

AUGUST 2025

Data Center Development Overview

Project Steel | Yorkville, IL

40+
YEARS REAL ESTATE &
DEVELOPMENT EXPERTISE

\$205B
ASSETS UNDER
MANAGEMENT

1.3B
SQUARE FEET PORTFOLIO
ACROSS 20 COUNTRIES

A3/A
CREDIT RATING

25+
YEARS DATA CENTER
EXPERIENCE

30
DATA CENTERS
IN PORTFOLIO

\$2B
SPEND SINCE 2021 ON
DATA CENTER DEVELOPMENT

\$500MW
DATA CENTERS COMPLETED OR
UNDER CONSTRUCTION SINCE 2021



United States

- 801 MSF
- 3,825 BUILDINGS
- 7,944 ACRES

Other Americas

- 130 MSF
- 623 BUILDINGS
- 2,094 ACRES

Europe

- 253 MSF
- 1,154 BUILDINGS
- 2,310 ACRES

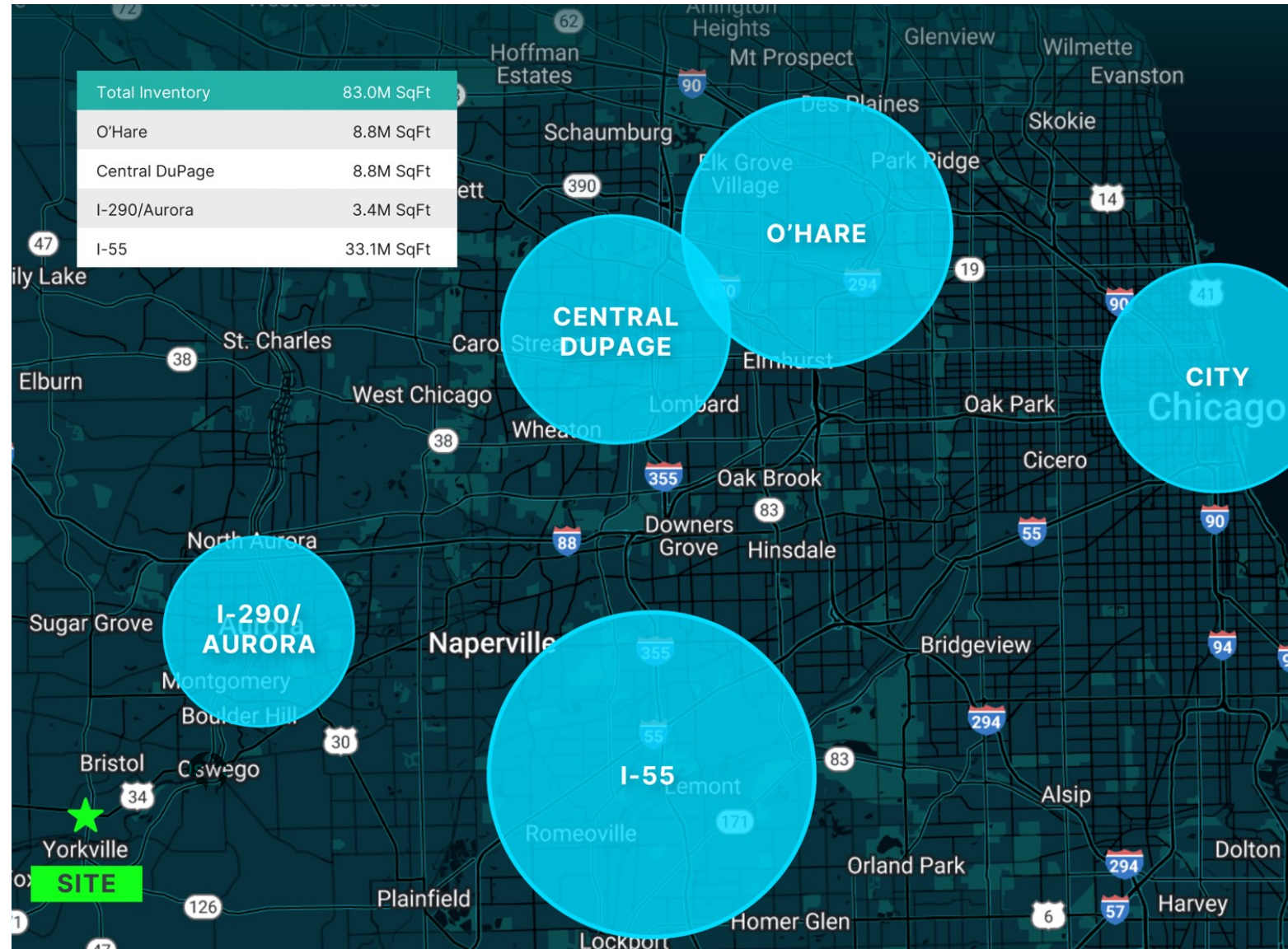
Asia

- 115 MSF
- 293 BUILDINGS
- 392 ACRES

Prologis Chicago

With a dominant presence across the region, Prologis owns and operates a portfolio that spans more than 83 million square feet.

- 8.8M SqFt
O'HARE SQUARE FEET OWNED
- 8.8M SqFt
CENTRAL DUPAGE SQUARE FEET OWNED
- 3.4M SqFt
I-290/AUORA SQUARE FEET OWNED
- 33.1M SqFt
I-55 SQUARE FEET OWNED



Prologis Community Involvement

Our local Chicago-based team are proud supporters of:



BOY SCOUTS OF AMERICA®



GREATER
CHICAGO
- FOOD -
DEPOSITORY.

