

## GROWTH PARTNERSHIP AGREEMENT

### 1. PARTIES

This Growth Partnership Agreement (the **Agreement**) is entered into as of [date], by and among the following parties (collectively, the **Parties**):

- A. Digitalland Services (FI) Oy, Finnish business ID: 3483497-8 (together with its affiliates, **DayOne**)
- B. City of Lahti, Finnish business ID: 0149669-3
- C. Lahti Region Development LADEC Ltd, Finnish business ID: 0855115-7
- D. Lahti Energy Ltd, Finnish business ID: 0804847-1
- E. Salpaus Further Education, Finnish business ID: 0993644-6

### 2. PURPOSE OF THE AGREEMENT

The purpose of this Agreement is to strengthen the partnership between key stakeholders in Lahti and DayOne. The Agreement defines a framework of objectives outlining how DayOne can support the development of the Lahti region and strengthen the local business and ICT education ecosystems. The Agreement further aims to anticipate and support the growth and investment needs of DayOne's data center campus to be developed in Lahti (the **Data Center Investment**), fostering regional development and pursuing broader economic and societal benefits for both the Lahti region and Finland as a whole.

### 3. OBJECTIVES OF THE AGREEMENT

The Parties commit to the following objectives, which form the framework for their partnership. The Parties undertake to work collaboratively to identify and implement means to achieve the objectives in practice.

The objectives set out in this Agreement are the following:

- advancing Lahti's carbon neutrality target from the year 2028, Lahti being a leading green city in Europe;
- promotion of the streamlined advancement of DayOne's data center project by the organization of the City of Lahti, and supporting DayOne's active growth in Lahti;
- enabling local companies to become connected to the development project during the construction and operation of the data center, and encouraging other business investments that benefit data center operations to locate in Lahti;
- innovating solutions for the utilization of waste heat generated as a by-product of data center operations;
- integrating the region's universities, vocational education, local experts, and research into the project and its future development phases, and accelerating the development of future circular economy and ICT expertise in Finland;

- supporting the ecosystem developing around DayOne by bringing together potential business partners and promoting value networks and new business related to DayOne's operations, including in waste heat utilization, construction, the circular economy, and the ICT sector;
- commitment by DayOne to receiving student projects prepared at educational institutions, offering research topics to schools, offering internship programs for students, enabling short visits by teaching staff to familiarize themselves with operations, and providing an annual guest lecture.

To support the objectives of this agreement, DayOne will leverage its existing collaboration with academic partners at its Singapore HQ, such as NUS, to bridge and facilitate R&D with Finnish institutions like LUT — spanning tropical and cold-climate data center innovation. DayOne will also grant a donation of 2 M€ over a 5-year period (2025-2029) for LUT University to support starting a Bachelor's Program in physics with planned start in 2027, and a donation of 0.5 M€ over a 5-year period (2025-2029) to LAB University of Applied Sciences to support RDI development.

This Agreement shall be conditional upon DayOne being able to execute the Data Center Investment.

#### **4. GOVERNANCE AND MONITORING THE PARTNERSHIP**

The progress of the partnership and its objectives will be monitored by a steering committee led by the Mayor of Lahti, with participation extended to key stakeholders including DayOne.

To support the implementation of the objectives set out in this Agreement, the Parties agree to establish working groups focusing on areas such as circular economy, waste heat utilization, business collaboration, as well as cooperation with educational institutions and research, development and innovation (RDI). The Parties preliminarily agree that one working group will be established to focus on circular economy and waste heat utilization, and a second working group on cooperation with educational institutions and RDI activities.

#### **5. DISPUTE RESOLUTION**

Any dispute, controversy or claim arising out of or relating to this contract, or the breach, termination or validity thereof, shall be finally settled by arbitration in accordance with the Arbitration Rules of the Finland Chamber of Commerce.

The number of arbitrators shall be one. The seat of arbitration shall be Helsinki, Finland, and the language of the arbitration shall be English.

## 6. SIGNATURES

### **Digitalland Services (FI) Oy**

---

Name: Gee Choo Khoo

Position: Chair of the Board of Directors

### **City of Lahti**

---

Name: Niko Kynnäräinen

Position: Mayor

### **Lahti Region Development LADEC Ltd**

---

Name: Tomi Tura

Position: CEO

### **Lahti Energy Ltd**

---

Name: Jouni Haikarainen

Position: CEO

### **Salpaus Further Education**

---

Name: Päivi Saarelainen

Position: Principal