CorleyEnergy™

Off-grid power infrastructure for the AI revolution.

Series A Prospectus · *Raising $40MM*

POWER, NOT COMPUTE

The problem.

AI companies are racing to deploy GPUs — but GPUs are useless without power. This is a zero-sum energy race, not just a compute race.

US power demand is on track to **10× by 2030**. Every hyperscaler is fighting for the same scarce interconnects. Data centers are constrained by power, not capital or chips.

The AI company that secures the most energy, wins.

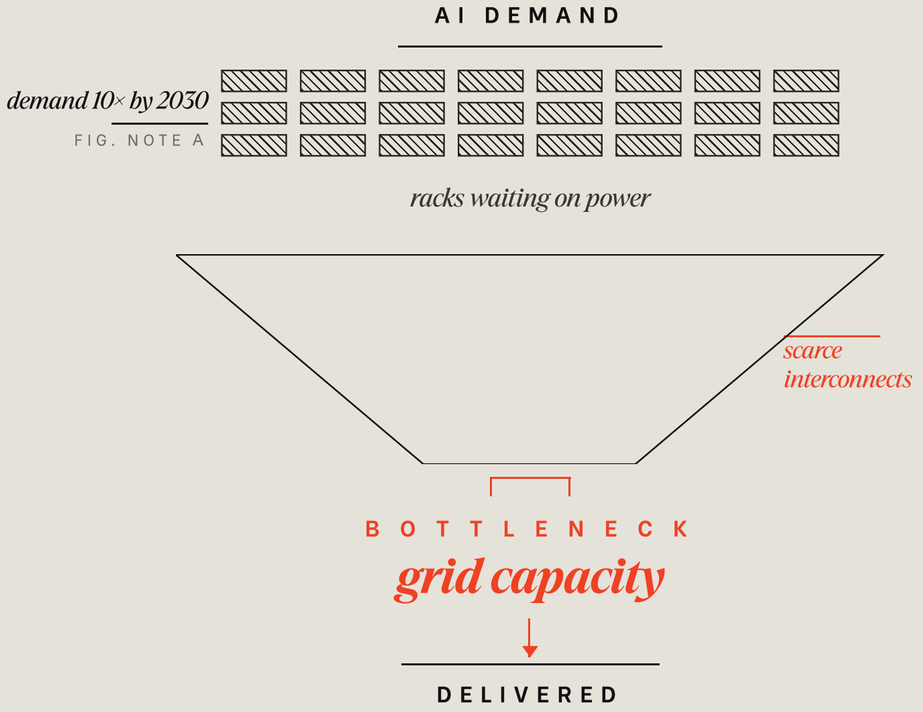


Fig. I — Compute demand piles up; only what the grid permits gets through.

CAPITAL COMMITMENT

2026 is the *step-change* year.

Big Tech has effectively pre-committed to an unprecedented capex ramp to build AI capacity.

AMAZON · 2026	ALPHABET · 2026	META · 2026	MICROSOFT · 1Q
~$200B	**$175–185B**	**$115–135B**	**$37.5B**
AWS infrastructure push for generative AI services and data center expansion.	Nearly doubling annual spend vs. $91.45B in 2025 — securing AI dominance.	Aggressive buildout of compute clusters for Llama and the AI product suite.	*"Ongoing capacity constraints"* cited as the only limiter to faster growth.

COMBINED 2026 SPEND

~$635–665 Billion

PUTTING IT IN PERSPECTIVE

Putting the AI buildout *in perspective.*

The AI infrastructure wave dwarfs every prior technology buildout — and creates an unprecedented power deficit.

