

# Shalersville Township

Bitdeer Presentation



## Who Is Bitdeer?



Bitdeer listed on the NASDAQ in 2023 and is a global technology company operating across three core sectors:

### IC Design & Hardware Manufacturing



### Digital Infrastructure Construction



### Artificial Intelligence & High-Performance Computing



 **Driving Economic Growth through Strategic Infrastructure and Manufacturing Investments**

 **Leading in Innovation with Advanced Computing and Energy-Efficient Chip Design**

 **A Responsible Steward of Resources and Active Community Partner**

## Bitdeer at a Glance



U.S. HQ



Existing Bitdeer Operations



Planned Bitdeer Operations

## Identity & Operations



### **Bitdeer is a publicly traded company (BTDR) regulated by the US Securities & Exchange Commission**

A fully independent corporation with global operations.

Bitdeer's US Headquarters are in San Jose, California

Bitdeer is regulated by the United States Securities and Exchange Commission (SEC)

Bitdeer is publicly traded on the Nasdaq under ticker symbol BTDR

## Operating Projects



Texas, US

680,000 Square Feet



Tennessee, US

80,000 Square Feet



Washington, US

40,000 Square Feet



Massillon, Ohio

180,000 Square Feet



### Massillon: Operating



- \$300M+ invested
- 55+ Permanent Full-Time jobs created
- Building Heights 33ft
- Total Project Size: ~180,000 sqft

### Clarington: In Development



- Under contract with utility
- Target completion: TBD



*One of the best companies the City of Massillon has ever worked with. Honest and straightforward...immersed themselves in our community through philanthropic giving, community outreach, and education."*

**Mayor Jamie Slutz, City of Massillon (March 2026)**

# Opportunity in Shalersville



## What is a Technology Information Center?

T.I.C.'s are facilities that are designed for efficiency. Instead of one massive building, Bitdeer uses smaller, modular structures that house computers for processing tasks from local AI needs to network security



**Phase 1**

## The Shalersville Project

Bitdeer plans to construct a Technology Information Center in Shalersville in two phases:

Phase	Size (sqft)	# of Buildings	Construction Period
Phase 1	~147,500	3 (2 TIC Halls, one office)	34-month buildout
Phase 2	~576,000	12 new	60-month buildout
<b>Full Build-Out</b>	<b>~723,500 (approximate) = 15 buildings</b>		

## Key Project Components



No Tax Abatement



200+ Full-Time Jobs



Under 50db at Property Line



Customer-Owned Substations

# Phase 1 – Initial Project

## Phase 1 Facility

The First Phase deployment of buildings will be comprised of the park-wide office facility, and two (2) T.I.C. buildings

This responsibly built first phase will encompass ~ 57.5 AC of the Turnpike Commerce Center Business Park

