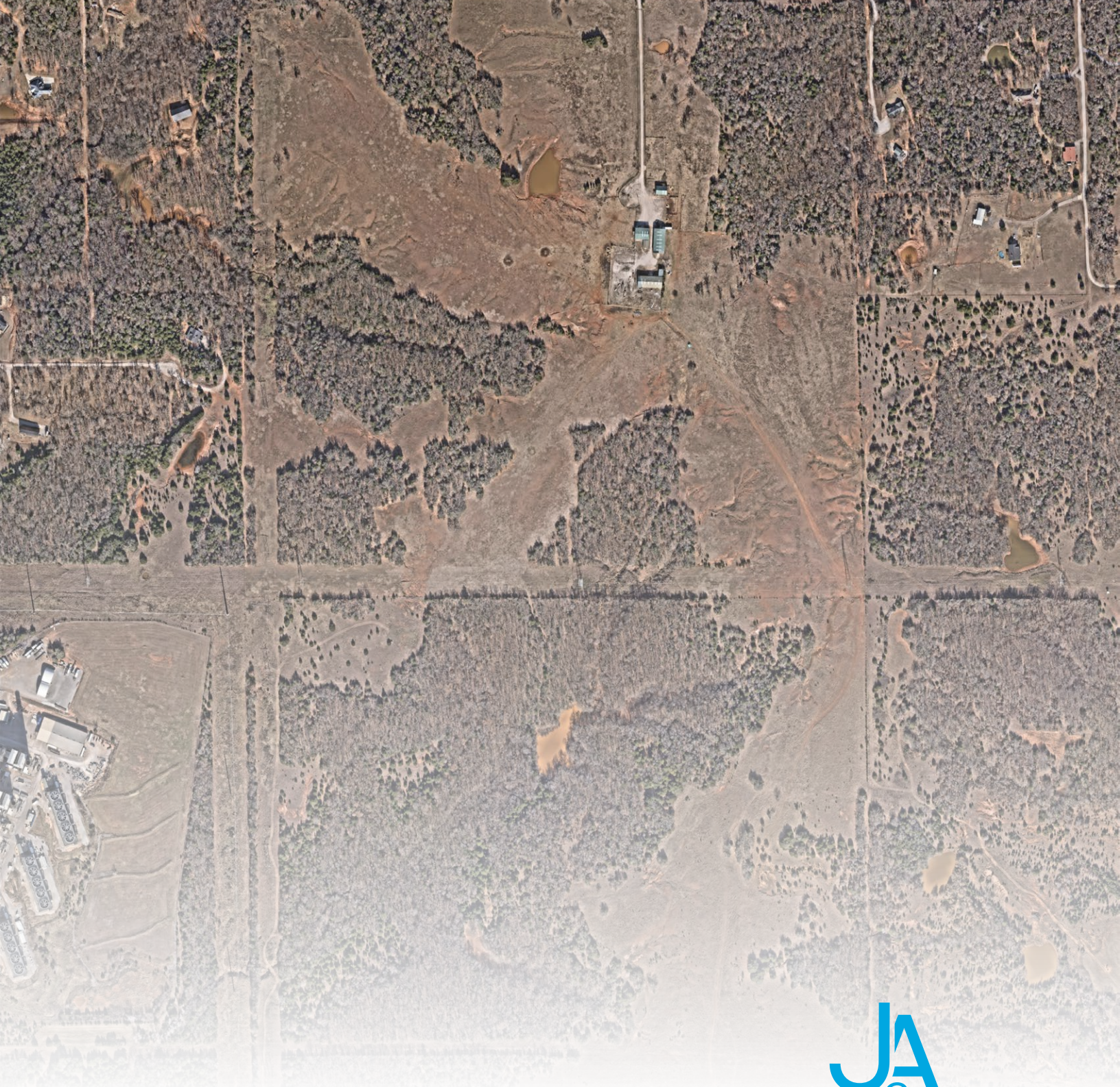




Redbud Site Feasibility Study

May 22, 2026

PRELIMINARY SITE FEASIBILITY STUDY

This feasibility study evaluates a potential data center site in Luther, Oklahoma, utilizing public data and insights gained from shareholder meetings.

DOMESTIC/POTABLE WATER AVAILABILITY

Domestic and potable water service is available via a 6-inch public line located approximately two miles from the site near the intersection of Luther Road and Highway 66. While it is anticipated that this line can be extended to meet domestic and fire flow requirements, further analysis is necessary to determine if on-site infrastructure, such as storage tanks or pumps, is needed to maintain adequate pressure. Notably, municipal water provided by the Town of Luther is strictly prohibited for use in any facility's cooling systems. The estimated maximum potable water to service the facilities domestic and fire suppression needs is 50,000 gallons per day.

SANITARY SEWER AVAILABILITY

For sanitary sewer needs, an 8-inch line is located approximately 1,000 feet south of the Luther Road and Highway 66 intersection. The estimated maximum potable water to service the facilities domestic needs is 50,000 gallons per day. Connection would require an extension of approximately 2.25 miles through the installation of a force main and a lift station on the subject tract. Alternatively, on-site disposal methods such as private aerobic systems or lagoons could be utilized, provided they receive approval from the Oklahoma Department of Environmental Quality (ODEQ).