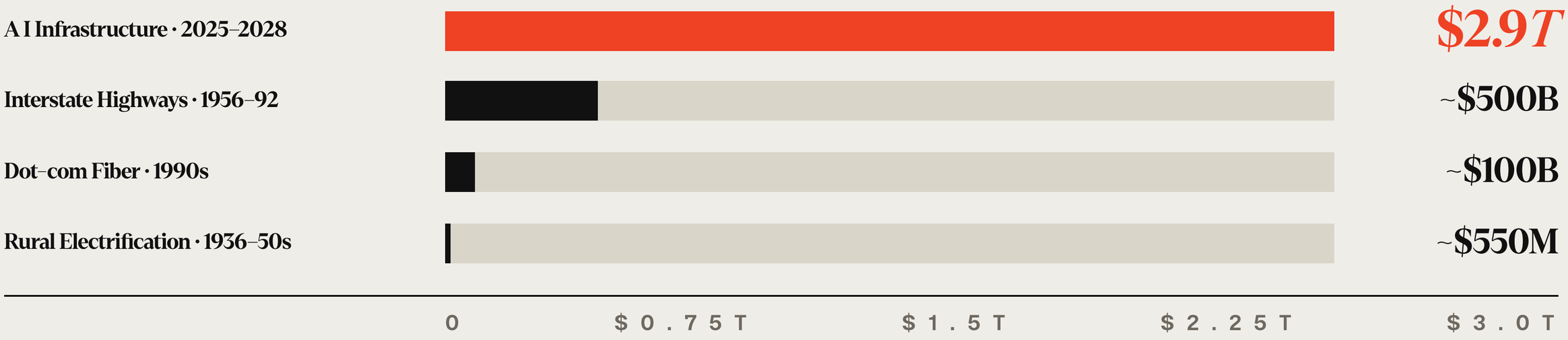


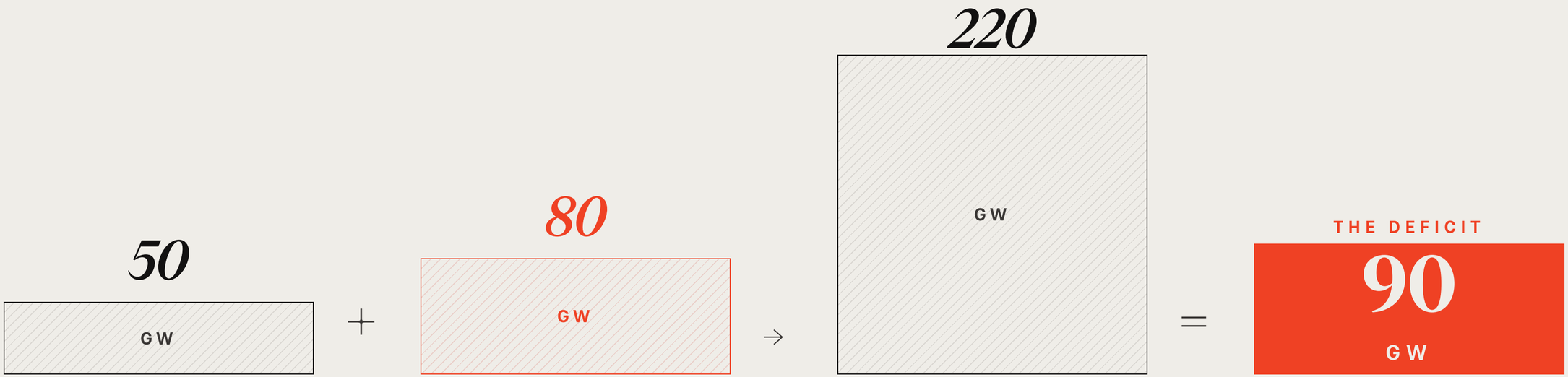
Fig. II — Historical infrastructure comparison, inflation adjusted. Source: Morgan Stanley.

GENERATION DEFICIT

Power generation *deficit* crisis, 2026–2035.

*The buildable pipeline is collapsing under AI demand — a gap of 90 gigawatts by 2035, equal to **roughly ninety nuclear plants** of new capacity needed in less than a decade. Speed of generation, not raw demand, is the AI bottleneck.*

2035 POWER DEFICIT · GIGAWATTS



2026 · TODAY
U.S. data center capacity

2035 · BUILDABLE
at ~9 GW / yr pipeline rate

2035 · DEMAND
McKinsey & BCG projection · AI buildout

SHORTFALL · 2035
≈ 90 nuclear plants · 9 years

THE RACE

The AI power race *has already begun.*

They do not want to build power — they want a partner who already is.

