

PR TX 1, LLC

3200 Cherry Creek S Drive, Suite 500, Denver, CO 80209

Kevin White, Consultant

Date: November 10, 2025**Application Facts:**

Industry **Information Technology**
NAICS **518210**
Type of App **New**
Location **Storey County**
RDA NNDA, Hayden Poinier

Company Profile

PR TX 1, LLC (PR TX 1) plans to establish a data center operation in Storey County. The Company designs and operates mega-scale, single or multi-user data center campuses in the United States to meet the growing demand for AI and Cloud infrastructure. PR TX 1 focuses on developing customizable campuses, offering a more flexible and predictable solution than traditional models. The Company expects to begin operations in Storey County, Nevada by the third quarter of 2027. PR TX 1, LLC recognizes its responsibility to be a good steward of the environment and the importance of integrating sustainability throughout the lifecycle of their data center projects, from engineering and design to operations. The company is committed to minimizing environmental impact through responsible construction, effective energy management, responsible water stewardship, and transparent carbon reporting. The Company fosters a culture of environmental responsibility among its team members and continuously innovates to meet customer and regulatory standards. Additionally, PR TX 1 seeks to be a responsible corporate citizen by actively engaging with the local communities in which it operates to foster workforce development, support local businesses growth, and help create thriving communities, promoting respect for human rights, and working to advance digital inclusion. *Source: PR TX 1, LLC*

Tax Abatement Requirements:

	<u>Statutory</u>	<u>Company Application</u>	<u>Meeting Requirements</u>
Job Creation	10	14	Yes
Average Wage	\$31.57	\$54.29	Yes
Equipment Capex (SU & MBT)	\$25,000,000	\$300,000,000	Yes

Additional Requirements:

Health Insurance	65%	100%	Yes
Business License	☒ Current	☐ Pending	☐ Will comply

Total Tax Liability (without tax abatements)**Direct (company)****\$35,881,337****Total****\$74,469,895****Tax Abatements****Contract Terms****Estimated Tax Abatement**

Sales Tax Abmt.	2% for 10 years	\$16,800,000
Personal Property Tax Abmt.	75% for 10 years	\$6,550,806

Total Estimated Tax Abatement over 10 yrs.**\$23,350,806****Net New Tax Revenues****Direct****Indirect****Taxes after Abatements****Local Taxes**

Property	\$32,574,545	\$27,052	\$32,601,597
Sales	\$7,700,000	\$3,919	\$7,703,919
Lodging	\$0	\$0	\$0

State Taxes

Property	\$1,682,825	\$109,822	\$1,792,647
Sales	\$8,750,000	\$109,998	\$8,859,998
Modified Business	\$116,203	\$44,725	\$160,928
Lodging	\$0	\$0	\$0

Total Estimated New Tax Revenue over 10 yrs.**\$10,549,028****\$40,570,061****\$51,119,089****Economic Impact over 10 yrs.****Total****Construction****Total**

Total Jobs Supported	22	1,527	1,549
Total Payroll Supported	\$17,741,595	\$107,283,815	\$125,025,410
Total Economic Value	\$65,550,594	\$332,696,767	\$398,247,361

IMPORTANT TERMS & INFORMATION

Tax Abatements are **reduction or discount of tax liability** and companies do not receive any form of payment.

Total Estimated Tax Abatement is a tax reduction estimate. This estimated amount will be discounted from total tax liability.

Estimated New Tax Revenue is amount of tax revenues local and state government will collect after the abatement was given to applying company.

Economic Impact is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.

September 12, 2025

Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400
Las Vegas, NV 89101

Dear Director Burns,

The Northern Nevada Development Authority (NNDA) is pleased to provide this letter of support for PRX1, LLC's application for the Data Center Tax abatement. We believe that their proposed project in Storey County, Nevada, will have significant positive impacts on both the county and the Northern Nevada region. The company did their due diligence to search for the best state to start their operations, and they decided that Nevada would be the best place to open their west coast operations due to the business-friendly climate, stable and available utility service and incentive programs.

