OXFORD ECONOMICS

AUGUST 2026

THE ECONOMIC IMPACT OF CORSCALE'S PROJECT GRAVITY

Interim results presentation

UNLOCK THE POWER OF ECONOMICS

PROJECT RECAP AND ECONOMIC IMPACT MODELING

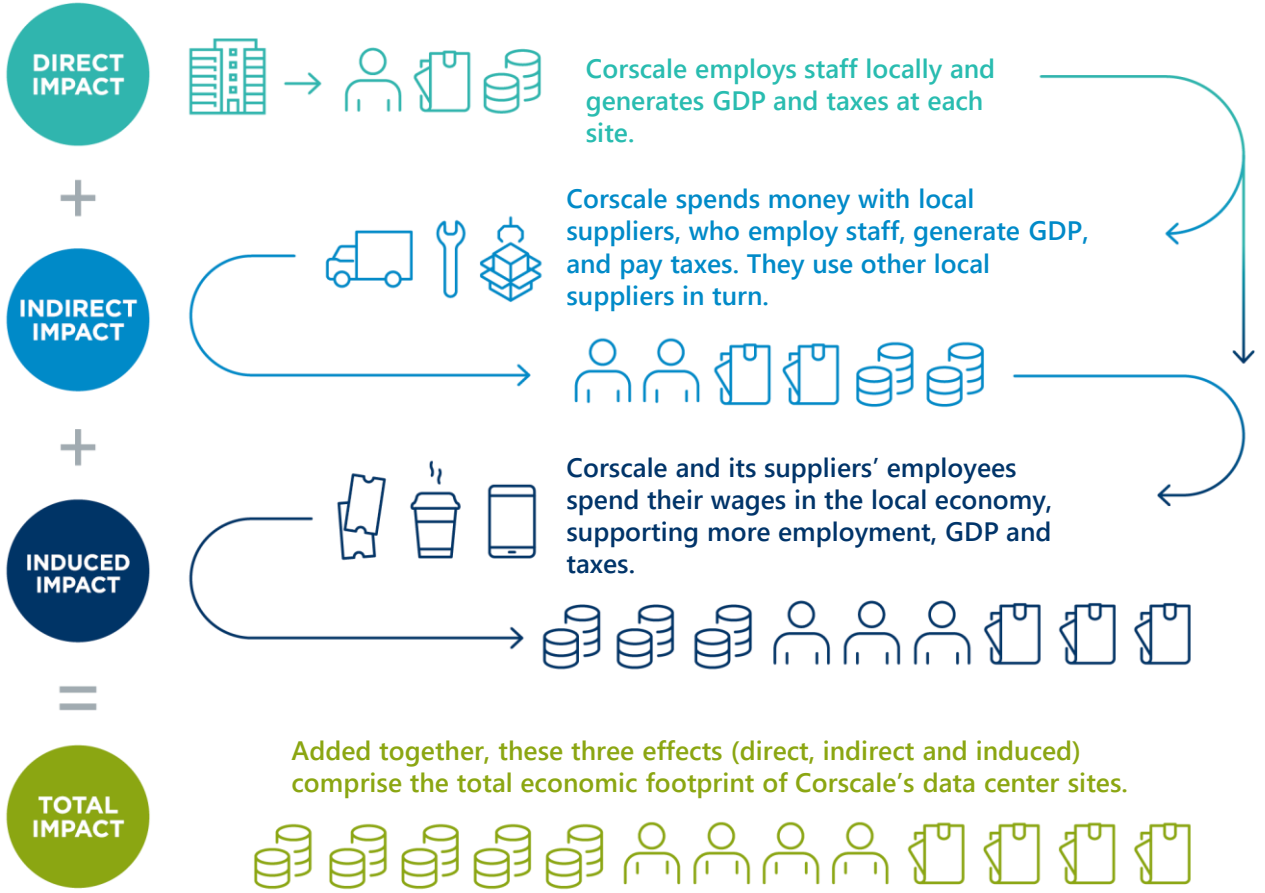
Project Recap

- Oxford Economics was commissioned by Corscale to measure the county, state, and national **economic impact assessment for four prospective data center sites**.
  - Canton, Stark County: Midwest Digital Gateway
  - Archbald, Lackawanna County: Project Gravity
  - Harrisburg East, Dauphin County: Highlands East Campus
  - Harrisburg West, Dauphin County: Highlands West Campus

- Oxford Economics has quantified the contribution of each Corscale site in two ways.
  - **Construction impact**: we examined the stimulus generated across the multi-year build of the data centers.
  - **Operational impact**: each site is evaluated in its expected operational phase, which captures recurring annual activity once the facility is fully operational. Consistent with standard practice for prospective assets, the first full year of stabilized operations is modeled as representative of the permanent annual impact.