OPERATOR	INSTRUMENT	PARTICULARS	SCALE
Microsoft	Power-plant *acquisition*	Buying entire power plants. $80B+ committed; restarting Three Mile Island; long-term PPAs across multiple grids.	**835 MW**
Google	Intersect Power *acquisition*	Acquired Intersect Power for $4.75B. First co-located data center & power site under construction in Haskell Co., TX.	**$4.75*B***
xAI	Off-grid *contracting*	Gigawatts off-grid for the Memphis supercomputer — behind-the-meter at multi-GW scale.	**Multi-*GW***
Policy	Rate Payer Protection *Pledge*	Major hyperscalers must build, bring, or buy their own power for new data centers. Every major hyperscaler signed.	**Signed**

Behind-the-meter power is no longer an alternative strategy. It's the strategy.

A HISTORIC SPREAD

Molecule-to-electron *arbitrage.*

Off-grid power unlocks the spread, bypassing grid interconnect delays entirely.

MOLECULES

$0–3 /MMBtu

Undervalued gas.

Stranded supply at the Waha Hub — secured upstream.

→

CONVERSION

$30–35 /MWh

Reciprocating engines.

All-in generation cost on-site, with HyperReserve N+9 redundancy.

→

ELECTRONS

$75–110 /MWh

AI-ready power.

Premium contracted offtake, behind-the-meter.

Fig. III — A fuel of $0–3 / MMBtu enters; $75–110 / MWh exits.

The spread *is the business.*

OUR MISSION

The AI buildout *won't wait* for the grid.

The winners in this cycle will be the teams that can **deliver power fastest** — *then scale it.*

SPEED TO POWER FIRST

Months, *not years.*

First priority: eliminate the bottleneck. Off-grid, behind-the-meter generation deployed in months. No interconnection queue. No utility dependency. Power on-site, on-schedule.

SCALE OF POWER SECOND

70 → *420 MW+*

Every site becomes a platform. Modular architecture means we add megawatts in lockstep with customer demand — scaling from 70 MW to 420 MW+ without starting over.

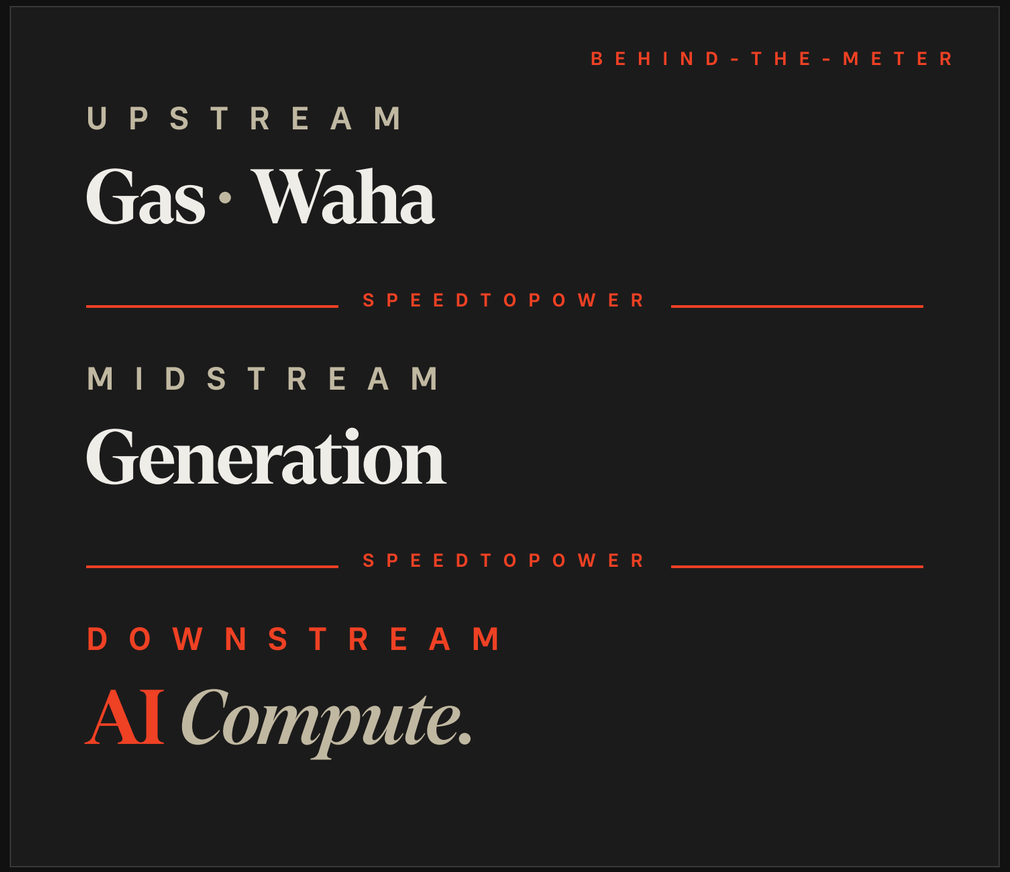
Speed creates the opening. Scale compounds the value.

