

NEBIUS x INDEPENDENCE

Study Session

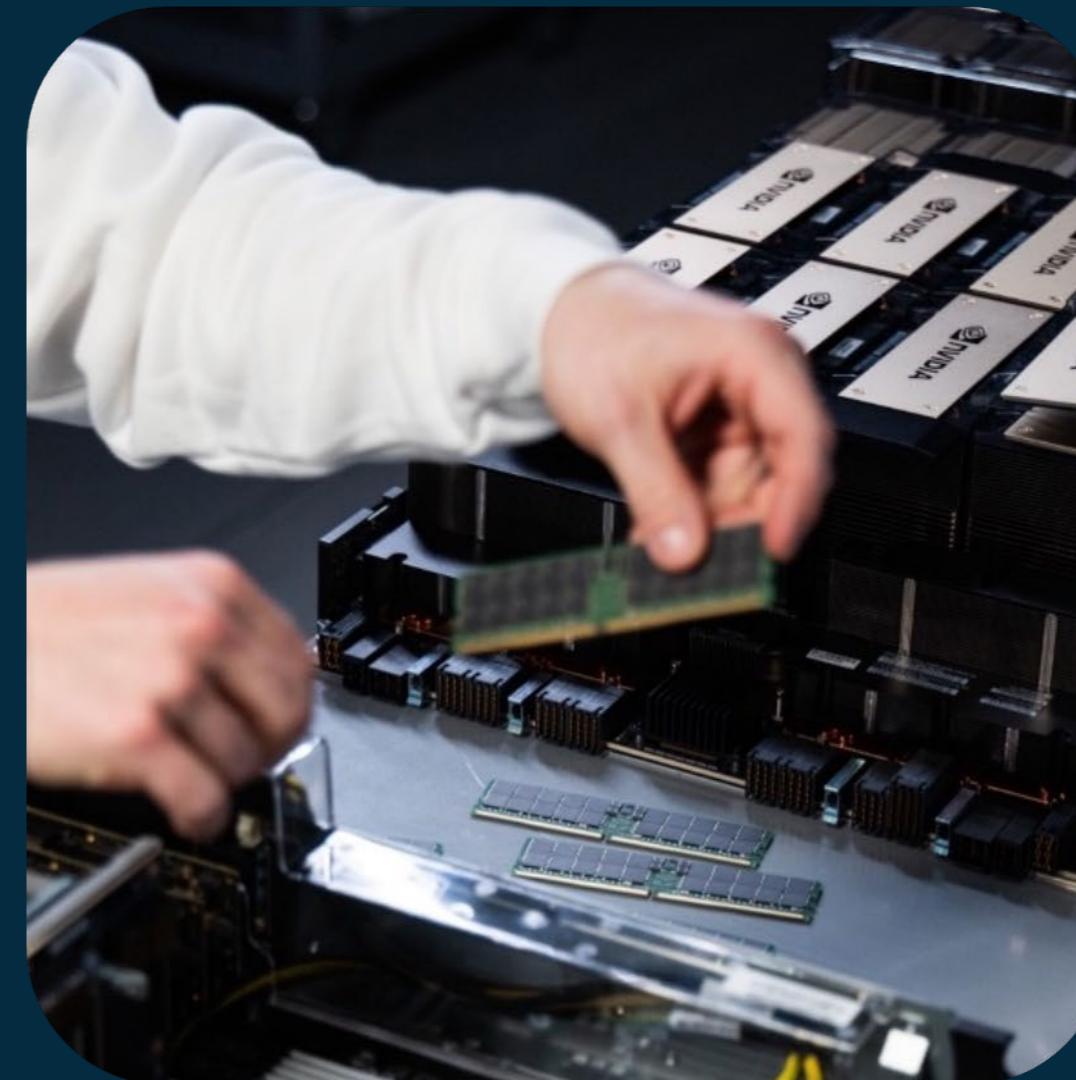
January 12, 2026

Representative:

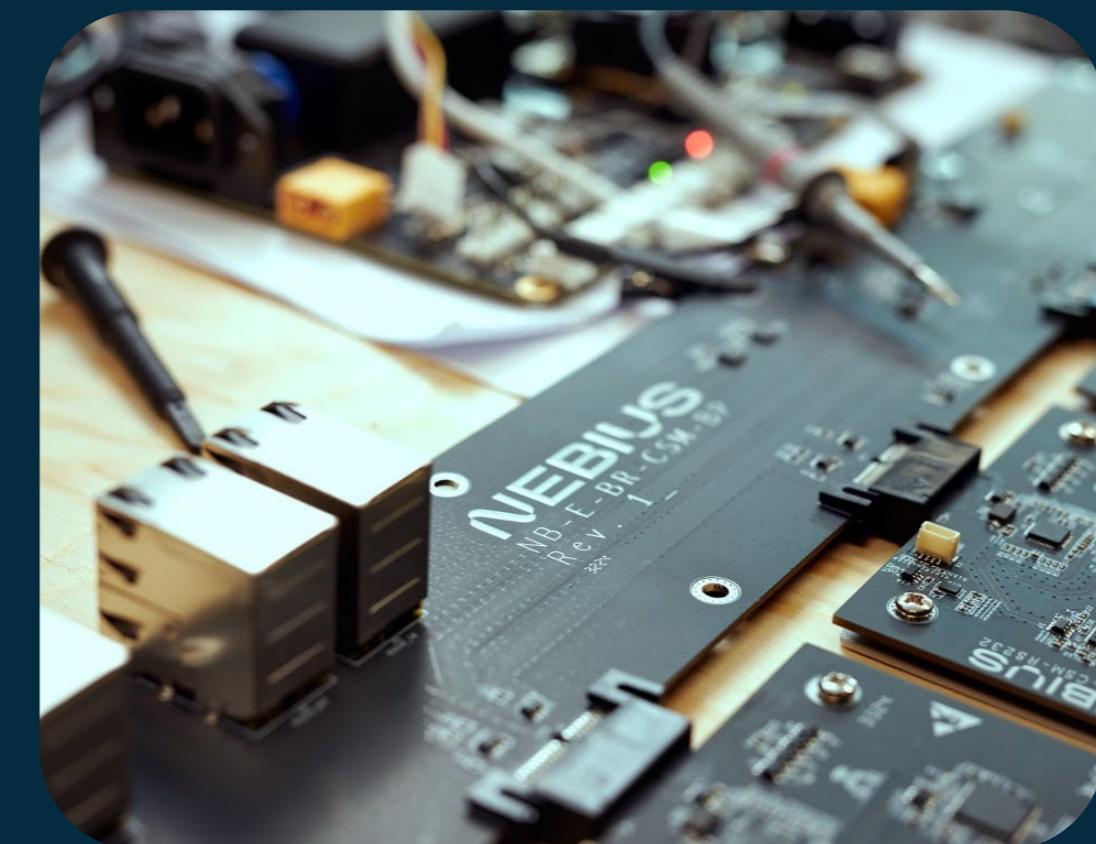
Mark R. Coulter, Attorney
Rouse Frets White Goss Gentile Rhodes, P.C.

AGENDA

- INTRODUCTION OF PROJECT
- PROJECT SITE AND ARCHITECTURAL ELEMENTS
- TECHNICAL DETAILS: WATER, POWER, AIR EMISSIONS, ACOUSTICS
- COMMUNITY BENEFITS
- Q&A



Introduction to Nebius and Purpose of AI Factories



The Delivery Team:

NEBIUS



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ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.



Vision for Independence

Why Independence?