### ● **Bitdeer (Phase-1) – ~147,500 sqft**

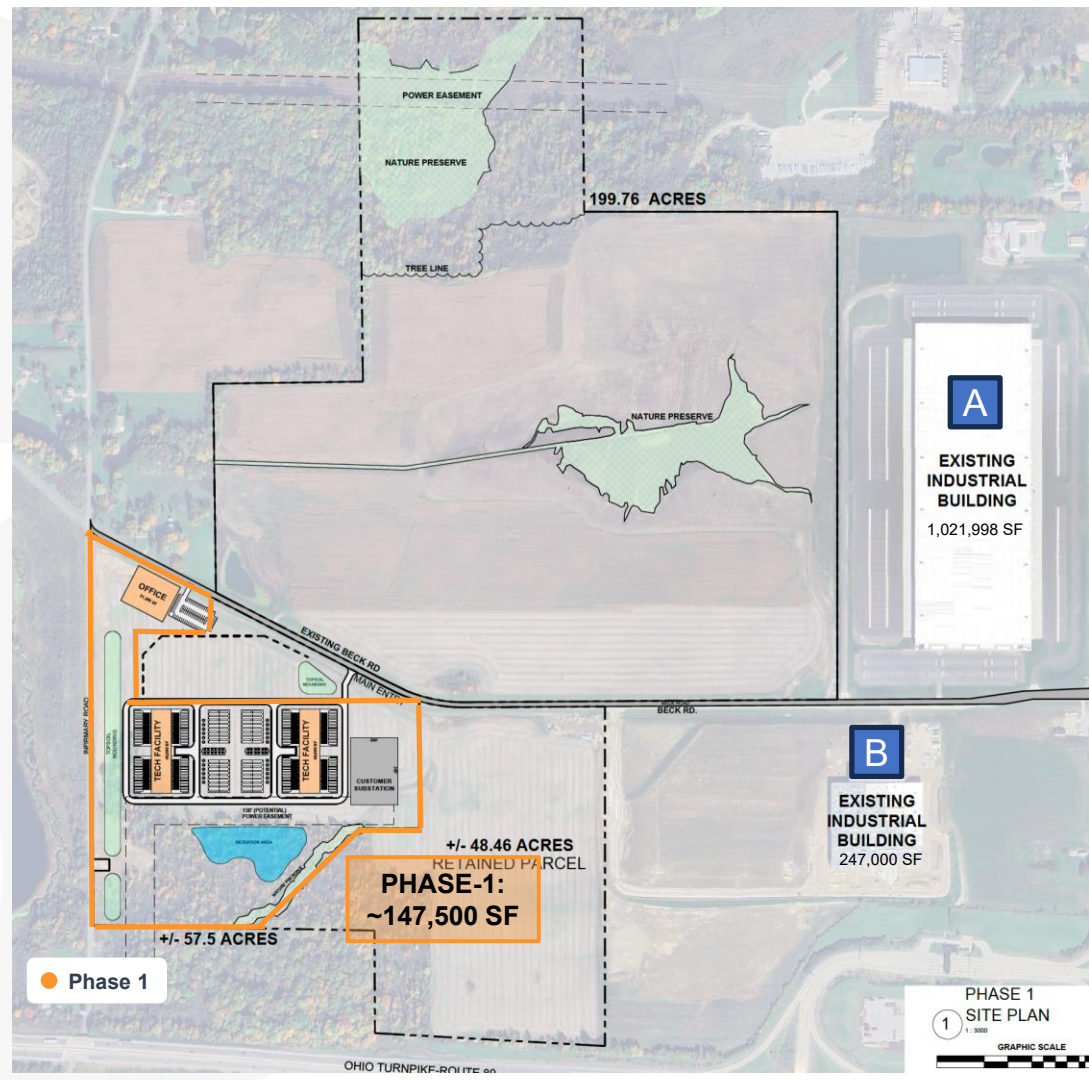
- ~ 96,000 sqft | 2 T.I.C. buildings
- ~ 51,500 sqft | Office Building
- ~ 147,500 sqft Total | 3 Buildings
- **RE Tax Abatement:** NO TAX ABATEMENT Requested
- **Approximate Jobs:** 30-50 Full-Time Employees

### ● **(A) TCC SPEC INDUSTRIAL BLDG. – 1,021,998 SF**

- **RE Tax Abatement:** 15-Year, 100% (Pilot Payments)
- **Payroll Requirement PSF:** \$14.69

### ● **(B) Viega Mfg. Campus Phase 1 – 247,000 SF**

- Manufacturing facility for piping applications
- **RE Tax Abatement:** 10-Year, 60% of Bldg Value
- **Payroll Requirement PSF:** \$12.22