SOLUTION

Corley Energy is AI's *power partner.*

We develop and operate off-grid power infrastructure dedicated to AI and high-performance compute. Behind-the-meter natural gas generation — bypassing the grid bottleneck entirely.

While others wait for grid access, we secure upstream gas, lock generation capacity, and deliver energized sites at the speed AI requires.



COMMERCIAL MODEL

Reliable generation. *Zero commodity risk.*

The generation margin is the business. Returns are insulated from input volatility.

ROW	PARTICULARS	STRUCTURE	$ / MWH
Input	**Passthrough *Waha gas***	Secured through Triple Crown Resources. Fuel costs pass through to the customer — eliminating gas price risk.	**passthrough**
Conversion	**Reciprocating engines, *N+9***	All-in generation cost on-site using natural gas reciprocating engines. Our *HyperReserve* N+9 configuration allows multiple units offline for maintenance without interrupting uptime.	**$30 – $35**
Output	**Behind-the-meter *power***	Long-term take-or-pay agreements with AI compute customers. 3% annual revenue escalator.	**$75 – $110**
Result	**Net generation *margin***	Highly predictable cash flows. Zero commodity risk. 3% annual revenue escalator.	**$40 – $80**

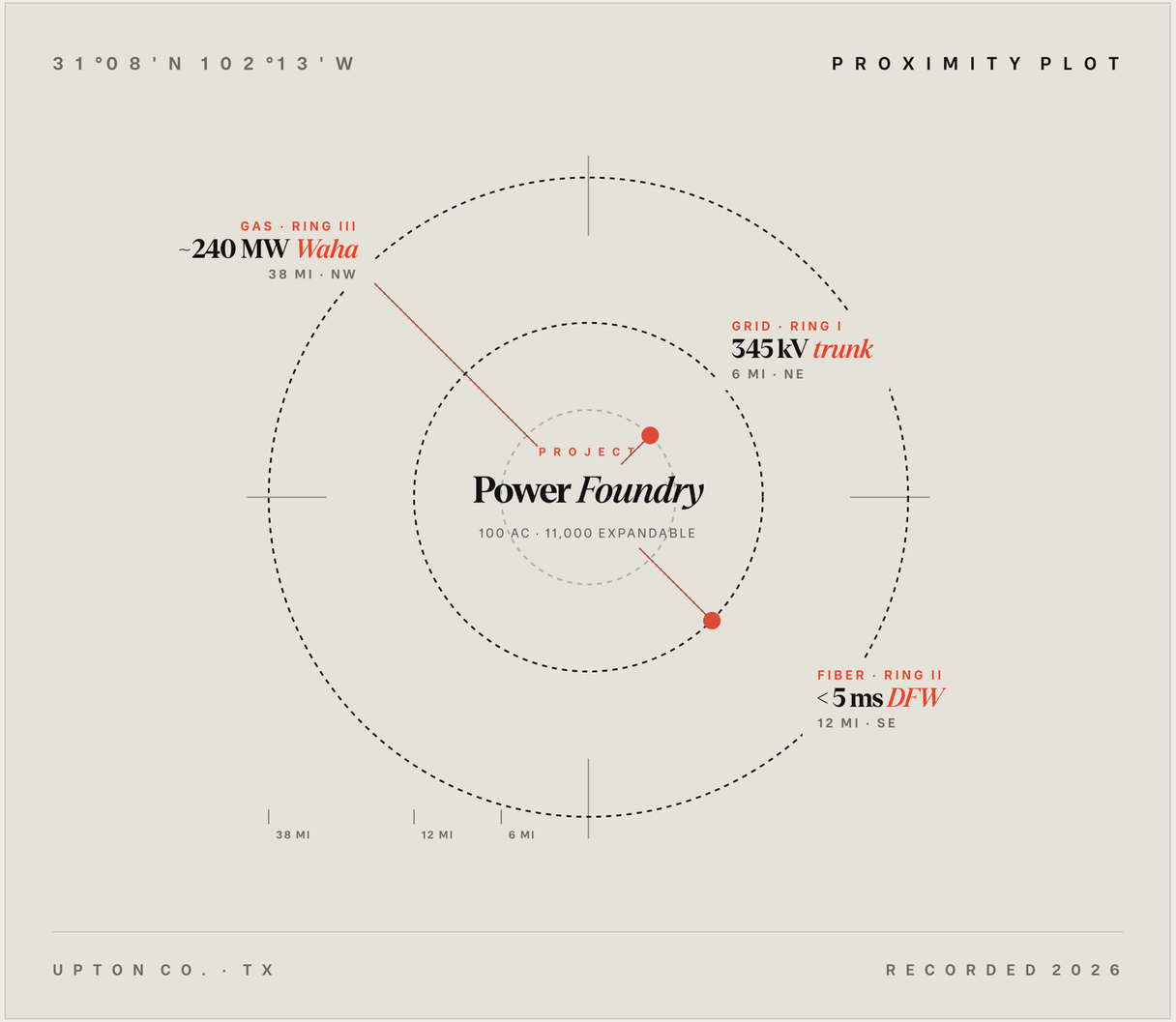
Margins expand as power scarcity intensifies.

PROJECT POWER FOUNDRY

McCamey, Texas — *infrastructure convergence.*

