



BIG STAR LAND ACQUISITION

POWER-READY LAND FOR THE AI SUPERCYCLE

Asset-Backed Returns + Infrastructure Upside

Safe Harbor/Forward Looking Statements

Except for historical information contained herein, the statements in this presentation are forward-looking statements. Forward-looking statements involve known and unknown risks and uncertainties, which may cause a company's actual results, performance, and achievements in the future to differ materially from forecasted results, performance, and achievements.

The Company undertakes no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date hereof, or to reflect the occurrence of unanticipated events or changes in the Company's plans or expectations.

For additional risk factors, please refer to the company's Private Placement Memorandum.

THE OPPORTUNITY

Wall Street Is Chasing AI Stocks. THE SMART MONEY IS BUYING THE POWER BEHIND THEM.

AI, DATA CENTERS, AND DIGITAL INFRASTRUCTURE ARE CONSTRAINED BY POWER, LAND, AND SPEED

POWER-READY LAND IS NOW THE BOTTLENECK — NOT COMPUTE

BIG STAR IS ACQUIRING ENERGY-ADVANTAGED SITES AND MONETIZING THEM ON A \$/MW BASIS





WHY POWER-READY LAND WINS

LAND + POWER = THE REAL MOAT

DATA CENTERS CAN'T DEPLOY WITHOUT APPROVED POWER

UTILITIES AND CO-OPS CONTROL ACCESS — RELATIONSHIPS MATTER

POWER-READY SITES TRADE AT SIGNIFICANT PREMIUMS VS RAW LAND

LOW-COST POWER IS SCARCE - BUYERS VALUE SPEED TO ENERGIZATION

TRADITIONAL DEVELOPMENT IS CHANGING

Unprecedented AI demand meets archaic infrastructure timelines.

THE PROBLEM: GRID DELAYS

- Virginia: 7-year average grid queue wait times
- Texas: 24-36 months (and climbing)
- Arizona: New interconnection applications suspended
- National average: 4-7 years from application to energization

MEANWHILE: EXPLODING AI DEMAND

- OpenAI needs 5 GW by 2028 (equivalent to 5 nuclear plants)
- Microsoft: \$80B AI data center buildout in 2025 alone
- Meta, Google, Amazon: 15 GW planned by 2027

The arbitrage is clear: Data Center operators can't wait 7 years. They'll pay 10-30x premiums for sites ready NOW.



