



# Project Hackman Shelbyville, IN



PROLOGIS PORTFOLIO

# Next-Gen Digital Infrastructure Business

**40+**

years development  
experience

**30+**

data centers in  
portfolio

**A3/A**

credit rating

**26.4 MSF**

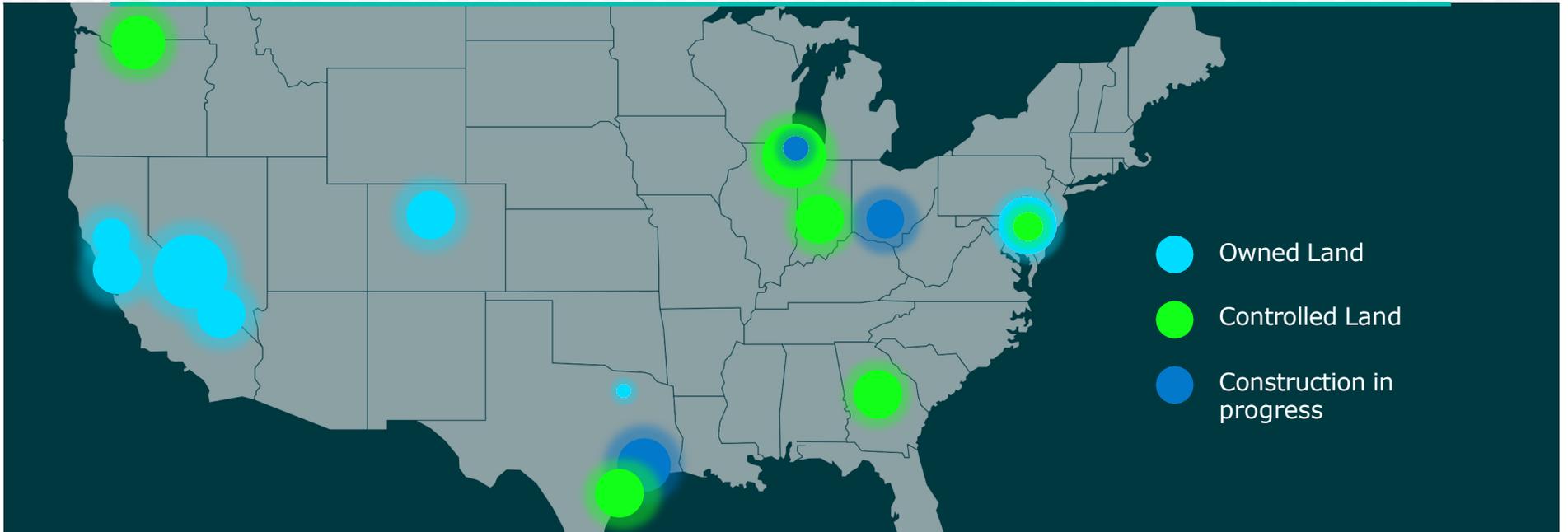
ownership in Indianapolis MSA

**200 MW**

data centers completed since 2021

**600 MW**

under construction



# About Our Indianapolis Presence

**30 Years**

In the Indianapolis market

**40+**

Prologis employees live and work here

**26,400**

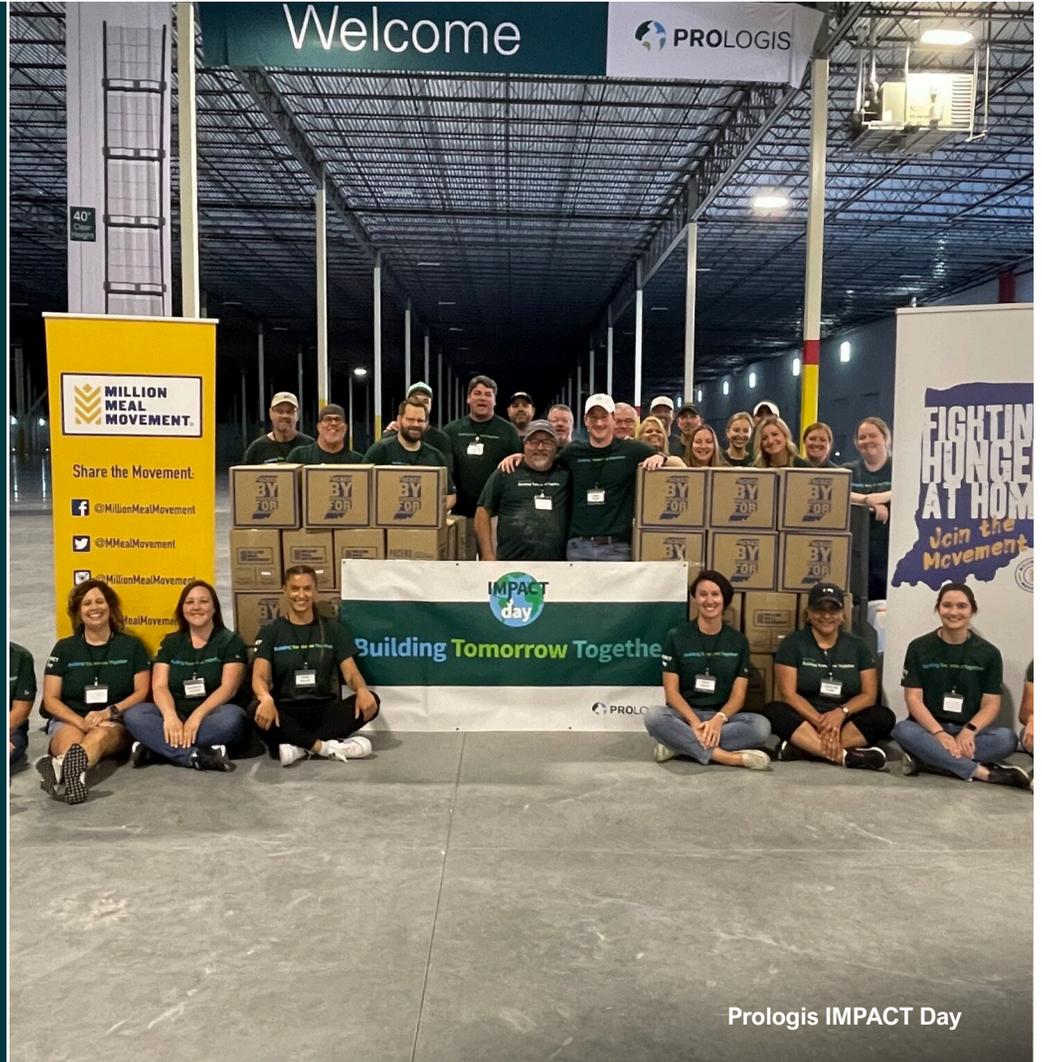
Local jobs supported every day by our buildings

**143**

Businesses operate in our Indianapolis-based buildings

We actively support local organizations and nonprofits.