100 acres under long-term lease, expandable to **11,000 acres**. Strategically positioned at the convergence of natural gas pipelines, fiber trunk lines, and high-voltage transmission.

GAS · LOCKED **~240 MW *Waha*** Secured through Triple Crown Resources.	**FIBER** **< 5 ms *DFW*** Fiberlight carrier-grade. DAL · AUS · SAT.
GRID INTERCONNECT **345 kV *trunk*** High-voltage transmission, 6 mi.	**PARTNERS** **F&C · BrightSky** EPC and environmental permitting.



SCALE ROADMAP

Lock power capacity now. *Scale from strength.*

Each phase compounds the platform. Every site secured is gas supply and power capacity locked before competitors can get there.

PHASE I

70 MW

INITIAL DEPLOYMENT

Off-grid, behind-the-meter on secured acreage with locked gas. Revenue from first MW.

PHASE II

140 MW

FOUNDRY EXPANSION

Double capacity at Project Power Foundry. Modular architecture adds MW without starting over.

PHASE III

280 MW

CONTINUED BUILDOUT

Maximize site potential. Land, gas, and fiber already in place — pure generation expansion.

PHASE IV

420 MW

HYPERSCALE CLASS

Foundry reaches basin-scale capacity. Land, gas, fiber, grid all extended for hyperscale load.

PHASE V

New Sites

THE TEMPLATE

Replicate the proven model. Secure gas, lock land, deploy generation, deliver power.

The template is the moat.

COMPARABLE OPERATORS

The category, *already validated.*

The AI power infrastructure category is being validated by energy-native execution platforms.

