DRAGON

TIGER RENTALS
DIGITAL INFRASTRUCTURE

Digital Investment Opportunity

Digital Investment Opportunity – Los Fresnos, Texas

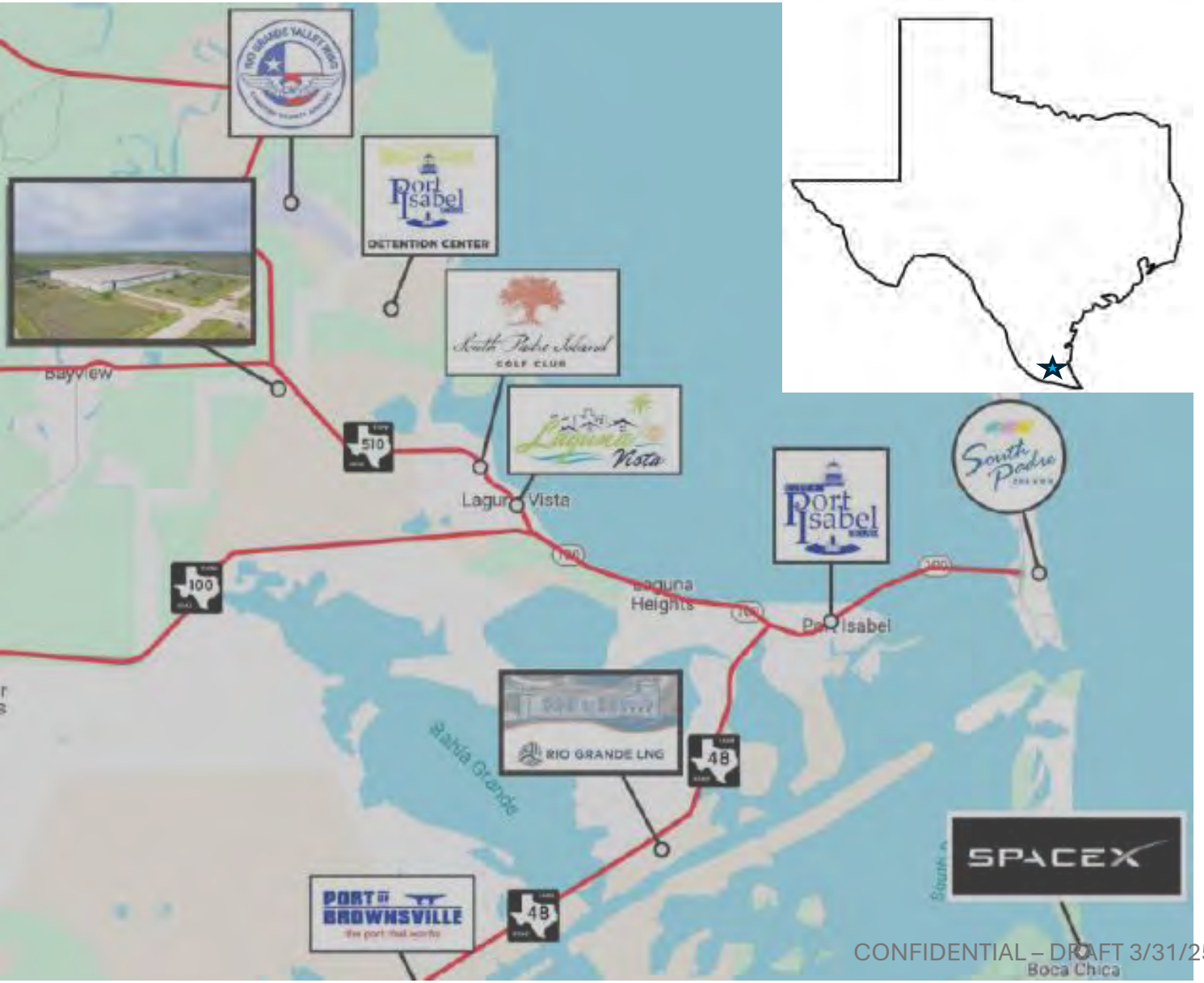
This investment-ready data center is optimized for high density BTC mining. With its existing infrastructure and strategic location, we can reduce capital investment and deployment timelines by leveraging onsite renewable energy initiatives, existing power and fiber connectivity, and, more importantly, competitive energy pricing in ERCOT's deregulated market.

