In response to the May 13 Neighborhood Meeting in Porter County, QTS has taken additional steps to address the questions and concerns raised by community members. It is our hope that this helps clarify any misconceptions and provides accurate information about the project and the data center industry more broadly.

Please see below for our detailed responses:

## Proximity to Wheeler High School

**How close will data centers be to schools?**

- Current site plans provide for a minimum of a 500-foot setback from the property line. No building is proposed to be closer than 2,000 feet to the Wheeler High School, which is more than 5 football fields and 4 times the required distance.

## Noise Concerns

**What is the noise like during construction?**

- Noise is anticipated during construction. QTS complies with all required noise ordinances and works closely with our partners to ensure we're working during approved work hours.
- We are committed to providing a high level of service and accessibility by keeping the community informed about planned construction. QTS will share regular updates on our Porter County Site page to ensure transparency and ongoing communication.

**What is the noise like during operation?**

- QTS has committed to an acoustic analysis to ensure we comply with the proposed decibel thresholds and all local, state and federal noise emission regulations.
- Our buildings are designed with internal equipment yards, natural sound-damping, ample setbacks, and rooftop screen walls to buffer noise and not to exceed permissible noise levels under regulations.
- Ambient noise in the area is already significant due to nearby train tracks, with passing trains reaching noise levels of approximately 75 decibels. Our facility is projected to operate well below that threshold, averaging less than 60 decibels, with quieter areas as low as 50 decibels. This sound level is well within the Occupational Safety and Health Administration standards.[i]

## Construction Concerns

**How will data centers increase traffic, particularly during construction?**

- Traffic during construction is anticipated to fluctuate based on the construction phase.
- The planned setbacks are in place to offset sound and traffic disruption to Porter County residents and Wheeler High School. We will work with the municipality to reduce any disturbances.
- We are committed to providing a high level of service and accessibility by keeping the community informed about planned construction.
- Upon construction and data center fit-out completion, traffic impacts will be nominal.

**What time of day will construction occur, and will they work nights, weekends, holidays, etc.?**

- Construction timelines are dependent on a variety of factors and may shift accordingly, but QTS and our construction partners adhere to standard construction hours. If work is required outside of these hours, we will coordinate with the county and ensure the community is notified in advance.
- We ensure that noise levels comply with county regulations, and we will maintain open communication throughout the construction process with updates via the QTS Porter County Site page.
- QTS is committed to working with the county to ensure construction hours, logistics, and traffic plans are aligned to industry best practices and county needs.

## Environmental Concerns

**What type of water supply are you using?**

- QTS does not leverage public water supply to cool our data centers.
- QTS implements a zero-water consumption cooling design, which saves more than 48 million gallons of water annually per data center – the equivalent of water use from more than 2,200 U.S. homes per year.
    - The water-free cooling design is described as a data center with cooling equipment that, once operational, does not withdraw, consume or discharge water while cooling the data center.
    - The solution's mechanical design employs a low-pressure pumped refrigerant system that uses outside air economization to remove heat without using water. This is a similar idea to your home A/C system.
- Our cooling system does not consume water, which greatly reduces the amount of water needed by our buildings. The water consumption in the building is mainly for use in bathrooms, kitchen, cleaning, and irrigation.
- With our water-free cooling system we have seen year-over-year efficiency gains in our Water Usage Effectiveness (WUE) metric, which is the most relevant metric for measuring water use and conservation in the data center industry. Because the QTS Freedom Design does not consume water, we deliver a WUE of 0.

**Will our local water supply be contaminated due to chemical spills, leaks, etc.?**

- No, QTS utilizes a closed-loop cooling system. This water is continuously cooled and then reused.
- This system is more environmentally friendly than systems that use water only once before consuming and evaporating. A closed-loop system continuously recycles water and eliminates the need for continuous water consumption to feed the system.
- Water discharge from the system during maintenance is directed into the local sewer system.
- Data center systems are designed to be efficient and resilient. There are various monitoring and controls that mitigate any potential impacts to the surrounding environment.

**Will water drainage impact adjacent property owners and cause flooding? How will this be handled?**

- Stormwater management features will be implemented as part of the development plan. Runoff generated from rainfall on surfaces or building roofs is designed to be captured by storm inlets throughout the development and routed to detention ponds via storm sewer. The detention ponds will temporarily store the water and discharge it at a controlled rate, simulating the existing water landscape of the property.
- As part of our development project, we are fully funding and undertaking the reconstruction of the existing drainage system.

**What are the impacts on our wetlands and waterways?**

- QTS implements best-in-class storm water management practices to ensure minimal stormwater runoff acceleration.
- These designs and strategies are subject to permits and regulated by state and local governmental authorities.
- We value the protection of natural resources and work closely with County officials to ensure disturbances to surface water are mitigated when possible.
- Our development plans will strive to preserve the floodplain and wetlands. Post-development stormwater discharge will follow County ordinances regarding rate, volume, and water quality.