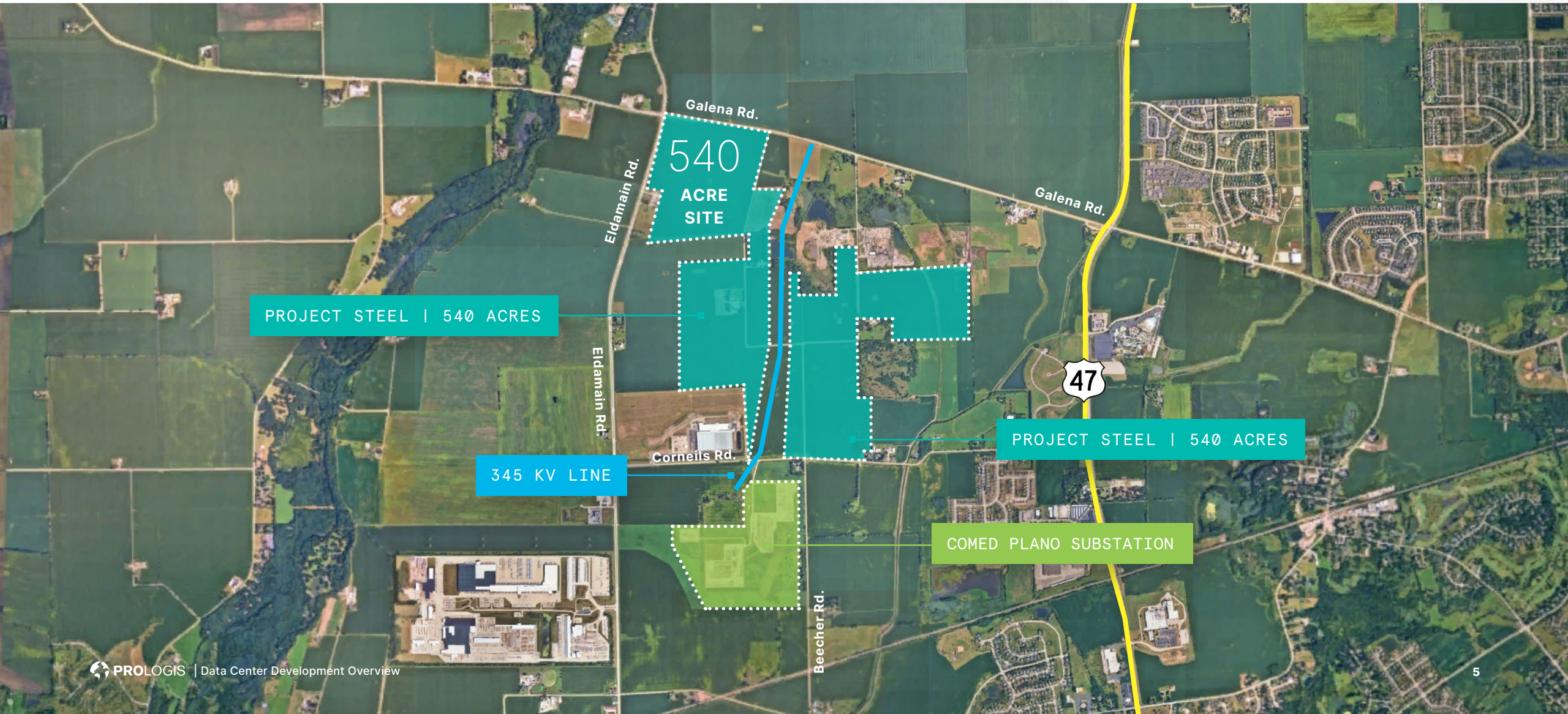


Our roots in Chicago run deep—
backed by decades of giving, service,
and local partnership.

YORKVILLE, IL

Project Steel

830
E SITE



540
ACRE
SITE

PROJECT STEEL | 540 ACRES

345 KV LINE

PROJECT STEEL | 540 ACRES

COMED PLANO SUBSTATION

PROJECT STEEL

Site Plan

The Project Steel site plan outlines a purpose-built data center campus designed for power, scale, and longevity.