Marketing Opportunities

Growth Drivers

- Institutional adoption - Large institutions, hedge funds, and corporations investing in Bitcoin (e.g. MicroStrategy, Tesla)
- Supply and demand dynamics – Fixed supply 21 million BTC creates scarcity, increasing demand over time
- Macroeconomic factors – Inflation and currency devaluation pushes investors towards BTC as a store of value (digital gold)
- Regulatory clarity – Clearer regulations in major economies (e.g. USA, EU) boost investors' confidence

Competitive Advantages of Los Fresnos Data Center



- Scalability and Flexibility: Dynamic resource allocation on property & surrounding wind farms
- Energy Efficiency and Sustainability: Green energy and implementations with state-of-art cooling innovations
- Strategic location advantages: Proximity to SpaceX and Port of Brownsville
- Competitive energy rates in ERCOT South zone

Competitive Pricing of ERCOT South

Jan 25 & Feb 25 ERCOT South Load Zone Delivery Price:

Average Energy Price	Weighted Price $/MWh	Weighted Price & Adder $/MWh
$32.29	$27.41	$33.86
$16.08	$15.92	$22.37
$31.69	$26.99	$33.44

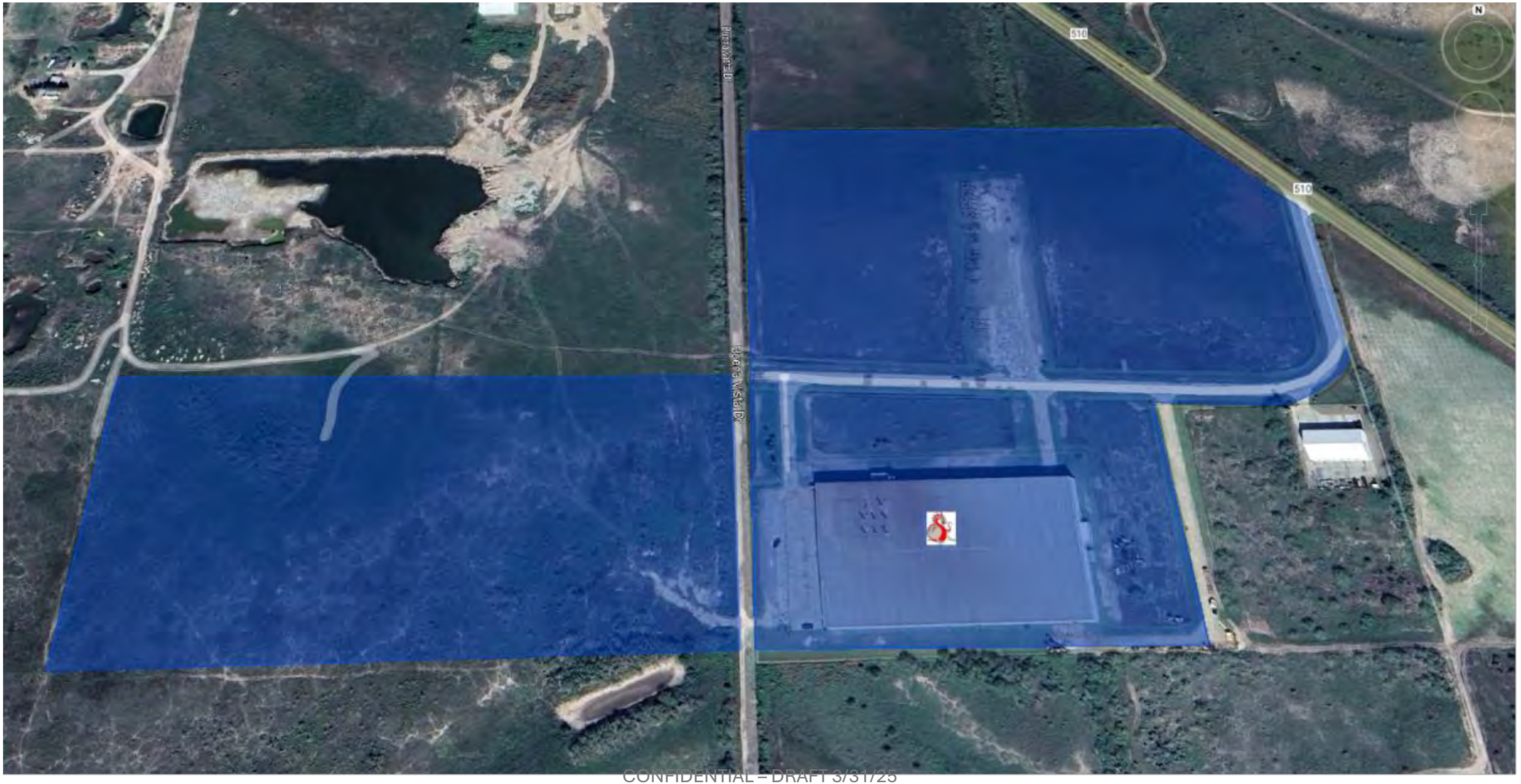
Feasibility Study

- A third-party feasibility study has been completed to assess the property, evaluate the existing infrastructure, and conduct an on-site review for feasibility of establishing a high-performance data center
- The findings concluded that this facility presents a compelling long-term opportunity with a strategic location, suitable climate for operations, and existing presence of electrical power, fiber network access, natural gas, and water provides a strong foundation for development
- A copy of this study is included for reference

Property and Facility Information

Property Details

- Located in South Texas, Los Fresnos, with a strategic position close to Brownsville and Gulf of America
- Warehouse with 158,100 sq ft on 37.45 acres with an additional 20-acre tract with no zoning restrictions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Proximity to key infrastructure: Airports, highways, wind farms, fiber networks, natural gas lines, and high voltage substation

Zoned for industrial use with no regulatory constraints

The property is adjacent to a 93MW wind farm owned and operated by Acciona called the San Ramon Wind Farm. Currently 100% of the energy produced by this IPP is sold via a contract to AEP.

Interior Details

Ceiling height and column width provides ample clearance for growth and expansion and setup of racks or mobile containers