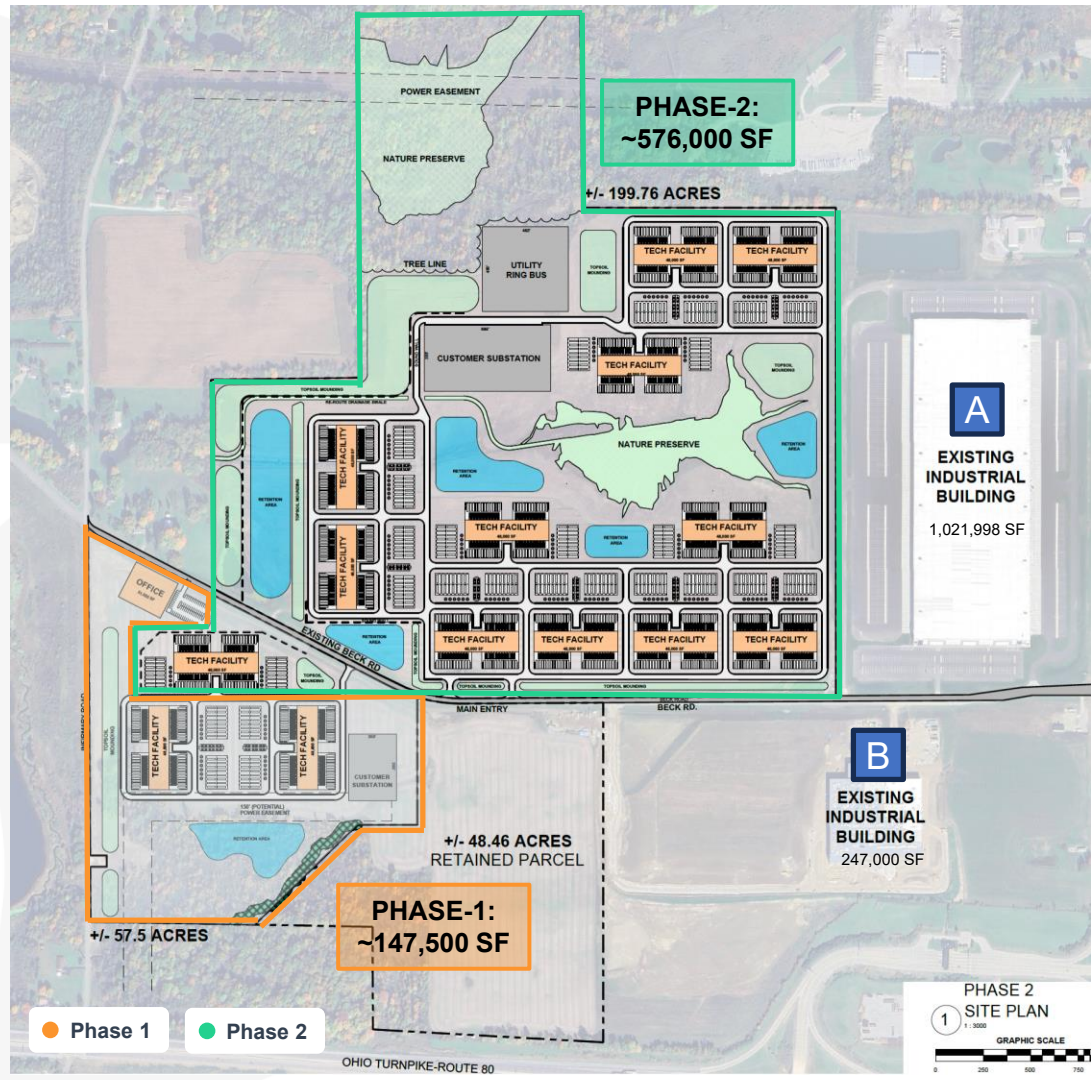
## Phase 2 – Full Buildout

### Phase 2 Expansion

Replicates the Phase 1 design across the remaining acreage, scaling responsibly to match proven infrastructure

Construction begins after Phase 1 completion

- **Bitdeer (Phase 1 & 2) – ~726,500 sqft**
  - Phase 1: ~147,500 sqft | 2 buildings plus Office
  - Phase 2: ~576,000 sqft | 12 new buildings (15 Total)
  - RE Tax Abatement: NO TAX ABATEMENT Requested
  - Approximate Jobs: 150-200 FTE's through Phase 2
  - Payroll Estimate PSF: \$16.93
- **(A) TCC SPEC INDUSTRIAL BLDG. – 1,021,998 SF**
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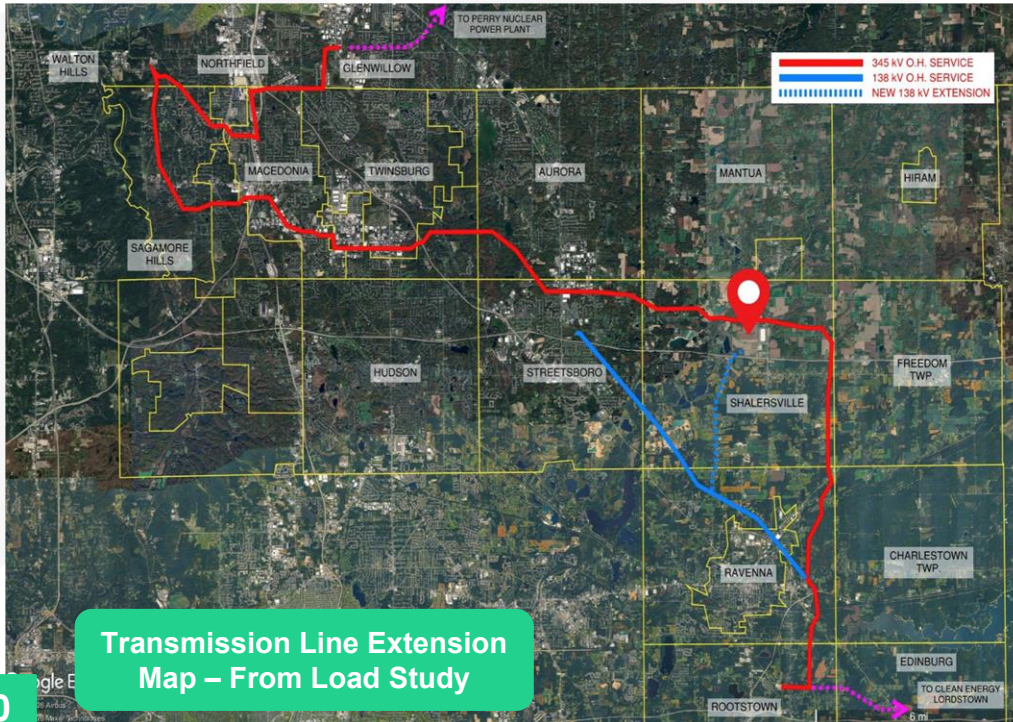