 540
ACRE SITE

 6.8M
SQUARE FEET

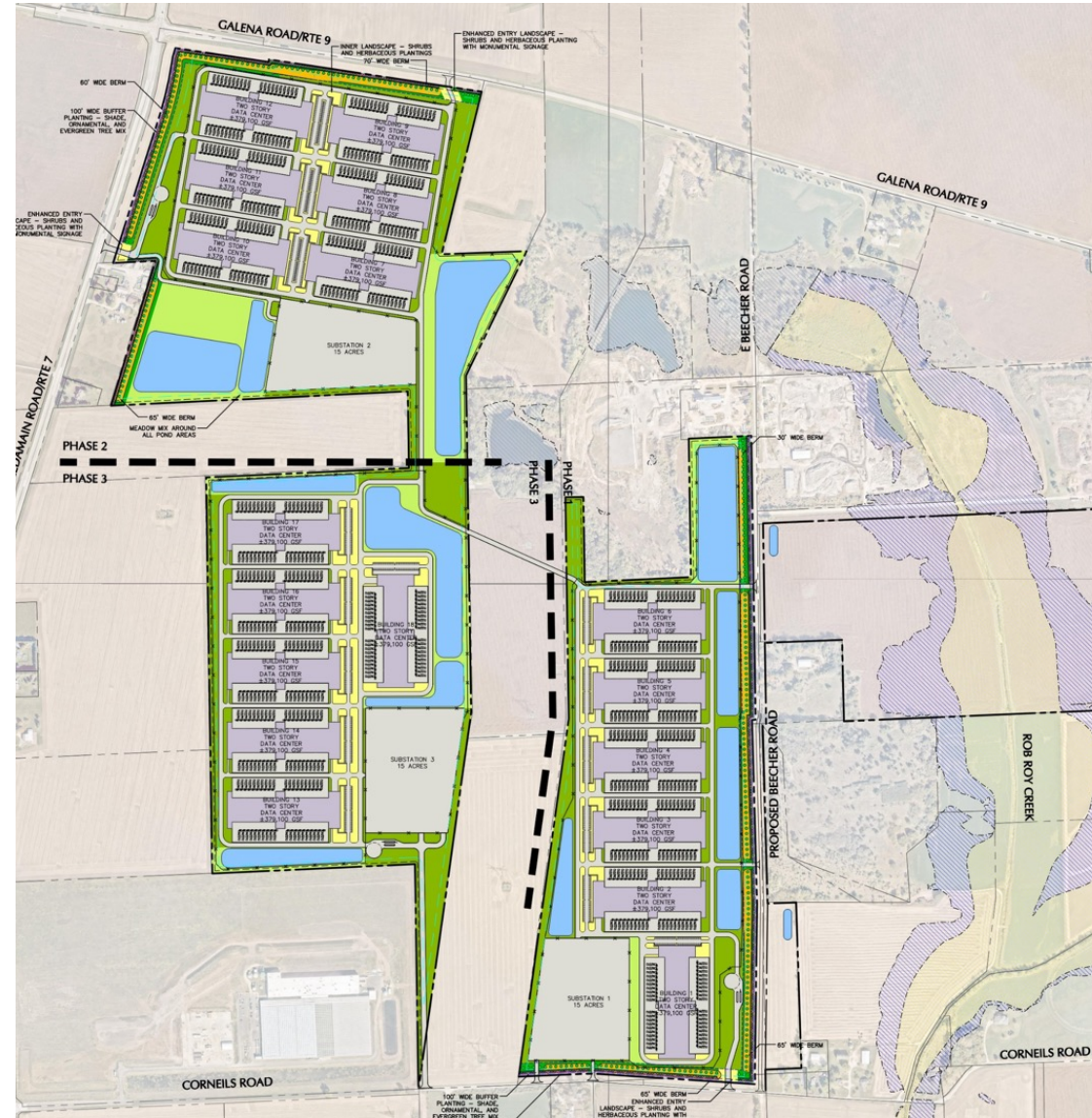
 18
DATA BUILDINGS

 15-20 YEAR
TIMELINE

 3
SUBSTATIONS

 3
PHASES

PROPOSED ZONING: M2 - GENERAL MANUFACTURING DISTRICT



YORKVILLE, IL

Project Steel



YORKVILLE, IL

Project Steel





PROJECT STEEL

Phasing

PHASE 2

PHASE 3

PHASE 1



PROJECT STEEL

Site Elements

