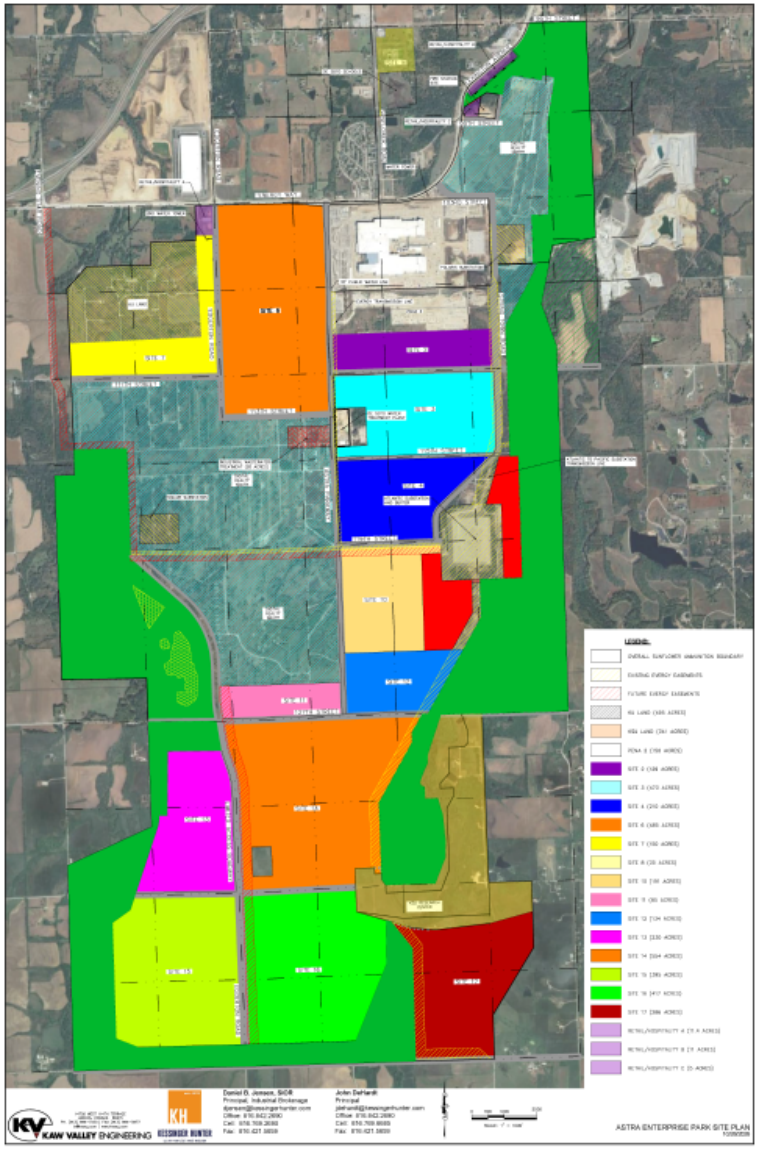
ENTERPRISE PARK

De Soto, Kansas | Kansas City Metro

Where scale meets existing infrastructure.

The property offers abundant land in an aera where Evergy, the City of De Soto and other providers have made major utility investments, alongside existing industry that includes Panasonic Evergy and Digital Realty—minutes from Kansas City yet buffered from surrounding uses.

- **Advanced manufacturing**
- **Digital infrastructure**
- **Energy + storage**
- **Research + innovation**



Title and existing diligence materials are available upon request. Tracts of up to approximately 2,000 contiguous acres are available, as are smaller tracts. Acreage is available for buyer self-performed development.

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Astra at a glance

Approximately 14 square miles of land in an area attracting high-value industrial and technology investment.

9,000+	4.7M SF	1,400±	2,700± AC
TOTAL ACRES	PANASONIC FACILITY	DIGITAL REALTY ACRES	PARKS + PUBLIC-BENEFIT LAND

EXISTING INDUSTRY & INSTITUTIONS

- Panasonic Energy - advanced EV battery manufacturing campus
- Digital Realty - planned multi-phase hyperscale data center campuses
- University of Kansas collaboration area – land suited to educational, medical, commercial and advanced-manufacturing uses; only a limited area is subject to the PBC educational-use restriction
- Kansas State University - research land and institutional presence
- Approximately 2,700 acres reserved for parkland, creating long-term open-space buffers around the property

LOCATION ATTRIBUTES

- **Tracts of up to approximately 2,000 contiguous acres available; smaller tracts also available**
- Industrial, advanced-manufacturing, data center and energy uses
- **The City of De Soto has established a Tax Increment Financing (TIF) district that encompasses the property, and public infrastructure investment is underway in the area**
- Large two-state labor force reaching Johnson County, Douglas County and the broader Kansas City metropolitan area
- Rare metro proximity with substantial open-space buffers separating major campuses from surrounding uses

Planning note: acreage and ownership figures are based on the supplied October 2026 property exhibit and marketing summary and remain subject to survey, remediation status, entitlement and final transaction documentation.

