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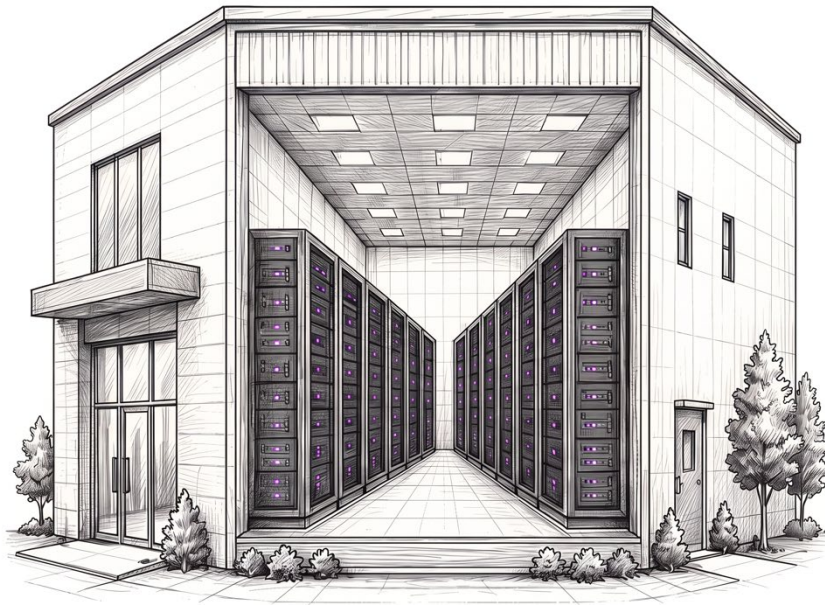
MAYSVILLE, GEORGIA

WHEN: Tuesday, July 28, 2026, at 6:00 PM

WHERE: Jackson County Agricultural Facility

**Learn about the project, meet the team,
ask questions, and be part of the conversation.**

WHAT IS A DATA CENTER?



A building full of computers

Inside, it's computers — thousands of them, stacked in rows, in two buildings, each about the size of a Walmart. No smokestacks, no assembly lines — just computers doing work.



What those computers do

Businesses rent time on them for their heaviest thinking — training the AI tools people use at work, analyzing data, running the software behind the apps on your phone. Ask your phone a question and it answers in a second? A building like this did the work. That's our business: we build it, keep the computers running, and companies pay to use them.

WHAT IT IS NOT



Not a crypto mine

No mining rigs in this design — and we put the facility's use in writing.



Not a factory

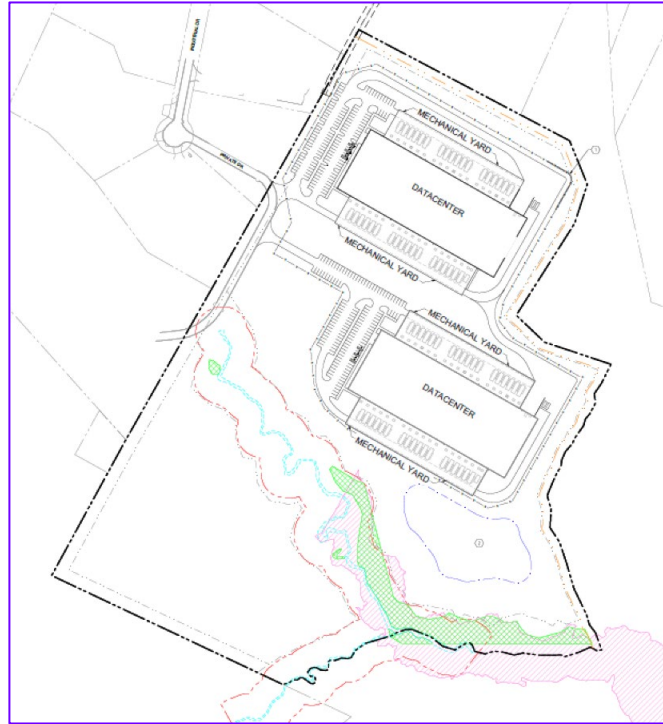
Nothing is manufactured here, nothing shipped in and out all day.