PROJECT SPOTLIGHT

RAW LAND TO POWER-READY SITE: A CASE STUDY

THE PROPERTY

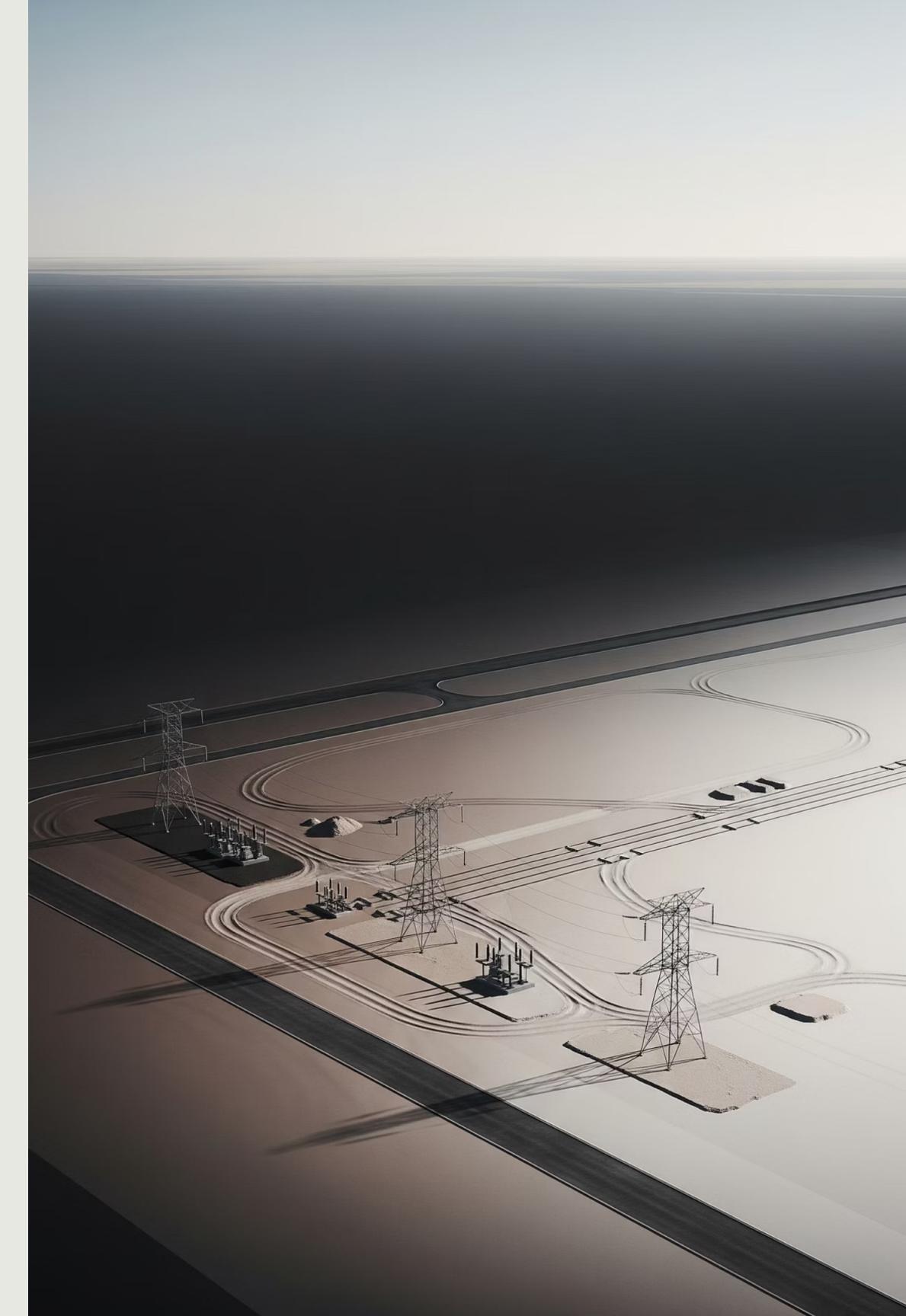
- Location: Southeast U.S. (2 miles from substation)
- Size: 15 acres
- Acquisition: \$300,000
- Under Contract: \$7,750,000
- Return Multiple: 25x
- Timeline: Under 6 months

THE PROCESS

01	Off-Market Acquisition	02	Power De-Risking (30 Days)
03	Interconnection Agreement (60 Days)	04	Marketing & Exit
05	Sale & Close		

Total Value Created: \$7.45M (Land Profit) + \$10-\$12M (Infrastructure Revenue)

Why This Is Repeatable: Leverage existing utility relationships, proven de-risking process, and consistent buyer demand. 6 more sites in pipeline now.



THE BIG INDUSTRY SHIFT

Two Ways to Play the Power Constraint

THE CAPITAL-INTENSIVE PATH

(Most Groups)

- Build powered shells / campuses
- Multi-year timelines
- Heavy capex + permitting + tenant dependency