Strategic access

The property is located approximately 30 miles southwest of Kansas City, near existing K-10 interchanges, with connections to the metro interstate system.

~47 mi	~15 mi	~15 mi	~2 mi
KCI AIRPORT	INTERSTATE 35	INTERSTATE 435	K-10 CORRIDOR

Approximate driving distances from the property's northern boundary near W. 103rd Street / Lexington Avenue. Final mileage varies by location and selected route.

AIR

Kansas City International Airport

A modern single-terminal airport connecting the region to major U.S. business markets and global gateways.

HIGHWAY

K-10 / I-435 / I-35

K-10 has three existing interchanges near the property—Lexington Avenue, Edgerton Road, and Evening Star Road—providing multiple approaches, with connections to I-435 and I-35.

REGIONAL REACH

Kansas City + Lawrence

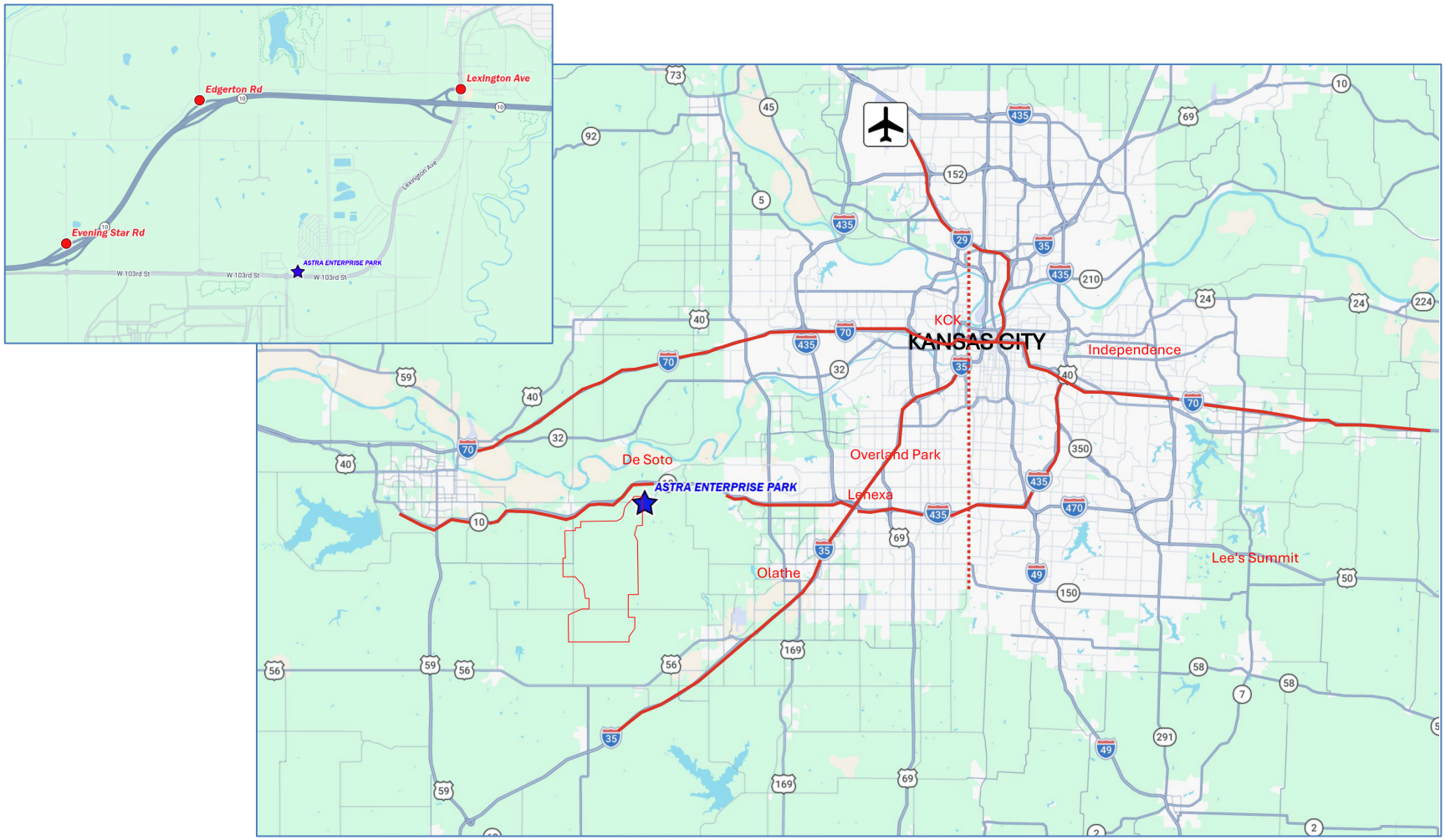
Access to a large two-state labor force, major universities, suppliers, professional services and established industrial clusters.

