

DISCLOSURE STATEMENT SHEET

Bell and iTel Networks DATA CENTRE

AS OF JUNE 4, 2025

LOT 87, NICOLA LAKE IR #1

PROPONENT: Bell Canada Inc. and iTel Networks Inc AI data centre.

LEASE AND SUBLEASE: As contemplated in the designation: Bell and iTel will sublease from UNHLP, with UNHLP or other wholly owned partnership of Upper Nicola as the sublandlord.

AREA OF LAND PROPOSED: Approximately 100 to 150 acres of land on lot 87 that will not be used by the solar project.

PROJECTED INVESTMENT: \$500 Million.

TIME TO CONSTRUCT: 2 years.

RENT: Expected rent would be the greater of: a) a fixed monthly rental amount; or, b) 5% of revenues received by Bell and iTel.

TERM: Balance of the time remaining on the designation: approximately 92 years;

USE: The use to which the lands would be put would be for a data centre. Preliminary investigation confirms that the infrastructure in the fiber connection is satisfactory for use of this size. The focus would be for AI (artificial intelligence).

ENVIRONMENTAL: There would be no unusual environmental effects from the operation of the data centre. The data centre will be a highly designed and modern warehouse complex. It will be quiet and non-polluting.

EMPLOYMENT: During construction, as an estimate, likely 2000 or more jobs. These will be of all skills and abilities; during operations, as an estimate, likely 200 or more, with roles ranging from highly-skilled to low-skilled.

OTHER MATTERS:

B.C. Hydro substation is also a key to this project. In order to accommodate this project as much as 300 MW per annum of electrical energy would be required. BC Hydro has provided initial confirmation that the Nicola Substation has the electrical capacity.

LOCAL GOVERNMENT AREA TAXATION: If this project is developed, it will generate tax revenues that will rival all revenue sources to which the Band has had access to up to this time. At the present time, it is not possible to determine, exactly, what the tax base may be. Taxation is based upon assessed values. The Band contracts with BC Assessment to determine the assessed value of the project. The current taxation rate for light industrial set by Chief and Council is at \$11.01291 per \$1,000 of assessed value.