

Exhibit 12.a. Conversation with PPL

PPL Notes

PPL does not generate power, they purchase it.

PPL is obliged to provide infrastructure, the developer pays the cost. They are currently short on power generation. The rate people and businesses pay is broken down into generation and distribution. PPL only deals with the distribution at this time. Their current rate increase is based upon increased costs they are getting across the entire network for long overdue upgrades, maintenance and other costs associated with doing business, and not specifically due to the addition of data centers.

There are three portions of transmission that are associated with large usage projects.

1. Substations – project developer pays these costs
2. New distribution lines that run from the transmission lines to the substation – developer pays these costs
3. Upgrades to transmission lines – if upgrades are needed, the PUC has established a formula to account for the costs of upgrades. The cost is distributed between the specific developer and any other users that benefit from the upgrades. One benefit of upgraded transmission lines is that they provide more overall resiliency for the electric grid for all users.

This project will connect to transmission lines, not distribution lines.

There will be a substation on site that is at least 3 acres. They will tap the lines from the west to this site.

At the beginning of the project, PPL requires a letter of credit from the developer. They draw against this throughout the project so the cost is not put on other customers.

The Governor has put out proposals of the Lightning Plan and GRID. The Lightning Plan hopes to spur construction of new power plants. GRID (Governors Responsible Infrastructure Development) is intended to outline best practices for data centers.

There is a proposed high end user tariff that will allow PPL to offset costs for any upgrades needed due to the increased demand from those users. The money goes into a fund to help with customer energy cost assistance.

The upgrade that is being done will make the system stronger.

PA is part of a 13 state power grid known as PJM. If a data center is built in any of those states, the power is drawn from the same grid. There is a recognition that

additional power generation is needed if all the planned data centers in Pa move forward as more energy is needed than was is currently being generated.

It was noted that PPL has some pamphlets that provide guidance for anyone that may have need of financial assistance and/or help with reducing in-house energy usage.

PPL was also requested to provide any studies they are aware of that reviewed possible health or environmental effects of the electro-magnetic field caused by transmission lines, distribution lines or substations.

It was suggested to look at the Brookings Report on data centers for energy needs