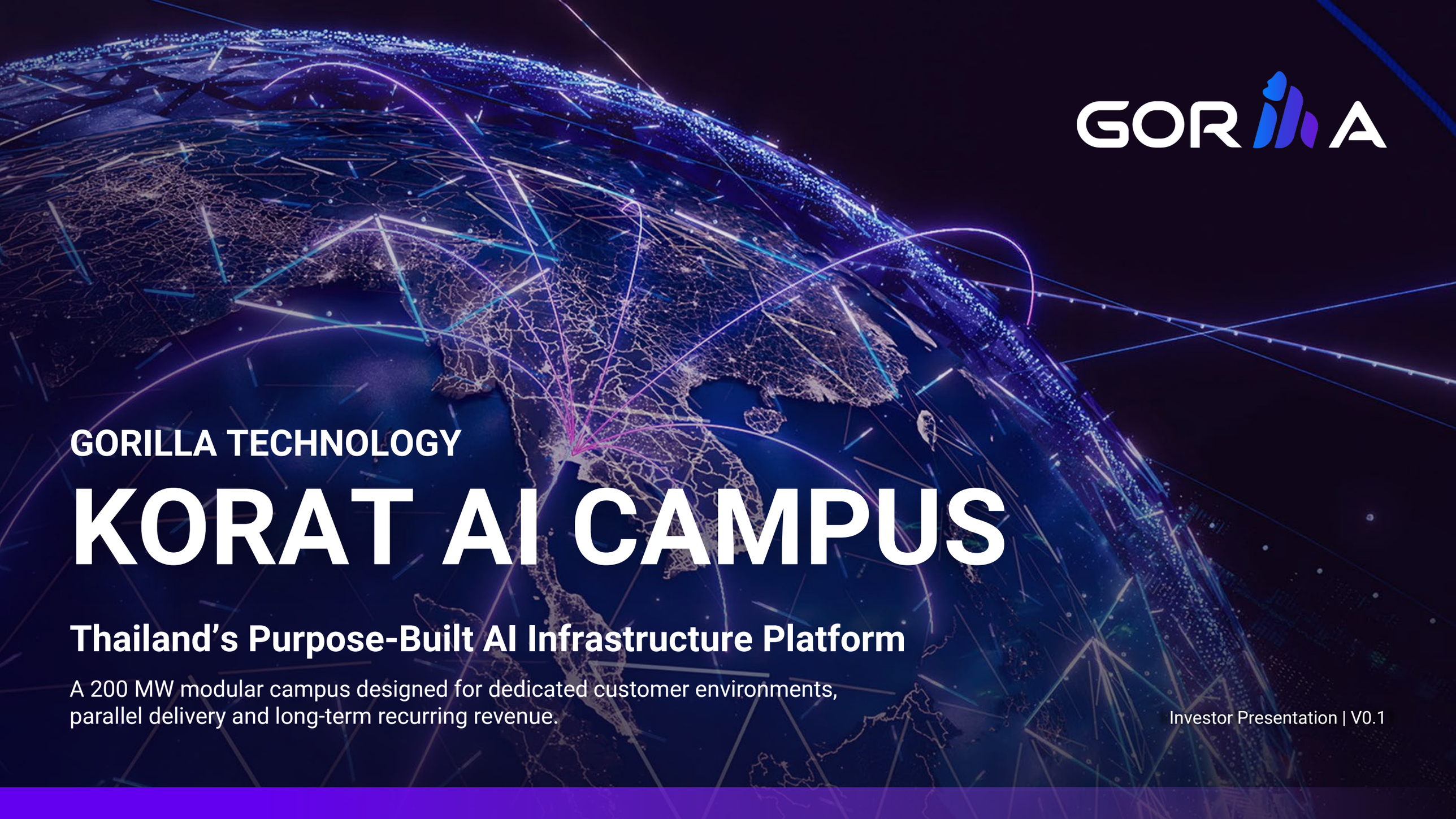


GORILLA TECHNOLOGY

KORAT AI CAMPUS

Thailand’s Purpose-Built AI Infrastructure Platform

A 200 MW modular campus designed for dedicated customer environments, parallel delivery and long-term recurring revenue.

Investor Presentation | V0.1

APAC Data Centers are Becoming Strategic Infrastructure

Capacity growth is now backed by tens of billions of annual market value and hundreds of billions of required investment.

APAC CAPACITY

32GW → 57GW

+25GW by 2030
(~78% Expansion / 12% CAGR)

APAC COLOCATION MARKET

US$29.56bn → US$68.47bn

+US$38.91bn of Incremental Annual Market Value by 2030 (18.3% CAGR)

REGIONAL INVESTMENT NEEDED

~US$800bn

Estimated APAC Data Center Investment Required Across the Region by 2030

2030 APAC COLOCATION SHARE

Based on projected US$68.47bn annual APAC colocation market value

1%	2%	5%
~US$685m	~US$1.37bn	~US$3.42bn
Annual Revenue Lens	Annual Revenue Lens	Annual Revenue Lens

*Illustrative only — not company guidance.