Not a heavy burden

It adds to the tax base without adding traffic.

WHAT WE ARE BUILDING AND OUR DESIGN PRINCIPLES



The detailed design will continue to evolve **within the approved conditional use permit**, but the core parameters and design principles around water use, noise attenuation, and safe operations are fixed.

Approved project parameters

- Conditional use permit covers two facilities of up to 125,000 sq. ft. each
- Site plan includes a closed-loop cooling system, detention ponds and associated infrastructure
- Significant capital has already been invested in design development and equipment procurement
- Detailed layouts will evolve as customer requirements and permitting processes are finalized

Why the final design is not yet published

- Customer requirements evolve: Bespoke data center elements are designed in real time to optimize safety, efficiency and long-term flexibility

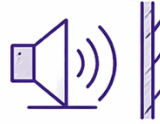
KEY DESIGN PRINCIPLES

The detailed configuration may evolve, but every technical decision will be assessed against these four principles:



NO MUNICIPAL WATER FOR COOLING

- ✓ The facility will not use municipal water for cooling.
- ✓ Our cooling systems are designed to be filled once and reuse the same water.
- ✓ This helps protect local water resources for the community.



REDUCING NOISE

- ✓ The facility will be designed with noise attenuation in mind.
- ✓ Closed loop systems don't use noisy wall fans.
- ✓ We will follow local codes and industry best practices to be a good neighbor.



SAFE OPERATIONS

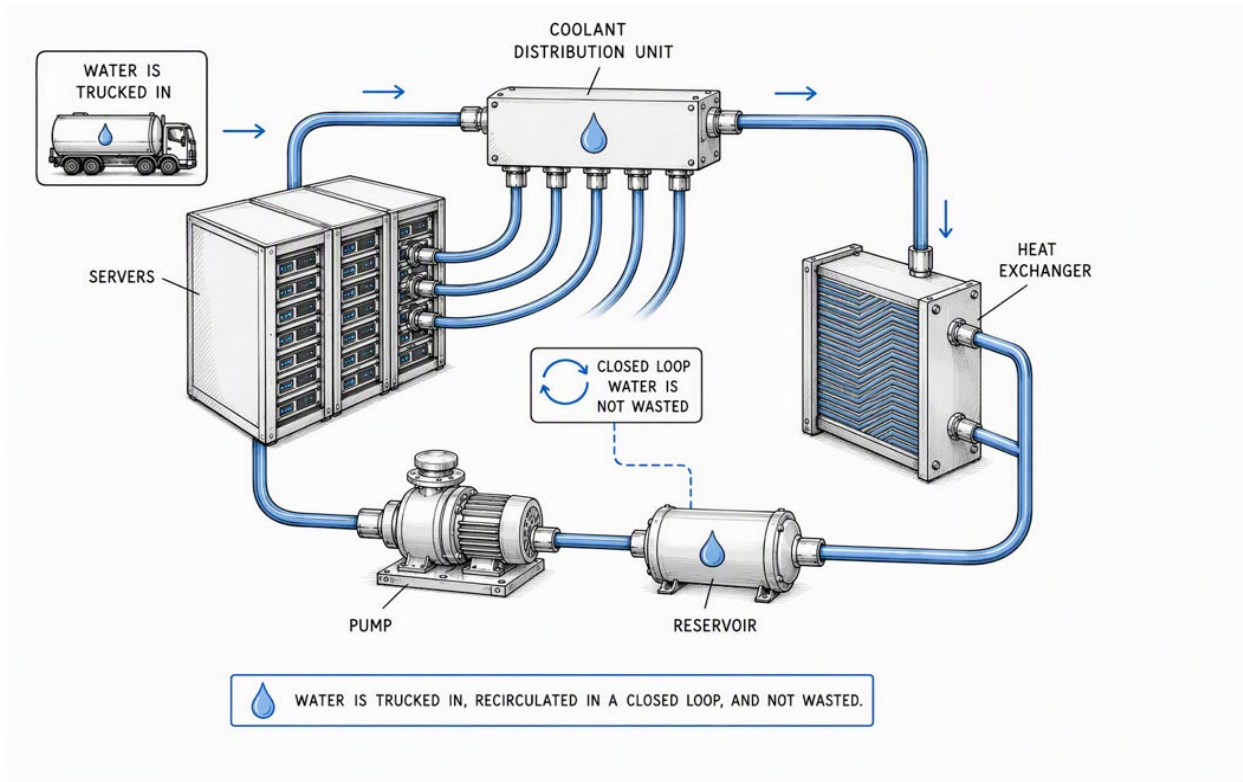
- ✓ Safety is our top priority for our team, our neighbors, and our operations.
- ✓ The facility will be securely designed, monitored 24/7, and built to protect people and property.
- ✓ We are committed to responsible operations every day.