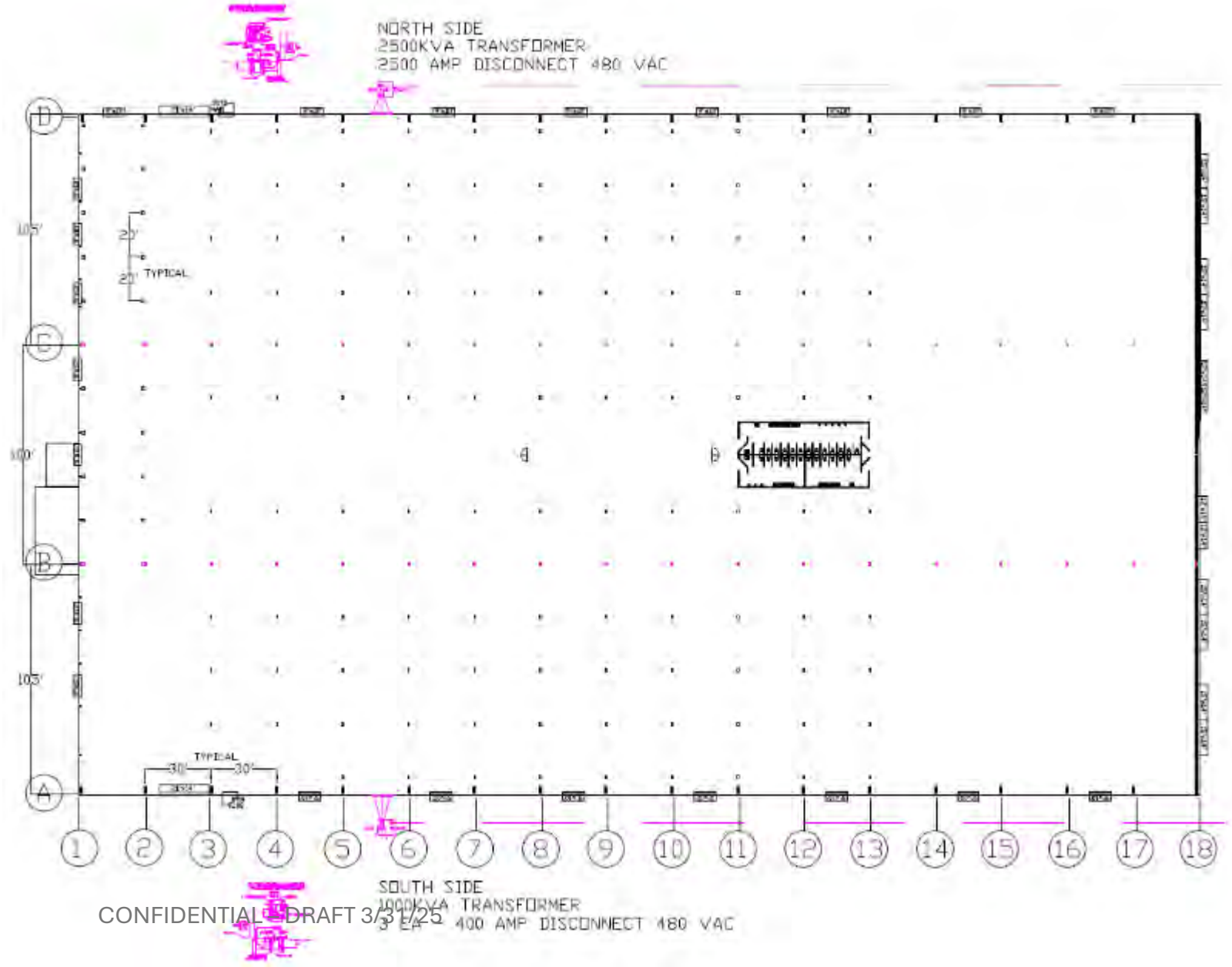
Office Overview

- An 1,800 sq ft office space inside the warehouse provides administrative workplace
- Control room for 24-hour security & monitoring

Infrastructure

Existing Power Infrastructure

- Existing infrastructure rated at 3500kVA of transformer capacity: (1) 2500kVA on the North side and (1) 1000kVA on the South side
- These are fed by two power line drops each with 12470GY/7200 voltage which stub out from the main line then proceed underground to the transformers



Power Infrastructure and Scalability

- 1.2MW Mobile Data Containers
- Current power capacity: 3.5MW
- Backup power via energy efficient generators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Gas Supply Options and Phases

Phase	Proposed Process
Phase 1	Request 2.5 MW. The feedback from the TGS field designer is that the 2.5MW would be a large request, which also fits the first transformer size
Phase 2	Parallel the TGS effort with the EPC analysis of backup generation for future AI. The first milestone for TGS will be to confirm the cost of 2.5 MW of new service.
Phase 3	The amount of system improvements required above 2.5MW likely involves the 2 mile lateral. TGS analysis should allow confirmation of the next amount of gas supply that makes economic sense.