**What are the specific funding sources proposed for potential upgrades to water utilities, and who would ultimately bear the financial responsibility?**

- This project requires upgrades to the public water and sewer infrastructure, which QTS will fully fund and manage. These improvements will also create new opportunities for residents to connect to public water services.
- QTS complies with all proffers and local AHJ requirements for the operation of facilities and connections to local utilities.

**How does all this power impact the environment?**

- Our facilities are designed to LEED standards, achieve Energy Star Building Certification, and use Energy Star appliances. We are focused on using carbon-free sources whenever possible, investing in renewable energy projects, exploring innovative energy solutions, and helping our customers use cleaner electricity at our sites.
- Our success in improving our operational efficiency and reducing our power consumption is highlighted by our steadily improving PUE metric.
    - PUE is a ratio that describes how efficiently a data center uses energy; specifically, how much energy is used by the non-computing equipment.
    - In 2023, QTS's average PUE across our data center portfolio stands at 1.43. This efficiency gain saved 40,652 MWh of electricity in 2023 compared to 2022.
    - QTS's PUE continues to drop as we introduce innovations across our data centers.
- QTS is committed to building and operating sustainable data centers to minimize our environmental impact and strengthen their energy and resource efficiency.

**What is the impact on wildlife and trees?**

- Because the land is primarily open farmland, the development will have minimal impact on existing trees and wildlife.
    - To minimize the impact of our data center builds, QTS developed our go-forward Development Tree Replacement Program that aims to replant more trees than were cleared during the development of our data centers.
    - We also have an initiative where one tree is donated for every 100 kW customer contract, each month per customer. In the past five years, we have planted more than 290,000 trees on behalf of our customers.
- We will equip every on-site engine with high-efficiency filters to protect air quality and reduce emissions. These filters will help minimize both air pollutants and noise levels.
- Additionally, we have strategic lighting plans that help to preserve wildlife and natural areas and meet Porter County code requirements. All lighting plans are reviewed by Porter County Officials.

**What is the impact to indigenous wildlife?**

- QTS conducted a series of independent environmental studies, including wetlands, biological and habitat studies, and consulted with environmental specialists during our site exploration to help protect the natural ecosystem.
- As part of this due diligence process, we found that QTS' development should have no significant impact on the native wildlife in this area.
- Throughout our development process we will partner with environmental and wildlife agencies to implement recommendations for conducting certain

construction activities outside of the timeframes for protecting mating, nesting and migration of certain species.

- This includes preserving and expanding forest area and green space, safeguarding natural resources, and maintaining a wildlife corridor to support and protect animal habitats.

**For more information on QTS's commitment to the environment and sustainability efforts, please see our 2023 Sustainability Report.**

## Health Impact

**How much electromagnetic radiation will the data center emit, and how will that impact the health on students at Wheeler High School or residents that live nearby?**

- A common misconception is that living near a data center poses increased health risks due to radiation. In fact, data centers actually emit levels of electromagnetic radiation comparable to those of standard commercial or residential buildings.[ii]
- All buildings regardless of usage and occupancy emit electromagnetic radiation. Despite extensive research, to date, there is no evidence to conclude that exposure to low level electromagnetic fields is harmful to health.[iii]
- In fact, even existing transmission line corridors that separate the project area from Wheeler High school provide a more than sufficient setback to mitigate any existing or future electromagnetic fields related to utility infrastructure.
- The setbacks associated with transmission lines are designed to comply with federal guidelines and the National Electric Safety Code, ensuring safety and minimizing exposure to electric and magnetic fields (EMF). Extensive scientific research over the past 40 years has not demonstrated any health effects from EMF exposure at these distances.

**What is the impact on light pollution?**

- QTS data center buildings are constructed to meet or exceed green building standards, which includes responsible lighting design.
- The lighting strategy will mitigate impact to wildlife and natural areas by implementing special lighting techniques. These include:
  - Using directional lighting pointed downward and covered to reduce light pollution
  - Lower wattage and brightness levels
  - Motion sensors and automatic systems to avoid unnecessary lighting
  - Landscaping to minimize light impact
- All lighting plans will meet Porter County code requirements and are reviewed by Porter County Officials.

**Will diesel generators be used? How will the emissions impact air quality and health?**

- Generators are used for emergency backup purposes only and are not the main source of power for our data centers.
    - QTS conducts one monthly and one annual test on the generators to ensure they are working properly and for warranty purposes. This activity is highly regulated by state and federal standards.
    - Each data center has a publicly available emissions limit set by the state. Our normal operations are designed to stay well within both state and federal emissions requirements.

