

NEBIUS

Building With Schuylkill County

August 6, 2026

Tonight's Agenda

5:10 – 5:30 pm – Overview Presentation

5:30 pm – 7:00 pm – Open House

- Project Overview
- Power
- Water
- Sound

Who is Nebius?

Nebius (NASDAQ:NBIS) builds vertically integrated AI infrastructure that accelerates AI innovation globally and at scale. With large-scale GPU clusters deployed across Europe and the US, Nebius' full-stack cloud platform combines the scale, flexibility and reliability of a hyperscaler with the power and performance of a supercomputer.

The Ultimate AI Cloud

**Amsterdam
Headquarters**

**NASDAQ Listed
(NBIS)**

1800+ Employees

**16 Global AI
Factory Locations**

Trusted by the entire AI ecosystem

 **Meta**

 **Microsoft**

 **Black
Forest Labs**

 **Genesis
Therapeutics**

**Stanford
University**

**HARVARD
UNIVERSITY**

 **NVIDIA**

 **shopify**

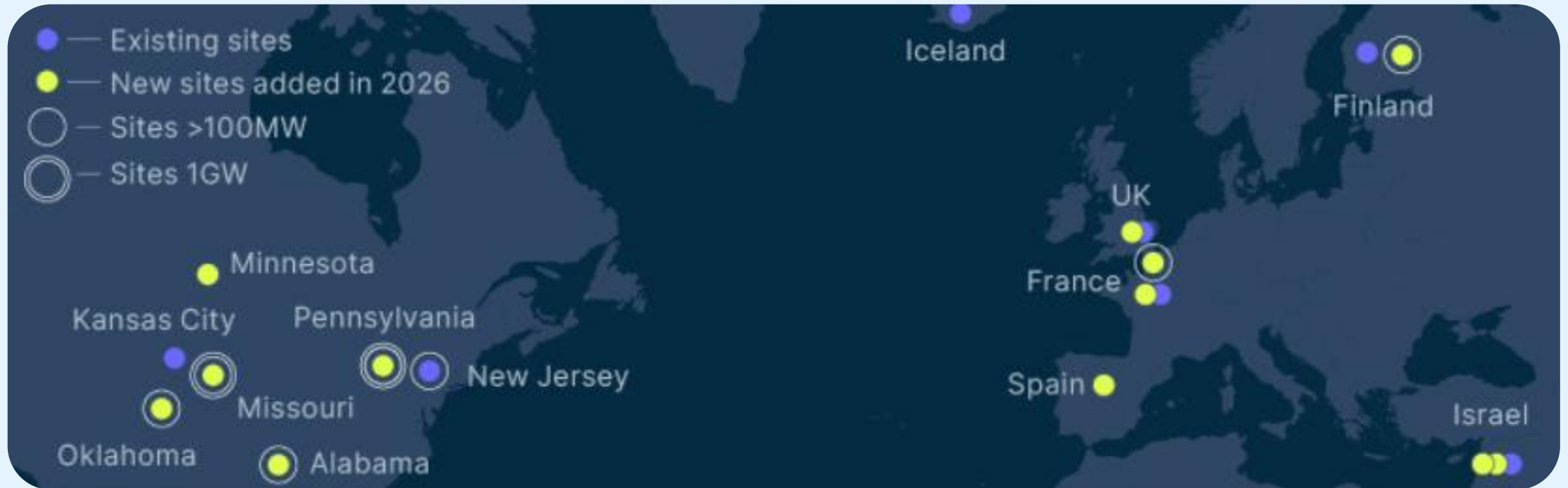
 **Higgsfield**

BCR BASECAMP
RESEARCH

 **Photoroom**

 **STEVENS**
INSTITUTE of TECHNOLOGY
THE INNOVATION UNIVERSITY®

Where We Operate



Responsible by design

Our commitments span the full lifecycle of infrastructure —
how we design, who we build with and how we show up.



Design with discipline

How we build

Pay our own way

We bear the full cost of our power —
never shifting it onto residents.

Efficient from day one

Closed-loop cooling minimizes water;
power engineered for efficiency.

Designed for place

Architecture that reflects its
surroundings — not warehouse boxes.



Early, transparent engagement

Show up before we break ground

Clear information

How facilities operate and what
resources they need.

Open channels

Open houses, community panels,
project websites, government updates.

Promises kept

Early commitments become our
standard for the life of the facility.



Community partnership

Build with communities, not in them

Local education

GPU grants, K–12 AI literacy
and curriculum for career switchers.

