AIB DATA CENTERS

NYSE: AIB

Pure-Play AI Data Center Developer, Powered by Secured Energy

INVESTOR RELATIONS

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KEY METRICS

65 MW
Energized Capacity (CLT-01)

~140 MW
Under Development — Site Control & Build

~570 MW
Development Pipeline — 6 Active Sites

$5.88
Avg. Analyst Price Target

COMPANY OVERVIEW

AIB Data Centers: Power – Pipeline – People

AIB Data Centers is a pure-play developer of AI and high-performance computing data centers, converting existing powered land infrastructure and brownfield sites into AI/HPC-grade colocation facilities. The Company secures executed utility agreements before breaking ground, pairing power-first site selection with modular, AI-optimized design to deliver compute capacity in 9–12 months.

INVESTMENT HIGHLIGHTS

Power as Primary Moat

Executed utility agreements secured before capital is committed, targeting markets with available generation and transmission across Charlotte, Dallas-Fort Worth, Minnesota, Denver, and Huntsville, in a market defined by 5–6 year interconnection queues and ~1% data center vacancy.

Owner-Agnostic Platform

Tenants bring their own GPUs while AIB operates the underlying data center platform under modified NNN, credit-backed leases, creating durable, recurring cash flows with no hardware or technology obsolescence risk.

Operational Portfolio

65MW of energized, utility-backed capacity at CLT-01 with a full-capacity lease under negotiation. An additional ~140MW under development across Dallas-Fort Worth and Minnesota, and a ~570MW development pipeline spanning six active sites in key U.S. markets.

Active Commercial Pipeline

50MW critical IT load lease under negotiation at CLT-01, featuring long-duration lease terms, 3% annual escalators, and multiple extension options. Also, in active dialogue with GPU cloud, sovereign AI, and hosted-inference prospects.

9–12 Months from Contract to Execution

Proven modular development approach. 10MW pre-engineered data halls, equipment procurement locked before notice to proceed, and eight key vendors secured, reducing delivery timelines to 9–12 months versus industry norms of 18+ months.

Deep Valuation Discount

AIB trades at less than $3M of market cap per operating megawatt versus a sector median of $38M across public digital infrastructure peers, a meaningful re-rating opportunity as the Company converts secured power into contracted, revenue-generating capacity.

This information is published for informational purposes only and is not an offer to buy or sell any security. All financial projections are based on management's internal model and subject to change.

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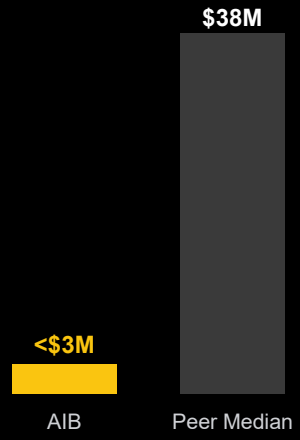
Energized
65 MW

Under Development
~140 MW

Pipeline
~570 MW

Mkt Cap / Operating MW



OPERATING FOOTPRINT & PIPELINE

OPERATIONAL	UNDER DEVELOPMENT	PIPELINE
CLT-01	**DFW-A & MSP**	**DEN, HSV, CLT & DFW**
65 MW Energized	**~140 MW Capacity**	**~570 MW Total Pipeline**
• 65 MW utility load via ESA (May 2026) • Full-capacity 50 MW IT lease in negotiation • $0.07/kWh power · 150+ kW racks · 1.3 PUE	• DFW-A Phase I: 15 MW (Target Q3 2026) • MSP Site: 75 MW (Target Q4 2026) • Lease signings targeted H2'26 – H1'27 • 10 MW modular data halls in phases	• DEN-01: 200 MW acquisition (Target Q1 2027) • HSV-01: 75 MW acquisition (Target Q3 2027) • CLT-02: 100 MW, powered land (Target Q4 2027) • DFW-A Expansion: 40 MW (Target Q2 2028)

PLATFORM ECONOMICS & DIFFERENTIATION

Compute Ownership	AIB Data Centers 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	**Credit-backed, modified NNN leases**
Compute & model risk exposure	**No AI/token volatility exposure**

Downside-Protected Lease Terms
50 MW lease under negotiation: 10-year term plus two 5-year options, 3% or CPI annual escalators, and 12 months prepaid rent plus deposit

Phased Construction
10 MW modular data halls with equipment procurement locked before NTP; 9–12 month delivery vs. 18+ months for traditional builds

Disciplined Site Selection
Every site clears three gates before capital is committed: executed power agreement, land control, and interconnection to the property

Focused Midmarket Strategy
≤150 MW per project for faster leasing, faster delivery, and simpler supply chains, a multi-GW platform built 100 MW at a time

MANAGEMENT TEAM

Jerry Tang
Chief Executive Officer
20+ years in global banking and infrastructure; $40B+ in transactions

Jolienne Halisky
Chief Financial Officer
CPA with 20+ years of senior finance roles at Deloitte, Siemens Energy, and Weatherford

Eyal Rozen
Chief Operating Officer
Former Head of Sales, Nebius EMEA — AI cloud infrastructure

FINANCIAL SNAPSHOT

Q1 2026 Revenue (+9% YoY)	**$4.9M**
Q1 2026 Operating Cash Flow	**$1.3M**
Pro Forma Cash*	**$60.4M**
Total Assets (3/31/26)	**$36.3M**
Stockholders' Equity	**$27.2M**
Analyst Coverage / Avg. Price Target	**2 Buy · $5.88**

*Financial data per Form 10-Q (Q1 2026). *Pro forma cash includes ~$59.1M June 2026 offering proceeds. Pipeline figures are illustrative, not guidance. For informational purposes only.*