

Prop5G

The background of the slide is a photograph of an industrial manufacturing environment. Several bright orange robotic arms are positioned around a central workpiece. One arm is actively welding the workpiece, creating a bright, glowing point of contact with sparks flying outwards. The scene is lit with a cool, blue-green light, with some blurred lights in the background, suggesting a modern, high-tech factory.

Digital Infrastructure Enabling Edge AI Inferencing

Secure, private AI-Native 5G networks powering the \$350B edge compute market

April 2026

Confidential

Harnessing the **Billion-X** Inference Explosion

Proprietary Agentic AI autonomously optimizing 5G fabric to maximize Edge AI Inferencing

 **1,000,000,000×**

Nvidia Inference Growth & Pivot

Jensen Huang projects **AI Inference** will grow by a **billion** times, fueled by autonomous agents entering real-world production

Nvidia's March 2026 **AI Inference** chip will launch a flywheel: lower unit economics → more deployments → more inference calls

 **100,000,000,000**

Agent-to-Agent Traffic Explosion

Huawei projects AI agent connections can exceed 100 billion, with uplink traffic growing from 10% to 50%+, dramatically stressing traditional networks, such as WiFi, and requiring the traffic management guardrails (slicing) of 5G.

 **75%**

WiFi → Private 5G

Nokia soon-to-be-released survey: 75% of medium-to-large enterprises are planning the move from WiFi to private 5G

WHY PROP5G?

Enterprises investing in Edge AI will not tolerate fragile WiFi when their AI stack ROI depends on connectivity. Prop5G delivers purpose-built, AI-optimized private 5G — Nokia infrastructure. CBRS cellular spectrum. Proprietary AI-native agents. Zero legacy carrier dependency.

WHY NOW?

AI training unleashed hundreds of billions in AI-related spending. AI Inferencing is going to be even bigger (80/20); the time to invest in Inferencing is now. Prop5G supercharges newly liberalized CBRS spectrum with AI intelligence producing better, faster, cheaper results.

Prop5G Solution:

Intelligent Private Cellular With AI-Native Agents Built For Edge AI Inferencing

Companies Implementing Edge AI

Need indoor 5G cellular specifically *designed for* Edge AI

Need AI-Native Agents Designed to Leverage 5G

Enterprise-grade 5G infrastructure

Nokia CBRS cellular technology (75% private 5G use CBRS)

Exclusive 5G 'slices' created by proprietary network agents

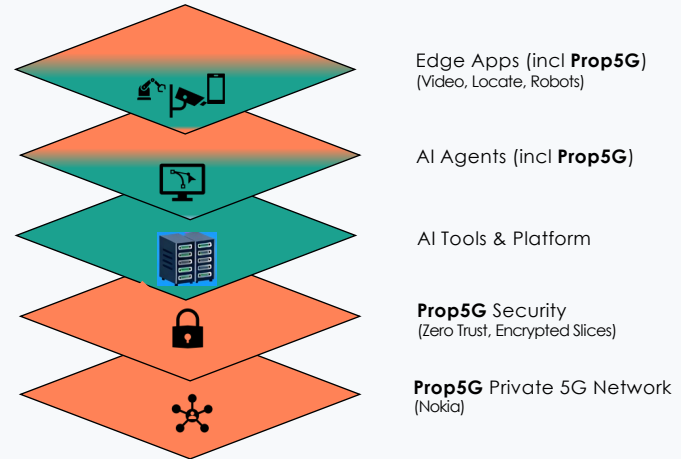
➤ Network agents customized for each customer's bus. agents

Autonomous agentic supply chain, implementation & operation

25x more devices than WiFi

75% medium/large enterprises using WiFi planning private 5G

Prop5G Integrated Edge AI Private Cellular



Prop5G Solution: Year 1 Agents

Proprietary AI-Native 5G Edge Agents Included on Core Platform

Benefit	Prop5G Agent	Primary Function
AI For RAN/AI On RAN	Network Optimization SLA Assurance Orchestration	Autonomous radio resource management Predictive SLA & autonomous remediation Coordinates all agents, resolves conflicts
Enabling Tenant AI	Tenant Experience Building Integration Commercial Operations	Learns tenant-specific usage patterns Coordinates with BMS to enable PropTech Enables outcome-based pricing
Optimizing Tenant AI	Slicing Orchestration RAG Framework	Optimizes bandwidth, security for PropTech Optimizing AI connecting to LLMs

Prop5G Solution: High Value/Margin Agents

Proprietary Network Agents Customized for Each Business Agent

Category	Business Agent	Prop5G Network Agent
Warehouse Agency	AMR Management Real-Time Inventory Safety Monitoring	Ultra-low latency, positioning, density Low latency, offloading, positioning Ultra-low latency, high density, positioning
Manufacturing Agency	Predictive Maintenance AI-Vision Quality Inspect Worker Safety	Ultra-low latency, enhanced machine & mobile Offloading, enhanced mobile, ultra-low latency Ultra-low latency, high density, positioning
Healthcare Agency	Ambient Monitoring Real-Time Asset Track Remote Surgical Support	Ultra-low latency, enhanced machine & density High density, precise position, ultra-low latency Ultra-low latency, high def streaming

