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Community Information Guide

Nodiac Corporation

Who Is Nodiac

Distributed infrastructive built for where power already exists

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Traditional Data Centers

Centralized. Resource intensive. Slow to build.

VS.

Nodiac Distributed Model

Local. Modular. Built at existing power sites.

Built at Existing Power

- Located at sites with available energy and grid access
- Avoids multi-year transmission and interconnection delays

Small, Scalable Footprint

- 1–20 MW modular compute units
- No need for large land assemblies or campuses

Speed to Market

- Compute capacity delivered in months, not years
- Pre-fabricated system installed on-site

Aligned with Local Communities

- Uses existing infrastructure with minimal disruption
- Distributed model avoids overloading any single community

How Nodiac Compares

Traditional data centers vs. Nodiac facilities

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TRADITIONAL DATA CENTER

Massive scale. Massive impact.

NODIAC FACILITY

Right-sized. Responsible. Ready now.

	Traditional Data Center	Nodiac Facility
Land Use	50+ acres	1–5 acres
Water Usage	Millions gal/yr	1–2 Thousand gal initial fill
Noise Impact	Industrial zone	Low-impact
Construction	2–4 years	3–6 months
Grid Strain	100+ MW demand	1–20 MW

Traditional Data Center

Hundreds of acres, hundreds of MW, millions of gallons of water, years of construction, massive grid upgrades.

Nodiac Facility

1–5 acres, 1–20 MW, minimal water cooling, deployed in months, low-impact noise, utilizes existing grid capacity.

Land Use & Site Design

Sized to the equipment, not to a campus

Nodiac sites are intentionally small. At 1 to 5 acres total, each project occupies a fraction of the land consumed by traditional data center campuses, and most of that footprint stays as pervious surface rather than concrete or hardscape.

Relative Site Footprint

Low-Profile Structures

Single-story modular enclosures stay below the tree line. No towering cooling infrastructure, no campus-scale buildings, no skyline impact.

Mostly Pervious Surface

Gravel access drives wherever feasible, with concrete only where structurally required. Drainage patterns engineered to match the existing site.

Minimal Traffic

Operations are unmanned and remotely monitored. Routine site visits typically a few times per month — far less than commercial uses.

Removable & Restorable

Modular units disconnect and truck out at end of life. Foundations are removable. The land can be fully restored to its prior use.

Water Usage

Closed-loop liquid cooling with dry heat rejection

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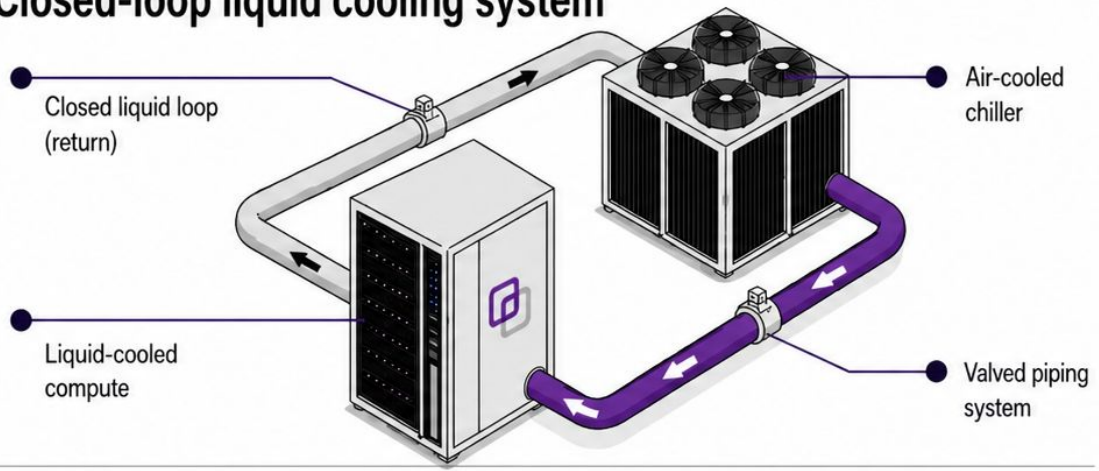
Closed-loop liquid cooling system



