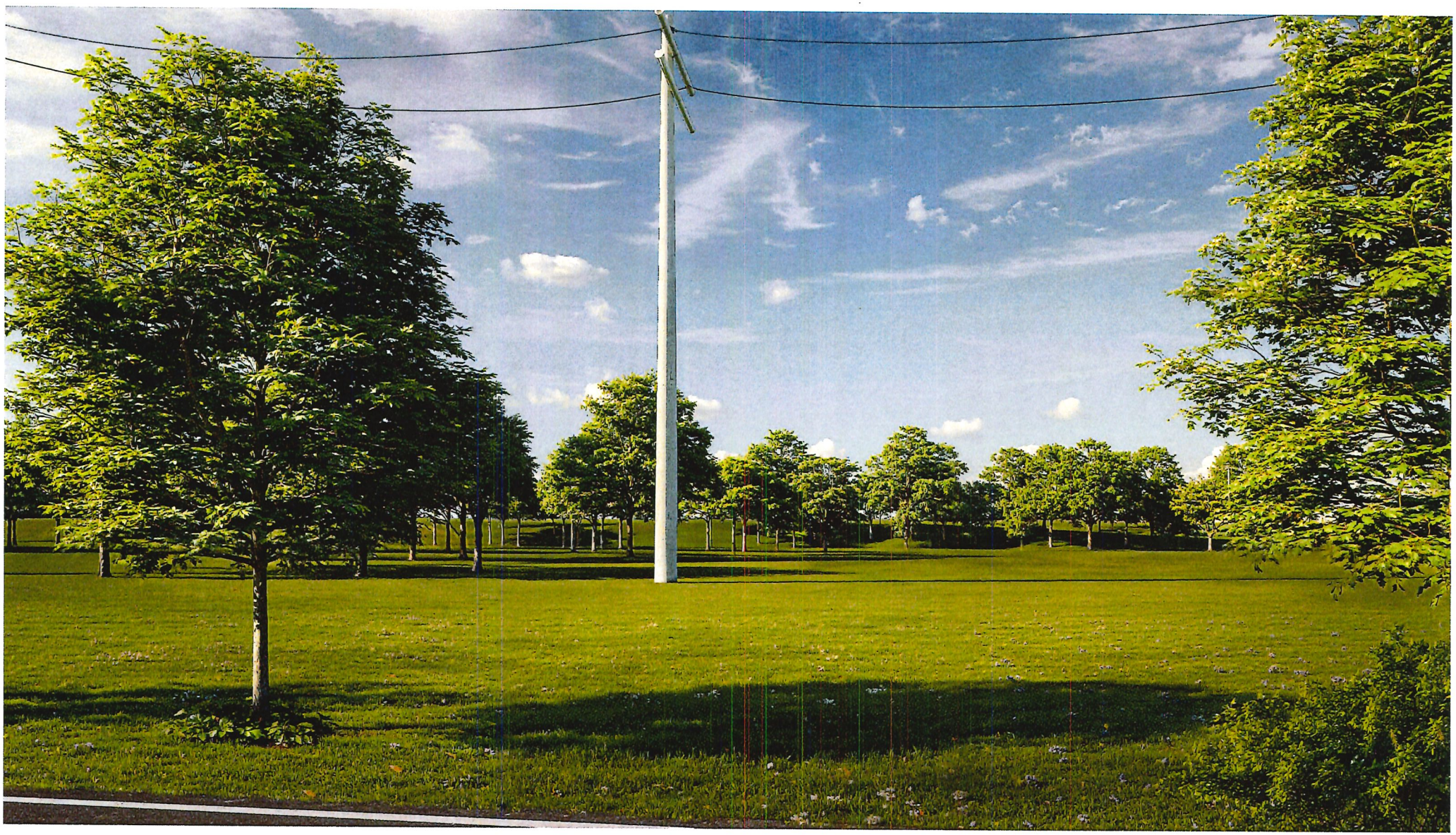