Regional transportation planning for southwest Johnson County is evaluating stronger north-south connections between the De Soto area, K-10, and the regional network.

Astra in the Kansas City metro

Approximately 9,000 acres located 30 miles southwest of Kansas City, near three existing K-10 interchanges and the I-35 / I-435 interstate network.

THREE EXISTING K-10 INTERCHANGES: LEXINGTON AVENUE • EDGERTON ROAD • EVENING STAR ROAD



The property is outlined in orange. Three existing K-10 interchanges provide multiple access points to the area. Regional routes and city locations are shown for orientation and are not a survey or navigation map.

Utility providers

Evergy, the City of De Soto, Atmos Energy, and Southern Star serve the area, and each has made or is planning investments to serve large industrial loads.

POWER | EVERGY

Evergy has existing 115 kV and 345 kV transmission infrastructure in the area, including multiple substation and transmission corridors that cross the property. Evergy plans an additional 3.0 GW of capacity via a 765 kV line in the early 2030s; that future increment is preliminary and not committed. Delivery, redundancy, cost and timing require project-specific confirmation from Evergy.

NATURAL GAS | ATMOS ENERGY | SOUTHERN STAR

Atmos distribution service plus interstate transmission pipelines (Southern Star and others) in the corridor, confirmed per project, with no capacities named until a pipeline confirms. Pressure, volume, routing and any larger dedicated facilities are determined by each provider based on the buyer's location and process load.

WATER | CITY OF DE SOTO

The City of De Soto operates a water treatment facility located on the property and has made distribution improvements serving the area. The City of De Soto holds approximately 8 MGD of senior Kansas River water rights. The City has indicated that additional water capacity is available, and the City's current planning includes high-capacity distribution and raw-water options for major industrial demand.

SEWER | CITY OF DE SOTO

The City of De Soto has new collection infrastructure connecting the area to its wastewater system. The City's treatment plant expansion increased capacity from approximately 1.3 MGD to 3.9 MGD.

ENVIRONMENTAL REMEDIATION

Federal remediation overseen by the U.S. Army and KDHE; Army retains CERCLA responsibility under the deed covenant; KDHE no-further-action determinations in hand for most areas; environmental use controls documented; Phase I/II not required per KDHE.

Utility availability is location and load-specific and is determined by each provider. Buyers should contact Evergy, the City of De Soto, Atmos Energy, and Southern Star directly with peak and average demand, redundancy requirements, power factor, water quality, discharge profile, gas pressure/volume and target in-service date to obtain formal utility confirmation.

Why Kansas

A competitive operating environment, targeted incentives and a central U.S. location support high-value manufacturing, technology and digital-infrastructure investment.

8.03¢ / kWh	95%	10%
2025 KANSAS INDUSTRIAL AVG.	PEAK PAYROLL WITHHOLDING	HPIP INVESTMENT CREDIT
vs. 8.62¢ U.S. average	potential retention / refund	for qualifying capital investment

COST + LOCATION

Competitive power. Kansas's 2025 statewide industrial average was approximately 7% below the U.S. industrial average; actual Evergy tariffs are load-specific.

IRB exemptions. Industrial revenue bonds may provide qualifying property and sales-tax exemptions on financed facilities, construction and equipment.

Central reach. Kansas City provides national highway access, air service, logistics depth and a broad professional-services base.

TARGETED INCENTIVES

PEAK. Qualified projects may retain or receive refunds of 95% of eligible payroll withholding for up to 7 years—or up to 10 years for larger high-impact projects.

HPIP. Qualifying high-wage employers may receive a 10% investment tax credit, sales-tax exemptions and a training credit.

TIF. The City of De Soto has established a Tax Increment Financing district that encompasses the entire property. Eligibility for TIF support of public infrastructure and development costs is determined by the City on a project-specific basis.

Data centers. Qualifying $250M+ projects may receive a 20-year sales-tax exemption for eligible costs and installation services.

WORKFORCE + TRAINING

Large labor Force. The De Soto area draws from the Kansas City metro, Johnson and Douglas counties, Lawrence and surrounding communities.

KIT / KIR. State programs can assist qualifying employers with training for net-new jobs and retraining tied to technology or operational change.

