INVESTOR PRESENTATION — HUMANITARIAN BENEFITS PROJECT

10 MW AI-Ready Data Center

powering Community Power & Fiber Internet in Central Georgia

$388M
Gross Project CapEx

~18.5%
JV Equity IRR (Unleveraged)

Tier III · Single Phase · Central Georgia, USA

Bloom SOFC Primary · Solar + BESS · Grid Supplemental · Diesel Emergency

~4.55x
10-Year JV MOIC

$78.5M
Stabilized EBITDA (Yr 7+)

3,000 NVIDIA H100 → H200 Blackwell (Yr6) · 7 MW Premium Colo · Humanitarian Benefits Project: 1 MW Community Power + Fiber Internet Infrastructure Initiative

Executive Summary

OPPORTUNITY USA!

The Investment Opportunity at a Glance

10 MW IT Load Capacity	**Tier III** Uptime Standard · Grid-Independent	**$388M** Gross Project CapEx (incl. $35M Humanitarian Benefit Grant — power grid + internet at no cost to residents)
$78.5M Stabilized EBITDA (Yr 7+)	**~18.5%** JV Equity IRR (Unleveraged)	**~4.55x** 10-Year JV MOIC

- Single-phase, single data hall — 43,000 SF building on 22 acres · Central Georgia
- Bloom SOFC 4×4 MW (16 MW) primary + 5 MW solar + 40 MWh BESS — true grid independence, Tier III; 10 MW grid + 4×5 MW diesel retained for maintenance/emergency only
- 3,000 NVIDIA H100 GPU-as-a-Service + 7 MW premium colocation; H200 Blackwell refresh Year 6 funded from operating cash flow
- Community solar subscription: 1 MW firm power delivers $790K/yr recurring revenue to the project
- Federal ITC (Section 48): $21.9M–$36.5M (30–50% with Energy Community + Domestic Content adders); transferable at ~92¢/$ = $26.9M cash at commissioning
- Georgia §48-8-3.2 sales tax exemption ($12M) · $35M humanitarian investment deeded to city at commissioning

10 MW IT AI Compute Facility – Site Layout Near Atlanta, GA

800 Acres | **45,000 ft² Building** | **5 MW Solar (30 Acres)** | **40 MWh BESS** | **Tier III**

4 x 4 MW Bloom Fuel Cells | 7 x 2,500 kW Diesel Generators | 1 Acre Substation | 30 Car Parking

Roadway to Dock on Backside

Site Summary

800 Acres	30 Acres	45,000 ft²	40 MWh	4 x 4 MW	7 x 2,500 kW	1 Acre	30 Cars
Total Site	Solar	Building	Battery	Fuel Cells	Diesel Gen	Substation	Parking

Off-Grid | Tier III+ | 40 MWh BESS | Bloom Fuel Cells | Diesel Generators