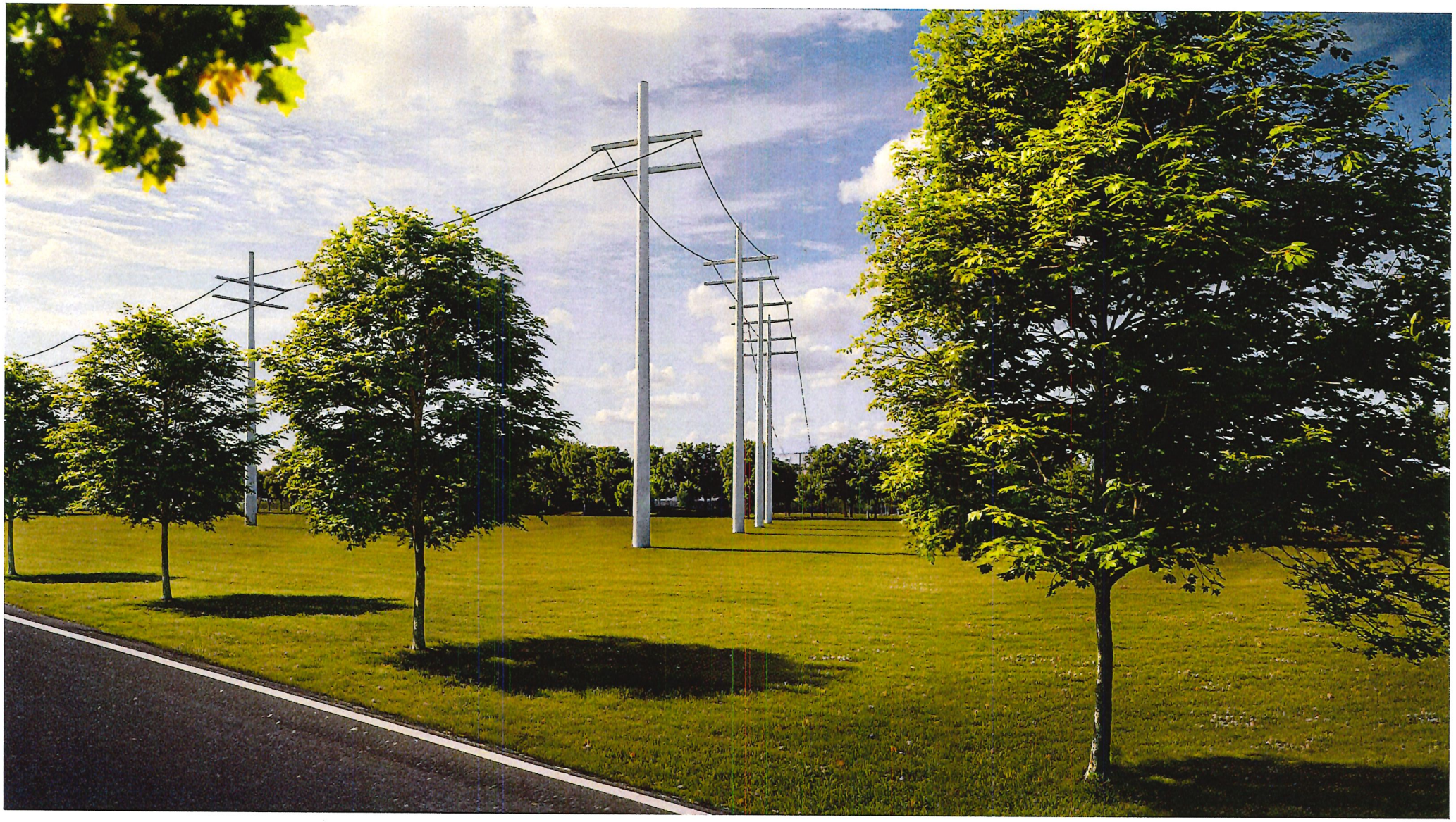