# Grid Connection: Zero Residential Impact



**Q** Who pays for the new power lines?

**A** Bitdeer pays for everything needed to connect to the grid — the lines, the equipment, etc. The township pays nothing, and residents pay nothing.



Transmission Line Extension Map - From Load Study

**Q** Will it raise residents' electric bills?

**A** No. Residents' electric bill is set by the state, the Ohio Public Utilities Commission locks in residential rates regardless of who else is using power nearby. Bitdeer pays its own separate commercial rate, just like a factory would.

**Q** What happens during a power outage?

**A** The facility has its own backup generators on-site, so it handles any outage internally. It does not call on the utility for emergency power, and it will never be competing with residential homes for restoration priority if the lights go out.

**Q** Will it strain the local grid?

**A** No. The facility gets its own private high-voltage line that connects far from the local neighborhood roads. Your power and the facility's power never share the same wires. The utility (FirstEnergy) ran two independent studies and confirmed there is no impact on the local system.

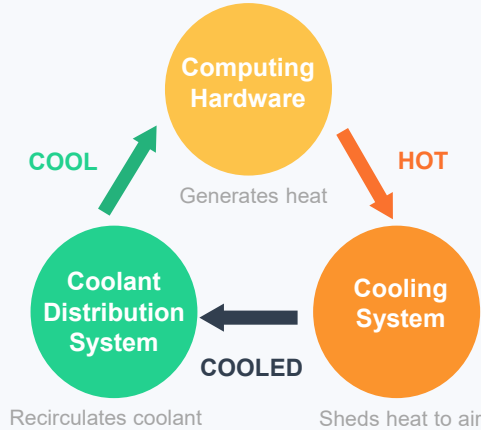
**Q** How is it built?

**A** It is built in phases, one section at a time. Before each section is turned on, the utility confirms the grid can handle it. No phase goes live until the power system gives the all-clear.

## Water Usage & Source



*Sealed loop: minimizes water drawn or discharged*



**Q** Will it drain our local wells?

**A** No wells will be drilled. Not a single gallon of groundwater will be pumped. Residents' private wells and any municipal wells nearby are completely untouched.

**Q** How does it cool itself?

**A** Like the coolant in your car — liquid loops through sealed pipes, absorbs heat, and releases it to the air. Nothing touches the groundwater supply.

**Q** Will it strain the township's water system?

**A** No. Water will be supplied through infrastructure and will remain within the allocated daily capacity.

**Q** Who pays for water and sewer upgrades?

**A** As stated, the facility will utilize and run within the current limits of the existing infrastructure. **Only if necessary**, user would fund all improvements plus new storage tanks. Once built, everything is handed over to Portage County to own permanently, at no cost to residents.

**Q** Any risk of runoff or contamination?

**A** No. No chemicals or industrial liquids are stored on site. Stormwater drains through standard commercial systems — the same as any office park.

# Sound & Noise Mitigation



**Q** Where does the noise come from?

**A** The computing hardware itself uses hydro cooling meaning no loud fans inside the buildings. The only sound source is the **cooling equipment**, similar to an air conditioning unit.