CRUSOE ENERGY

Crusoe

OPERATIONAL

~200 MW

RAISED

$12.1B @ $40B

Pioneered off-grid methane-to-compute. 9+ GW in announced development. Founders Fund, Blue Owl, Valor.

INTERSECT POWER

Intersect *Power*

ACQUIRED

$4.75B

PIPELINE

Multi-GW

Acquired by Google (Alphabet) — cash plus debt. First co-located gas + renewable + data center site, Haskell Co., TX.

CORLEY ENERGY

Corley *Energy*

PHASE I

70 MW

RAISING

$40MM

Phase I deployment at Project Power Foundry. Speed to power first — behind-the-meter generation deployed in months.

INVESTMENT OVERVIEW

Series A — terms *& use of funds.*

TERMS

TARGET ROUND SIZE	$40*MM*
VALUATION *(Pre-Money)*	$100*MM*
IRR HURDLE	8*%*
UPSIDE	Pro *Rata*

8% IRR hurdle, then preferred shares in all upside pro rata. The 8% is a floor, not a ceiling.

USE OF FUNDS

i.	CONSTRUCTION *& site works*	Site preparation, civil engineering, and pre-NTP mobilization at Project Power Foundry.
ii.	SCHEDULE PROTECTION	Buffer capital to maintain generator-OEM slots and prevent timeline slippage.
iii.	PERMITTING *& regulatory*	Finalizing BrightSky Environmental deliverables to secure approvals.
iv.	FIBER INFRASTRUCTURE	Early works for Fiberlight redundant-path construction.

FINANCIAL PROJECTIONS

Revenue forecast, *three scenarios.*

Phase I (70 MW) cumulative 5-year revenue at $75–$110 / MWh.

LOW	MID	HIGH
$75 / MWh	*$92.50 / MWh*	*$110 / MWh*
$241.7M	**$298.1M**	**$354.5M**
5-YEAR CUMULATIVE REVENUE	5-YEAR CUMULATIVE REVENUE	5-YEAR CUMULATIVE REVENUE
Conservative offtake assumption.	Expected base case. Margin expands over time with fixed input costs.	Upper bound on premium-priced contracts in tight power markets.

All three scenarios assume ***7+ year*** PPAs with a ***3% annual escalator***.

The team.

CHIEF EXECUTIVE OFFICER

Jake *Corley*

Former Co-founder at Digital Wildcatters (exited), Veld (exited), and River Oaks Natural Resources. Former U.S. Marine with a proven track record of building and scaling innovative ventures in energy and technology.

CHIEF OPERATING OFFICER

Tim *Bozeman*

Former COO at MD America and Woodbine Acquisition (exited), with operations roles at EOG Resources and Halliburton. Brings decades of operational expertise, driving efficiency and growth at every stage.

CHIEF STRATEGY OFFICER

Mark *Meyer*

Former CTO at Apache Corporation, Chairman of Altus Midstream, and Managing Director at Tudor, Pickering, Holt & Co. Previously served as President of RCH Energy. Brings over 40 years of experience leading energy innovation.

Eighty years operating energy companies. One thesis: power is the bottleneck — and we know how to break it.

COMPETITIVE ADVANTAGE

Why we win.

i. Deep natural gas *relationships.*

Gigawatt-scale power needs massive gas volumes. Deep upstream relationships secure large volumes *below market* — a critical advantage competitors cannot replicate quickly.

ii. Oilfield *generation expertise.*

Power generation isn't new to the oilfield — it's our world. We know exactly where to procure assets, bypassing the long lead times that slow traditional developers.

iii. Regulatory *& permitting mastery.*

Energy regulatory and permitting processes aren't new to us. We navigate complex approvals efficiently — avoiding the delays that derail competitors.

iv. Energy *+ compute* dual positioning.

From both worlds. Deep relationships in Bitcoin mining (we know all major players) give direct access to customers now diversifying into AI infrastructure.

Energy operators. AI velocity. Unmatched relationships.

Let's energize AI *together.*

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For investor inquiries and direct briefings.