aes Indiana

April 1, 2026

Matt Brake
Director of Utility Engagement
DC BLOX Parent, LLC
1040 Crown Pointe Pkwy, Suite 800
Atlanta, Georgia 30338

Subject: Will Serve Letter for DC BLOX Parent, LLC

Dear Mr. Brake,

We are pleased to inform you AES Indiana is committed to providing the necessary electrical service to support the development and operation of your data center project at the Thunderbird Commerce Center, located at the northwest quadrant of Shadeland Avenue and English Avenue. Our team has reviewed the requirements and specifications provided by your company and has determined AES Indiana has the ability to develop the generation, transmission, and distribution infrastructure to meet your needs.

The following outlines the key terms and conditions of our commitment:

- Expected Customer Load: Through a two-phase process, AES Indiana expects to provide in phase one up to 15MW; and; in phase two, provide up to a total of 90 megawatts (MW) of electric power to the project over an agreed upon ramp period.
- The timing of electric service will be determined during the agreement process between the Customer and AES Indiana.
- Infrastructure Upgrades: initial upgrades to our infrastructure to accommodate phase one of your project are anticipated to be completed by Q'4 2027, then continue as determined by the phase two MOU to meet the maximum load.
- Cost Estimates: The estimated cost for providing the electric service, including any transmission & distribution infrastructure upgrades, is still under study; however, a detailed breakdown of the costs will be provided upon completion.
- Terms and Conditions: The provision of electrical service is subject to the terms and conditions outlined in our tariff and service agreement, the latter of which will be provided for your review and acceptance.

We are excited to support your data center project and look forward to collaborating with you toward successful and timely implementation. If you have any questions or require further information, please do not hesitate to contact me using the information in my signature block.

Sincerely,

Jim Staton
Economic Development Director
AES Indiana
M: 317.260.8581
james.staton@aes.com

INDIANAPOLIS RECORDER
NEWSPAPER

Supporting growth in Central Indiana with transparency and commitment

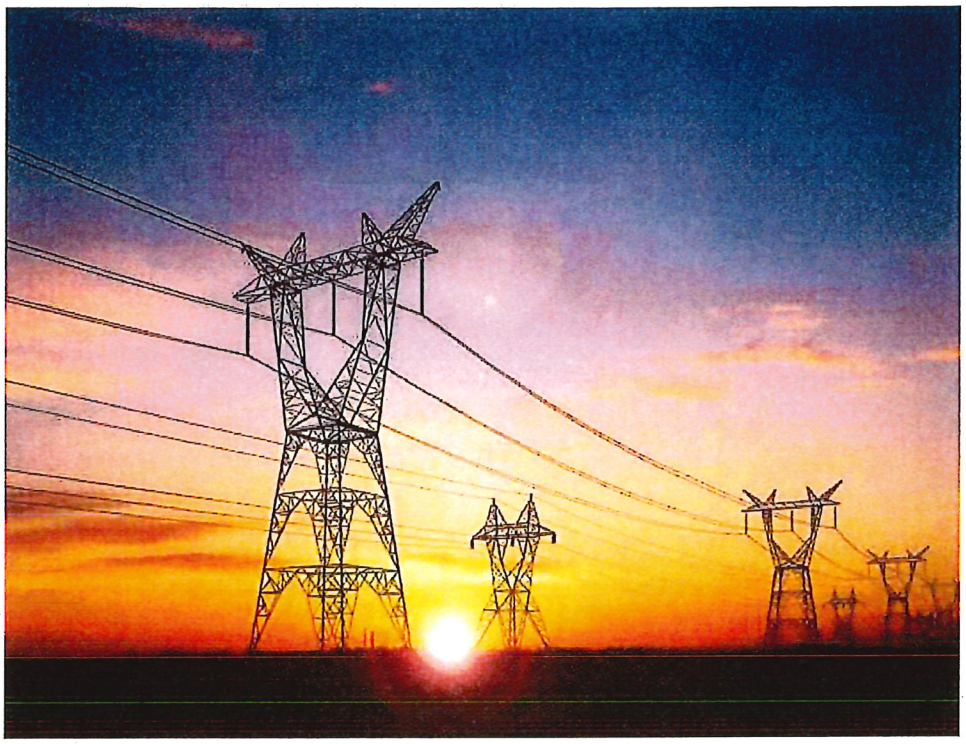
By **BRANDI DAVIS-HANDY** - September 19, 2025

Brandi Davis-Handy

AES Indiana has served Central Indiana for more than 100 years. Our mission has always been to improve lives by delivering safe, reliable and cost-effective energy solutions to the people and businesses who depend on us every day. That hasn't changed. But how we fulfill our mission must continue evolving to meet the demands of a growing region and a dynamic energy landscape.

In the past few months, there have been broader conversations about large-scale developments like data centers and the energy they consume. These proposed projects could support a larger economic development strategy that fosters growth and modernization of our electric infrastructure. Data centers are in no way associated with our current rate review request filed with the Indiana Utility Regulatory Commission.

In fact, we've developed a strategy that shows no negative impact to existing customer rates should AES Indiana power data centers in the future. This is possible because, even though more investments are required to serve those customers, we will be able to spread our costs over a larger amount of electricity sold.