**Q** Will neighbors be able to hear it?

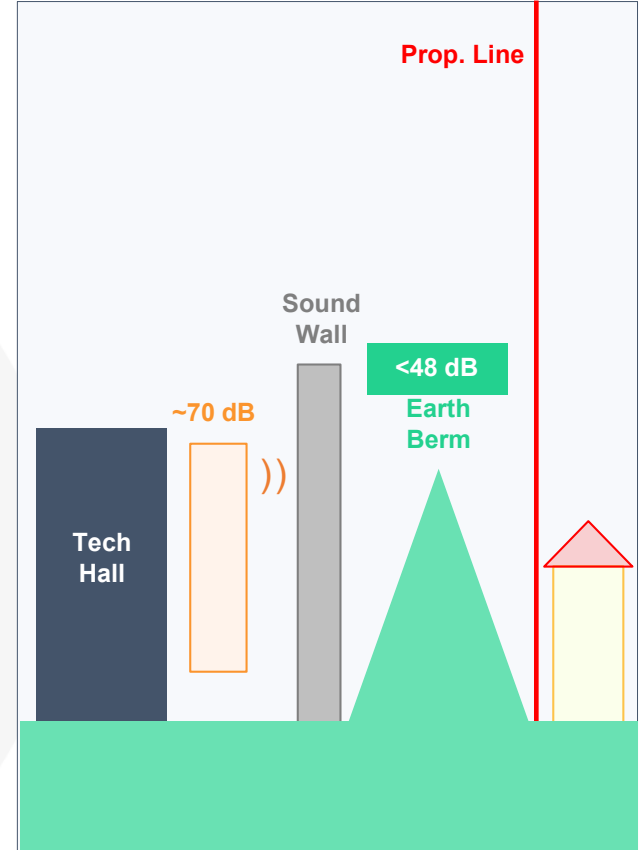
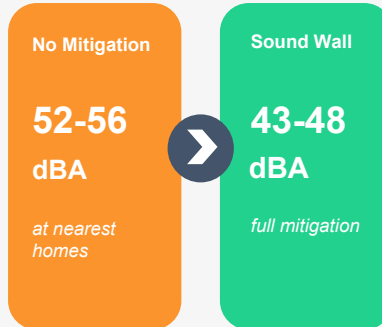
**A** **No.** By the time sound travels to the nearest property line it drops to levels below what especially with the Turnpike ambient noise not far a local ordinances allow — well within the range of normal background noise.

**Q** What is being done to reduce noise?

**A** Multiple layers of protection: **30 ft sound walls** (same rating as highway barriers) and **soil berms with dense vegetation**.

**Q** How do we know it will actually work?

**A** The same wall design was **already proven** at Bitdeer's Massillon, OH facility. An independent third party will monitor noise levels at the property line to ensure compliance.



