

BlockchAI

NYSE: AIB

Digital Infrastructure Focused on AI Hosting and High-Performance Computing Workloads

INVESTOR RELATIONS

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KEY METRICS

~50 MW

Operational (South Carolina)

+305 MW

2026–2027 Capacity Target

715 MW+

Long-Term Site Pipeline

\$9.9B

5-Year CapEx Target

COMPANY OVERVIEW

Leading U.S. AI Data Center Infrastructure Developer

BlockchAI is a developer and operator of digital infrastructure focused on AI hosting and high-performance computing workloads. The Company's platform combines access to reliable, scalable power resources with modular infrastructure deployment designed to accelerate the development of next-generation compute capacity.

INVESTMENT HIGHLIGHTS



Power as Primary Moat

Secures power first in underserved markets with available generation and transmission capacity — the critical bottleneck limiting AI growth. Established relationships with utilities across SC, MN, and TX.



Owner-Agnostic Platform

Customers bring their own servers, GPUs, and models. BlockchAI owns and operates the infrastructure. There is no exposure to hardware obsolescence, compute cycles, or AI model risk.



Operational Portfolio

~50 MW energized and cash-flowing in South Carolina. 25 MW under development in Minnesota with interconnection in progress. 295 MW+ across Texas sites in active pipeline.



Contracted Customer Pipeline

\$400+ million LOI executed for build-to-suit capacity with long-term contracted rates and 3% annual escalators. Initial 10-year term contemplated, with extension options.



Modular Build Advantage

Modular data hall delivery compresses build schedules to 6–10 months vs. industry-standard 18+ months, enabling earlier customer deployments as AI demand accelerates.



Capital-Efficient GP/LP Model

AIB would act as GP, earning fees across four layers: land acquisition, development, promote, and operations. Institutional LP capital funds majority of project construction costs, enabling portfolio-scale deployment with limited equity dilution. Target LTC well below industry standard of 75%.

BlockchAI

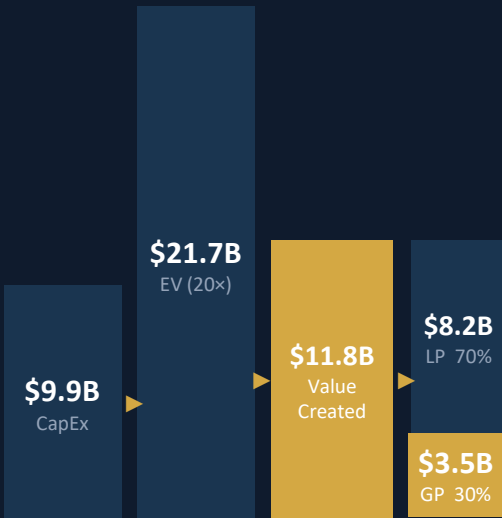
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Current
~50 MW

2026-2027
+305 MW

2027-30
715 MW+

5-Year GP-LP Waterfall



OPERATING FOOTPRINT & PIPELINE

OPERATIONAL	UNDER CONSTRUCTION	PIPELINE
<p>South Carolina ~50 MW</p> <ul style="list-style-type: none"> 40 MW currently cash-flowing 20 MW transitioning to AI data halls ~25 MW additional upgrade capacity available 	<p>Minnesota 25 MW Capacity</p> <ul style="list-style-type: none"> 25 MW, site owned by BlockchAI Interconnection in progress Targeting power delivery Q4 2026 Modular AI hosting deployment planned 	<p>South Carolina & Texas 395+ MW Pipeline</p> <ul style="list-style-type: none"> SC: Florence County — 100 MW AI GPU hosting (Q2 2028) TX: Wise County — 20 MW, due diligence (Q4 2026) TX: Collin County — 75 MW AI GPU hosting (Q3 2027) TX: Reeves County — 200 MW opportunity (Q3 2028)

PLATFORM ECONOMICS & DIFFERENTIATION

Compute Ownership	BlockchAI Infrastructure
Rapid hardware obsolescence	Long-lived electrical assets
Continuous reinvestment cycles	Contracted, recurring cash flows
Cyclical ROIC compression	Owner-agnostic across workloads
Balance-sheet fragility	Conservative LTC below industry average
Compute & model risk exposure	No AI/token volatility exposure

- Contracted Revenue**
 LOI executed for build-to-suit capacity with 3% annual escalators and 10-year initial term. Pre-leasing against contracted demand minimizes revenue risk
- Phased Construction**
 DM sites ~6 months; AI sites ~12 months. Staggered 2026-2030 rollout reduces execution risk
- Conservative Underwriting**
 AIB earns fees across four layers: land acquisition, development, promote, and operations. Institutional LP capital funds majority of construction costs
- Workload Versatility**
 Rapidly re-purpose facilities between AI and data mining workloads as market conditions evolve

MANAGEMENT TEAM

<p>Jerry Tang Chief Executive Officer</p> <p>Leader with extensive experience in AI infrastructure and data center operations. Drives strategic direction and growth initiatives.</p>	<p>Jolienne Halisky Chief Financial Officer</p> <p>Financial strategist with expertise in capital markets and investor relations.</p>	<p>Eyal Rozen Chief Operating Officer</p> <p>Manages day-to-day operations and drives efficiency improvements across all facilities.</p>
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FINANCIAL SNAPSHOT

2025 Revenue	\$18.5M
2024 Revenue	\$22.9M
Total 5-Year CAPEX	\$9.9B
Total GP Waterfall Value	~\$4.8B
Stabilized EV / CapEx Multiple	2.2x
Target Portfolio LTC	<75%

Based on management's internal development model. Subject to permitting, financing, execution, contracting, and market conditions. All projections are illustrative. For informational purposes only.