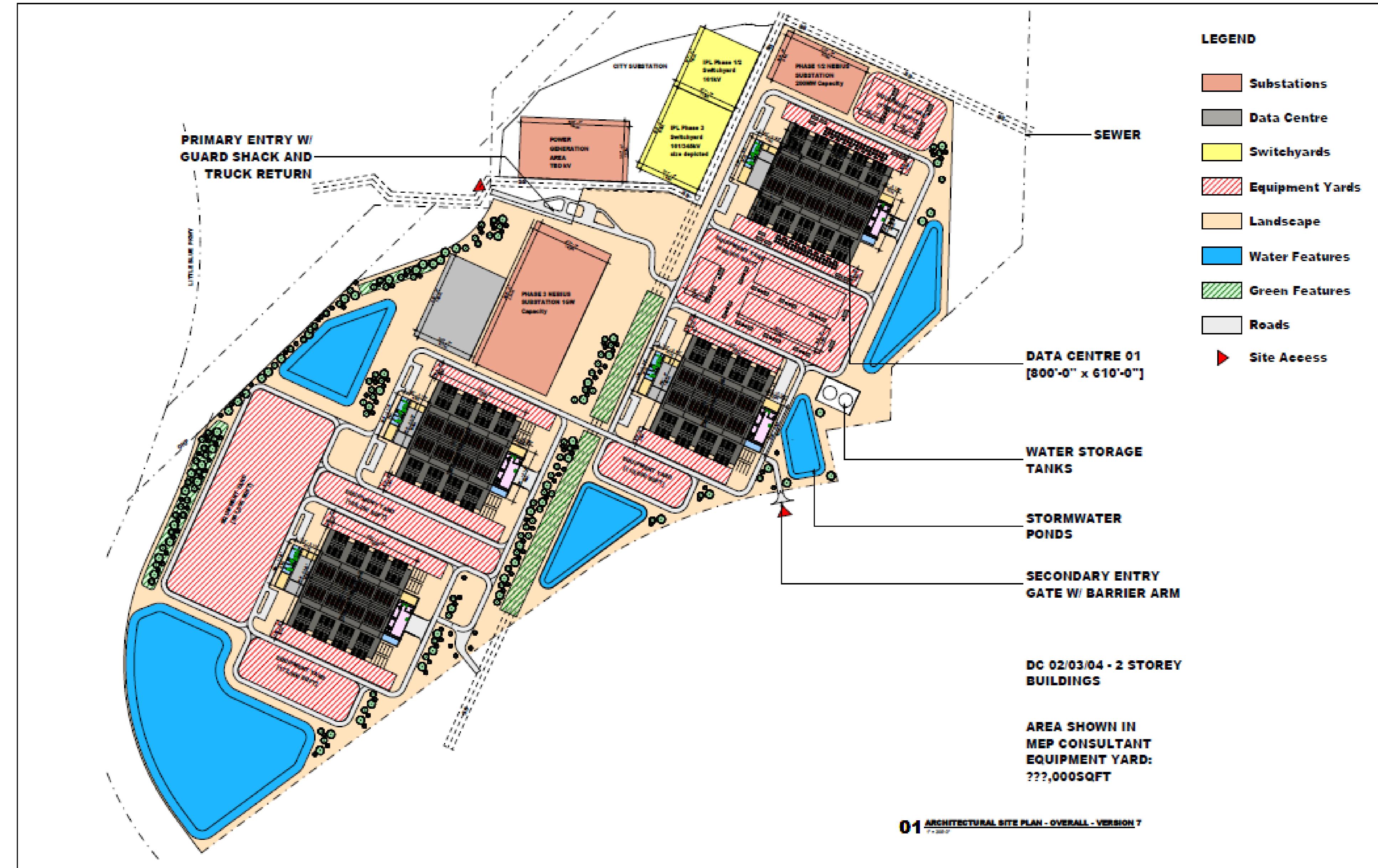
As a company with existing operations in the Kansas City area, we believe in the opportunities before it. Independence can be at the forefront of the AI Age by advancing digital infrastructure in a manner that's a win-win for its economy and citizens. **We commit to operating transparently, listening and assessing community needs, and working as the trusted partner Independence wants and deserves.**

We're excited to partner with the city every step of the way as we look to bring our sustainable computing approach to Independence.

Catalyst for Growth

By establishing a state-of-the-art AI factory, we enable businesses, startups, and local governments to harness the power of data and cloud technologies, fueling innovation across industries from healthcare and life sciences, education and job training, entertainment, retail and beyond.

Project Site and Architectural Elements: Development of Master Plan



Project Site and Architectural Elements: Design Development

OPTION 1



OPTION 2



OPTION 3



The images presented here reflect early-stage development and may be revised following community feedback.

Technical Details Overview

Water

- Closed-loop mechanical system
- One-time, ~1M gallon / 200MW system fill (~20% replenishment annually)
- Recurring use of 1.4M gallons / year for staff and process support (50% less than similar sized buildings)

Power (Utility)

- Derived from Independence Power & Light (IPL) and IPL's participation in the Southwest Power Pool (SPP)
- IPL to deliver 200MW late Q3 2026
- IPL starting a study to deliver 600MW in early 2029

Power (Site)

- Nebius evaluating a potential on-site power gen. solution to deliver additional 400MW
- Back-up generation for emergencies and infrastructure requirements
- Anticipate no more than 4 back-up generators for first facility