PRX1, LLC. will invest \$300 million in equipment and create fourteen new jobs with an average wage of \$54.29 per hour. This investment will further strengthen the region's economic base and enhance Northern Nevada's reputation as a hub for logistic and distribution operations.

NNDA respectfully requests the application to be considered by the Governor's Office of Economic Development Board to review and act.

Sincerely,



Tatjana Vukovic, Deputy Director

September 29, 2025

VIA EMAIL

Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Avenue
Suite 5400
Las Vegas, NV 89101

Re: Application for Incentives to the Governor's Office of Economic Development

Dear Executive Director Burns:

PR TX 1, LLC ("Company") has enclosed an application to the State of Nevada Governor's Office of Economic Development ("GOED"), pursuant to NRS § 360.754 (the "Act"), for certain incentives related to a proposed data center to be developed in Storey County, Nevada (the "Project"). The purpose of this letter is to comply with the application checklist provided by GOED.

1. Incentives Requested

The Company hereby requests any and all abatements available under the Act, including, but not limited to, the abatement of: (i) sales and use taxes for a period of 10 years, and (ii) personal property taxes for a period of 10 years, all in accordance with the Act.

2. Significance of Abatements on Decision to Locate

The availability of tax abatements/reductions play a significant role in the Company decision, subject to approval of the abatements and successful execution of certain key agreements, to construct a data center in the State of Nevada. While many other factors support any location decision, including availability of a suitable project site and utilities considerations, the availability of the tax abatements/reductions made the potential Project significantly more competitive and appealing for securing a tenant.

3. Major Markets for Product Distribution

The proposed data center will likely serve one or more tenants, who are usually some of the largest technology companies in the country.

4. Job Growth Plans

The Project is projected to create at least 10 new, full-time, Nevada resident employees by 2030. The job growth plan is more fully described in Section 6(E) — Employment Schedule of the Data Center Tax Abatement Application.

5. Business History and Plans

The Company designs and operates mega-scale, single or multi-user data center campuses in the United States to meet the growing demand for AI and Cloud infrastructure. The Company focuses on developing customizable campuses, offering a more flexible and predictable solution than traditional models. The development of this Project would continue to make Nevada an important part of the company's growth strategy going forward. The Company expects to begin operations in Storey County, Nevada by the third quarter of 2027.

6. Community Involvement

The Company seeks to be a responsible corporate citizen by 1) actively engaging with the local communities in which it operates to foster workforce development, support local businesses growth, and help create thriving communities, 2) promoting respect for human rights, and 3) working to advance digital inclusion.

The Company prioritizes workforce development by offering training and development opportunities to its employees as well as fostering a culture of continuous improvement through regular employee engagement opportunities.

7. Environmental Responsibility

The Company recognizes their responsibility to be a good steward of the environment and the importance of integrating sustainability throughout the lifecycle of their data center projects, from engineering and design to operations. The Company is committed to minimizing environmental impact through responsible construction, effective energy management, responsible water stewardship, and transparent carbon reporting. The Company fosters a culture of environmental responsibility among its team members and continuously innovates to meet customer and regulatory standards.

With this Project, the Company looks forward to building a successful partnership with the State of Nevada.

Best,

Signed by:

Chris Vanderhaar

68BF7E04FF9E41E...

Authorized Signatory

September 29, 2025

VIA EMAIL

Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Avenue
Suite 5400
Las Vegas, NV 89101

Re: Request for Confidentiality - N.R.S. § 231.069

Dear Executive Director Burns:

On behalf PR TX 1, LLC, we are writing to request that the Governor's Office of Economic Development keep the following records and documents of Design confidential pursuant to N.R.S. § 231.069:

1. Schedule 6(B) of the Data Center Tax Abatement Application for PR TX 1, LLC, which provides the detailed Capital Equipment List; and
2. Schedule 6(E) of the Data Center Tax Abatement Application for PR TX 1, LLC, which provides the detailed Employment Schedule; and
3. Schedule 6(F) of the Data Center Tax Abatement Application for PR TX 1, LLC, which provides the detailed Health Plan Evaluation.