Gorilla does not need a large market share to build a material AI infrastructure business.
Capturing even 1% of the projected 2030 APAC colocation market would represent nearly US$700m of annual revenue opportunity.

Sources: JLL 2026 Global Data Center Outlook; MarketsandMarkets Asia Pacific Data Center Colocation Market 2025–2030; Deloitte APAC data center investment outlook.
Market-share calculations based on US$68.47bn 2030 APAC colocation forecast.

Why Korat, Thailand

A Purpose-Built Location for AI Campus Scale

Korat creates a route to large-scale AI capacity outside the most congested hubs while keeping power, land, labor and community alignment at the center of the strategy.

Power-Led Development

The campus is designed around secured power availability and staged energization, with a 200 MW IT-load objective and Tier III operating discipline.

Lower-Congestion Growth Corridor

Korat gives Gorilla a credible alternative to overconcentrated metropolitan hubs while remaining within Thailand’s industrial and digital infrastructure ecosystem.

Modular Delivery Economics

Standardized hall design enables parallel construction, repeatable procurement and a target maximum 12-month build cycle per hall.

Community & Labor Base

Local employment, skills training, security, logistics, food services and facility operations can combine to form a broader local economic base.

Customer Sovereignty & Separation

One customer per hall supports operational segregation, SLA clarity and the option to structure hall-level financing or co-development.

Thailand Digital Infrastructure Tailwind

Thailand has received major data center investment applications and now treats power confirmation as a key approval requirement for new promoted projects.

Sources: Thailand BOI 2025 data center investment applications; Krungsri Research on Thailand data center competitiveness; Baker McKenzie summary of 2026 BOI power confirmation requirement.

Investment Thesis

From Secured Capacity to a Scalable AI Campus

Korat is positioned as a portfolio of independently contracted revenue assets operating on one integrated campus.

Customer-Led Development

- Capacity developed against identified customer requirements
- Demand-led phasing rather than speculative build-out

Modular Execution

- Standardized data halls
- Parallel delivery using repeatable modular systems

Dedicated Environments

- One customer per hall
- Separately defined power, cooling, security and SLAs

Multiple Revenue Layers

- Capacity, managed services and GPUaaS
- Commercial model matched to customer and capital structure

One campus platform with hall-level commercial isolation & campus-level operating leverage.

Campus Blueprint

One Campus. Multiple Independent AI Factories.

Shared infrastructure creates operating efficiency while dedicated halls preserve customer separation and commercial flexibility.

Dedicated Data Halls

Ring-Fenced Customer Environments

Shared Power Backbone

Scalable Campus-Wide Resilience

Shared Security & NOC

Central Operational Control

Carrier-Neutral Connectivity

Customer and Cloud Flexibility

Modular Cooling Architecture

Supports Changing GPU Densities

Expansion Land

Future Capacity Without Relocating

Dedicated Hall Model

One Hall. One Customer. One SLA.

Dedicated infrastructure without shared performance risk.

Commercial Clarity

Each hall has its own contract, revenue commencement date and operating economics.

Expansion Flexibility

Existing customers can take adjacent halls without disrupting other tenants.

Financing Flexibility

Individual halls can be financed, partnered, or refinanced against hall-level cash flows.

Security & Sovereignty

Customers receive a physically and operationally segregated environment.

Operational Accountability

Power, cooling and performance can be measured against a single customer SLA.

Local Impact & CSR

Building Infrastructure That Compounds into the Local Economy

Jobs & Skills

Construction labor, electrical, mechanical, cooling, fiber, security, NOC support and facilities roles. Training pathways for local technicians and operators.

Health & Community Infrastructure

Support for healthcare access and community health facilities as part of Gorilla's broader local-development commitment.

Local Supplier Ecosystem

Ongoing demand for catering, transport, maintenance, plumbing, security, cleaning, landscaping, logistics and local produce.

Training Institute Pathway

A local skills program focused on data center operations, safety, electrical systems, cooling, cyber hygiene and AI infrastructure support.

Responsible Operations

Water, power, and safety discipline are managed transparently through local and long-term community engagement.

Economic Multiplier

A campus of this scale should generate indirect employment and ongoing local spending far beyond the initial construction period.

Gorilla's campus model should create technical capacity and visible local development — not extractive infrastructure.

Commercial Architecture

A Business Model Matched to Each Customer

Korat is not dependent on a single commercial structure. Each hall can be configured around customer demand, capital availability and risk-adjusted returns.

Build-to-Suit

Customer contracts dedicated capacity and may provide its own compute equipment.

Gorilla Earns: infrastructure capacity & development revenue

Powered Colocation

Gorilla delivers hall, power, cooling, connectivity and operational environment.

Gorilla Earns: recurring colocation and power-related revenue

Managed AI Infrastructure

Gorilla manages deployment, SLAs, security, monitoring and lifecycle operations.