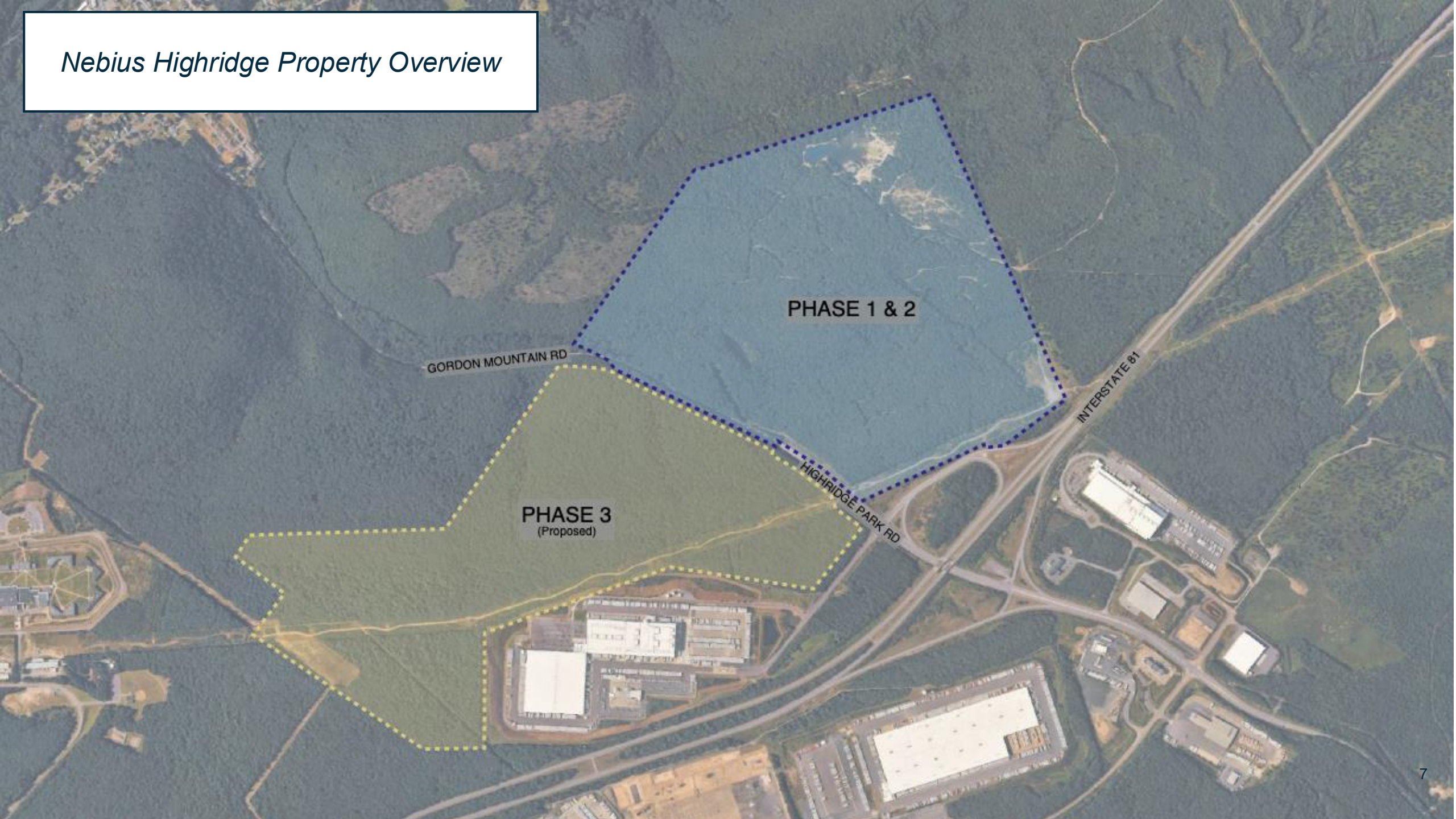
Hire locally

Recruit and train talent from
the surrounding community.

Listen, assess, act

A community benefits plan
shaped by local priorities.

Nebius Highridge Property Overview



Project Technical Details

Land

~600 acres in
Highridge
Business Park;
4 building design

Sound

Acoustical
sound walls
ensure quiet
operations

Water

Closed loop
liquid cooling
minimizes water
needs

Power

1.2 GW power
delivered.
***Nebius pays full
cost of power.***



Ratepayer Protection Pledge



NEBIUS

Project Economic Details

- **Jobs:** Approx. 1000 construction jobs over ~3-year build & ~100-150 full-time positions.
- **Investment:** Multi-billion-dollar, multi-year investment in Schuylkill County.
- **Tax Revenue:** Significant tax revenue generated for township, county, and school district
- **Community Benefits:** Sustained community benefits program focused on long-term education programs



Draft

Phase 1 Site Plan

Phase 1 Draft Site Plan



*Draft as of July 2026. Not final.
Subject to change*



*Draft as of July 2026. Not final.
Subject to change*