**Will the data center use underground diesel storage tanks? What is the risk for leaks or environmental contamination?**

- QTS standard design does not use underground diesel storage tanks. Our typical tanks are ASTs (above ground storage tanks) that are integrated with our generator enclosures as base tanks.
- These tanks are double-walled and equipped with interstitial leak monitoring and containment systems to ensure environmental protection and prevent any potential contamination.

**What happens to old electronics within the data center? Should electronic waste a concern?**

- Any equipment that QTS or our customers use, we recycle.
- In most cases, old electronics are typically used to build new component parts.

## Energy Sources

**Will you be generating power on-site?**

- Currently there are no plans for solar power or on-site generation at this location.

**Will there be on-site substations?**

- Yes, on-site substations are planned to leverage the existing transmission.
- We mitigate our impact to the community by locating infrastructure on-site.

## Economic & Community Concerns

**How will a data center impact the look and character of Porter County?**

- We are committed to protecting the beauty of the communities we partner with.
- Although we are still in the early planning stages, we plan to minimize visual impacts on neighboring properties through substantial buffers and setbacks.
- We will incorporate buffer screens to conceal equipment from view, utilize landscaping techniques such as berms to enhance aesthetics, and preserve most, if not all, existing trees to help naturally shield the facility.

- We take pride in constructing buildings with aesthetic appeal in the communities that we operate. We have a track record of working with local communities to ensure our buildings meet local design standards.

**Will this provide jobs within the community?**

- Yes. Estimated job creation for data centers varies depending on the type of product housed within the facilities and potential site plans. We expect this campus to generate between 125 and 175 operational jobs.
- Additionally, data center construction will create over a thousand long-term construction jobs.
- In addition to direct jobs, for every job directly created by a data center, there are six other jobs that are supported elsewhere in the U.S. economy, according to a recent PwC report commissioned by the Data Center Coalition.[iv]

**What benefits will you bring to our community?**

- The project is anticipated to generate tens of millions of dollars in local tax revenues.
- This project requires upgrades to the public water and sewer infrastructure, which QTS will fully fund and manage. These improvements will also create new opportunities for residents to connect to public water services.
- Giving back to the communities in which we live and work is a big part of who we are at QTS. QTS provides high-quality jobs in both the construction and operation of data centers, tax revenue streams for local governments and school districts, and investments for infrastructure improvements.
- We have an expanding Community Impact team that identifies community needs and seeks ways for QTS to contribute time, talent, and treasure to those causes. Through the QTS Community Impact Program, we provide financial support, services, and volunteerism to benefit local programs and agencies. From hands-on volunteering to community outreach and partnerships, we focus on causes that reflect our core values and help people both here in the U.S. and around the world.
- QTS donates to a wide range of charitable organizations with missions and programs that support the well-being of young people, families, those struggling in poverty, and our veterans. We also invest in programs and projects to better the communities where our data centers are located. We partner with exceptional organizations that offer training, professional development, and internship opportunities and create diverse talent pipelines for STEM careers.

**How will data centers affect residential property values?**

- QTS is committed to being a good neighbor. Data centers generate significant tax revenues for local communities while not demanding significant resources from public services. The projected annual tax revenue is over $10 million annually once stabilized.

- Residential property values are driven by multiple factors including schools, demand, supply, zoning and neighboring uses.
- There is no validated, publicly available research correlating property values and data centers.

## Security

**Are data centers a threat to national security and are communities at risk for potential attacks?**

- While data centers are critical infrastructure, they are among the most secure and resilient facilities in technology.
- QTS data centers are designed with multiple layers of physical, technical and environmental security controls including biometric access controls, 24/7 surveillance and advanced cybersecurity protocols.
- To ensure the upmost security, QTS employs a team of security professionals that include former government security professionals.

At QTS, we believe in being a good neighbor and partnering with the communities in which we live, work and operate in. As we continue to explore the possibility of developing a state-of-the-art data center in Porter County, our goal is to ensure this project brings long-term benefits to the community.

Learn more by visiting the QTS Porter County site page or contacting us at media@qtsdatacenters.com.

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[i] Occupational Safety and Health Administration. "Occupational Noise Exposure." United States Department of Labor, https://www.osha.gov/noise. Accessed 4 June 2025.

[ii] EziBlank. "Is It Dangerous to Live Near a Data Center?" EziBlank, https://www.eziblank.com/is-it-dangerous-to-live-near-a-data-center/. Accessed 4 June 2025.

[iii] World Health Organization. "Radiation: Electromagnetic Fields." World Health Organization, 4 Aug. 2016, https://www.who.int/news-room/questions-and-answers/item/radiation-electromagnetic-fields. Accessed 4 June 2025.

[iv] PricewaterhouseCoopers. "How Data Centers Are Becoming Part of Our Communities." PwC, https://www.pwc.com/us/en/industries/energy-utilities-resources/library/data-centers.html. Accessed 4 June 2025.