Water Consumption by Facility Capacity (approximate)

Facility Capacity	Initial System Fill (one-time)
2 MW	2,800 – 3,200 gal
4 MW	5,600 – 6,400 gal
6 MW	8,400 – 9,600 gal
8 MW	11,200 – 12,800 gal
10 MW	14,000 – 16,000 gal

For context:
The 10 MW initial fill is less than a residential swimming pool (15k–20k gal)

Closed-Loop Cooling: Addressing Common Concerns

Truly Closed

Sealed System. After one-time fill, residual water loss due to ongoing maintenance. No full blowdowns.

Safe & Transparent

Food-grade glycol, corrosion inhibitors, and biocides. No PFAS.
Changed every 5–8 years by licensed waste handlers.

Accountable

Chemical inventory, fluid volumes, monitoring protocols, and discharge planning accounted for.

Nodiac's closed-loop liquid cooling system eliminates evaporative water use while delivering reliable, efficient performance for long-term sustainability.

Noise Impact

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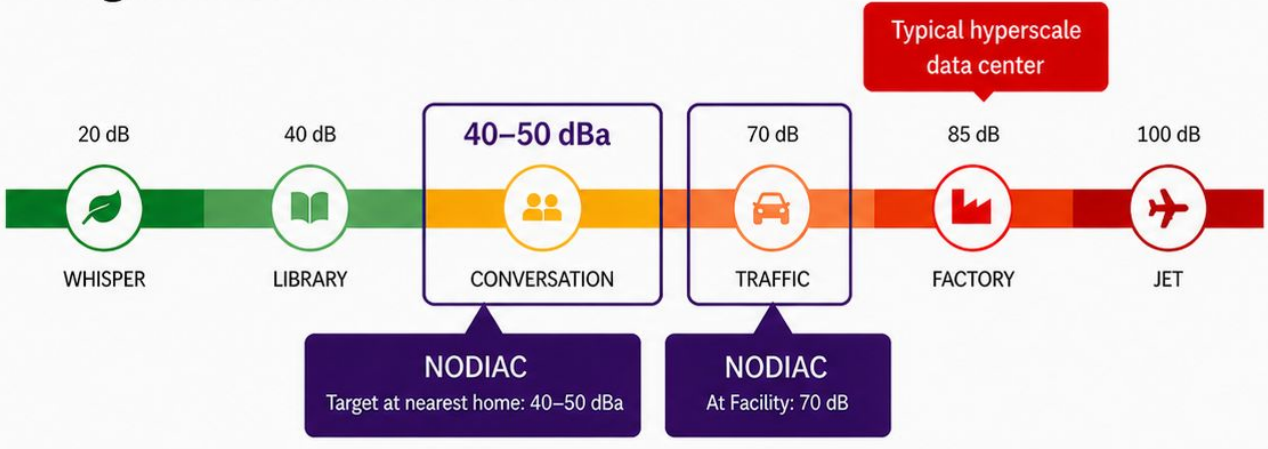
Engineered for low noise



Built for distance

Set back from homes. Nearest neighbor is hundreds of feet away.

Independently studied

Third-party acoustic study and reviewed against health-based guidelines.

Mitigation if needed

If additional protection is needed, we'll add low-noise equipment or site adjustments.

Grid & Energy

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TRADITIONAL HYPERSCALE

100+ MW

- Costly transmission and substation upgrades.
- New generation procurement
- Higher costs for all ratepayers

VS

NODIAC MODULAR

1–20 MW

- Utilizes available grid capacity
- No costly infrastructure upgrades
- Dedicated rate covers full cost to serve

No Transmission Upgrades

Existing distribution carries our load. No new lines or substations.

Utility Partnership

Our contracted rate is structured to fully recover the utility's cost to serve us. No cross-subsidy from residential or small commercial members.

Downward pressure on rates

A steady, high-load-factor customer spreads fixed infrastructure costs across more kWh sold — helping members over time.