Gorilla Earns: infrastructure revenue plus managed-service revenue

GPU-as-a-Service

Gorilla provides infrastructure and compute capacity under long-term customer arrangements.

Gorilla Earns: recurring AI compute and service revenue

The campus can scale through ownership, co-development or customer-backed models without locking Gorilla into a single capital profile.

Parallel Modular Delivery

Multiple Data Halls Delivered in Parallel — Each Within 12 Months

Hall 2 does not wait for Hall 1. Hall 3 does not wait for Hall 2.

Target Cadence: repeatable design, modular systems, common equipment specifications and parallel project teams.

DRSK Strategy

Scale Without Taking Uncontrolled Campus Risk

Common Campus Infrastructure Provides Scale. Hall-Level Contracting Limits Risk.

A de-risked development model built around demand, ring-fencing, standardization and KPI-governed operations.

D

Demand-Led Capacity

Develop halls against customer commitments, capacity reservations or advanced customer requirements.

R

Ring-Fenced Economics

Keep customer halls operationally and commercially distinct with hall-level SLAs and acceptance.

S

Standardized Modular Build

Repeatable designs, approved suppliers and early orders for long-lead power and cooling systems.

K

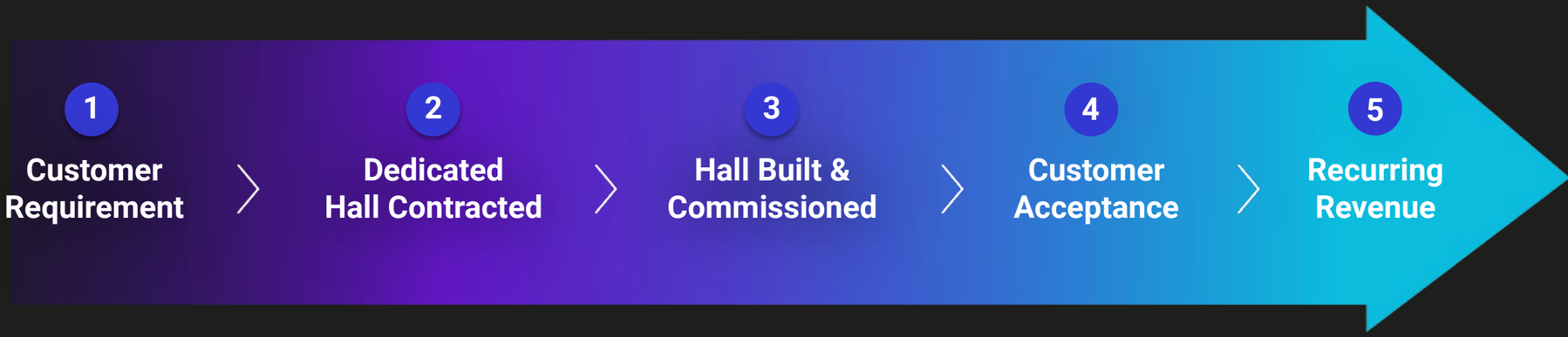
KPI-Governed Operations

Track uptime, power, cooling, security, commissioning and customer acceptance through a single control model.

Revenue Conversion Model

From Megawatts to Recurring Revenue

A repeatable path from customer requirement to contracted cash flow.



Base Infrastructure Revenue

Contracted capacity or dedicated data hall lease revenue.

Power & Utility Recovery

Power-related revenue or contractual pass-through where applicable.

Managed Operations

SLA management, monitoring, security, maintenance and support.

Compute Revenue

GPU capacity, storage, networking and cloud services, with Gorilla supplying compute.

Expansion Revenue

Additional halls, GPU generation upgrades and contract extensions.

Strategic Value

More Than Just Data Center Development

Korat converts Gorilla from an AI infrastructure participant into a long-term owner, controller and operator of strategic AI capacity.

Thailand Anchor Platform

Principal owned or controlled AI infrastructure position in Thailand.

Repeatable Campus Model

A modular design that can be replicated across additional regional sites.

Long-Duration Revenue Visibility

Dedicated halls can generate recurring revenue over multi-year contract periods.

Infrastructure Value Creation

Value through contracted capacity, operating cash flow, expansion rights and partnerships.

Execution Roadmap

A Disciplined Path from Campus Development to Revenue

Korat is designed to become a repeatable AI campus franchise: customer-led, modular, independently contracted and built for parallel scale.

0–90 DAYS

Immediate

- Confirm masterplan and hall sizes
- Confirm gross and critical IT power allocation
- Progress anchor customer discussions

3–6 MONTHS

Development

- Execute initial customer commitments
- Freeze modular reference design
- Finalize project financing and ownership structure

6–12 MONTHS

Delivery

- Build initial halls concurrently
- Install power, cooling and connectivity
- Complete commissioning and acceptance

12+ MONTHS

Expansion

- Commence recurring revenue
- Activate subsequent halls
- Introduce GPUaaS or managed AI services where appropriate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