Introduction to economic footprint modeling

- We quantify the economic impact using an input-output modeling framework for all four Corscale locations.
- The framework considers three channels of impact:
  - Direct impact
  - Indirect impact
  - Induced impact
- The economic footprint of the data centers is quantified through three key metrics:
  - **Gross value-added (GVA)** contribution to GDP quantifies the economic value associated with economic activity generated by the data centers;
  - **Employment** is measured in headcount jobs; and
  - The **fiscal impact** of the data centers is quantified by exploring how additional economic activity may generate additional tax revenues across different levels of government.



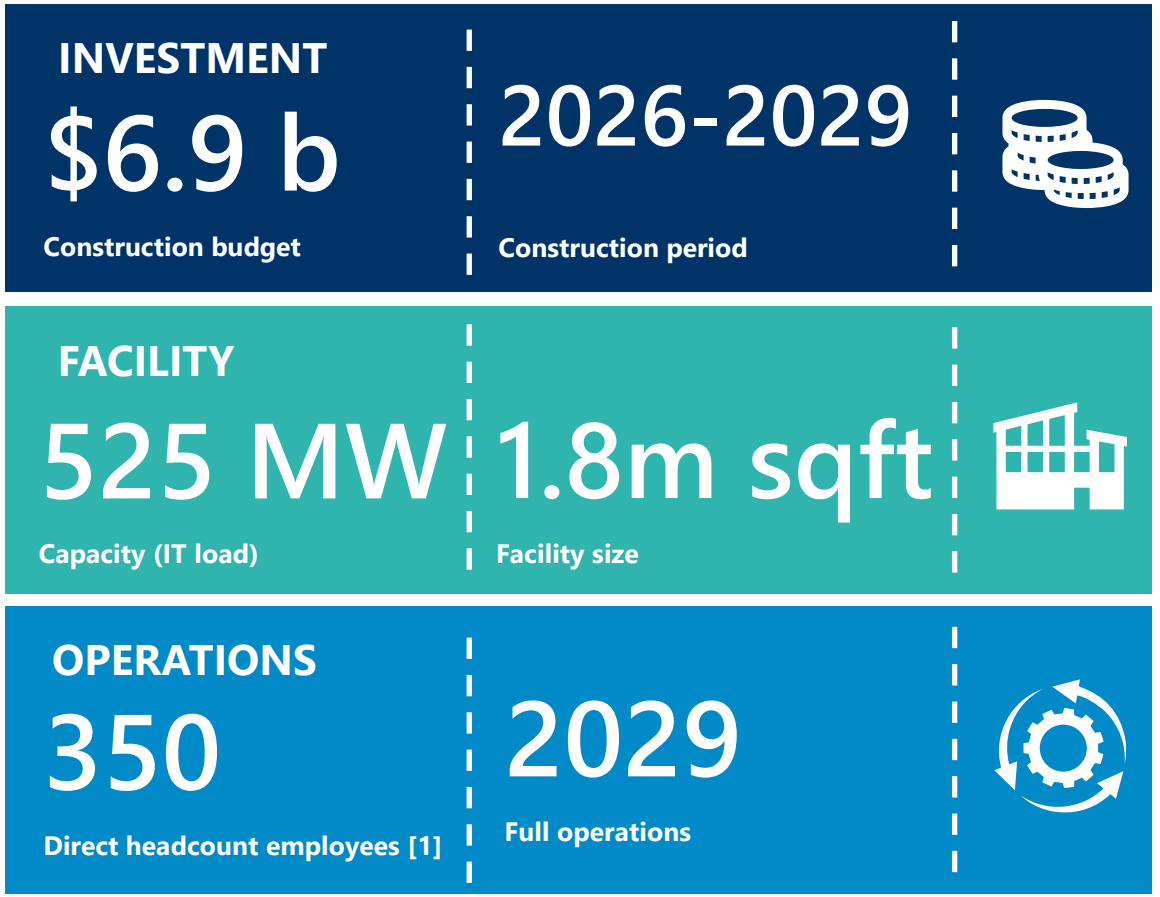
PROJECT GRAVITY ECONOMIC IMPACT

Project Gravity: project overview

Project Gravity represents a major investment in Archbald Borough

Project Gravity | Archbald Borough, Lackawanna County, Pennsylvania

- Project Gravity represents a $6.9 billion investment in Lackawanna County, with construction expected to run from 2026 to 2029 and full operations beginning in 2029.
- The total investment includes mechanical, electrical, plumbing and fit-out costs.