Site Construction & Infrastructure

Foundations, hardscape, drainage, and access

Each Nodiac site is sized to the equipment.
This means substantially less foundation work, less concrete, less hardscape, and less site disturbance than traditional data center construction.

Foundations

Pre-engineered concrete piers or pads, sized to each modular unit. No building-scale foundation. Foundations are removable at end of life and the land can be restored.

Access Drives & Hardscape

Gravel access drives wherever feasible, with concrete only where structurally required. Most of the site footprint stays pervious surface. Single utility entrance, minimal trip generation.

Construction Timeline

Months from start to operations. Modular units are pre-built off-site and delivered by truck – most on-site work is foundation, fencing, and utility tie-in. No multi-year construction site.

3-Phase Power

3-phase power is routed adjacent to the site for efficient, reliable service with minimal site impact.

DELIVERED READY

SET ON CONCRETE PAD

CONNECT & SECURE

OPERATIONAL FAST

Removable by design: each site can be fully decommissioned and the land restored at end of operational life.

Investing Where We Build

Long-term value beyond the facility

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1 Tax Revenue

Supports local governments, schools, roads, and emergency services.

2 Landowner Compensation

Competitive long-term lease agreements.

3 Cooperative Revenue

Strengthens the financial position of the member-owned cooperative.

4 Construction & Supplier Spend

Engages local contractors and suppliers and builds regional partnerships.

5 Community Programs

Invests in emergency services, STEM education, and civic partnerships.

6 Long-Term Partnership

Creates lasting value through reliable infrastructure investment.

Community First

How we approach every project

Built on trust. Backed by action.

1. **Early & Open Engagement**
2. **Listen and Respond**
3. **Broad Local Support**
4. **Transparent Operations**
5. **Lasting Commitment**

WHY THIS MATTERS

Foundational Infrastructure and Real World Use Cases

Distributed
compute keeps critical infrastructure local

AI is essential infrastructure, similar to the build-out of the power grid and rural broadband.

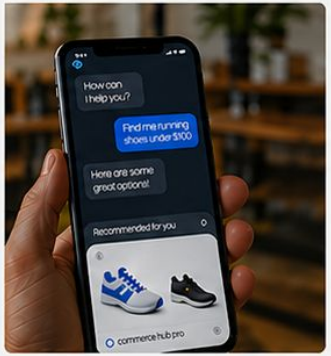
Distributed AI supports local economic growth and keeps high-value infrastructure investment in the communities that host it.

PRIMARY USE

Powering AI Apps

Every chatbot answer, search recommendation, photo enhancement, or AI feature in an app runs on hardware like ours. This is the day-to-day delivery of AI.

Examples: Customer service tools, retail recommendations, app features



PRIMARY USE

Specialized AI for Industries

Companies building AI tools for medical records, legal research, agriculture, manufacturing, and other industries — building "experts" rather than general-purpose chatbots.

Examples: Predictive maintenance, medical diagnostics, weather prediction and research.

PRIMARY USE

Local Data Processing

Real-time computing close to where the data is generated, keeping latency low and improving reliability for safety and time-sensitive applications.

Examples: emergency response routing, grid load balancing, outage prediction, weather, surveying

Powering the future. Partnering with communities.

Learn more about Nodiac and our approach to community partnership.

www.nodiac.ai

info@nodiac.ai

Appendix

Lighting & Security

Minimal lighting impact, robust security controls

Nodiac sites are essentially unmanned — operations are monitored remotely. This means lighting and on-site activity are minimal, while security is robust and continuous.

Lighting

Dark-sky compliant fixtures
Shielded and downward-directed to reduce light pollution and glare.

Motion-activated where feasible
Activates only on motion or scheduled inspections, not 24/7.

Minimal interior lighting
Enclosures are sealed and self-contained with no exterior spill.

Security

Perimeter fencing & access control
Chain-link perimeter, badge-controlled gate, locked cabinets.

24/7 remote monitoring & cameras
Continuous video monitoring with alert dispatch.

Clean-agent fire suppression
FM-200 or Novec gas-based suppression, no water tanks or sprinklers.