# DSAINT

Distributed Sovereign AI Infrastructure Nodes Technology

Securing Germany's Digital Future Through Distributed Sovereign AI Infrastructure

# FINANCIAL MODEL OVERVIEW

BUILDING THE SOVEREIGN AI INFRASTRUCTURE FOUNDATION FOR EUROPE'S DIGITAL FUTURE


LONG-TERM VALUE.
RECURRING REVENUE.
SOVEREIGN FUTURE.

- SOVEREIGN INFRASTRUCTURE
- RECURRING REVENUE STREAMS
- SCALABLE GROWTH
- SUSTAINABLE & EFFICIENT
- SECURE & RESILIENT
- DISTRIBUTED NETWORK

## DEMONSTRATOR NODE 01

- BEDBURG-HAU, GERMANY
- 2 MW IT LOAD (EXPANDABLE TO 6 MW)
- ~ €43 MILLION ESTIMATED CAPEX
- PUE ≤ 1.20 TARGET
- DIRECT-TO-CHIP LIQUID COOLING

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A DISTRIBUTED NETWORK.
A SOVEREIGN FUTURE.
A STRONGER EUROPE.

# DSAINT FINANCIAL MODEL OVERVIEW

## Distributed Sovereign AI Infrastructure Nodes Technology

### Concept Development Document

**Tagline:**
Securing Germany's Digital Future Through Distributed Sovereign AI Infrastructure

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# Disclaimer

**Concept Development Document – not an offer of securities or investment solicitation.**

The financial figures presented in this document are conceptual estimates intended for strategic planning and discussion purposes. Actual project costs, revenues, financing structures, and operational performance will be subject to future feasibility studies, engineering assessments, market conditions, and regulatory approvals.

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# Executive Summary

DSAINT (Distributed Sovereign AI Infrastructure Nodes Technology) is designed around a long-term infrastructure ownership model rather than ownership of rapidly depreciating computing hardware.

The financial model focuses on creating durable infrastructure assets capable of generating recurring revenue through infrastructure leasing, facility operations, power delivery, cooling services, security services, and connectivity services.

The model is structured to support sustainable growth from Demonstrator Node 01 in Bedburg-Hau, Germany, toward a distributed European network of sovereign AI infrastructure facilities.

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# Financial Strategy

## Core Principle

### Own the Infrastructure

DSAINT seeks to own and operate:

- Land
- Data Center Facilities
- Power Infrastructure
- Cooling Infrastructure
- Security Infrastructure
- Connectivity Infrastructure

This approach creates long-term asset value and recurring revenue opportunities independent of specific generations of AI hardware.

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# Demonstrator Node 01

## Location

Bedburg-Hau, Germany

## Initial IT Capacity

2 MW

## Expansion Capacity

Up to 6 MW

## Target Classification

Tier III Equivalent

## Cooling Technology

Direct-to-Chip Liquid Cooling

## Target PUE

≤ 1.20

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# Estimated Capital Expenditure (CAPEX)

| Category | Estimated Cost |
|---|---|
| Land Acquisition & Site Preparation | €4.5M |
| AI Infrastructure Core Building | €11.5M |
| Electrical Infrastructure | €7.0M |

| Category | Estimated Cost |
|---|---|
| Cooling Systems | €6.5M |
| Administration Building | €2.5M |
| Maintenance & Storage Building | €1.8M |
| Security Infrastructure | €1.8M |
| Geothermal BTES System | €1.8M |
| Engineering & Permitting | €3.3M |
| Contingency Reserve | €2.0M |
| **Total Estimated CAPEX** | **~ €43M** |

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# Estimated Annual Operating Expenditure (OPEX)

| Category | Annual Cost |
|---|---|
| Personnel & Operations | €1.8M |
| Facility Maintenance | €0.9M |
| Security Operations | €0.7M |
| Administrative Expenses | €0.6M |
| Insurance & Compliance | €0.4M |
| Connectivity & IT Operations | €0.5M |
| Energy Infrastructure Operations | €1.1M |
| Sustainability Programs | €0.2M |
| Contingency Reserve | €0.3M |
| **Total Estimated Annual OPEX** | **~ €6.5M** |

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# Revenue Model

DSAINT generates value through long-term infrastructure services rather than direct AI model development.