Notes:
[1] Direct employment is rounded to the nearest ten. Direct employees include 11 Corscale employees and 340 facility operators.

Impact summary of Project Gravity

Geography		Development phase annual impacts (Q4 2026-Q3 2029)		Operational phase annual impacts (Q3 2029 onwards)	
National		**$2.9 billion** Total annual GDP impact supported across the United States during the development phase.	**24,800** Headcount jobs supported across the United States during the development phase.	**$1.0 billion** Annual average GDP impact supported across the U.S. once Project Gravity becomes operational.	**3,740** Headcount jobs supported each year across the U.S. once Project Gravity becomes operational.
Pennsylvania		**$2 billion** Total annual GDP impact supported across Pennsylvania during the development phase.	**19,400** Headcount jobs supported across Pennsylvania during the development phase.	**$737 million** Annual average GDP impact supported across Pennsylvania once Project Gravity becomes operational.	**2,460** Headcount jobs supported each year across Pennsylvania once Project Gravity becomes operational.
Lackawanna County		**$1.6 billion** Total annual GDP impact supported across Lackawanna County during the development phase.	**16,600** Headcount jobs supported across Lackawanna County during the development phase.	**$469 million** Annual average GDP impact supported across Lackawanna County once Project Gravity becomes operational.	**1,550** Headcount jobs supported each year across Lackawanna County once Project Gravity becomes operational.

Project Gravity: construction impact

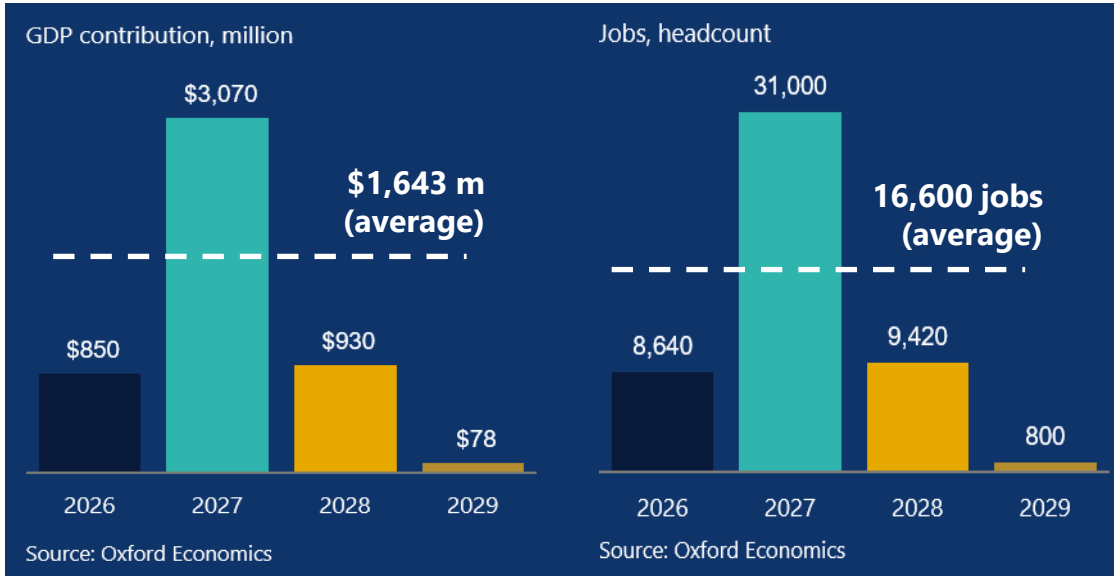
Between Q4 2026 and Q3 2029, the construction of Project Gravity will represent a major investment in the local community, supporting jobs and economic activity not only at the construction site but throughout the local supply chain and economy

National, state, and county economic impact

- We estimate the construction of Project Gravity to contribute **$1.6 billion to Lackawanna County's GDP (11.7% of the County's total GDP)** and support **16,600 jobs every year (130 in every 1,000 people employed in Lackawanna County)**, on average, throughout the construction period.