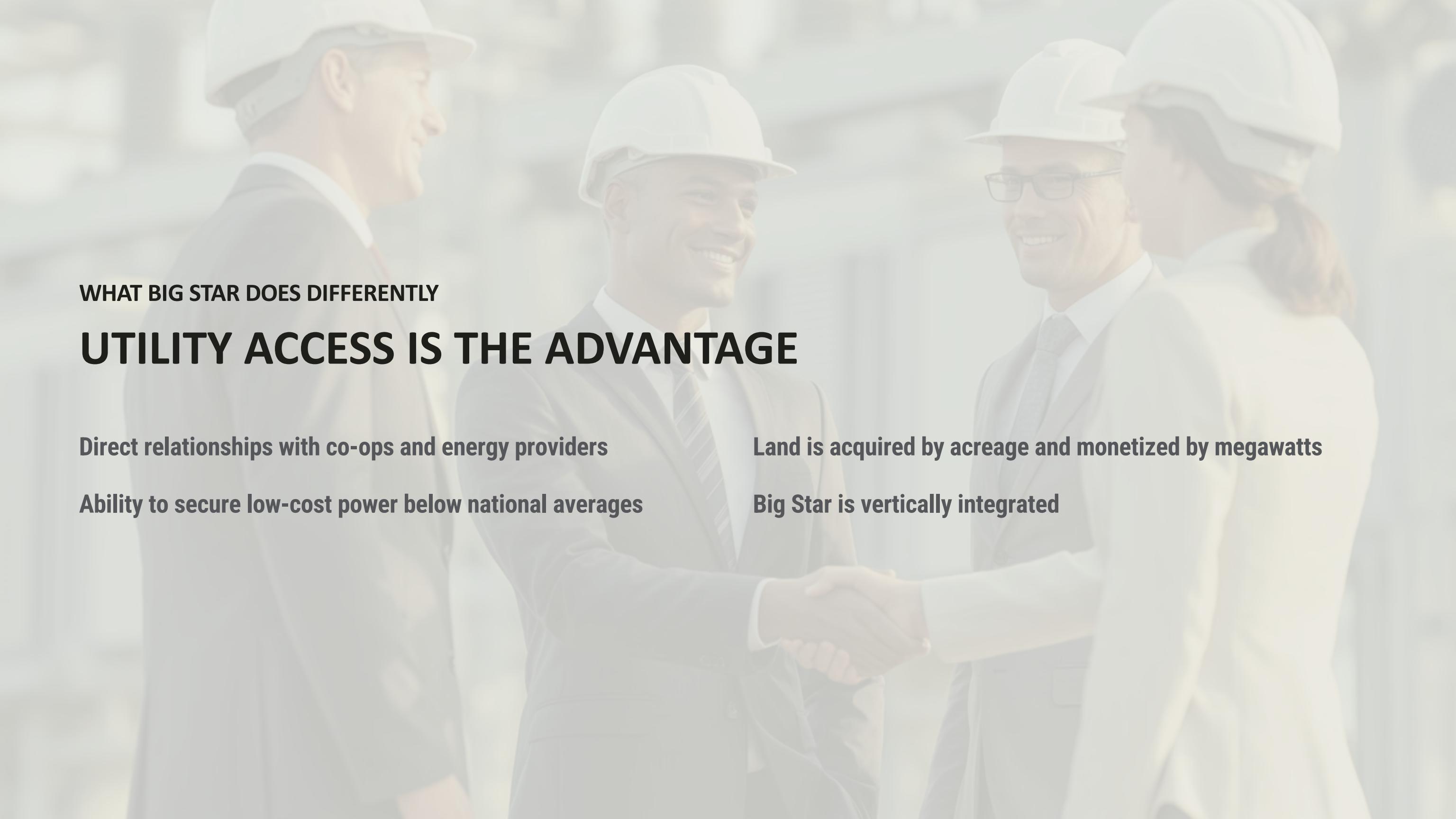
THE CAPITAL-EFFICIENT PATH

(Big Star Land Acquisition)

- Acquire power-ready land early
- Monetize on a \$/MW basis
- Short-duration exits with optional EPC upside

Same macro tailwind. Radically different capital requirements.



A background photograph showing a group of diverse professionals. Some are wearing business suits and ties, while others are in construction-style hard hats. They are all smiling and appear to be engaged in a handshake or a group photo. The setting is outdoors, possibly at a construction site or industrial facility.

WHAT BIG STAR DOES DIFFERENTLY

UTILITY ACCESS IS THE ADVANTAGE

Direct relationships with co-ops and energy providers

Ability to secure low-cost power below national averages

Land is acquired by acreage and monetized by megawatts

Big Star is vertically integrated

WHY UTILITIES WORK WITH BIG STAR

WHAT UTILITIES WANT:

- Creditworthy counterparties (proven track record)
- Fast execution (not years of delays)
- Large-scale deployments (meaningful load)
- Long-term relationships (not one-off flips)

WHAT BIG STAR DELIVERS:

- 600 MW of data centers delivered historically
- 1+ GW of server capacity deployed for institutional operators
- BixBit cooling system deployed across 16 countries
- Complete infrastructure capabilities (not just land flipping)

- ❑ When utilities have 50-300 MW of available capacity, they prioritize operators who can deploy at scale and deliver revenue quickly. Big Star is one of the few groups that checks every box.