REUSE WATER AVAILABILITY

To support cooling requirements, reuse water may be sourced from the City of Oklahoma City wastewater treatment plant located seven miles southwest of the property. Current data and conversations to this point have indicated and confirmed that the neighboring Redbud plant already purchases OKC reuse water, and OG&E maintains the existing easements and infrastructure for this service. It is projected that these existing easements can be leveraged to construct dedicated influent and effluent lines for the sole use of the subject property. Formal agreements with OG&E and the City of Oklahoma City will be required to finalize easement rights and secure the necessary water volumes.



STORMWATER, DRAINAGE AND DETENTION STUDY

The site generally slopes from northeast to southwest to an unnamed tributary of Coon Creek located to the west of the subject tract. All historical drainage patterns shall be preserved and detention ponds will be constructed as needed so that any runoff produced from the proposed development will not have any negative impacts downstream. This is in keeping with not only state and federal law but also local ordinances and engineering best practices. Current USGS maps show “blue line” creeks located on the property. Any disturbance will need to be permitted through the United States Corps of Engineers Tulsa District at the time of construction. A private storm sewer system will be constructed on-site to facilitate drainage through the property and to the detention basins as mentioned.

POWER AVAILABILITY

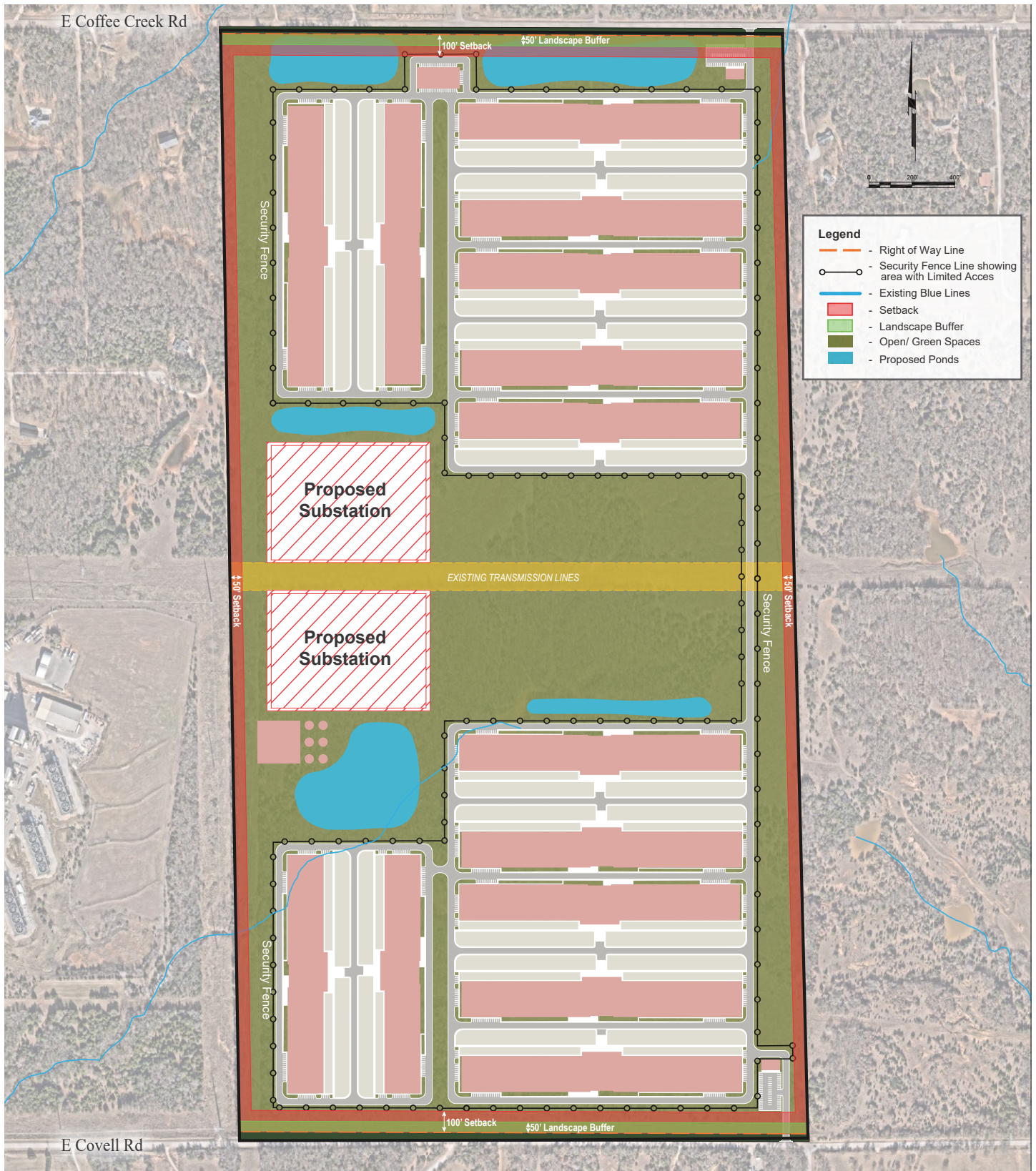
The property is situated adjacent to the OG&E Redbud substation. Initial discussions between Beltline Energy and OG&E have confirmed that power can be available to serve the subject tract, and negotiations are ongoing to secure the specific capacity and agreements required for the site.