	United States	Pennsylvania	Lackawanna County
Average annual GDP contribution (million)	2,873	2,041	1,643
Average annual tax contribution (million)	638	459	364
Average annual jobs supported (headcount)	24,800	19,400	16,600

Lackawanna County economic contribution during construction



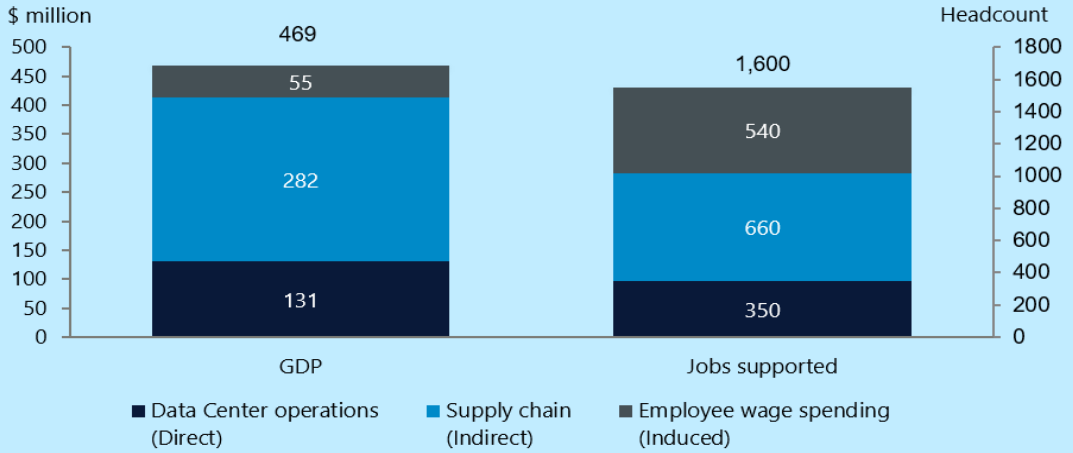
Notes:
[1] Economic impacts include direct, indirect and induced activity.
[2] Average annual results are obtained by dividing cumulative impacts by the expected construction duration (3 years). All results are annualized for comparability with national statistics.
[3] Tax contribution includes federal, state, and local taxes.
[4] Monetary values are presented in 2026 dollars.

Project Gravity: operational impact

Once operational, Project Gravity will generate an ongoing annual economic contribution in Lackawanna County and across the US economy

Lackawanna County economic contribution

- We estimate Project Gravity will contribute **$469 million to Lackawanna County's GDP (3.3% of the County's total GDP)** and support **1,550 jobs annually (12 in every 1,000 people employed in Lackawanna County)** once fully operational—including 350 direct jobs at the campus and additional jobs supported throughout the economy.



Source: Oxford Economics
Totals may not sum due to rounding

> "The 525 MW campus is expected to reach full capacity in 2029, with 350 direct Corscale and facility operator jobs once fully operational."

National, state, and county economic impact

	United States	Pennsylvania	Lackawanna County
GDP contribution (million)	1,040	737	469
Tax contribution (million)	270	194	123
Average annual jobs supported	3,740	2,460	1,550

Notes:
[1] Economic impacts include Corscale's direct, indirect, and induced activity and exclude direct employment and economic activity generated by data-center tenants. Certain contractor activity supporting tenants may be included.
[2] Tax contribution includes federal, state, and local taxes. All taxes for this site were estimated through IMPLAN.
[3] Monetary values are presented in 2026 dollars.

Project Gravity: jobs multiplier

For every 10 jobs at the Archbald campus...

United States		**10.6x** **Jobs multiplier for the U.S.**	... an additional 96 jobs are supported across the rest of the United States
Pennsylvania		**7.0x** **Jobs multiplier for the state**	... an additional 60 jobs are supported across the rest of Pennsylvania
Lackawanna County		**4.4x** **Jobs multiplier for the county**	... an additional 34 jobs are supported across the rest of Lackawanna County

Notes:
[1] The jobs multipliers are calculated by dividing the total jobs supported by the direct jobs quantified in the operational impact. For Lackawanna County, 1,550 total jobs supported ÷ 350 direct jobs = 4.4x. Therefore, every 10 direct jobs support approximately 44 total jobs, including 34 additional jobs through the indirect and induced channels. While the employment figures presented in this document are rounded, all calculations are based on the unrounded figures.