MULTIPLE WAYS TO WIN

DOWNSIDE PROTECTION + GROWTH EXPOSURE

LAND MONETIZATION

1
Short-duration resale windows

\$/MW pricing captures infrastructure value

EPC + EQUIPMENT REVENUE

2
Big Star provides cooling, transformers, and infrastructure

100% Big Star operating revenue

EQUITY UPSIDE

3
Big Star benefits from land profits + infrastructure scale

Positioned for public markets as grid demand accelerates



INITIAL PIPELINE OVERVIEW

OFF-MARKET | POWER-ADVANTAGED | SCALABLE

Big Star Land Acquisition has identified multiple energy-ready sites sourced directly through utility and co-op relationships.

Each site meets three criteria:

- Low all-in power cost
- Expansion optionality
- Strong resale demand from AI and digital infrastructure buyers
- Inexpensive land for purchase near available power infrastructure



SUNRISE

50 MW AVAILABLE | EXPANDABLE
TO 150+ MW



POWER AVAILABLE IMMEDIATELY



SUBSTATION EXPANSION UNDERWAY
(TARGETING 2026)



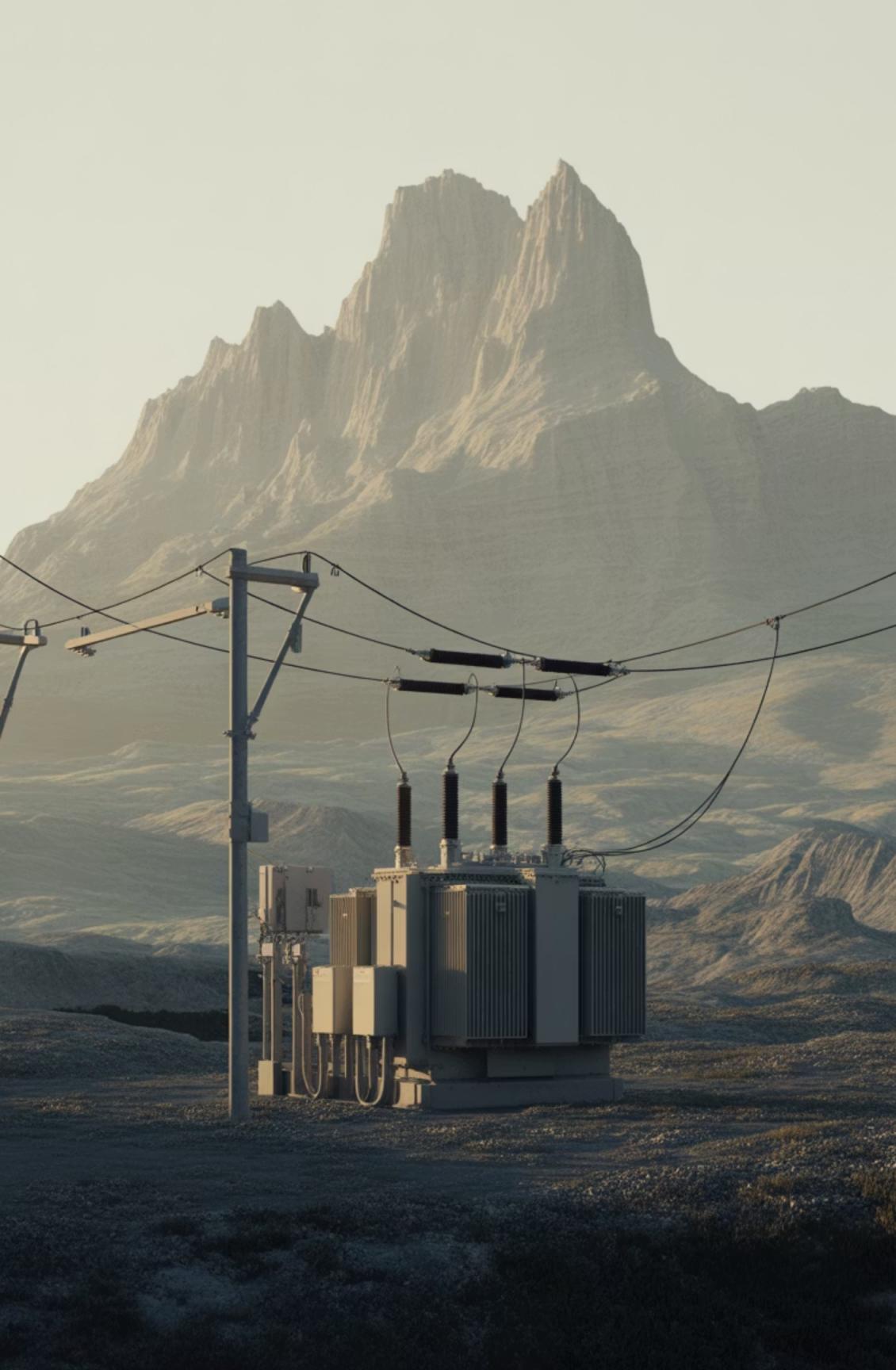
LOW-COST POWER WELL BELOW
NATIONAL AVERAGES