ENVIRONMENTAL ASSESSMENT

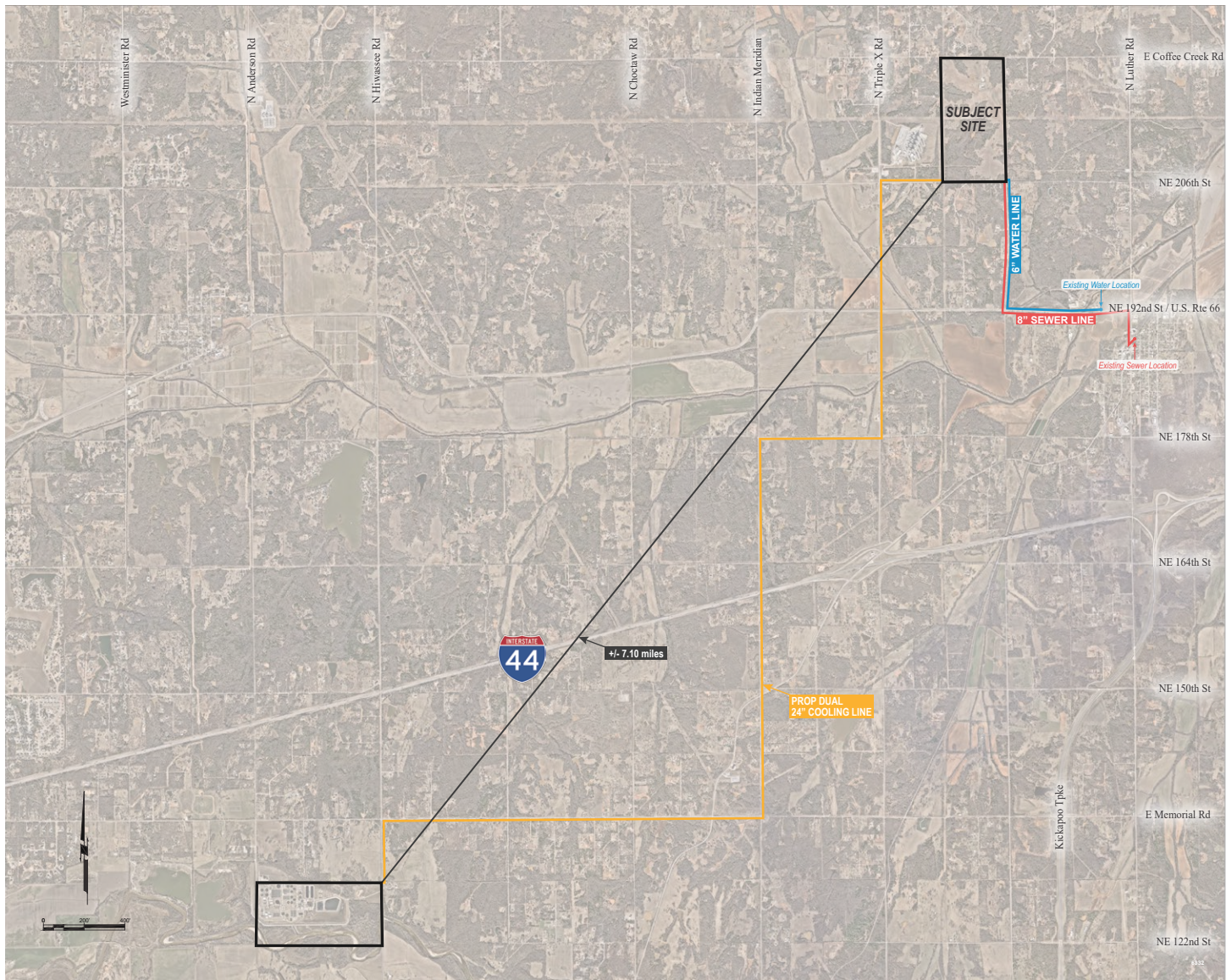
The subject tract is largely vacant, currently containing only a few small buildings used for agricultural purposes. Initial research and historical aerial photography do not indicate any immediate environmental concerns, though a formal Phase I Environmental Site Assessment (ESA) must be conducted to confirm these findings and determine if further monitoring is required. Any construction-related disturbance to natural water features, including the “blue line” creeks identified on USGS maps, will be permitted through the U.S. Army Corps of Engineers and relevant local jurisdictions.



CONCEPTUAL SITE PLAN



UTILITY EXHIBIT



EXISTING INFRASTRUCTURE MAP

CITY OF LUTHER



LEGEND



Johnson & Associates, LLC

1 East Sheridan Avenue • Suite 200 • Oklahoma City, Oklahoma 73104 • 405.235.8075 • jaokc.com