Air Emissions

- Minor emission source
- Nebius to register with EPA and local jurisdictions

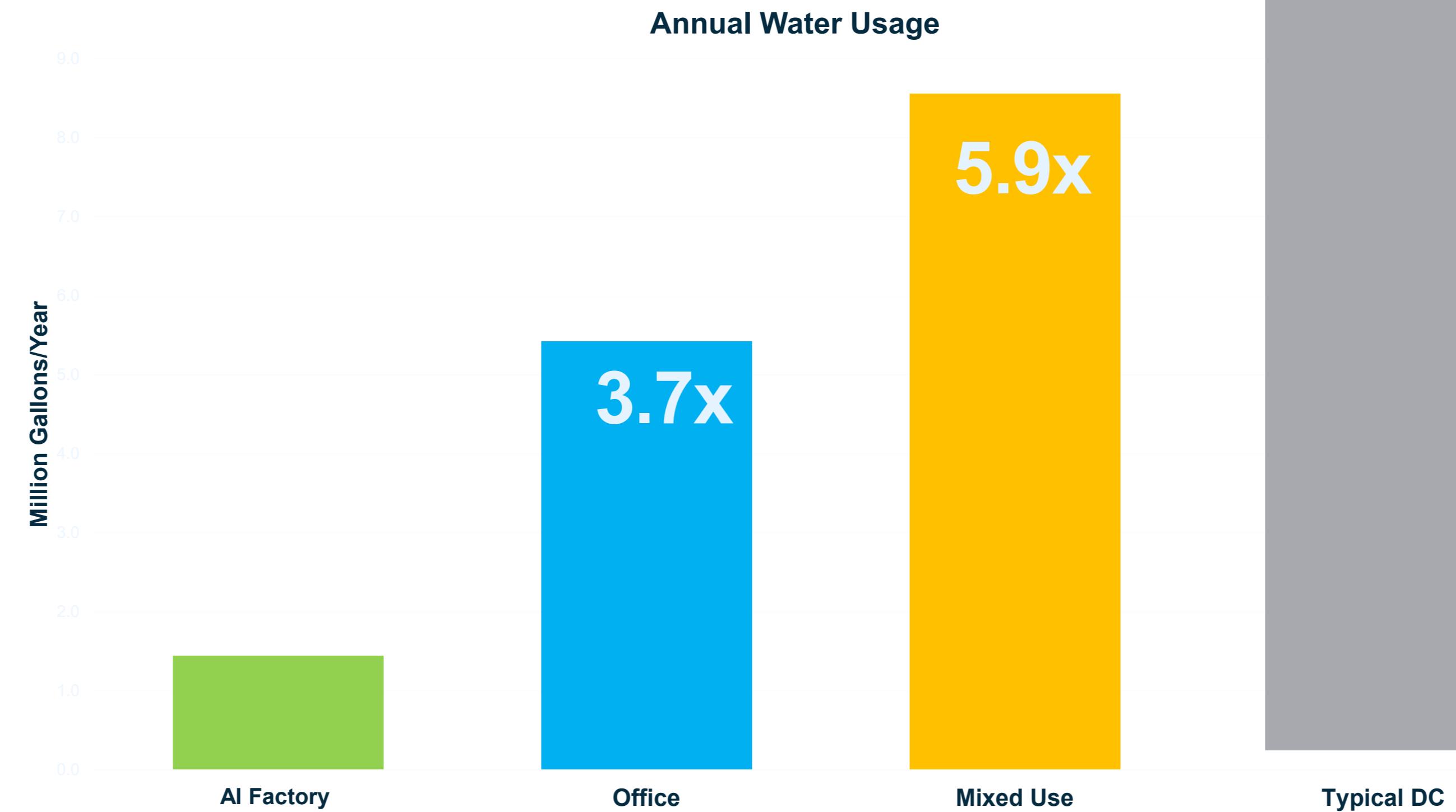
Acoustics & Sound Attenuation

- Initial studies indicate a decibel level around 85db at the property line, approx. sound level of regular traffic
- Nebius is committed to meeting all local requirements and will add sound mitigation as needed

