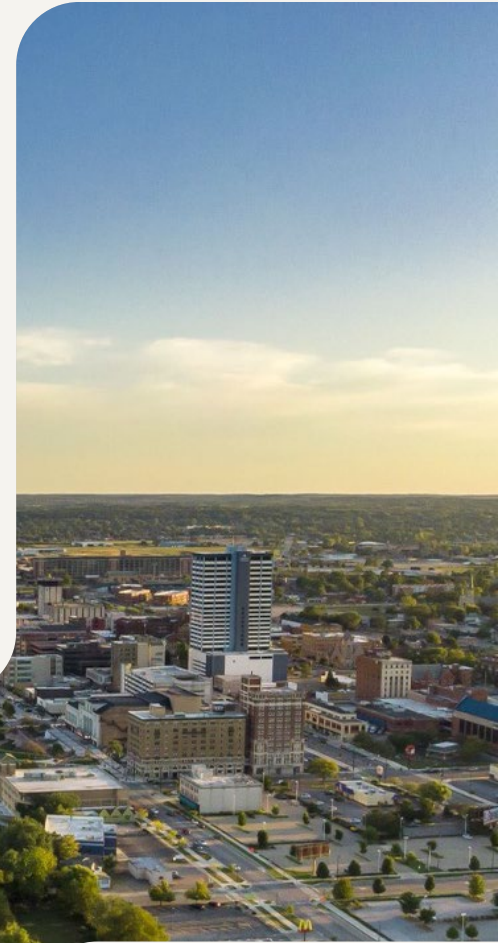


Falls Township Innovation Campus at Keystone Trade Center

July 14, 2026





Public Meeting

NEW

- Falls Township Innovation Campus Overview
- Site Selection and Economic Development
- Energy and Water
- Environment and Sound
- Workforce Development and Community Engagement



Campus Location within Keystone Trade Center



Conceptual Campus Rendering



Project Investment and Incentives

-Amazon investment in Falls Township exceeded ~\$827M by December 2025

- the project supports an average of 1,550 full-time equivalent jobs in the local economy

PA Permit Fast Track Program:

- streamlines permitting for high-impact economic development and infrastructure projects
- coordinated, transparent, and predictable interagency review

Local Incentives:

- **Keystone Opportunity Zone (KOZ)**
 - Designated in 2021 to attract redevelopment
 - Term expires December 31, 2034
- North Point lease payments fund payments (PILOT) Falls Township, Bucks County, and Pennsbury School District



Energy - Large Load Power Infrastructure



- **Regulated tariff and service agreement** between AWS and Utility include protections for existing utility customers.
- Large loads are required to **pay minimum bills**
- Larger share of transmission system costs is passed onto large load customers
- If load does not materialize, **large load —not existing customers— covers the shortfall**
- Per recent E3 study, **AWS datacenters generate revenues that meet or exceed costs** and customers are not subsidizing costs to power our data centers

We pay full energy costs and are committed to ensuring Amazon data centers do not increase customers' electricity bills



Use of DC backup generators

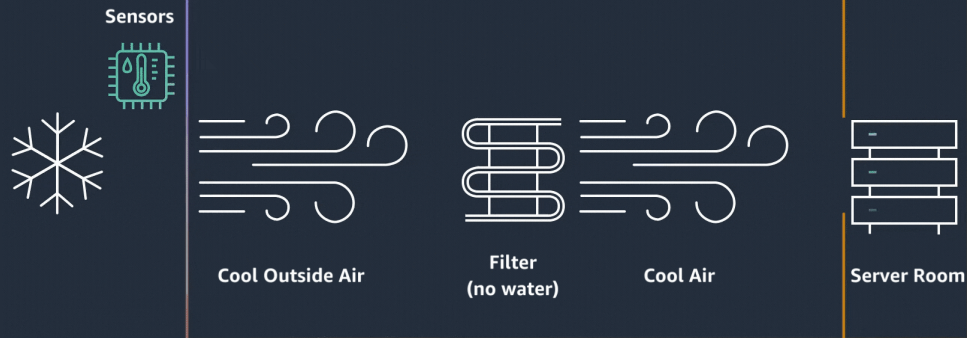
- We are Customer Obsessed; **AWS' infrastructure is planned with resiliency in mind.**
- Generators are used infrequently, mostly for testing and emergency situations.
- Generator use and maintenance comply with state and federal regulations.