Each of the documents identified above consist of trade secrets, confidential economic information or other business information that should be declared proprietary or confidential consistent with Nevada law. *See* N.R.S. §§ 231.069(5) and 360.247(10). This information is not available to the public generally, provides an economic benefit to the holder of the information, and has been the subject of more than reasonable efforts by PR TX 1, LLC to maintain its secrecy. These documents contain proprietary or confidential information that belong to the PR TX 1, LLC.

Thank you for your consideration of this request. If you need any additional information, please do not hesitate to contact us.

Best,

Signed by:

68BF7E04FF9E41E...

Authorized Signatory

REQUEST FOR CONFIDENTIALITY DETERMINATION

Pursuant to NRS 231.069, and upon the request of applicant, PR TX 1, LLC, the Executive Director of the Office has determined the:

- (i) The detailed schedule of Data Center Capital Equipment List, 6(B)
- (ii) The detailed schedule of Data Center Employment List, 6(E)

are confidential proprietary information of the business, are not public records, and shall be redacted in its entirety from the copy of the application that is disclosed to the public.



Thomas J. Burns
Executive DirectorDate 10/6/2025



Data Center Tax Abatement Incentive Application

Company Name: PR TX 1, LLC
Date of Application: October 6, 2025

Company is an / a: (check one)

- ☒ New location in Nevada
☐ Expansion of a Nevada company

Section 1 - Type of Incentives

Please check all that the company is applying for on this application:

- ☒ Data Center Sales & Use Tax Abatement: abated to 2% up to 10 or 20 years for Tangible Personal Property
☒ Data Center Personal Property Tax Abatement: 75% up to 10 or 20 years for Eligible Machinery or Equipment
☐ Other: _____

Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>PR TX 1, LLC</u>		FEDERAL TAX ID # <u>39-4616766</u>	
CORPORATE ADDRESS <u>3200 Cherry Creek S Drive, Suite 500</u>	CITY / TOWN <u>Denver</u>	STATE / PROVINCE <u>CO</u>	ZIP <u>80209</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER	WEBSITE		
COMPANY CONTACT NAME <u>Kevin White</u>	COMPANY CONTACT TITLE <u>Consultant</u>		
E-MAIL ADDRESS <u>Kevin.White@ryan.com</u>	PREFERRED PHONE NUMBER <u>901.570.8187</u>		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development? ☐ Yes ☒ No

If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

Section 3 - Job Creation Requirement

Please check the applicable category the company intends to qualify under with this application:

- ☒ 10 Year Abatement: Data Center shall have or have added 10 or more full-time Nevada employees within 5 years from the effective date
☐ 20 Year Abatement: Data Center shall have or have added 50 or more full-time Nevada employees within 5 years from the effective date

Section 4 - Capital Investment Requirement (check applicable duration consistent with the category above)

Please check the applicable category the company intends to qualify under with this application:

- ☒ 10 Year Abatement: Within 5 years from the effective date, the data center and one or more co-located businesses in each county shall make a cumulative capital investment of at least \$25,000,000 in capital assets that will be used or located at the date center.
☐ 20 Year Abatement: Within 5 years from the effective date, the data center and one or more co-located businesses in each county shall make a cumulative capital investment \$100,000,000 in capital assets that will be used or located at the date center.