Electricity power pylons over sunset (Photo/Getty Images)

This information was validated in our most recent Integrated Resource Planning (IRP) public stakeholder meeting. The IRP supports economic decision making and is a critical process for AES Indiana to gather input and analyze the future of our generation resources so we can continue our mission to serve Central Indiana.

The IRP models the cost of new generation resources, changes in fuel, power purchased in the market, and operating and maintenance costs for existing assets and analyzes how these factors could impact our overall costs. This process ensures AES Indiana identifies the best option that meets our customers' needs in a way that is safe, reliable and cost-effective. AES Indiana is planning on completing its IRP at the end of October.

We understand customers have questions about data centers. If data center agreements progress, we have an obligation to serve existing customers while being transparent with our plans to serve new customers. This will also include following the regulatory framework
that requires AES Indiana to go through a public review process to make the investments to serve the data centers and review the rates these data center customers will be charged.

Our job at AES Indiana is to deliver electricity to people and places that make our community prosper. We responsibly manage what is within our control, and we are committed to working with city and state leaders on a long-term vision for a stronger, more resilient energy future.

Brandi Davis-Handy is the president of AES Indiana.

BRANDI DAVIS-HANDY

+ posts

BRANDI DAVIS-HANDY

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RESOURCES

What's a data center, and why are we building so many?

4 projects have been proposed in Indy alone. But what do these things even do?

by **Enrique Saenz**
February 9, 2026

Credit: Martin Clinch for Mirror Indy

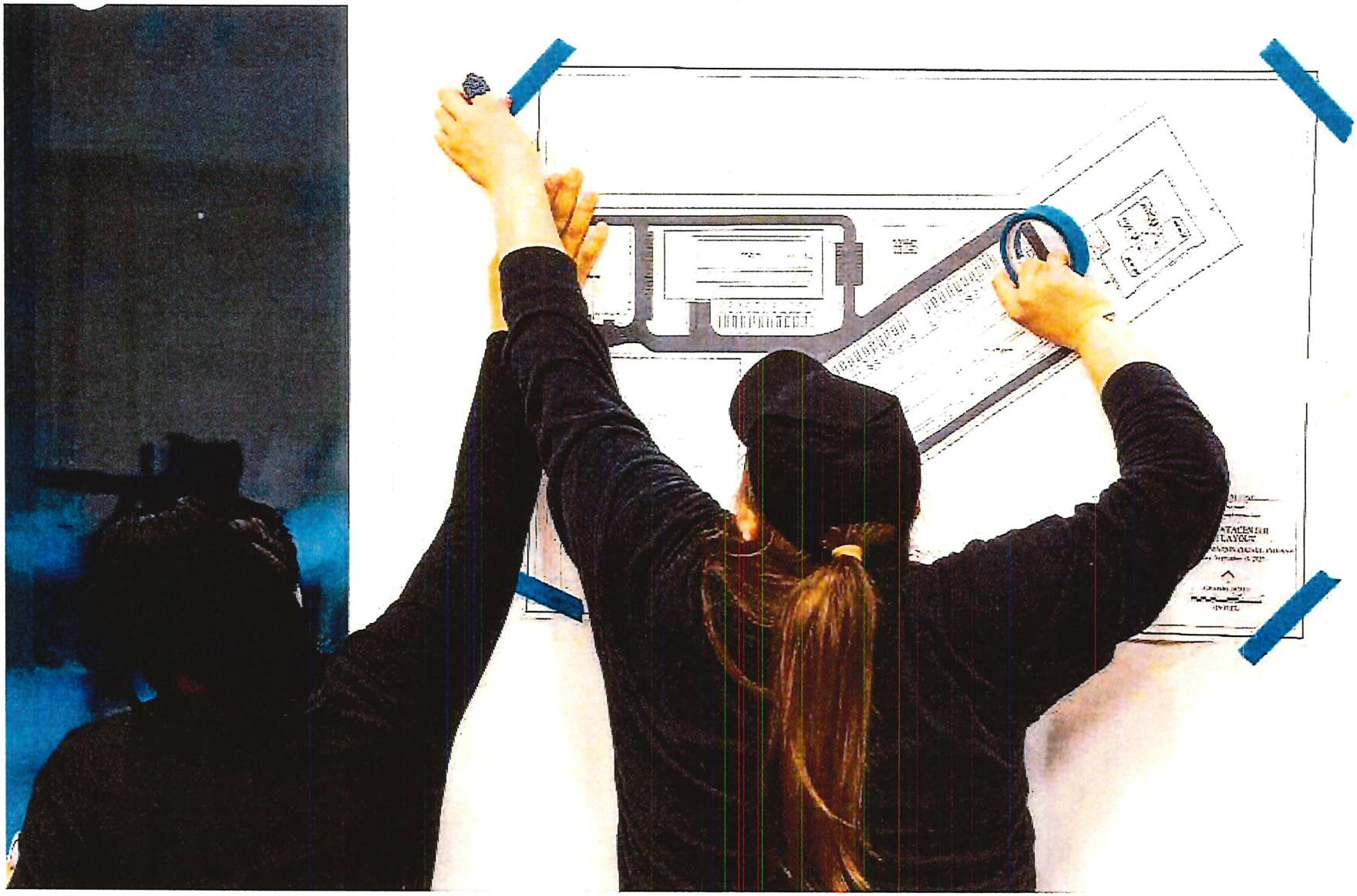
Data centers are a hot topic in Indianapolis.

