

# BlockchAI

NYSE: AIB

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

## INVESTOR RELATIONS

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## KEY METRICS

**~65 MW**

Energized and Soon to be Cash Flowing (CLT01)

**+395 MW**

2026–2027 Capacity Target

**715 MW+**

Long-Term Site Pipeline

**\$9.9B**

5-Year CapEx Target

## COMPANY OVERVIEW

# AI Data Center Developer: Power – Pipeline – People

BlockchAI is a developer and operator of digital infrastructure focused on AI hosting and HPC 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

Access to scalable power infrastructure through established utility partnerships and transmission capacity in Charlotte, Minneapolis, and Dallas-Fort Worth—positioning the platform to capitalize on accelerating AI-driven demand.



### Owner-Agnostic Platform

Pure-play digital infrastructure strategy with customers owning the compute layer and BlockchAI operating the underlying data center platform, creating durable cash flows while minimizing technology and hardware obsolescence risk.



### Operational Portfolio

65MW of utility-backed capacity secured and approaching cash flow generation at CLT1. An additional 25MW currently under development at MSP, with interconnection activities underway. Nearly 400MW of future development opportunities identified across key U.S. markets.



### Contracted Customer Pipeline

Approximately \$400 million of contracted revenue under executed LOI, featuring long-duration lease terms, 3% annual escalators, and multiple extension options designed to support durable, predictable cash flows.



### 10 Months from Contract to Execution

Proven modular development approach, underpinned by strategic procurement and supply chain management, reducing deployment timelines to 9–12 months compared to industry norms of 18+ months and providing a significant competitive advantage in meeting AI infrastructure demand.



### 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%.

# BlockchAIn

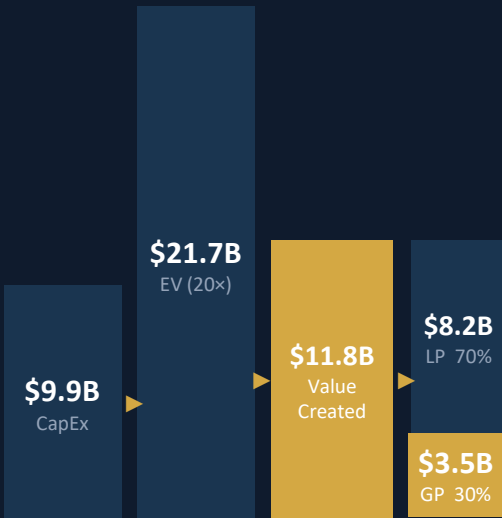
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Current  
~65 MW

2026-2027  
+395 MW

2027-30  
715 MW+

## 5-Year GP-LP Waterfall



## OPERATING FOOTPRINT & PIPELINE

OPERATIONAL	UNDER CONSTRUCTION	PIPELINE
<p><b>CLT01</b></p> <p><b>65 MW Energized</b></p> <ul style="list-style-type: none"> <li>40 MW currently cash-flowing</li> <li>20 MW transitioning to AI data halls</li> <li>~25 MW additional upgrade capacity available</li> </ul>	<p><b>MSP</b></p> <p><b>25 MW Capacity</b></p> <ul style="list-style-type: none"> <li>25 MW, site owned by BlockchAIn</li> <li>Interconnection in progress</li> <li>Targeting power delivery Q4 2026</li> <li>Modular AI hosting deployment planned</li> </ul>	<p><b>CLT &amp; DFW Sites</b></p> <p><b>~395 MW Pipeline</b></p> <ul style="list-style-type: none"> <li>CLT02: 100 MW AI GPU hosting (Q2 2028)</li> <li>DFW01: 20 MW, due diligence (Q4 2026)</li> <li>DFW02: 75 MW AI GPU hosting (Q3 2027)</li> <li>DFW03: 200 MW opportunity (Q3 2028)</li> </ul>

## PLATFORM ECONOMICS & DIFFERENTIATION

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

- 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**  
 AI sites ~12 months. Staggered 2026-2030 rollout reduces execution risk, modular build design
- 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><b>Jerry Tang</b></p> <p><b>Chief Executive Officer</b></p> <p>Senior executive at a top 20 global bank with \$40B+ in deals</p>	<p><b>Jolienne Halisky</b></p> <p><b>Chief Financial Officer</b></p> <p>CPA with 20+ years of senior finance roles at Deloitte, Siemens Energy, and Weatherford</p>	<p><b>Eyal Rozen</b></p> <p><b>Chief Operating Officer</b></p> <p>Former Head of Sales, Nebius EMEA — AI cloud infrastructure</p>
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## FINANCIAL SNAPSHOT

2025 Revenue	<b>\$18.5M</b>
Q1 2026 Revenue	<b>\$4.9M</b>
Total 5-Year CAPEX	<b>\$9.9B</b>
Total GP Waterfall Value	<b>~\$4.8B</b>
Stabilized EV / CapEx Multiple	<b>2.2x</b>
Target Portfolio LTC	<b>&lt;75%</b>

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