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## Revenue Stream 1

### Infrastructure Leasing

Customers lease AI-ready infrastructure space.

Potential customers:

- AI companies
- Cloud providers
- Research institutions
- Universities
- Government agencies

Revenue Characteristics:

- Long-term contracts
- Stable recurring cash flow
- Scalable occupancy growth

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## Revenue Stream 2

### Power Delivery Services

Provision of secure and redundant power infrastructure.

Revenue Characteristics:

- Capacity-based billing
- Infrastructure service fees

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## Revenue Stream 3

### Cooling Services

Advanced liquid cooling infrastructure.

Revenue Characteristics:

- Consumption-based charges
- Premium efficiency services

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## Revenue Stream 4

### Facility Operations

Comprehensive operational support services.

Revenue Characteristics:

- Service agreements
- Recurring operational revenue

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## Revenue Stream 5

### Security Services

Physical and operational security services.

Revenue Characteristics:

- Long-term service contracts

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## Revenue Stream 6

### Connectivity Services

Carrier-neutral network infrastructure.

Revenue Characteristics:

- Monthly recurring revenue
- Network service fees

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# Illustrative Revenue Projection

| Year | Estimated Revenue |
|---|---|
| Year 1 | €2M |
| Year 2 | €6M |
| Year 3 | €12M |
| Year 4 | €18M |
| Year 5 | €24M |
| Year 6 | €30M |
| Year 7 | €36M |
| Year 8 | €42M |
| Year 9 | €48M |
| Year 10 | €55M+ |

*Illustrative scenario based on progressive capacity utilization and service adoption.*

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# Expansion Investment Strategy

## Phase 1

### 2026

Demonstrator Node 01

Bedburg-Hau, Germany

**Investment:**
€43M

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## Phase 2

### 2028

Three German Nodes

**Network Investment:**
€120M – €150M

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## Phase 3

### 2032

Six German Nodes

**Network Investment:**
€250M – €350M

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## Phase 4

### 2036

Twelve Core Nodes

**Network Investment:**
€500M+

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### Phase 5

### 2040

European Expansion Network

Potential Multi-Billion Euro Infrastructure Platform

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## Financing Structure

Potential funding sources may include:

### Founder Capital

Initial project development funding.

### Strategic Investors

Infrastructure and technology investors.

### Municipal Partnerships

Regional development cooperation.

### Public Funding Programs

European and national digital infrastructure initiatives.

### Infrastructure Financing

Long-term project financing structures.

### Green & Sustainability Financing

Energy-efficient infrastructure programs.

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## Asset Value Creation

The DSAINT financial model emphasizes:

### Long Asset Lifetimes

Infrastructure assets may remain operational for decades.

### Recurring Revenue

Predictable cash-flow generation.

### Infrastructure Appreciation

Strategic digital infrastructure assets may increase in value over time.

### Network Effects

Each additional node strengthens the overall platform.

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## Sustainability Economics

Potential economic benefits include:

- Reduced cooling costs through liquid cooling
- Lower energy consumption
- Waste heat utilization
- Geothermal thermal balancing
- Improved operating efficiency

These measures contribute to lower long-term operating costs and enhanced environmental performance.

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## Key Financial Strengths

### Infrastructure Ownership

Long-term tangible asset base.

### Scalable Growth

Modular node expansion strategy.

### Diversified Revenue Streams

Multiple independent service revenues.

### Strategic Demand

Growing demand for sovereign AI infrastructure.

### Energy Efficiency

Reduced operational costs.

### European Digital Sovereignty

Alignment with long-term strategic priorities.

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## Long-Term Vision

By 2040, DSAINT aims to establish a distributed European sovereign AI infrastructure platform supporting:

- Government workloads
- Industrial AI
- Research computing
- Sovereign cloud services
- Critical digital infrastructure

while generating sustainable long-term value through infrastructure ownership and operation.

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## Conclusion

DSAINT's financial model is built upon a simple principle:

**Own the infrastructure that powers the future AI economy.**

By focusing on durable infrastructure assets, recurring revenue streams, energy-efficient operations, and distributed network expansion, DSAINT seeks to create a scalable and resilient platform supporting Europe's digital future.

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## Contact

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