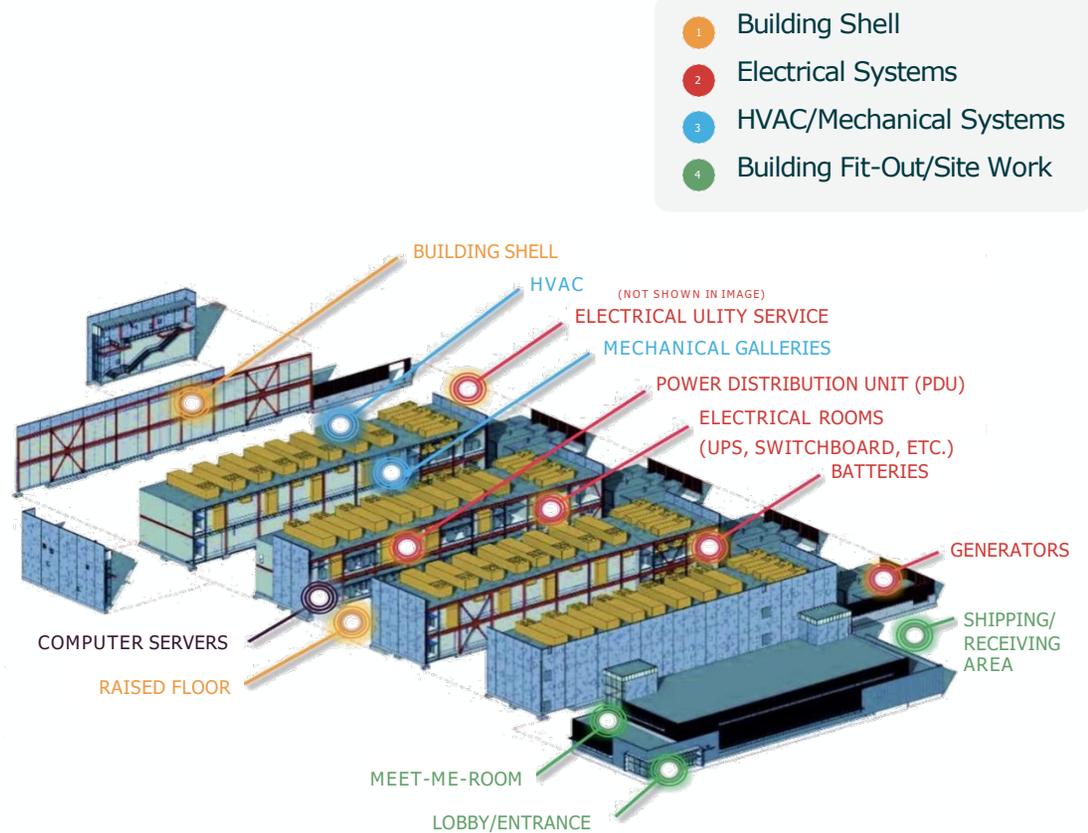
GLEANERS



Prologis IMPACT Day

# Inside the Box

- Purpose-built facilities housing servers, storage, and networking equipment
- Deliver secure, redundant power and cooling for 24/7 operations
- Core infrastructure powering cloud, AI, and digital services
- Engineered for near-perfect uptime (99.999%)
- Enable high-speed data exchange across users and platforms
- Scale from enterprise to hyperscale operators







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# Prologis Hutto, TX



PHASE I  
200 MW

PHASE II  
200 MW available for 2026 delivery

Confidential

# Prologis NOVA 231



CONFIDENTIAL

# Prologis Elk Grove Village



DELIVERED 2023  
Chicago, IL | 32 MW, 190,000 SF

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# Prologis City of North Las Vegas



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# Indiana's Data Center Industry