Developers are trying to build data centers in the **Martindale Brightwood** neighborhood and **Decatur Township**. Many residents are opposed to it, citing concerns that include people's health, the environment and the price of water and electric service.

The Metropolitan Development Commission hearing examiner will hear the petitions for the proposed Martindale Brightwood data center Feb. 12 and for the Decatur Township one Feb. 26.

Before that happens, Mirror Indy wanted to explain how we use data centers and why companies are trying to build more.

Here's what we found out.



Blueprints are taped onto a wall during a community meeting Feb. 2, 2026, at the Frederick Douglass Park Family Center. During the meeting, data center developer Metrobloks presented and took questions from Martindale Brightwood residents about its proposed data center. Credit: Brett Phelps/Mirror Indy/CatchLight Local/Report for America

You probably use data centers every day

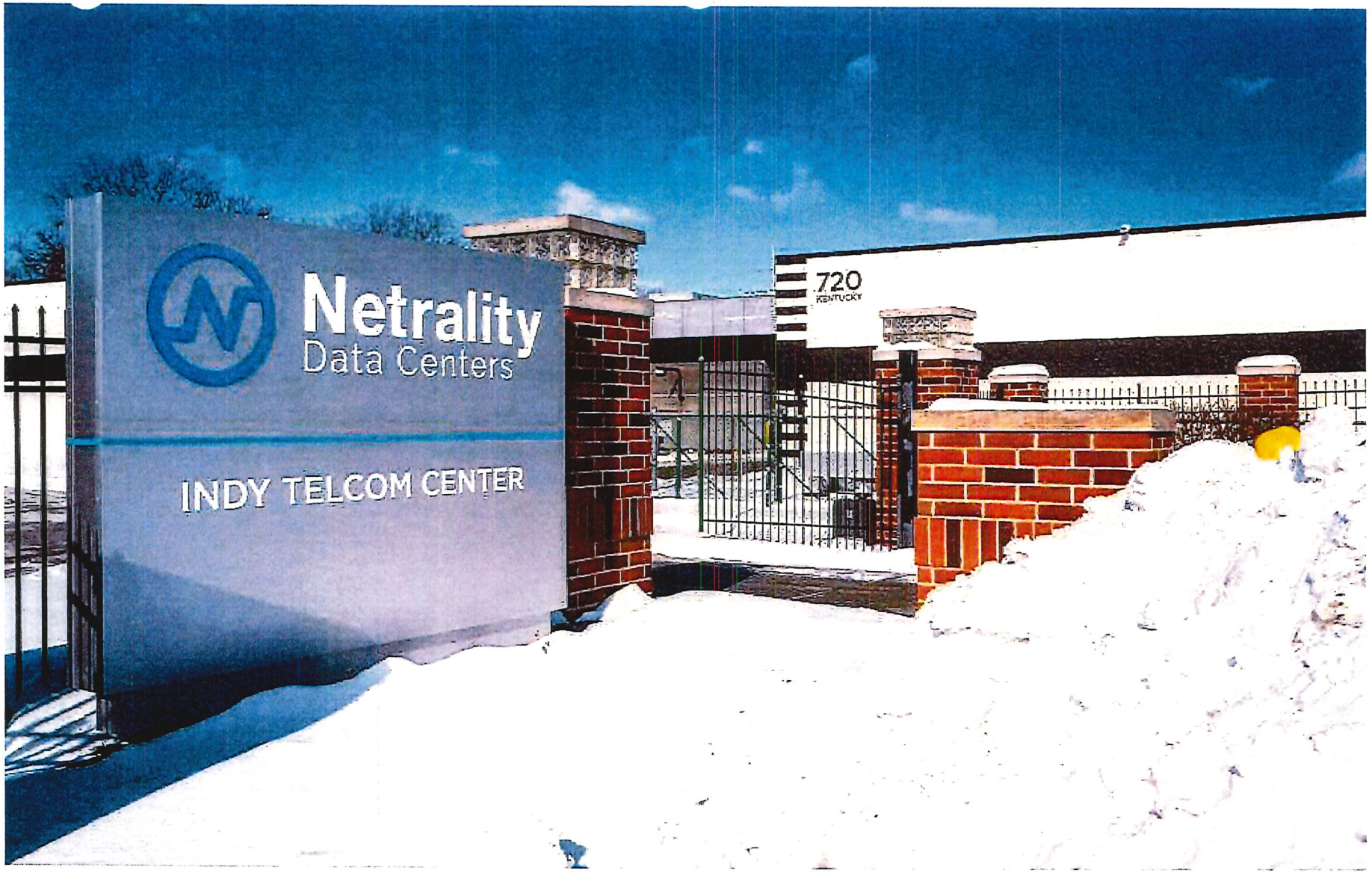
That movie you streamed on Netflix, the Instagram photos you were looking at instead of the movie and the YouTube video summary you watched later that explains the movie's plot points — they all use data centers.