Natural Gas Rate Class Comparisons

Class Types / Costs	Small Commercial	Generation	Industrial
Fixed $ per Month	99.31	254.31	1052.11
Variable $ per CcF	1.01	0.64	0.65

- If the timeline to upgrade the existing natural gas pipelines extends beyond desired schedule, a mobile virtual pipeline can be installed as a bridge until the hard line is completed

- This would be installed and maintained by Stabilis Solutions
(affiliated company with majority ownership by the owners of The Modern Group (the parent company of Tiger and Dragon))

Financials Modeling & Investment Case

Cost Assumptions for BTC Hosting

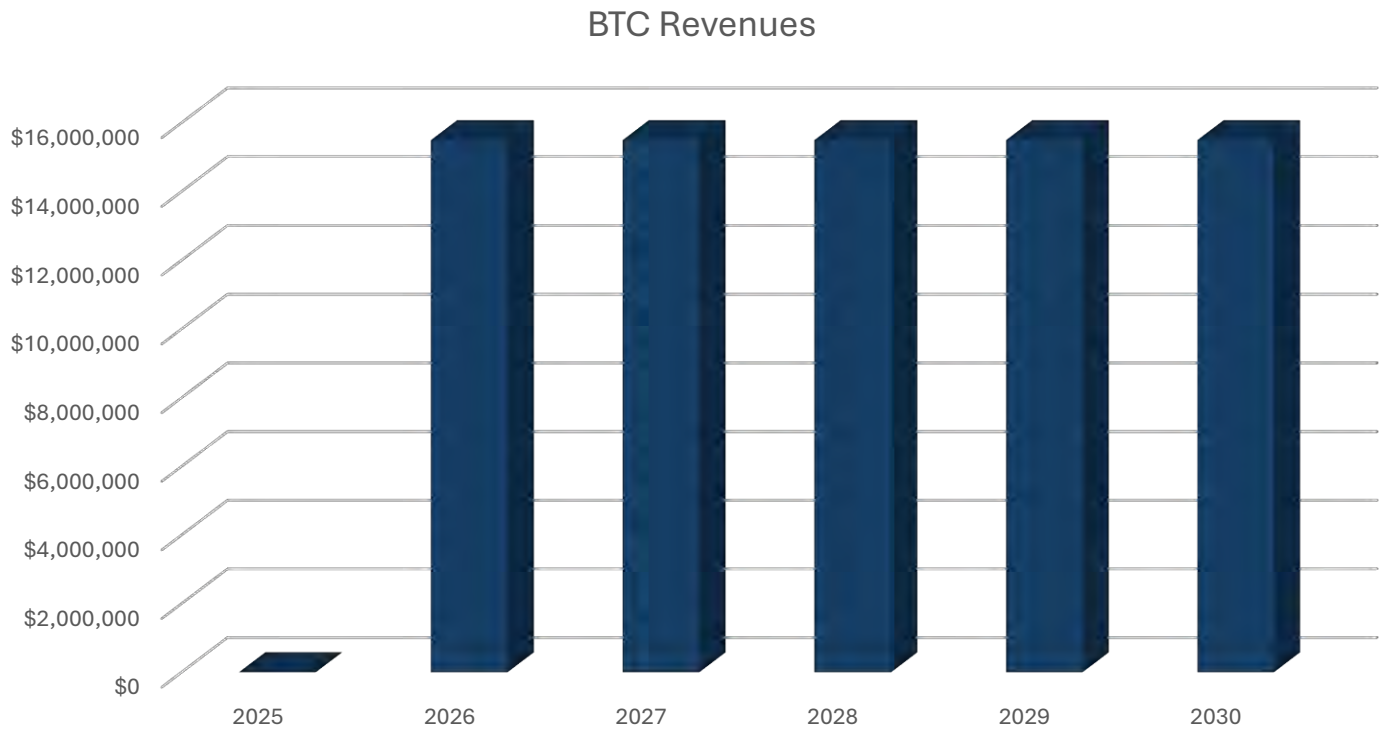
Revenue Model		
Revenue Component	**Pricing Range (Per Month)**	**Notes**
Power Usage (Per kWh)	$0.06 -$0.09 per kWh	Industry standard hosting rates
Hardware Repairs	$45-$150 per machine	Depends on repair services
Remote Management	$0.008 per kWh	Optional service for management services