- 500' Minimum Separation from Residential Structures
- 100' Landscape Buffer
- 6-8' Landscaped Berm
- 10' Multi-Use Trail Along Beecher Road, Eldmain Road and Corneils Road
- New Roadway and Infrastructure



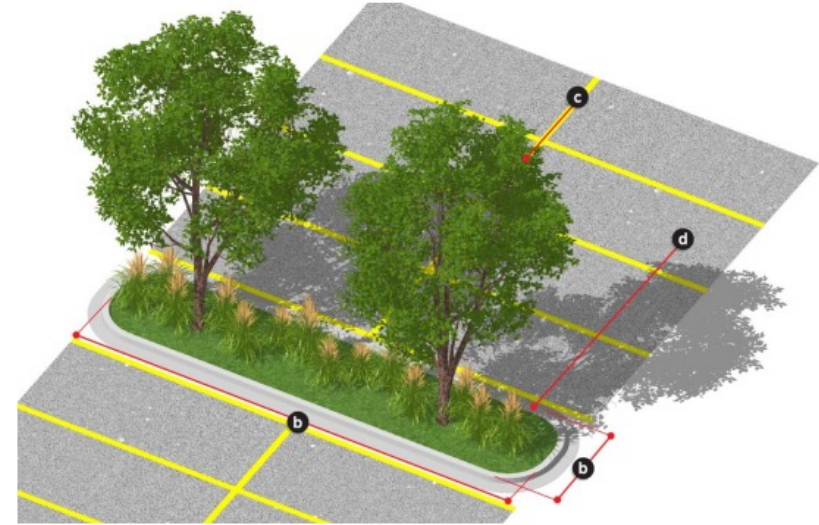
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Landscape & Setbacks












