NeoDomes

INVESTOR SUMMARY
SERIES 2026-A SENIOR CONVERTIBLE NOTES

The licensing platform for AI data center infrastructure.

A dome-based data center platform, running continuously at Oregon Health & Science University since 2014, now re-engineered for AI and offered to operators under license.



Photograph · Oregon site, operating since 2014

THE BOTTLENECK

474 GW
large-load power requests queued in Texas

Up to 7 yrs
to connect in the most constrained markets

$6.7T
AI infrastructure investment projected through 2030

THE PLATFORM

- **Proven.** 4 MW dome licensed from OHSU, supporting hospital and university research since 2014.
- **AI-native.** NeoDomes 3.0: 25 MW domes for GB200/GB300-class density, liquid cooled, clustered to campus size.
- **Faster.** About 12 months from site to compute with behind-the-meter power, against 30 to 48 months for a conventional build.
- **Cheaper.** About $13.5M per MW all-in with on-site power and license, against a $17.6M industry average; 50% to 75% lower operating costs.
- **Protected.** Patent-pending: three provisional filings (dome envelope, fiber fabric, AIOps).

THE BUSINESS MODEL

- NeoDomes licenses the platform and does not build or own the data centers.
- **$2.5M per MW** upfront license fee, on top of build cost, plus **$500K per MW per year** in royalties. One 100 MW license: $250M upfront, then $50M a year.
- Licensing benchmarks: Arm Holdings 97% gross margin; Qualcomm QTL 72% EBT margin.
- **Base case projection, 2030:** $3.12B revenue, 65.4% EBITDA margin, 2,850 MW licensed.

THE OFFERING

Instrument	**Senior Convertible Promissory Notes**
Raise	**Up to $10,000,000**
Minimum	**$100,000**
Participation Pool	**20% of gross licensing receipts**
Final Closing Date	**March 31, 2027**

Original principal	Participation Cap	Retirement
$100,000 to $249,999	120%	150%
$250,000 to $499,999	130%	162.5%
$500,000 to $999,999	150%	187.5%
$1,000,000 to $1,499,999	175%	218.75%
$1,500,000 to $1,999,999	200%	250%
$2,000,000 or more	225%	281.25%

- **Cash first.** 20% of gross licensing cash receipts is distributed quarterly, pro rata, until you reach your Participation Cap.
- **Then equity.** 100% of principal converts to common stock at the cap or an earlier Sunset Event: public listing, qualified financing, change of control, or 36 months.
- **Conversion price.** $250M valuation cap price; in a qualified financing, the lesser of that price or a 20% discount.
- **Company retirement.** The company may retire a note early at its Retirement percentage of principal, less participation already paid. A retired note does not convert.

Senior unsecured. No stated interest. Distributions depend on licensing revenue not yet generated.

LEADERSHIP

Bruce Brady
CEO & Co-Founder

Chris Pigott
Chief Operating Officer

Eric Bond
Chief Financial Officer

Ken Dowers
Engineering & Operations

Next step: talk with the team, then review the full offering documents.
Book a call: neodomeswebinar.com/call Invest: invest.neodomes.ai invest@neodomes.ai

NeoDomes, Inc. · 999 W Main Street, Suite 100, Boise, ID 83702. This summary is for information only and is not an offer to sell or a solicitation of an offer to buy any security. The Notes are offered only through the Private Placement Memorandum under Rule 506(c) of Regulation D to verified accredited investors. NeoDomes is pre-revenue and has not executed any commercial licensing agreement; participation payments depend on licensing revenue not yet generated. Early-stage investment involves a high degree of risk, including loss of your entire investment. Projections are forward-looking, based on Licensing Model v5, and are not guarantees; actual results may differ materially. Terms are summarized; the PPM, Note and Subscription Agreement control. Read the PPM and its risk factors before investing. Sources: ERCOT (474 GW); McKinsey ($6.7T); Cushman & Wakefield 2026 Data Center Development Cost Guide ($17.6M per MW, all-in greenfield, excl. chips); Arm and Qualcomm FY2025 10-K filings. Timelines, NeoDomes costs and operating-cost figures are company estimates, excluding land and chips.