Backup Generators Ensure Availability of Critical Services

Water - Amazon data centers are highly efficient

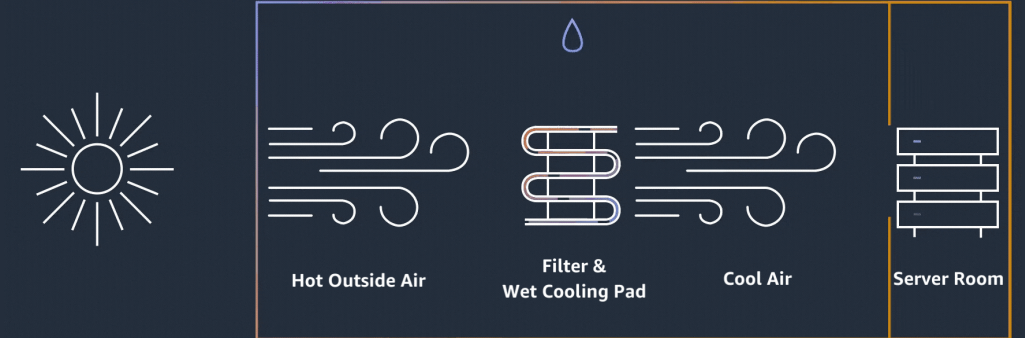
In our Pennsylvania Region, cooling water will be used for approximately 2% of the year

Outside-air Cooling



~98%

Direct Evaporative Cooling



~2%



Our commitment to the environment

We are dedicated to environmental stewardship — advancing water positive initiatives, protecting wetlands, and preserving air and stormwater quality in every community where we operate

- We work closely with environmental agencies to ensure Amazon data centers **meet or exceed all applicable environmental and public health standards.**
- Amazon data centers are **4.1x more energy efficient** than on-premises and **reduce workloads' carbon footprint by up to 99%.**
- Amazon is one of the biggest corporate purchasers of renewable energy — we take renewable energy seriously and have **contracted 700+ renewable energy projects worldwide.**



Air Permitting

- Air quality permit application submitted to Pennsylvania Department of Environmental Protection (PADEP).
- Facility-wide emission limits will be below major source thresholds.
- Emissions from AWS data center facilities are typically a fraction of what the overall permit limit allows (< 10-20%).
- Data shows each AWS emergency backup generator operates for ~10 hours per generator per.
- 6 hrs testing and maintenance per year – continually working to reduce testing frequency.

Acoustics

AWS has a team of Acoustic Engineering Experts with a wide variety of industry experience, including:

- Data centers
- Port developments
- Highway and transit sources
- Mines
- Wind energy
- Oil and gas

Member of the Institute of Noise Control Engineering (INCE) and Acoustical Society of America (ASA)

As one of the only companies with a dedicated Acoustic Program and specialized engineering team, AWS leads the industry in solving data center sound challenges.

Risk & Due Diligence

- Study and evaluate acoustic dynamics of current operations and future developments.
- Conduct best-in-industry sound monitoring, data analysis, and modeling assessments.

Design Engineering

- Study best practices across sectors for design and implementation of acoustic innovations and improvements.

Field Engineering

- Ensure site operations and mitigation measures meet regulatory standards.
- Ensure professional acoustic vendors and solutions manufacturers meet our high-bar standards.



Sound fundamentals

- **Sound:** Characterized by pressure fluctuations in a medium, typically air. The pressure levels vary greatly over the range of human hearing.
- **Decibel (dB):** Decibels are used to characterize the very wide range of sound pressures to a more manageable level by using a logarithmic scale.

COMMON OUTDOOR SOUND LEVELS



Additive Effects of Sound

	50 dB
	53 dB (+3 dB >> Perceptible)
	55 dB (+5 dB >> Readily Noticed)
	60 dB (+10 dB >> Doubling of Loudness)

Pennsylvania impact to date



**\$400,000 in community
fund grants so far**



**Volunteered 600+ hours
this year**



**Sponsorship of local
events and festivals**



**Over 60 local nonprofits &
organizations supported**



**Think BIG STEM
experiences for
children & families**



**Supporting revitalization
of community space
infrastructure**