Section 5 - Nevada Facility

Type of Facility (Check all that apply):

- ☐ Headquarters
☐ Private Data Center
☒ Co-Location Data Center
☐ Public Cloud Provider
☐ Scientific Computing Center
☐ Other: _____

EXPECTED DATE OF NEW OPERATION (MONTH/YEAR) <u>Q3 2027</u>	EXPECTED DATE OF EXPANDED OPERATION (MONTH / YEAR) <u>N/A</u>
NAICS CODE / SIC <u>518210</u>	INDUSTRY TYPE <u>Computer Data Center</u>

DESCRIPTION OF COMPANY'S NEVADA OPERATIONS

Fleet Data Centers (the "Company"), is planning to establish a data center facility in Storey County. This facility will provide data center services such as installing and maintaining network resources, data center security, monitoring systems and power and cooling infrastructure. The Company provides multi-tenant colocation infrastructure services to local, national, and international clients. The Company offers turn-key, and client designed solutions of all sizes. We are excited to be good stewards of the community and of the land used. The Company intentionally designs their facilities to be as efficient as possible and focuses on reducing the burden on local jurisdictions and utilities. The Company considered surrounding states as potential locations for this project. This project will be the first presence in Nevada pertaining to Data Center operations.

PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>2300 Peru Drive</u>	CITY / TOWN <u>McCarran</u>	COUNTY <u>Storey County</u>	ZIP <u>89437</u>
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WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP?

The company has considered multiple locations in North America for this investment and prefers not to disclose specific jurisdictions that were unsuccessful in competing for the project for the purposes of maintaining positive relationships in those jurisdictions.

Section 6 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)

Check the applicable box when form has been completed.

- 6 (A)

☒

Real Estate and Construction
- 6 (B)

☒

Capital Equipment List
- 6 (C)

☒

Co-Located Tenants List
- 6 (D)

☒

Data Center General Taxable Items List
- 6 (E)

☒

Employment Schedule
- 6 (F)

☒

Health Plan Evaluation

Section 7 - Employment (Fill in either New Operations/Startup or Expansion, not both)

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of new operations?: 5	How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of expanded operations?:
Average hourly wage of these new employees: \$54.29	Average hourly wage of these new employees:
	How many FTE employees prior to expansion?:
	Average hourly wage of these existing employees:
	Total number of employees after expansion:

* FTE means a person who is in a permanent position of employment, works and average of 30 hours per week, and is eligible for company-sponsored health benefits.

OTHER COMPENSATION (Check all that apply):

- ☐ Overtime

☒ Merit Increase

☐ Tuition assistance

☒ Bonus
- ☒ PTO / Sick / Vacation

☒ COLA adjustments

☒ Retirement Plan / Profit Sharing / 401(k)

☐ Other:

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Section 8 - Employee Health Insurance Benefit Program

Is health insurance for employees and an option for dependents offered?: ☒ Yes (copy of benefit plan must be attached) ☐ No

Package includes (check all that apply):

☒ Medical

☒ Vision

☒ Dental

☐ Other:

Qualified after (check one):

☐ Upon employment

☐ Three months after hire date

☐ Six months after hire date

☒ Other: 1st of the month following hire date.

Health Insurance Costs:	Percentage of health insurance premium paid by company (min 65%):
Plan Type: HAS POS	
Employer Contribution (annual premium per employee): \$ 12,000.00	Company: 100%
Employee Contribution (annual premium per employee) \$ -	Employee: 0%
Total Annual Premium: \$12,000.00	

Section 9 - Certification

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Chris Vonderhaar

Name of person authorized for signature

Authorized Signatory

Title

Signed by:

Chris Vonderhaar

Signature

September 29, 2025

Date

Section 6 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)

Check the applicable box when form has been completed.

6 (A) ☒ Real Estate and Construction6 (E) ☒ Employment Schedule6 (B) ☒ Capital Equipment List6 (F) ☒ Health Plan Evaluation6 (C) ☒ Co-Located Tenants List6 (D) ☒ Data Center General Taxable Items List**Section 7 - Employment (Fill in either New Operations/Startup or Expansion, not both)**

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of new operations?: <u>14</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first fourth quarter of expanded operations?: _____
Average hourly wage of these <u>new</u> employees: <u>\$54.29</u>	Average hourly wage of these <u>new</u> employees: _____
	How many FTE employees prior to expansion?: _____
	Average hourly wage of these <u>existing</u> employees: _____
	Total number of employees after expansion: _____

* FTE means a person who is in a permanent position of employment, works and average of 30 hours per week, and is eligible for company-sponsored health benefits.