## JOBS

2023 direct employment:  
5,530

2023 total (direct, indirect & induced) employment: 24,460

## LABOR INCOME

2023 total labor income: \$503  
million

## GDP AND TAXES IMPACT

\$1.046 billion direct contribution to Indiana's GDP in  
2023

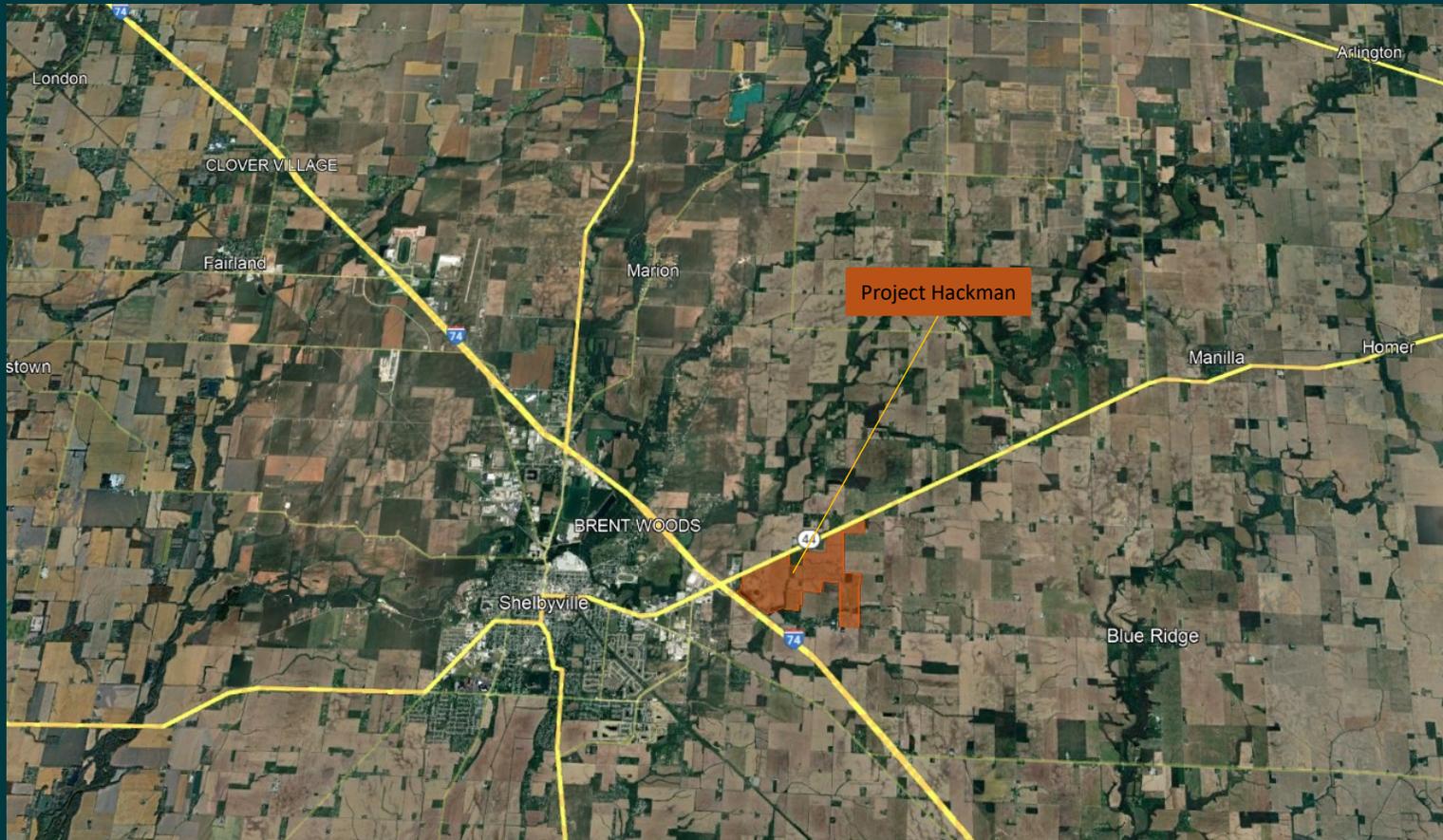
— 21% increase since 2022

\$327 million in 2023 state and local tax revenues



Source: PwC, "Economic Contributions of Data Centers in the United States, 2017-2023," Feb. 2025