WATER + FIBER ON-SITE



DESIGNED FOR NEAR-TERM RESALE OR
EXPANSION HOLD



Pipeline Highlight:

MOUNTAIN VIEW

100 MW MINIMUM | SCALABLE TO 200 MW



LARGE CONTIGUOUS ACREAGE

UTILITY SUPPORT FOR RAPID SCALING

TRANSFORMER UPGRADE UNLOCKS ADDITIONAL CAPACITY

IDEAL FOR LARGE-SCALE COMPUTE OR MINING OPERATORS

PIPELINE HIGHLIGHT:

AVALANCHE

RARE AI-GRADE SITE | 300+ MW POTENTIAL



MULTIPLE REDUNDANT POWER SOURCES (NUCLEAR,
HYDRO, NATURAL GAS)



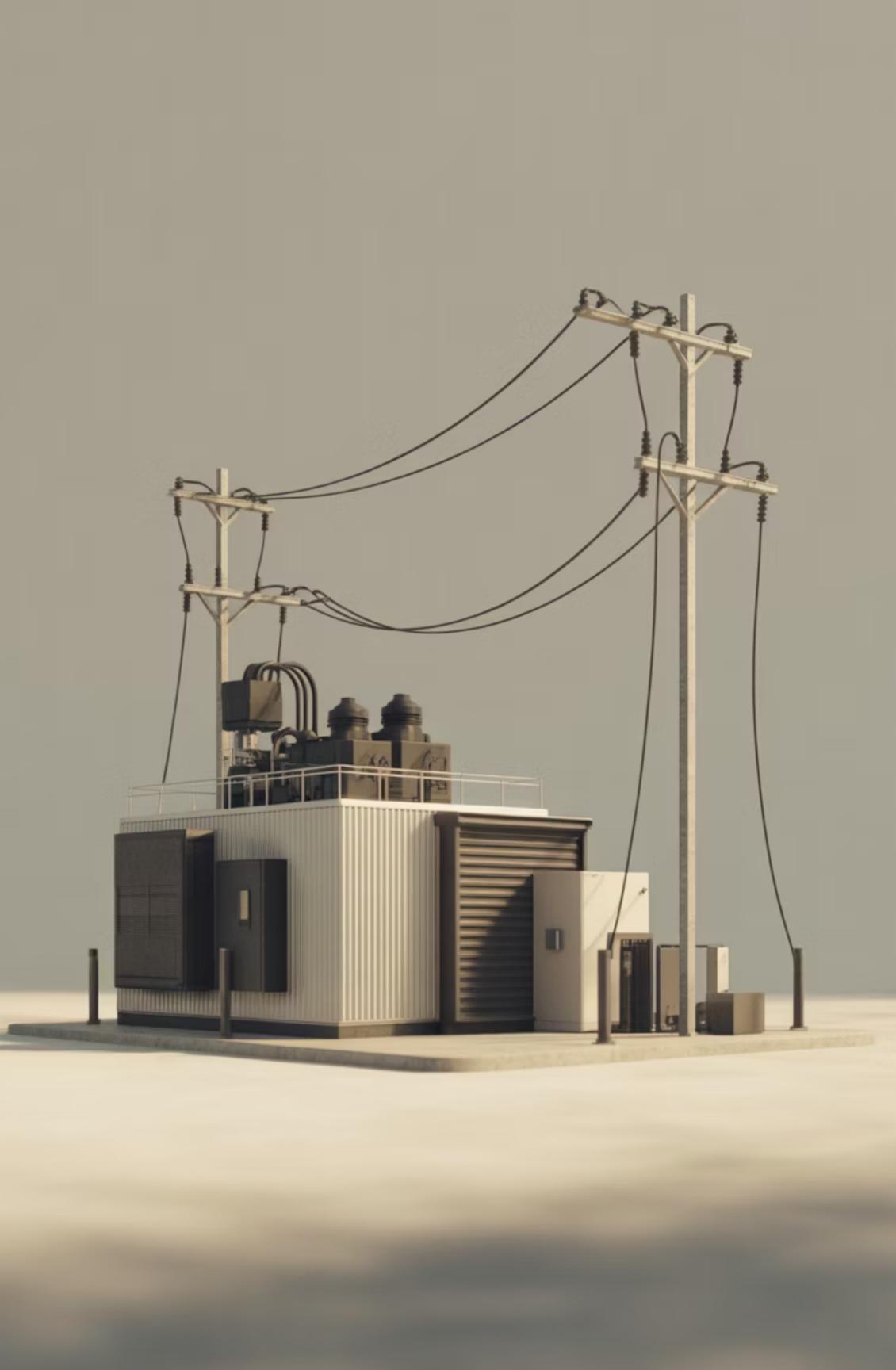
DARK FIBER AVAILABLE AT SITE



DESIGNED FOR HIGH-RELIABILITY AI WORKLOADS



AI SITES WITH REDUNDANCY COMMAND SIGNIFICANT
\$/MW PREMIUMS



BROWNING

30 MW LIVE | FAST
MONETIZATION



POWER AVAILABLE NOW



SMALL, EFFICIENT FOOTPRINT



LOW ACQUISITION COST



STRONG DEMAND FROM DIGITAL INFRASTRUCTURE BUYERS

PORTFOLIO SUMMARY

Big Star Land Acquisition: Current Pipeline Snapshot