OTHER COMPENSATION (Check all that apply):

☐ Overtime☒ Merit Increase☐ Tuition assistance☒ Bonus☒ PTO / Sick / Vacation☒ COLA adjustments☒ Retirement Plan / Profit Sharing / 401(k)☐ Other: _____

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Section 8 - Employee Health Insurance Benefit ProgramIs health insurance for employees and an option for dependents offered?: ☒ Yes (copy of benefit plan must be attached) ☐ No

Package includes (check all that apply):

☒ Medical☒ Vision☒ Dental☐ Other: _____

Qualified after (check one):

☐ Upon employment☐ Three months after hire date☐ Six months after hire date☒ Other: 1st of the month following hire date.

Health Insurance Costs:	Percentage of health insurance premium paid by company (min 65%):
Plan Type: <u>HAS POS</u>	
Employer Contribution (annual premium per employee): <u>\$ 12,000.00</u>	Company: <u>100%</u>
Employee Contribution (annual premium per employee): <u>\$ -</u>	Employee: <u>0%</u>
Total Annual Premium: <u>\$ 12,000.00</u>	

Section 9 - Certification

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Name of person authorized for signature

Signature

Authorized Signatory

October 6, 2025

Title

Date

Nevada Governor's Office of Economic Development

1 State of Nevada Way, 4th Floor, Las Vegas, Nevada 89119 • 702.486.2700 • www.goed.nv.gov

Site Selection Factors

Company Name: PR TX 1, LLC

County: Storey

Section I - Site Selection Ratings

Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

Availability of qualified workforce: 4

Labor costs: 3

Real estate availability: 4

Real estate costs: 4

Utility infrastructure: 5

Utility costs: 5

Transportation infrastructure: 2

Transportation costs: 2

State and local tax structure: 5

State and local incentives: 5

Business permitting & regulatory structure: 5

Access to higher education resources: 4

OTHER FACTORS & RATINGS:

PR TX 1, LLC evaluates a range of factors and ratings to identify optimal jurisdictions for establishing a data center. In addition to the primary considerations outlined above, we also assessed elements such as the jurisdiction's business climate, power availability, and opportunities for future expansion.

6(A) Real Estate & Construction

Company Name: PR TX 1, LLC

County: Storey

Section I - Real Estate & Constructions Projections

Directions: please provide a 20 year projection of the real estate costs for current year (year-1) and future land and building procurement, as well as, current and future annual lease amounts and possible construction costs due to building improvements. Complete [columns (a) and (f)]. These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of real estate costs. Attach this form to the Incentives Application.

(a) Year	(b) Land Cost	(c) Construction Cost	(d) Building Purchase	(e) Annual Lease Amount	(f) Building SqFt
Year-1	\$96,000,000.00	\$100,000,000.00	-	-	-
Year-2	-	\$150,000,000.00	-	-	-
Year-3	-		-	-	-
Year-4	-	-	-	-	-
Year-5	-	-	-	-	-
Year-6	-	-	-	-	-
Year-7	-	-	-	-	-
Year-8	-	-	-	-	-
Year-9	-	-	-	-	-
Year-10	-	-	-	-	-

Equipment Schedule, Detailed

The Office has determined the detailed equipment schedule as described in this application constitutes confidential proprietary information of PR TX 1, LLC and is not a public record.

6(C) Co-located Businesses

Company Name: PR TX 1, LLC

County: Storey

Section I - Tenant Information

Directions: Provide information on Co-located businesses, if applicable, in or proposed to be in the Data center. A Co-located business means a business that enters into a contract to use or occupy all or part of a Data center that is qualified to receive a tax abatements pursuant to S.B. 170 (78th (2015) Session). A Data center means one or more buildings located at one or more physical locations in Nevada which house a group of networked server computers for the purpose of centralizing the storage, management and dissemination of data and information pertaining to one or more businesses and includes any modular or preassembled components, associated telecommunications and storage systems and, if the data center includes more than one building or physical location, any network or connection between such buildings or physical locations.