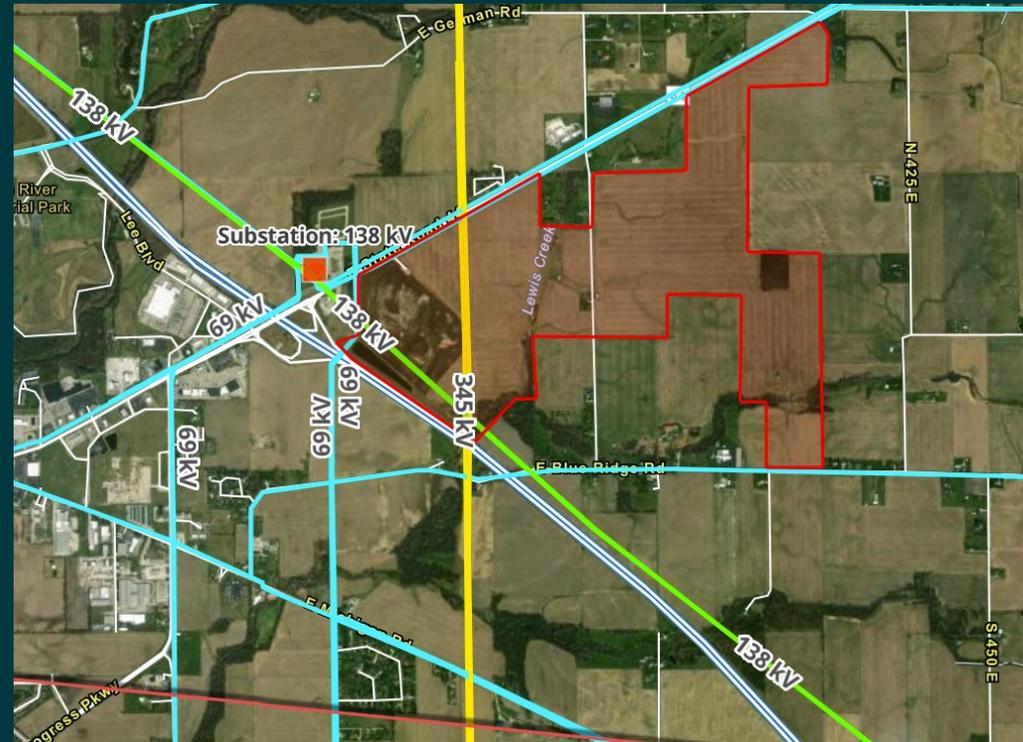
# Project Hackman – Aerial

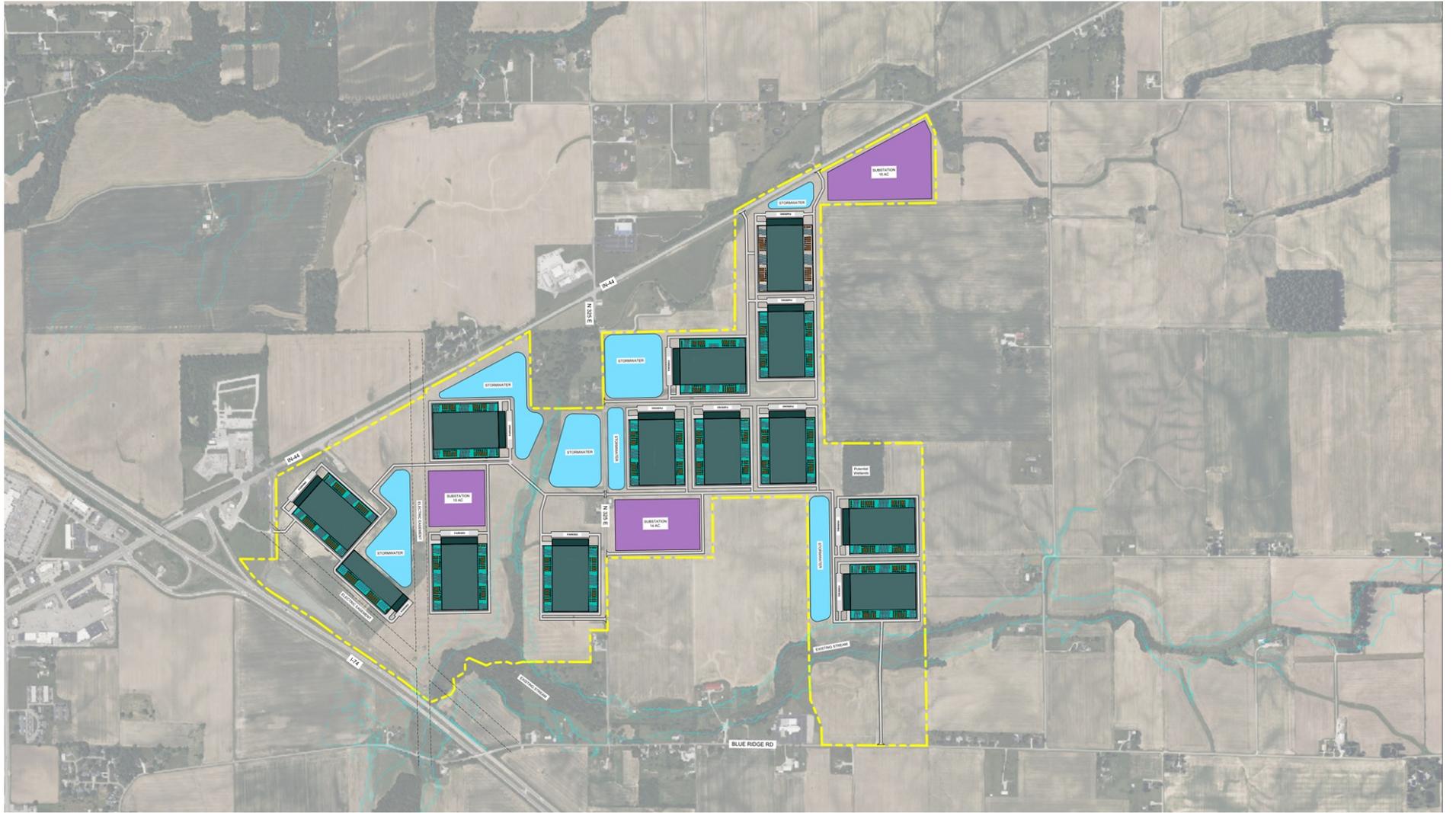


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## Why Shelbyville?

- **Proven local leadership** – Experienced, pro-development partners aligned on speed and execution
- **By-right industrial zoning** – consistent with the Shelbyville land use plan (IG)
- **High-voltage transmission access** – Located on a major power corridor supporting large-scale loads
- **Hoosier Energy partnership** – Reliable utility partner with long-term capacity planning
- **Immediate utility availability** – Power, water, fiber, and gas in place
- **Interstate adjacency** – Direct highway access for construction and operations
- **Campus-scale site** – Contiguous acreage enables a master-planned, scalable development





## Benefits of Data Centers

- **Investment Dollars – Construction Costs**

- Typical investment for full build out of initial construction costs (before personal property investment) is \$8M - \$12M/ MW.
- Multiplier effect is 230% of direct investment.
- **For a 500MW campus: \$4B - \$6B in total initial investment.**

- **Job Creation**

- +/- 30 full time jobs that are created per data center building.
- +/- 450 construction jobs that are created per data center building.
- **Project Hackman : 450 full time jobs & 6,750 construction jobs created.**

- **Limited impact to community resources**

- Data centers contribute roughly \$15 of revenue for every \$1 use of services. This compared to a typical ratio of 4:1 for manufacturing.
- The buildings have an abnormally low employee count for the investment and little truck traffic from the facilities.
- Due to a more concentrated number of jobs, impacts to school system and local housing from development is limited while communities receive significant tax and infrastructure benefits
- **Prologis intends to be a long-term partner member of the business community in Shelbyville.**