Sunrise	50 MW	+100 MW	~\$500K	\$10M-\$20M base / \$30M-\$60M expanded
Mountain View	100 MW	+100 MW	~\$1.5M	\$20M-\$40M base / \$40M-\$80M expanded
Avalanche	*25 MW	+300 MW	~\$2M	\$25M-\$50M base / \$300M+ expanded (AI-grade)
Browning	30 MW	Limited	~\$350K	\$6M-\$12M

TOTAL PIPELINE OVERVIEW



Timeline to Monetization: 6-12 months for base capacity, 18-24 months for full build-out.

* Live now

WHY THIS MATTERS NOW

THE GRID IS THE CONSTRAINT



AI AND DATA CENTER DEMAND IS GROWING FASTER THAN GRID CAPACITY



UTILITIES PRIORITIZE CREDIBLE OPERATORS WITH RELATIONSHIPS



POWER-READY LAND IS BECOMING A STRATEGIC ASSET CLASS



BIG STAR IS POSITIONED AT THE INTERSECTION OF LAND, POWER, AND INFRASTRUCTURE



INVESTMENT STRUCTURE (HIGH LEVEL)

ASSET-BACKED FIRST. UPSIDE SECOND.

01

INVESTORS PARTICIPATE THROUGH BIG STAR LAND ACQUISITION (SUBSIDIARY LLC)