PROTECTING THE ENVIRONMENT

- ✓ The closed loop cooling system is designed to stay closed once commissioned.
- ✓ Advanced containment systems operating plans designed for the entire facility.
- ✓ We will comply with all environmental regulations, permitting requirements and our CBA.

HOW THE DATACENTER USES WATER FOR COOLING



Cooling — sealed loops, not giant noisy fans

Cooling is where data centers earned a bad reputation — old designs roared through giant fans and consumed millions of gallons of water through cooling towers. **This facility has neither.** The heat comes off the chips into **liquid inside sealed pipes** — like a car's radiator or the back of a fridge; the fluid goes round and round and isn't used up. We fill the pipes **once**, from tankers brought in from outside the area — not from your water system.



Everyday water: under ten households

The day-to-day water the whole facility uses — sinks, toilets and the kitchen for our workers — is under ten average households.



Hot days: our own rainwater

On the hottest days, the outdoor coolers can spray a fine mist onto the coolers — and that water comes from a cistern that collects **rain off our data center's roof**. Our engineers tested the design against twenty years of local weather, including 2007, the worst drought on record.

COMMUNITY BENEFIT AGREEMENT

WHAT IS A COMMUNITY BENEFIT AGREEMENT?

A Community Benefit Agreement (CBA) is a legally binding contract that puts the developer's commitments to the community in writing. Separate from tax revenue, it sets out clear, measurable benefits the community will receive, and how those commitments will be monitored and enforced. It holds the operators accountable over the life of the project.

The Community Benefit Agreement, including a legally binding direct investment of \$15m from RUM Group into the community beyond tax revenue, is being shaped around resident priorities, including water infrastructure, recreational developments, public safety, transparency and long-term accountability.

The agreement will set out measurable commitments over the life of the facility, with final commercial and infrastructure provisions to be announced once the terms are finalized and technical arrangements are complete.

This is how we are thinking through the Community Benefit Agreement:



SAFETY & TRANSPARENCY

- ✓ Safety is our top priority—for our neighbors, our team, and our operations.
- ✓ The facility will be securely designed, monitored 24/7, and built to protect people and the community.
- ✓ We are committed to open communication and being a responsible neighbor.



NO MUNICIPAL WATER FOR COOLING

- ✓ The facility will not use municipal water for cooling.
- ✓ Our cooling systems are designed to be filled once and reuse the same water.
- ✓ This helps protect local water resources for the community.



RECREATION

- ✓ We are exploring ways the project can support local recreational developments.
- ✓ We welcome your ideas on how this partnership could make the biggest impact.
- ✓ We want to be a positive partner in strengthening the community.



These are areas of engagement. The facility is designed, but not yet built. We invite your questions, ideas, and feedback.



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Thank you for joining us today.

Learn about the project,
ask questions, and be part of the conversation at
www.maysvilleneighbor.com