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CONFIDENTIAL INVESTMENT TEASER

Genesis Block

40 MW Off-Grid Energy Site & Data Center Development

Western Kazakhstan · AI / HPC Compute & Industrial Mining

Prepared by Tau Invest Solutions on behalf of Genesis Block · 16 July 2026 · Draft v2 — dual-tariff update

40 MW

guaranteed capacity, scalable to 100 MW

4.04¢/kWh

full energy cost — AI / HPC tariff

5.82¢/kWh

full energy cost — BTC-mining tariff

2.9 ha

land plot, confirmed expansion potential

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OPPORTUNITY

A Fully-Permitted 40 MW Energy Site

Genesis Block offers a fully-permitted 40 MW energy site with a data center in Western Kazakhstan — for sale or strategic partnership.

The asset sits within a wider 1+ GW portfolio of AI/HPC and industrial-compute assets, offered as part of a portfolio-optimization program.

Designed for a Tier III/IV data center for HPC, AI clusters or industrial mining, built on 100% in-house autonomous gas generation.

A new dual-tariff gas regime (July 2026) splits the cost of energy between AI/HPC and BTC-mining, materially improving AI-cluster economics.

Valuation: price on request, subject to NDA — full technical due-diligence package released after signing

ASSET PASSPORT

Site & Facility Overview

Location	Aktau, Mangistau Region, Republic of Kazakhstan
Logistics	Proximity to sea port; strong international connectivity
Land plot	2.9 ha, with confirmed potential for further expansion
Purpose	Tier III/IV data center for HPC, AI clusters or industrial mining
Power base	100% in-house gas generation (off-grid) — no grid dependency
Guaranteed capacity	40 MW, with a clear roadmap to 100 MW on an adjacent plot
Site infrastructure	Fiber-optic connectivity, water supply, backup power, access roads
Gas regime	Dual tariff — preferential rate for AI/HPC, standard rate for BTC-mining (new, July 2026)

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Gas Supply — Technical Terms Secured

5.4 MPa Working pressure	**≥ 91% (high calorific)** Methane content
10,000 m^3/hour Hourly limit	**240,000 m^3** Daily volume
7,200,000 m^3 Monthly volume	**87,600,000 m^3** Annual volume

WHY THIS MATTERS

Energy independence: 100% in-house gas generation removes grid-shortage and curtailment risk.

10,000 m^3/hour supports a stable 40 MW output (~250 m^3/hour per MW on modern reciprocating engines).

Scalability: a clear roadmap to raise gas limits and expand to 100 MW on adjacent plots.

Site-ready: fiber connectivity, water, backup power and access roads are already in place.

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OPERATING ECONOMICS — DUAL TARIFF

Monthly Cost of Energy

Monthly cost basis: 40 MW × 30 days = 28.8M kWh · FX 489 ₸/$ · VAT 16%

Cost item	Tariff A — AI/HPC (₸/mo)	Tariff B — Mining (₸/mo)
Gas, excl. VAT (31 / 61 ₸/m³)	223,200,000	439,200,000
VAT 16% on gas	35,712,000	70,272,000
Gas, incl. VAT	258,912,000	509,472,000
Electricity tax (1 ₸/kWh)	28,800,000	28,800,000
Total energy cost / month	**287,712,000**	**538,272,000**

2.04¢/kWh

≈$588,368/mo

AI/HPC — energy cost only

3.82¢/kWh

≈$1,100,761/mo

BTC-mining — energy cost only

4.04¢/kWh

incl. lease & O&M $0.02/kWh

AI/HPC — full cost at the meter

5.82¢/kWh

incl. lease & O&M $0.02/kWh

BTC-mining — full cost at the meter

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Scenario C — AI Cluster (NVIDIA H100/B200-class)

Usable IT load: ~33 MW (PUE 1.2 for liquid-cooled chips)

Capacity: up to 22,000 top-tier GPUs in high-density racks of 40–100 kW

Model: Compute-as-a-Service at $1.15–$1.30 per GPU-hour, 90% utilization

Energy billed at the new preferential AI/HPC gas tariff (31 ₸/m³)

At a full cost of ~4.04¢/kWh, energy represents just ~6% of gross revenue — versus 15–20% in North American jurisdictions — delivering exceptional data-center EBITDA margin.

$18–20 M

Expected gross revenue (CaaS)

$1.16 M

Full OPEX (energy + lease & O&M)

~6%

Energy share of gross revenue

$16.8–18.8 M

Net profit / month

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ALTERNATIVE SCENARIO

Industrial Mining

Scenarios at BTC = $65,000 (conservative) / $80,000 (optimistic) · net of full OPEX $1.68M (mining tariff)

Scenario A

Next-gen ASIC · 3.6 kW / 200 TH/s

11,111 units

Revenue @ $65k	**$2.70 M**
Revenue @ $80k	**$3.32 M**
Profit @ $65k	**$1.02 M**
Profit @ $80k	**$1.65 M**

Scenario B

High-density ASIC · 5.4 kW / 358 TH/s

7,407 units

Revenue @ $65k	**$3.20 M**
Revenue @ $80k	**$3.94 M**
Profit @ $65k	**$1.52 M**
Profit @ $80k	**$2.26 M**

INVESTMENT HIGHLIGHTS

Why It Is Attractive

Bottom-quartile energy cost

Full electricity cost from 2.04¢/kWh (AI) — among the lowest in the world for energy-intensive compute.

Energy independence

100% autonomous generation removes grid-shortage and curtailment risk.

Dual-tariff flexibility

The same 40 MW supports AI/HPC (preferential tariff) or industrial mining (standard tariff) — one infrastructure, two revenue streams.

Built-in scalability

A clear roadmap from 40 MW to 100 MW on an adjacent plot.

Site infrastructure in place

Fiber connectivity, water, backup power and access roads are already available.

Logistics advantage

Aktau location with proximity to the sea port and international connectivity.

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From NDA to Closing

01	**NDA Signing**	Counterparties sign a non-disclosure agreement with Genesis Block.
02	**Information Access**	Delivery of the full technical due-diligence package and data-room access.
03	**Indicative Offers**	Submission of non-binding indications of interest.
04	**Confirmatory DD & Closing**	Site visits, confirmatory due-diligence and final documentation.

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CONTACT US

Let's discuss the Genesis Block opportunity

All inquiries are directed to the Tau Invest Solutions team. Full technical data and data-room access are provided after NDA signing.

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Technical specifications (including gas-supply parameters, tariffs and capacity) reflect the dual-tariff gas regime as of July 2026 and are subject to confirmatory due diligence. Genesis Block makes no representations or warranties as to the accuracy or completeness of the information contained in this document beyond what is stated herein.

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