02

CAPITAL USED TO ACQUIRE AND REPOSITION POWER-READY LAND

03

25% OF NET LAND SALE PROCEEDS DISTRIBUTED TO INVESTORS

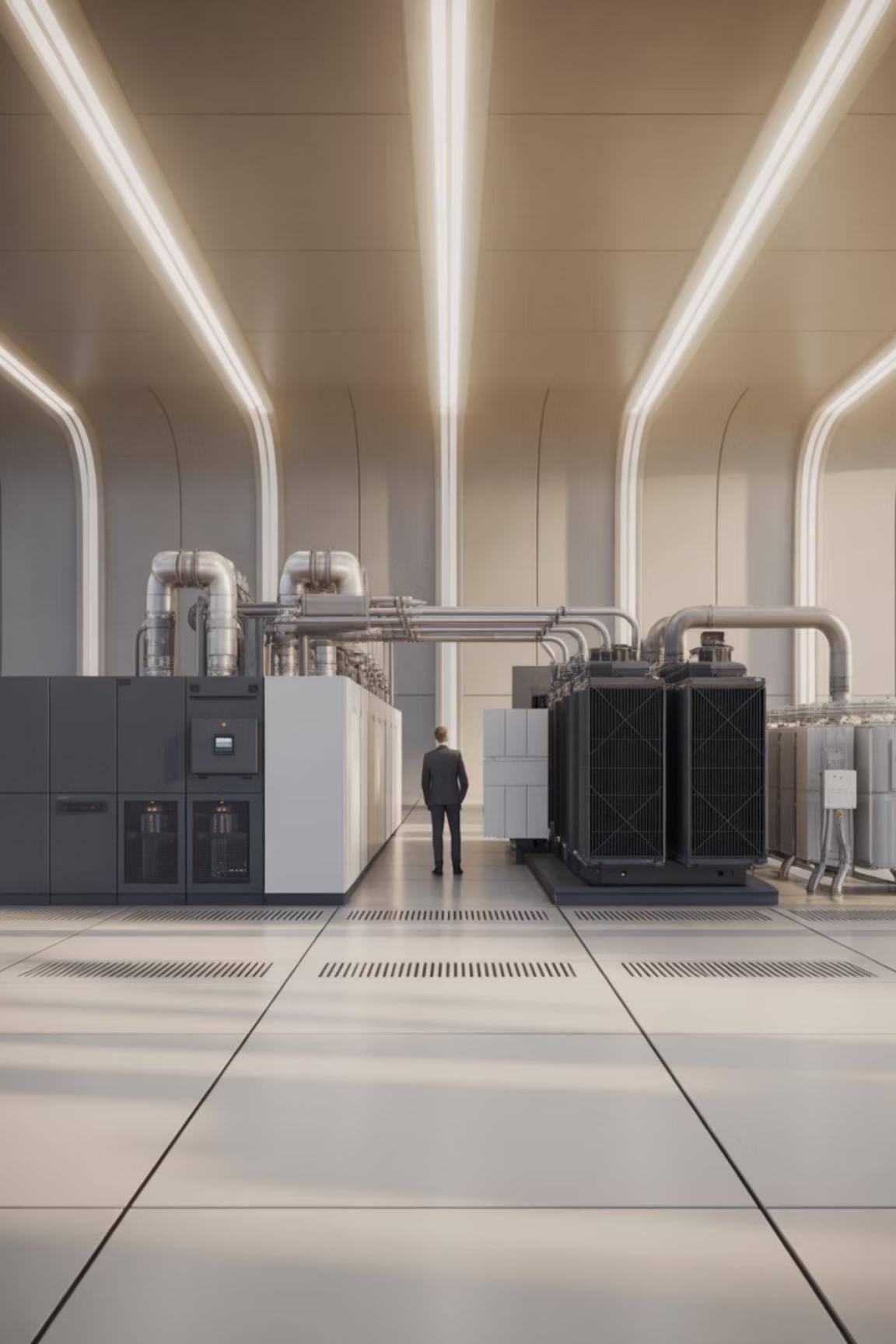
04

CASH DISTRIBUTIONS CAPPED AT 120% OF INVESTED CAPITAL

05

AFTER CASH RETURN, PRINCIPAL CONVERTS INTO BIG STAR BLOCKCHAIN EQUITY AT \$1.50/Sshare

(Full mechanics detailed in offering documents)



THE BIG STAR ADVANTAGE

MORE THAN A LAND PLAY

PROVEN INFRASTRUCTURE OPERATOR

EPC + COOLING + TRANSFORMER CAPABILITIES IN-HOUSE

ABILITY TO MONETIZE BEFORE AND AFTER LAND SALES

LONG-TERM PLATFORM VALUE AS ELECTRIFICATION
ACCELERATES

NEXT STEPS

HOW TO PARTICIPATE

1

REVIEW DOCUMENTATION

Access the Private Placement Memorandum (PPM), Convertible Note Terms, and Subscription Agreement.

2

SCHEDULE 1-ON-1 CALL

Engage in direct due diligence with Cecil or Kevin to address specific questions and understand risk factors.

3

COMPLETE SUBSCRIPTION

Minimum investment: \$50,000. Utilize our secure online subscription process via direct investment link or QR code.



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