

Corporate Accountability for Tax Expenditures Act 93-552

Annual Project Progress Reports for 2025

Phoenix MSA Holdings LLC & Phoenix Infrastructure LLC (CenterSquare ORD4) 4513 Western Ave
Chicago

I. Development Assistance Agreements Awarded in 2025

	Assistance Amount	Agreement Number
Data Center Program	0.00	25 DAT1524

II. Organization/Project Site Information

Chief Officer or authorized designee	Kent Cain
Title	US Tax Director
Address	310 Olympus Blvd, Suite 510
	Coppell, TX 75019
	USA
Phone	469-968-9551
E-mail	kent.cain@csquare.com
Standard Industrial Classification Number (SIC#)	7374
North American Industry Classification System (NAICS)	518210

III. Did the recipient's use of the State Funding reduce employment at any other site in Illinois? No

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IV. Job Creation and Retention Data

Program Type Data Center Program
Agreement Number 25 DAT1524
Assistance Amount 0.00

Report Header Definitions	
Wages	Average Annual Salary by Classifications
Full-Time	Permanent Full-Time
+/-	Gain or (Loss)

Number of Employees At the Time of Application

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Operations	127882.00	2	2	0	0
Totals:		2	2	0	0

Number of Employees As of the Date of the Report (12/31/2025)

Job Classification	Avg Annual Salary	Positions	Full-Time	+/-	Part-Time	+/-	Temporary	+/-
Operations	101740.00	1	1	-1	0	0	0	0
Totals:		1	1	-1	0	0	0	0

Number of Jobs Stated in the Agreement that would be Created at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Operations	93000.00	20	20	0	0
Totals:		20	20	0	0

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Number of Jobs Stated in the Agreement that would be Retained at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
NONE	0.00	0	0	0	0
Totals:		0	0	0	0

Number of Full-Time Permanent Employees Anticipated To Be Hired at this Site on 12/31/2025

Job Classification	Anticipated Starting Dates	Number of Positions to be Hired in this Category	Average Annual Wage per New Employee	Total New Payroll to be Created
Operations	1/1/2027	19	\$93,000.00	\$1,767,000.00
Totals:		19		\$1,767,000.00

Job Creation Data Explanatory Notes

If the change (gain/loss) in the number of full-time permanent employees as of the date of the report plus the number of full-time permanent employees anticipated to be hired after date of the report does not equal the number of full-time permanent employees stated in the Agreement that would be created at the site as a result of the assistance, then please explain why not:

The agreement states that the twenty (20) jobs may be created between November 1, 2024 and November 1, 2029.

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I, Kent Cain, as the chief officer or authorized designee of the recipient, verify that the information in the progress report contains no knowing misrepresentation of material facts upon which eligibility for development assistance is based. I further certify that, to the best of my knowledge, the recipient is in compliance with the development assistance agreement(s) between, or on behalf of, the recipient and the Illinois Department of Commerce and Economic Opportunity and/or the Illinois Department of Transportation and/or the office of the Illinois State Treasurer

Signature on File

Signature

5/11/2026

Date

US Tax Director

Title