When you go to Netflix, Disney+, Peacock, HBO Max or Paramount+ and start streaming, you're accessing a data file that's on servers in **Amazon Web Service** data centers.

When you check your GMail or use Google Docs, Drive or other apps, you're tapping into **Google** data centers. Microsoft apps use their own **data centers**.

Instagram taps into data centers owned by its parent company, **Meta**. YouTube uses **Google** data centers. Business websites use AWS data centers or **Cloudflare data centers**.

Even personal websites built with **Squarespace** or **Wix** use data centers.



The Netrality Data Centers' Indy Telcom Center is pictured on Jan. 27, 2026, in Indianapolis. Credit: Brett Phelps/Mirror Indy/CatchLight Local/Report for America

What's the difference between traditional data centers and AI data centers?

Traditional data centers store servers, storage drives and network equipment that hold the data people need to use the internet.

The data you choose to access is then sent to your TV, phone or computer via a **nationwide network** of fiber optic cables.

Companies are trying to build new data centers, though, to deal with artificial intelligence.

AI demands a significant amount of computing power. Before AI, data centers essentially had to store data and access it when needed. AI use will **require data centers** to process large amounts of information all day.

Think of it this way — old data centers are like work computers that are made to handle business apps like Microsoft Office. But they can't handle the computing needs of advanced video games.

New data centers will be like gaming computers that have graphics processing units and other hardware that can process thousands of tasks simultaneously.

A photo provided by Sabey Data Centers shows the interior of one of the company's data centers. The Seattle-based company wants to build a data center complex near the intersection of Camby Road and Kentucky Avenue in Decatur Township. Credit: Provided photo/Sabey Data Centers

There are already data centers in Indianapolis

According to **Data Center Map**, which tracks data center locations for prospective customers, more than a dozen already exist in Indianapolis. All are the traditional type.

The largest is the 80,000-square-foot **Lifeline Data Center** at 401 N.Shadeland Ave., the former site of the **Eastgate Shopping Center**. The company says the data center is primarily powered by a **4-megawatt solar farm** on the building's rooftop but is backed by electricity from AES Indiana and **12 diesel generators**.

Most of Indy's data centers are located downtown, just south of the **Henry Street Bridge construction site**.

Some organizations in the city, like IU Indianapolis, also have their own data centers. IU Indianapolis' **data center** is located at its Informatics & Communications Technology Complex at 535 W. Michigan St.

Who's trying to build new data centers in Indy?

Two companies are attempting to build more data centers in Indianapolis.