Figure 5.20. Transition Zone Type D Standards

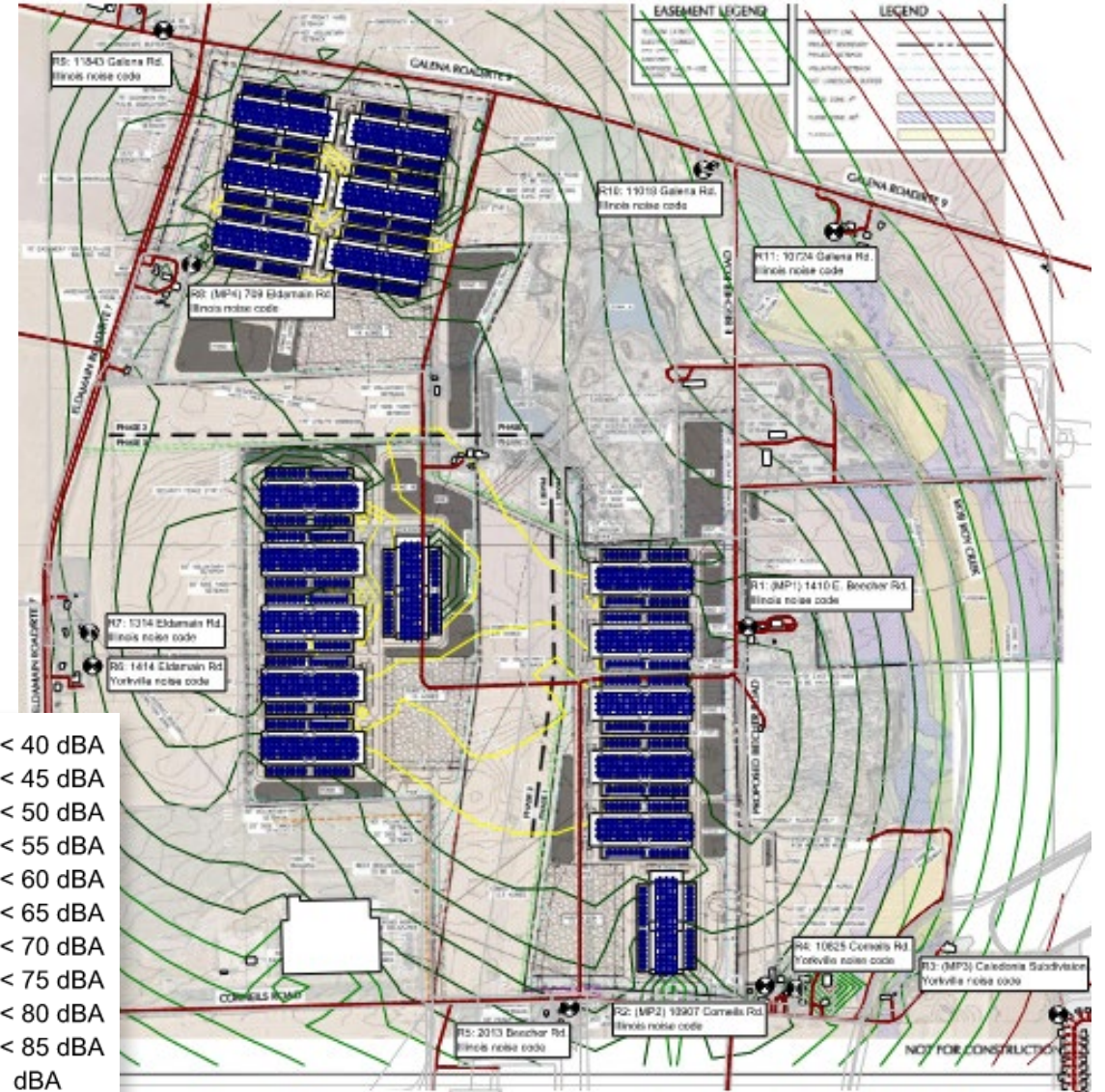


Figure 5.16. Parking Area Island Standards - Double Bay Parking



Noise Mitigation

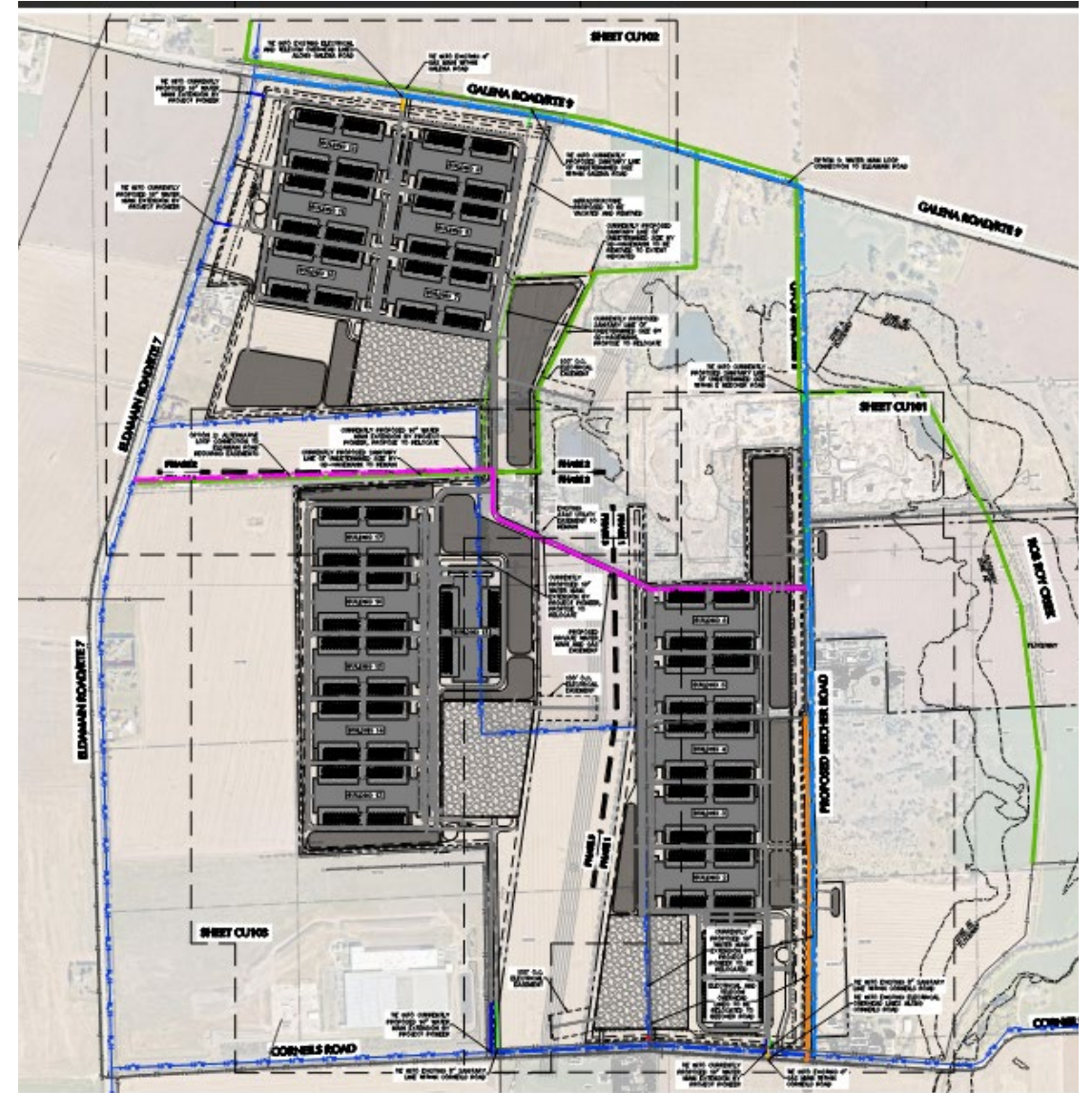
- | | |
|---|--------------------|
|  | 35 <= ... < 40 dBA |
|  | 40 <= ... < 45 dBA |
|  | 45 <= ... < 50 dBA |
|  | 50 <= ... < 55 dBA |
|  | 55 <= ... < 60 dBA |
|  | 60 <= ... < 65 dBA |
|  | 65 <= ... < 70 dBA |
|  | 70 <= ... < 75 dBA |
|  | 75 <= ... < 80 dBA |
|  | 80 <= ... < 85 dBA |
|  | 85 <= ... dBA |



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Utilities & Resources

- Low Water Use Cooling (Air Cooled Closed Loop)
- Stormwater Management
- Privately Funded Infrastructure Improvements