Technical Details – Water Use

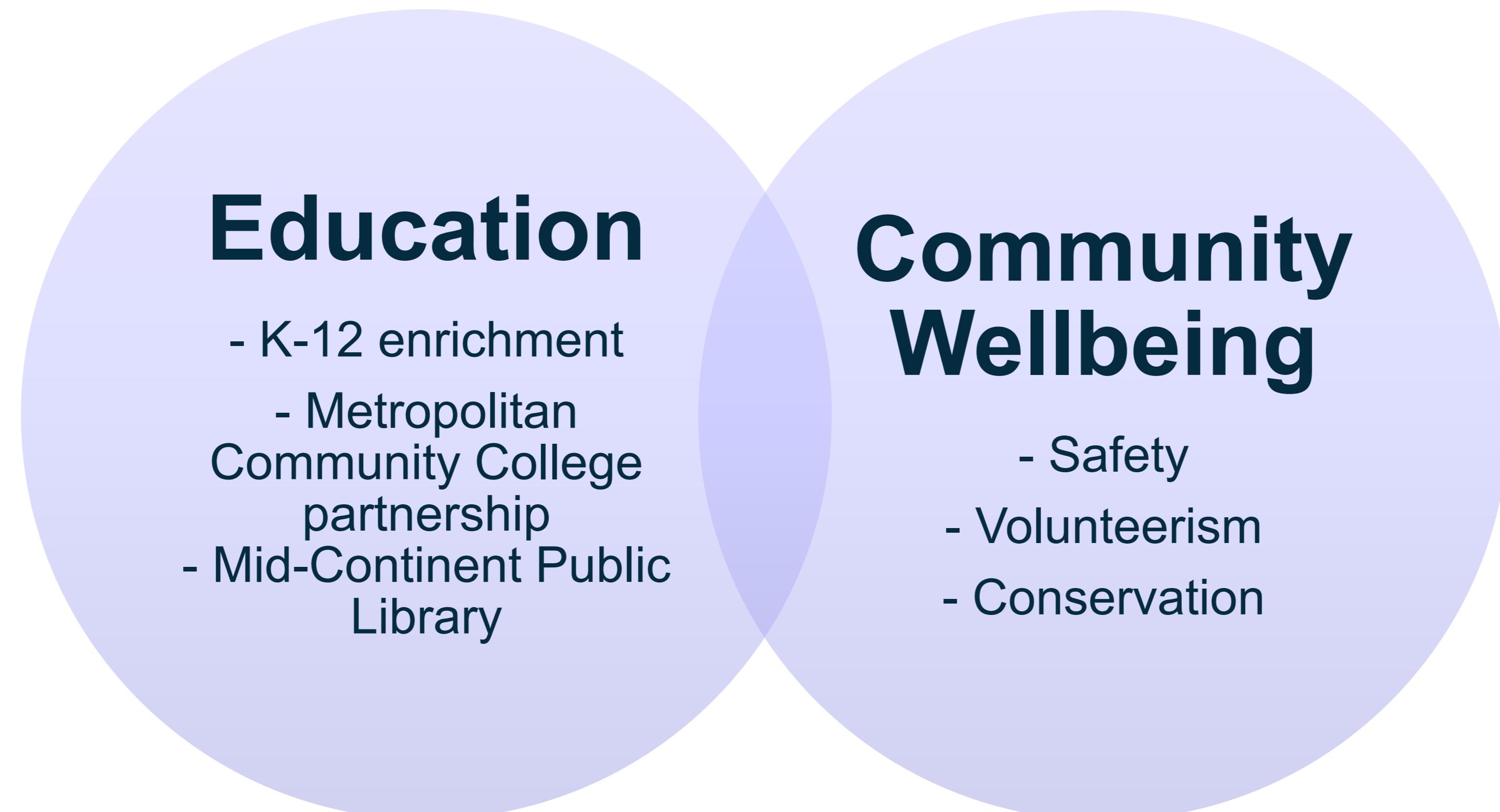
Off the charts:
200 – 300 million gallons/year

150x+



Community Benefits Plan

Sustainable computing means building efficient, intelligent and resilient infrastructure and doing so in a way that's responsible and partners with the communities around us. In developing our community benefits actions, we will first listen to understand the needs and tailor a package of investment, volunteerism, and commitments to meet or exceed expectations. At its core, our Independence community benefits plan will be centered on authentic, transparent, and early engagement with actions focused on:



Areas of Community Benefit Focus

Education

Independence / Ft. Osage School

- **STEM Enrichment:** Volunteer for hands-on STEM learning opportunities and teacher development programs.
- **Maker Spaces:** Sponsor creative, project-based spaces with tools for building and prototyping.
- **AI Literacy:** Host courses into how AI works and responsible use to prepare students for work in the digital age.

Blue River Valley Campus

- **Apprenticeship Support:** Sponsor programs and support curriculum that builds foundational skills and prepares students for digital infrastructure fields.
- **Training Facilities & Equipment:** Donate modern tools, simulators, and updated labs that reflect current industry standards to local trade programs, particularly electrician programs.

Metropolitan Community College System

- **Nebius Academy:** A joint initiative with local schools to build a shared education hub featuring TripleTen curriculum for students to gain real cloud project experience.
- **Workforce Development:** Nebius' TripleTen platform provides hands-on training for professionals looking to learn or advance their skills for high-demand AI roles.

Potential Additional Areas of Focus

Community Wellbeing

Safety

First Responder Support:
We're dedicated to working with IPD and the Fire Department on training, emergency response programs, and securing needed equipment.

Nebius can support local first responder organizations to help fund equipment and critical preparedness initiatives.

Volunteerism

Employee Volunteer Program: Offer organized volunteer days and partnerships with local nonprofits to encourage ongoing participation.

Conservation

Watershed Stewardship:
Support programs that protect and restore the Little Blue River through monitoring, clean-up efforts, and sustainable management practices. Company employees can volunteer time and Nebius will look for investments to boost local environmental programs.

Q&A



THANK YOU