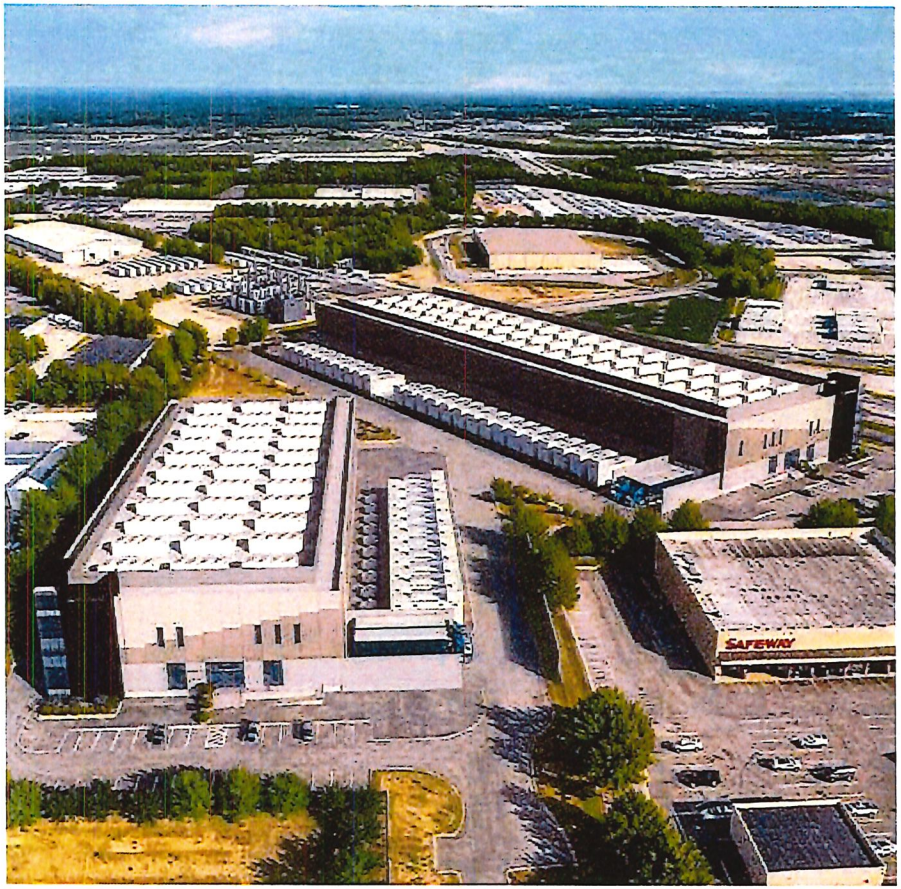
In Decatur Township, Seattle-based **Sabey Data Centers** wants to build a two-building, 900,000-square-feet data center complex near the intersection of Camby Road and Kentucky Avenue.

A rendering of a proposed Sabey data center project that would be located near Kentucky Avenue and Camby Road in Decatur Township.
Credit: Sabey Data Center

Los Angeles-based **Metrobloks** proposes building a 154,372-square-foot data center at 505 N. Sherman Drive, the site of the former Sherman Drive-In Theater, which closed in the 1980s.

Metrobloks has said its cooling is designed to handle high-density AI workloads. Sabey recently partnered with two companies that focus on **providing cooling** for high-density operations, like AI.

A rendering of a proposed Metrobloks data center that would be located at 2505 N. Sherman Drive, in Martindale Brightwood. Credit: Metrobloks



A rendering of a proposed Metrobloks data center that would be located at 2505 N. Sherman Drive, in Martindale Brightwood. Credit: Metrobloks

Proposals to two other data centers — one in **Pike Township** and another in **Franklin Township** — were withdrawn after facing fierce opposition from residents.

What about elsewhere in Indiana?

The two data centers companies are trying to build in Indianapolis are part of a **$3-trillion** global effort to build data centers to cash in on the AI boom.

Most of that money will go toward the construction of hyperscale data centers that will each require **hundreds of megawatts** of electricity and **millions of gallons** of water per day to operate.

Hyperscale data centers are much larger than the data centers that exist within the county limits.

Instead, companies like Google are targeting rural areas.

Google attempted to build a hyperscale data center on 468 acres of farmland in Franklin Township, but later **withdrew its petition** after mass opposition from southside residents.