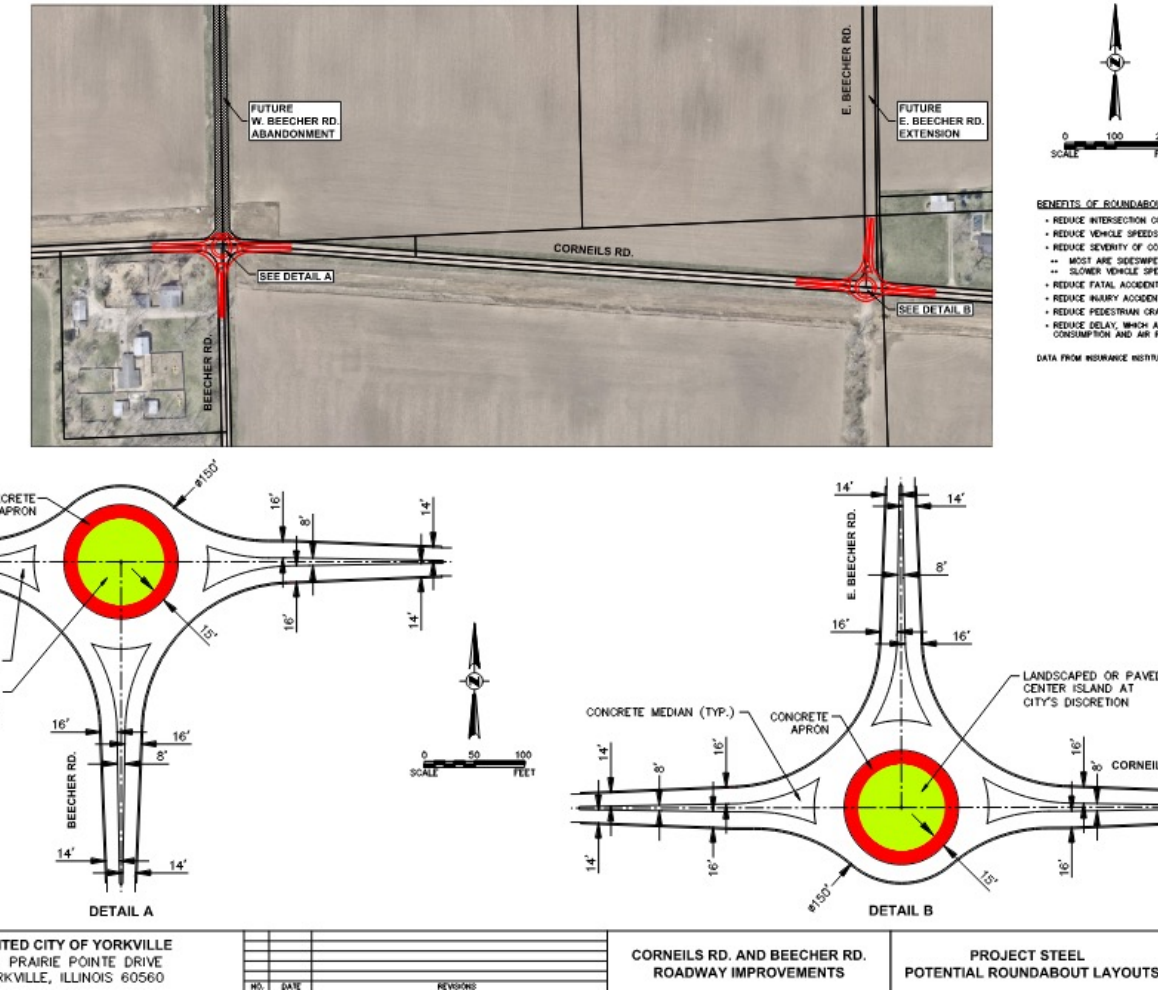
Beecher Road Realignment



Beecher Road Realignment



Beecher Road Realignment



Community Benefits

Project Steel provides the following workforce and economic benefits:

- > Construction Jobs
450+ PER BUILDING ACROSS VARIOUS TRADES
- > 500+ Permanent Jobs
AVERAGE ANNUAL SALARY OF \$85,000 - \$100,000
\$45-\$55M IN ANNUAL EARNINGS AT FULL BUILD OUT
- > Increased Tax Revenue
UTILITY & PROPERTY TAXES
SCHOOL DISTRICT FUNDING WITHOUT ADDED STUDENTS
- > Infrastructure Upgrades
POWER, FIBER, WATER, SEWER, & ROADWAYS





Ahead of what's next.