(a)	(b)	(c)	(d)
Year	Projected Number of Tenants	Estimated Annual Average of Capital Expenditures	Total Amount
Year-1	TBD	TBD	TBD
Year-2	TBD	TBD	TBD
Year-3	TBD	TBD	TBD
Year-4	TBD	TBD	TBD
Year-5	TBD	TBD	TBD
Year-6	TBD	TBD	TBD
Year-7	TBD	TBD	TBD
Year-8	TBD	TBD	TBD
Year-9	TBD	TBD	TBD
Year-10	TBD	TBD	TBD
Total			\$0.00

6(D) Data Center General Taxable Items List

Company Name: PR TX 1, LLC

County: Storey

Section I - Data Center General Purchase Projections

Directions: please provide a 20 year projection of the general taxable items the company anticipates purchasing, complete [columns (a) and (b)]. These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of general items purchased. Attach this form to the Incentives Application.

(a) Year	(b) Projected Dollar Amount of Purchases
Year-1	N/A
Year-2	N/A
Year-3	N/A
Year-4	N/A
Year-5	N/A
Year-6	N/A
Year-7	N/A
Year-8	N/A
Year-9	N/A
Year-10	N/A

Employment Schedule, Detailed

The Office has determined the detailed employment schedule as described in this application constitutes confidential proprietary information of PR TX 1, LLC and is not a public record.

6(F) Evaluation of Health Plans Offered by Companies

Company Name: PR TX 1, LLC County: Storey

Total Number of Full-Time Employees: 14

Average Hourly Wage per Employee (Will exceed) \$54.29
Average Annual Wage per Employee (implied) (Will exceed) \$112,914

COST OF HELATH INSURANCE
Annual Health Insurance Premium Cost: \$12,000
Percentage of Premium Covered by:
Company 100%
Employee 0%

HEALTH INSURANCE PLANS:

Base Health Insurance Plan*: United Healthcare Choice Plus
Deductible - per employee \$ 1,650
Coinsurance 20%
Out-of-Pocket Maximum per employee \$ 3,300

Additional Health Insurance Plan*:
Deductible - per employee
Coinsurance
Out-of-Pocket Maximum per employee

Additional Health Insurance Plan*:
Deductible - per employee
Coinsurance
Out-of-Pocket Maximum per employee

*Note: Please list only "In Network" for deducible and out of the pocket amounts .

Generalized Criteria for Essential Health Benefits (EHB)
[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]

Covered employee's premium not to exceed 9.5% of annual wage 0% MEC
Annual Out-of-Pocket Maximum not to exceed \$9,450 (2024) \$3,300 MEC

Minimum essential health benefits covered (Company offers PPO):
(A) Ambulatory patient services
(B) Emergency services
(C) Hospitalization
(D) Maternity and newborn care
(E) Mental health/substance use disorder/behavioral health treatment
(F) Prescription drugs
(G) Rehabilitative and habilitative services and devices
(H) Laboratory services
(I) Preventive and wellness services and chronic disease management
(J) Pediatric services, including oral and vision care
No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Chris Vonderhaar
Name of person authorized for signature
Authorized Signatory
Title
Signature
9/30/2025
Date

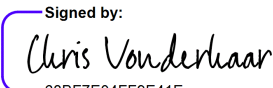
6(G) Paid Family and Medical Leave (PFML)

Company Name: PR TX 1, LLC County: Storey

After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Chris Vonderhaar
Name of person authorized for signature
Authorized Signatory
Title

Signed by:

689F7E04FF0E41E...
Signature
11/3/2025
Date

6(H) Company Information

Company Name: PR TX 1, LLC

County: Storey

Section 1 - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Chris Vonderhaar	President
Grant van Rooyen	Executive Chairman
Khozem Lokhandwala	Executive VP - Supply Chain & Procurement; CFO
Karen Simao	Executive VP - Commercial Management
Amanda Tierney	Executive VP - Customer Solutions and Service
Eric Wilcox	Executive VP - Data Center Design, Construction, and Operations
Shashank Gupta	VP - Customer Solution Engineering
Pauline Manuel	VP - Services Procurement
Vinit Patki	VP - Construction
Vishwas Shringi	VP - Finance
Michiel Versteeg	VP - Health, Safety, and Environmental
Earl Wilcox	Senior VP - Engineering
Roy Zeighami	Senior VP - Customer Engineering

Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No ☒ Yes ☐

If Yes, continue below:

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below:

Abatement Application Addendum (for internal use / information)

Company Name: PR TX 1, LLC County: Storey

Education Partnerships

Does the company have existing partnerships to recruit or advance workforce development (e.g. workforce boards, community based organizations and education providers)? Additionally, would the company have any anticipated needs, for this project, where GOED / RDAs can provide support? Feel free to add space if required:

Although the Company does not currently have formalized partnerships, it is actively seeking collaborative opportunities and welcomes the support from GOED. This engagement will be instrumental in strengthen recruitment pipelines and developing robust training programs aimed at maximizing local hiring and workforce upskilling.

Supply Chain

Does the company anticipate purchasing equipment, as noted in the Capital Equipment List, from or through Nevada-based businesses? Does the company wish to submit any notes / highlights re. this? Feel free to add space if required:

During the construction process, the Company will work to source local contractors when feasible. Servers will be provided by technology companies and will potentially be sourced from multiple locations. As the process of evaluating qualified suppliers and equipment continues, there might be the possibility of sourcing from Nevada-based businesses.

Abatement Application Addendum (for internal use / information)

Company Name: PR TX 1, LLC

County: Storey

Corporate Social Responsibility (CSR)

GOED is very interested in learning about a company's current CSR / Community Engagement Activities. Does the company have any current programs, or future plans in its Nevadan location, that it would like to list? If so please do so below in the space below. Feel free to add space if required:

Fleet Data Centers (the "Company") seeks to be a responsible corporate citizen by 1) actively engaging with the local communities in which it operates to foster workforce development, support local business growth, and help create thriving communities, 2) promoting respect for human rights, and 3) working to advance digital inclusion.

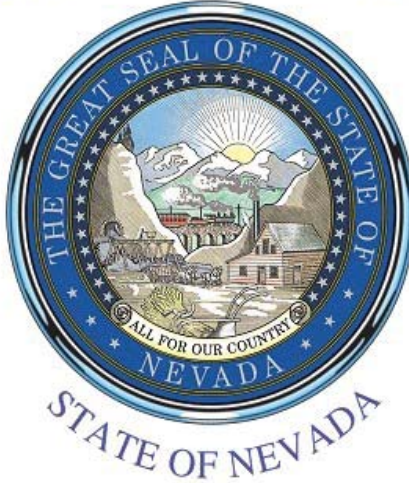
The Company prioritizes workforce development by offering training and development opportunities to its employees as well as fostering a culture of continuous improvement through regular employee engagement opportunities.

Equity, Diversity, and Inclusion

Would the company like to highlight any policies / practices for equity, diversity, and inclusion?
Feel free to add space if required:

The Company seeks to strengthen diversity, equity, and inclusion in its workforce by fostering an inclusive workplace culture, promoting belonging and respect, and providing fair compensation.

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

PR TX 1, LLC

Nevada Business Identification # NV20253446622

Expiration Date: 09/30/2026

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



Certificate Number: B202509296126435

You may verify this certificate

online at <https://www.nvsilverflume.gov/home>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 09/29/2025.

FRANCISCO V. AGUILAR
Secretary of State