Capital Requirements

Hardware Housing	*Datacenter racks*	3.6%	$640,000
Energy Supply Equipment	*Transformers, PDUs, electrical, generators*	81.5%	$14,475,000
Connectivity	*Internet networking & install*	1.4%	$250,000
Misc. Equipment	*IOT devices*	0.2%	$40,000
Labor	*EPC, mobilization, plumbing*	4.2%	$750,000
Site Planning & Design		3.2%	$560,000
Other	*Shipping, contingency, datacenter development fee, power deposit*	5.9%	$1,048,480
Total		**0.0%**	**$17,763,480**
Equipment Costs Only (Excluding Carry Costs)		*86.7%*	*$15,405,000*
Labor and Design Cost Only (Excluding Carry Costs)		*13.3%*	*$2,358,480*

Revenue Projections

- Gross Profit Margin: 72%
- CAPEX Break-Even Point: Estimated by Jan 2028 (25 months)



Risk Assessment & Mitigation Strategies

Risk Factor / Potential Impact / Mitigation Strategy

- Power Supply Constraints / Limited scalability, high energy costs / Securing long-term power contracts, renewable energy integration, Modern Group companies are OEMs of power and fueling systems
- Market Volatility / Fluctuating BTC price, price competition / Diversified revenue streams, strategic partnerships
- Technology Evolution / BTC hardware obsolescence / Modular infrastructure to adapt to next-gen Bitmain miners

Contact Details

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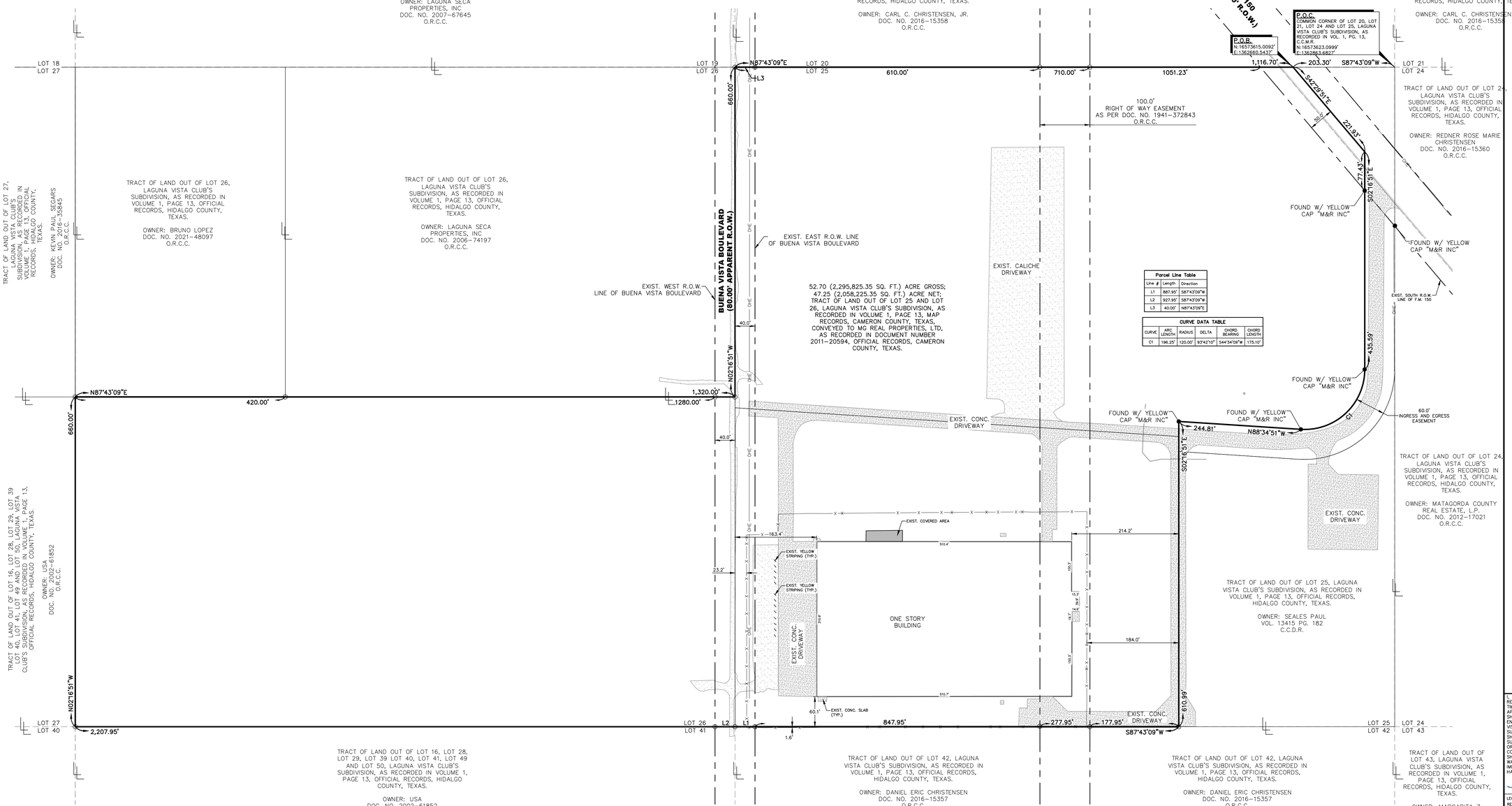
(409) 833 - 2665