University Access. KU, K-State and the region's colleges support research, technical education, recruiting and customized training.

Median Household Income.

30 Min Drive Time: $108,987

60 Min Drive Time: $95,282

Labor Force Drive Time.

30 Min: 406,676

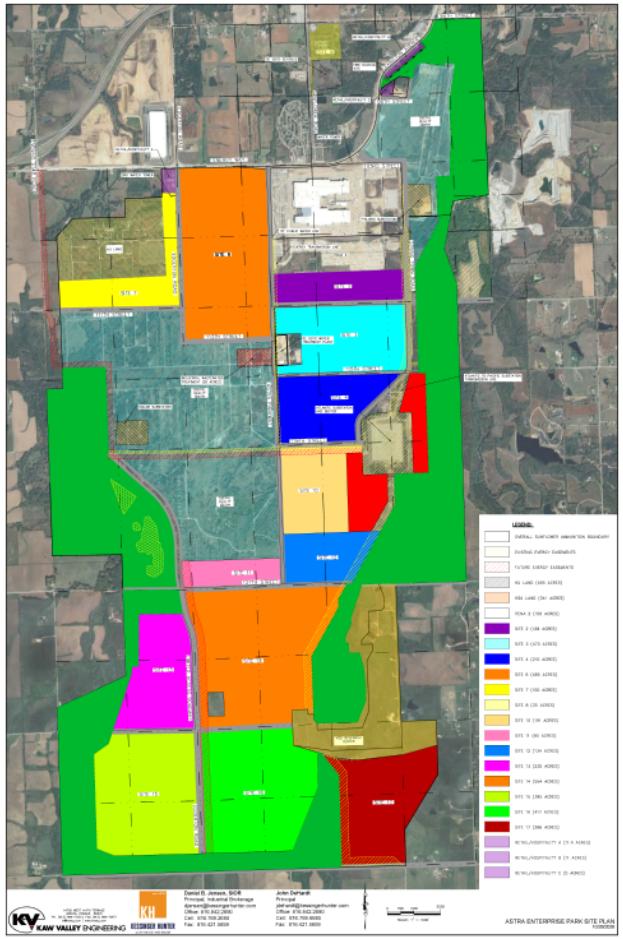
60 Min: 1.57M

The TIF district encompasses the entire property; use of TIF proceeds and all other program benefits remains project-specific and subject to eligibility, approvals, agreements, timing, compliance requirements and availability.

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Tracts of up to approximately 2,000 contiguous acres

Tracts of up to approximately 2,000 contiguous acres are available, as are smaller tracts. Areas of interest include the University of Kansas collaboration area and land with potential access via Energy Way. Acreage is available for buyer self-performed development. Alternatively, turnkey development is available through Kessinger Hunter under a separate agreement between the buyer and Kessinger Hunter.



University of Kansas collaboration area: suited to educational, medical, commercial, and advanced-manufacturing uses. Only a limited portion is subject to the PBC educational-use restriction. Energy Way may provide an additional access option. Representative exhibit only; all boundaries, uses, access points and utility alignments remain subject to verification by the buyer and approval by the applicable governmental authorities.

Property summary

The property offers a rare combination: immediate access to the Kansas City region, a large labor force and university network, surrounding-use buffers—and tracts of up to approximately 2,000 contiguous acres, with smaller tracts also available. Buyers may self-perform development or engage Kessinger Hunter for turnkey development under a separate agreement.

UP TO 2,000 AC	14 sq mi	~8 MGD	Kansas City
CONTIGUOUS TRACTS	PROPERTY SIZE	CITY SENIOR WATER RIGHTS	REGIONAL WORKFORCE

FOR MORE DETAILED INFORMATION, PLEASE CONTACT:

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BUYER DUE DILIGENCE CONSIDERATIONS

- Identify desired tract and confirm usable acreage by survey
- Define utility loads and in-service schedule and confirm directly with utility providers
- Confirm zoning, TIF eligibility, incentives, and development approvals with the City of De Soto and State of Kansas
- Complete buyer's own site test fit, access plan and infrastructure routing
- Coordinate the buyer's development schedule with the City, State, and utility providers

Sources: supplied Astra materials and property exhibit (10/2026); City of De Soto; KDOT; Kansas Water Office; KDHE; Kansas Board of Regents; Johnson County Community College; Evergy; SPP; U.S. Army; Kansas Department of Commerce; Kansas Statutes 74-50,331 through 74-50,333; U.S. Energy Information Administration; Digital Realty, Panasonic Energy.and third-party industry sources Facts current as of October 2026. Distances are approximate. Incentives, rates and utility capacity are subject to eligibility, agreements and provider confirmation.

Information subject to verification and no liability for errors or omissions is assumed.