# Jobs & Payroll Distribution (Estimate)



## A PHASE 1 – ESTIMATED PAYROLL TAXES PER JOB DESCRIPTION

MGMT, ENGINEERING, FINANCE

~5 Jobs

\$600K Payroll

Avg \$120k/yr

NETWORK OPS, POWER SYSTEMS

~11 Jobs

\$825K Payroll

Avg \$75k/yr

OPERATIONS / ENTRY-LEVEL

~24 Jobs

\$1.2M Payroll

Avg \$50k/yr

PHASE 1 TOTAL

Up to 50 Full-Time Jobs

\$2M–\$2.95M/yr Payroll

## B PERMANENT OPERATIONS — FULL BUILD-OUT

MGMT, ENGINEERING, FINANCE

~12 Jobs

\$1.44M Payroll

Avg \$120k/yr

NETWORK OPS, POWER SYSTEMS

~36 Jobs

\$2.7M Payroll

Avg \$75k/yr

OPERATIONS / ENTRY-LEVEL

~72 Jobs

\$3.6M Payroll

Avg \$50k/yr

FULL BUILDOUT

Up to 200 Full-Time Jobs

\$6M–\$9.5M/yr Payroll

## Where does the new Tax Revenue go?



<b>Tax Collections Breakdown:</b>		
<b>CRESTWOOD LSD - REALIZED RE TAX INCREASE</b>		
	<b>REVENUE</b>	<b>Projected % Increase to Tax Revenue</b>
CURRENT RE Tax Revenue (from 2023 Report)	\$10,721,569	
(PHASE-1) NEW Annual RE Tax Revenue	<b>\$1,416,551</b>	<b>13%</b>
(PHASE-2) NEW Annual RE Tax Revenue	<b>\$3,773,515</b>	<b>35%</b>
<b>SHALERSVILLE TOWNSHIP - REALIZED RE TAX INCREASE</b>		
	<b>REVENUE</b>	<b>Projected % Increase to Tax Revenue</b>
Current RE Tax Revenue (from 2023 Report)	\$391,332	
(PHASE-1) NEW Annual RE Tax Revenue	<b>\$168,598</b>	<b>43%</b>
(PHASE-2) NEW Annual RE Tax Revenue	<b>\$449,123</b>	<b>115%</b>
<b>SHALERSVILLE / MANTUA JOINT FIRE DISTRICT - REALIZED RE TAX INCREASE</b>		
	<b>REVENUE</b>	<b>Projected % Increase to Tax Revenue</b>
Current RE Tax Revenue (from 2023 Report)	\$2,068,232	
(PHASE-1) NEW Annual RE Tax Revenue	<b>\$303,618</b>	<b>15%</b>
(PHASE-2) NEW Annual RE Tax Revenue	<b>\$808,800</b>	<b>39%</b>

# Estimated Portage County Real Estate Tax Impacts



<b>ALL DEPARTMENTS - NEW TAXES TO BE COLLECTED</b>				
	<u>% for Department</u>	<u>2025 Taxes Collected</u>	<u>Estimates after Full Buildout</u>	<u>% Increase from Full Buildout</u>
<i>Total Real Estate Tax Revenue Estimated to be Collected</i>	100%	\$41,180	\$7,096,415	<b><u>17233%</u></b>
General	4.520621%	\$1,862	\$320,802	
Mental Health and Recovery	3.184406%	\$1,311	\$225,979	
Developmental Disability	7.785152%	\$3,206	\$552,467	
Child Welfare	3.685577%	\$1,518	\$261,544	
Crestwood LSD	53.174956%	\$21,897	\$3,773,515	
Maplewood Area JVSD	5.709818%	\$2,351	\$405,192	
Shalersville Township	6.328870%	\$2,606	\$449,123	
Mantua / Shalersville Joint Fire District	11.397304%	\$4,693	\$808,800	
Portage County Board of Health	0.665338%	\$274	\$47,215	
Portage Park District	1.809679%	\$745	\$128,422	
Portage County District Library	1.738278%	\$716	\$123,355	

<b>PAYROLL TAX COLLECTION ESTIMATES</b>		
<i>Total Annual Payroll Estimate</i>	100%	\$9,500,000
<i>Payroll Tax Rate for JEDD</i>	2%	\$190,000
<b>Payroll Tax to Shalersville</b>	<b>65%</b>	<b>\$123,500</b>
<b>Payroll Tax to Streetsboro</b>	<b>35%</b>	<b>\$66,500</b>

**Based on the Estimated Average Value from the  
2024 Portage County Financial Audit**

**At Full Buildout, the Bitdeer Project will account for approximately 3%  
of all property taxes in the entire county**

**At Full Buildout, the Bitdeer Project will account for approximately  
15% of all commercial / industrial property value in the entire county**

## Fact vs. Fiction



### ✓ FACT

**FACT:** Bitdeer's Phase 1 alone will generate **100+ construction jobs** sourced locally. Up to 200 permanent jobs will be created once project is fully completed. Property tax revenue and supply-chain spending deliver lasting fiscal impact to Portage County well beyond the direct headcount.

**FACT:** Buildings are low-profile metal-panel structures with deep setbacks, perimeter landscaping, and berms. From the road, the site is largely screened from view – **quieter and less visible** than most industrial developments.

**FACT:** Bitdeer's closed-loop cooling design minimizes water consumption **and does not draw from wells**. The facility will operate within the constraints of the current site infrastructure capacity. Ohio's pending legislation requires monthly usage reporting.

**FACT:** Bitdeer is **not seeking Real Estate Tax Abatement** and at full buildout will increase the current tax revenue from the land by over **17,000%**. Bitdeer looks forward to community engagement opportunities in Shalersville.

**FACT:** This project investment represents the cutting edge of technology within the sector, and marks **one of Bitdeer's most important facilities in their entire network**. Bitdeer will continue to invest in this facility over the next few decades, continuing to benefit the community and tax base.

### ✗ FICTION

*"It only creates about 10 jobs. This is resource extraction, not real employment."*



*"The facility will create industrial blight and hurt the neighborhood's appearance."*



*"They will drain our wells with no accountability."*



*"These large tech companies take local economic incentives from our community and give back very little."*



*"The facilities are not long-term investments for the companies that build them."*



# Q&A