Appendices

- Appendix A: Exterior photos
- Appendix B: Facility land survey
- Appendix C: Generators brochure
- Appendix D: Feasibility study

EXTERIOR **PHOTOS**



Parcel Line Table

Line #	Length	Direction
L1	887.95'	S87°43'09"E
L2	927.95'	S87°43'09"E
L3	40.00'	N87°43'09"E

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	196.25'	120.00'	93°42'10"	S44°34'09"W	175.10'

N

W E

S

SCALE: 1" = 100'

LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- – POWER POLE
- – STOP SIGN
- – TRAFFIC SIGN
- – TRANSFORMER BOX
- – TREE
- – CMU FENCE LINE
- – OVERHEAD ELECTRIC LINE
- – CHAINLINK FENCE LINE
- – STEEL FENCE LINE
- EXIST. – EXISTING
- CONC. – CONCRETE
- – ASPHALT
- – CONCRETE
- – CALICHE
- – CENTERLINE
- – LOT LINE
- C.C.M.R. – CAMERON COUNTY MAP RECORDS
- C.C.D.R. – CAMERON COUNTY DEED RECORDS
- O.R.C.C. – OFFICIAL RECORDS OF CAMERON COUNTY
- R.O.W. – RIGHT OF WAY
- FND. – FOUND

GENERAL NOTES:

ADDRESS: 42134 FM510, LOS FRESNOS, TX 78566
SURVEYED: JUNE 06, 2024
REQUESTED BY: LAURIE LEVINGSTON – HANNA SOLUTIONS
OWNER: MG REAL PROPERTIES, LTD

FLOOD ZONE DESIGNATION: "X" – AREA OF MINIMAL FLOOD HAZARD
COMMUNITY–PANEL NUMBER: 48427C 0565 C
MAP REVISED: APRIL 19, 2010

REVISION NOTES:

1. REVISED BOUNDARY (08/14/2024)

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF F.M. 150, LAGUNA VISTA CLUB'S SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 13, , MAP RECORDS OF CAMERON COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF CAMERON AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

BOUNDARY PLAT SHOWING

52.70 (2,295,825.35 SQ. FT.) ACRE GROSS; 47.25 (2,058,225.35 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 25 AND LOT 26, LAGUNA VISTA CLUB'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 13, MAP RECORDS, CAMERON COUNTY, TEXAS, CONVEYED TO MG REAL PROPERTIES, LTD, AS RECORDED IN DOCUMENT NUMBER 2011-20594, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

8/14/24

LEO L. RODRIGUEZ, JR. — DATE REV. NO. 1
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

