

# MicroLink Data Centers

Project Finance Lender Report

## January 2026

Monthly Report

Prepared for: Macquarie Infrastructure

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Period: January 01, 2026 — January 31, 2026

**CONFIDENTIAL**

## 1. Executive Summary

Sites Operational	Fleet Capacity	Utilisation	Revenue
1	1.0 MW	58.0%	\$77,008

**Attention:** 1 high-severity risk flag(s) requiring review.

Fleet generated **\$77,008** revenue with **45.0%** EBITDA margin.

Heat recovery: **109,006 kWh**t exported, offsetting **4,002 kg CO2**.

## 2. Financial Summary

Site	Colo	Power	Other	Total
Baldwinsville Brewery, NY		\$71,400	\$4,107	\$1,501
Total		\$71,400	\$4,107	\$1,501

EBITDA proxy: **\$34,654** (45.0% margin) | SLA credits: **\$3,570**

## 3. Operational Metrics

Site	Avail %	PUE	Util %	Heat kWh	Incidents
Baldwinsville Brewery, NY	99.76%	1.128	58.0%	109,006	1xP0, 2xP1

## 4. SLA Compliance

Customers meeting SLA: **0/1** | Credits issued: **\$3,570**

**Baldwinsville Brewery, NY:** 99.76% vs 99.90% target — 101 min unplanned downtime

## 5. Incident Log

Date	Pri	Description	Duration	Root Cause	Resolution
2026-01-08	P0	UPS on battery — utility failure	50 min	Utility outage	UPS bridged to generator; utility restored
2026-01-15	P1	CDU1 inlet temp high	34 min	Flow restriction	Valve actuator replaced
2026-01-22	P1	Fan tray 03 speed degraded	17 min	Bearing wear	Fan tray swapped under maintenance

## 6. Capacity Status

Baldwinsville Brewery, NY: 580 kW sold / 1000 kW total (58.0%) — 420 kW available

Sales pipeline: 3 deals valued at \$1,200,000

## 7. ESG / Sustainability

Heat Exported	CO2 Offset	Net Carbon	Fleet PUE
109,006 kWh	4,002 kg	193,708 kg	1.128

Scope 1: 1,340 kg | Scope 2: 196,370 kg | Renewable: 0%

## 8. Maintenance Summary

Completed: 4 work orders | Upcoming: 2 scheduled

## 9. Risk Flags

[HIGH] Sla Breach — SLA breached: 99.76% vs 99.90% target — \$3,570 credit applied

[MEDIUM] Capacity — Site at 58% utilisation — sales pipeline active with 3 deals