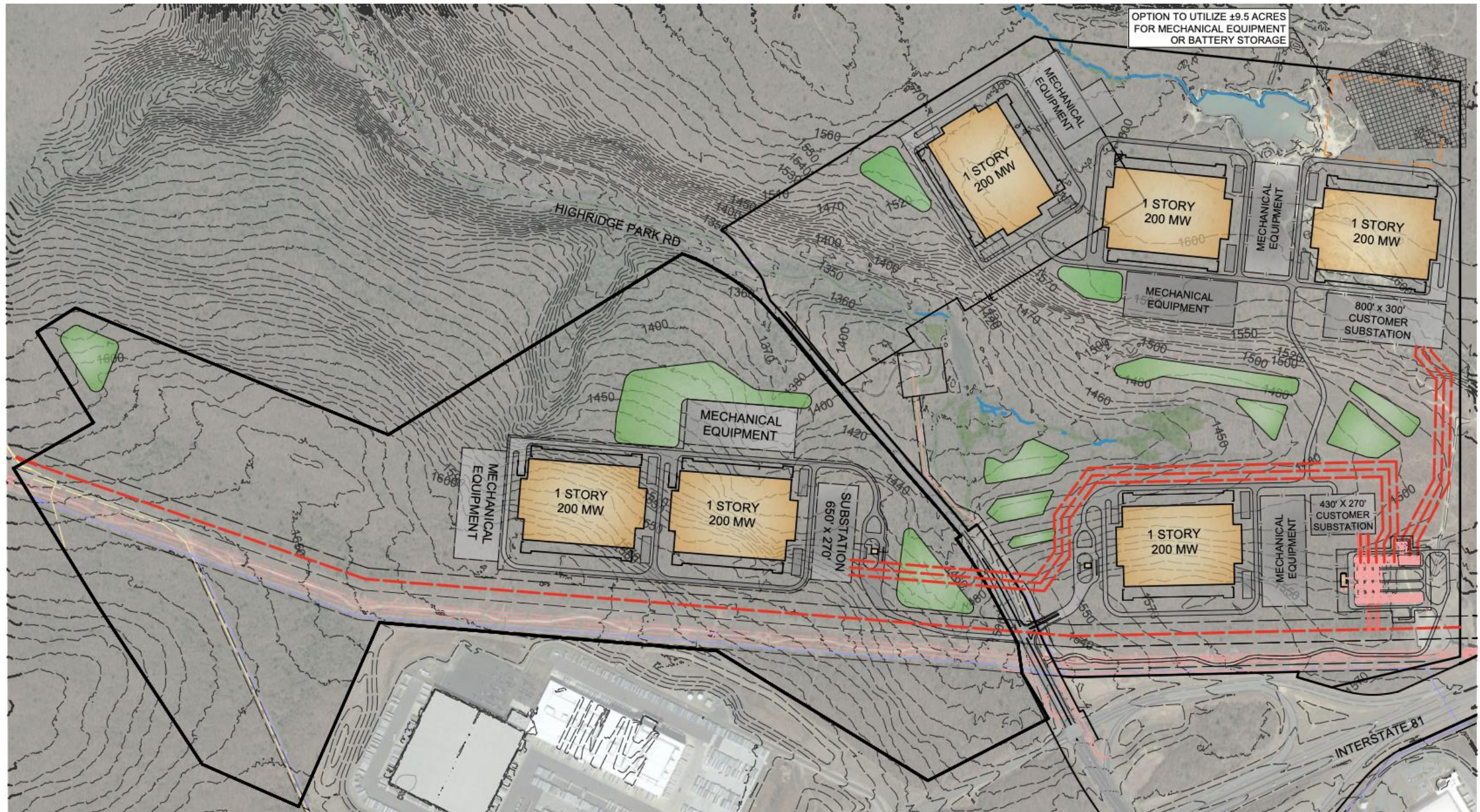
A Community Benefits Plan for Butler Township

Education

- Nebius Academy curriculum availability
- Partnerships with schools for AI literacy
- Collaborations with vocational schools and community colleges such as Schuylkill Technology Center, Penn State Schuylkill, or the Schuylkill Community Education Council

Workforce Development

- Job creation across construction and high skilled technical workers
- Local workforce preparation for trades workers preparing for digital infrastructure roles
- Sponsored apprenticeship programs for electrical and technical upskilling



Draft Site Concept as of April 2026. Not final. Subject to change.