SEAL

STATE OF TEXAS — REGISTERED — LEO L. RODRIGUEZ, JR. — 2448 — PROFESSIONAL — LAND SURVEYOR

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JOB NUMBER	DRAWN BY	REVWD. BY	DATE
MORT 24.245	B.S.	L.L.R.	08/14/2024

DRAGON POWERGT43M

MOBILE GENSET

DRAGON

Powered by VERICOR

COMPACT FOOTPRINT

- Mobile, remote sites
- Small footprint, tight spaces
- Low noise, urban ready
  Bridge legal for transport

MINIMUM SETUP

- Direct cantilever mount/drive, no alignment required
- Quick start-up/shut-down, accurate & quick load/speed control
- High efficiency at variable loads and combined cycles (CHP)

FUEL FLEXIBILITY

- Low emissions, flexibility in remote areas, no operation interruption
- Natural Gas, CNG, LNG, Biogas or diesel

BENEFITS

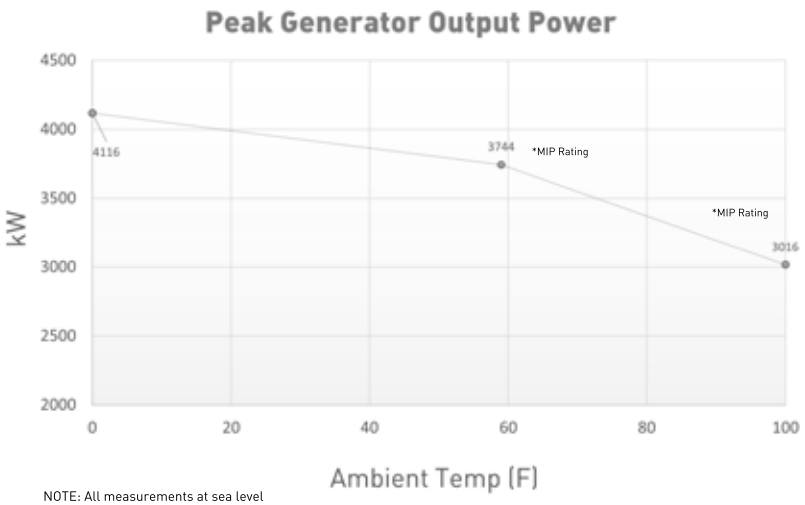
- Electric power generation and CHP
- Reliability and dependability with longest lifecycle
- Lowest OPEX, quickest payback, effective financial value
- Low maintenance, tough road conditions transportable

APPLICATIONS

- Oil & Gas Fields: Drilling, E-Frac, Production Facilities
- Back-up Power, Disaster Relief
- Stand-alone Microgrids
- Urban Power Applications

PEAK ISO PERFORMANCE

Elevation (ft)	0
Ambient Temp (F)	59
Generator Peak Output (kWe)	3744
Generator Peak Output (kVA)	4834
Voltage/Freq./Phase	13.8kV/60Hz/3pH
Fuel Flow (lb/hr)	2180
Fuel Flow (mmscfd)	1.054
Generator Heatrate (BTU/kWh)	11963



NOTE: All measurements at sea level

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DRAGON POWERGT43M FEATURES

TURBINE GEN MODULE

- Fully enclosed acoustic enclosure rated 85 dBA
- Direct mount drive train requires no site alignment
- Integrated air filtration system

VERICOR ASE50B GT

- Fast start, cold or hot with no start lockout period
- Compact modular design simplifies engine repair and exchange

GENERATOR

- 13.8kV, 60Hz, 4834 kVA 0.8 PF, Class F/B
- Air cooled IP23/IC01
- Synchronous Gen
- Other frequencies and voltages available

CONTROL MODULE

- Turbine-Gen control & protection system
- Fire and gas detection system
- HV Switchgear
- Motor control center
- HVAC system

TRAILER DIMENSIONS

Length	53'
Height	13'- 6"
Width	9'

Powered by VERICOR


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