Valuable, Differentiated, Competitive Moat

Agentic Private 5G Network / Enhanced Security / Custom Agents For 5G AI Use Cases



NOKIA VENDOR RELATIONSHIP

Multi-year advantage



PROPRIETARY AGENTIC AI

AI-native gets smarter faster with focus



GO-TO-MARKET

JLL, CBRE, Prologis: Bn's sq ft of US CRE



PROVEN EXECUTION TEAM

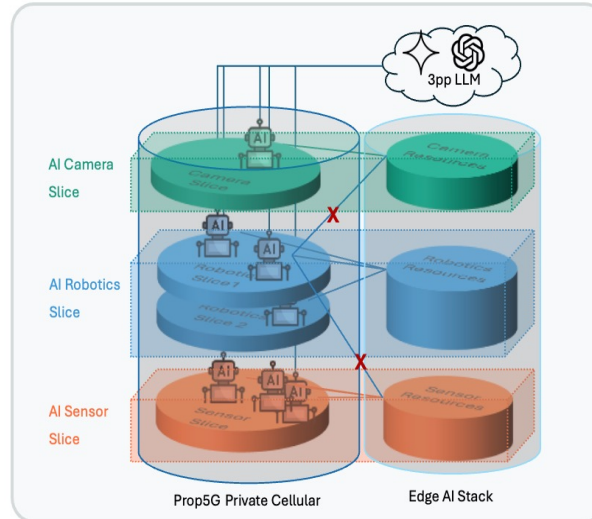
\$12B value created



STRUCTURAL ECONOMIC

78% GM, NaaS, AI-OpEx

Secure 5G Slicing & Robust QoS



Market Opportunity

Explosive growth in 5G Private Networks for Edge AI inferencing connectivity

\$21B

5G Private Network TAM

by 2030

60%

Annual Growth (CAGR)

Industrials fastest growing segment

Adoption Momentum

70-78% adopting edge computing

Land & Expand Growth

Land with 5G

Expand with high margin Agents

Target Market

150K+ US buildings >100k sq ft

Business Model Per Building

As-a-Service model with compelling unit economics

Customer Cost – 5G Rate

\$0.10

per sq ft / month

iGR survey: 92% believe aaS 5G price accelerates market
87% industrial 5G ROI in 12 mths; 60%: 11% OpEx drop

77%

5G-Only GM

Recurring Revenue
Success-Based

Example: 250K sq ft Warehouse

CapEx Invested: \$275,000

Monthly Recurring 5G Revenue: \$25,000

Lifetime (5Yr) Value of Customer: \$1.5M 5G Revenue

1.2

Years

CapEx Payback

Go-to-Market Strategy

Strategic channel partnerships for rapid market penetration

Commercial Real Estate

JLL, CBRE, Prologis

150K+ buildings >100K sq ft

Fiber Broadband Service Providers

Charter, Lumen

Backhaul connectivity

Edge Compute Leaders

Nvidia, Dell, SuperMicro

Bundle with AI hardware

GSI & Automation Integrators

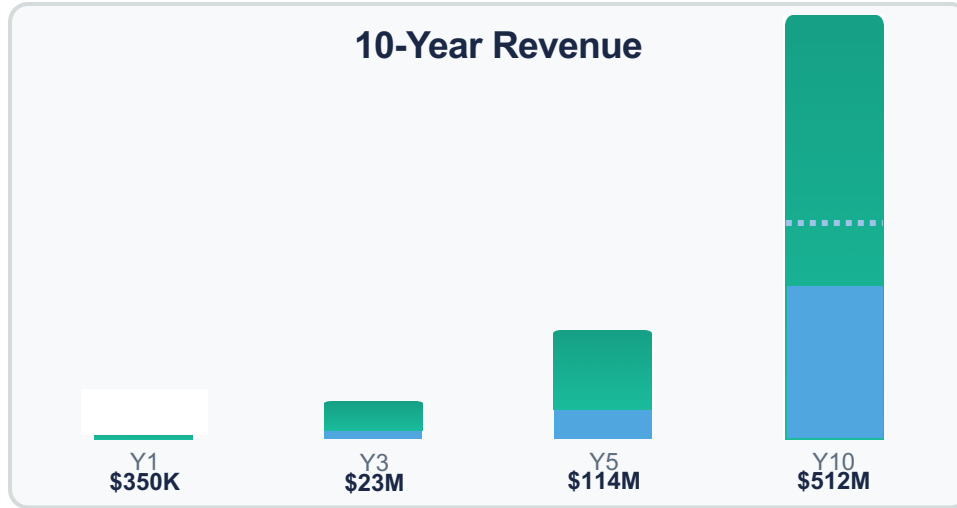
Accenture, Deloitte, Tata, IBM, PwC, Hubmaster, Symbotic, KPI

Bundle with Business Agent

Multi-pronged channel strategy targeting high-value enterprise segments

Financial Projections

Rapid scaling to profitability



2 → 1,199 buildings
EBITDA+ in 30 months

5G
Agent

78%
Gross Margin
Y10

61%
EBITDA Margin
Y10: \$310M

\$13.9B
Valuation (45x)

TowerCo valuation multiples, conservative deployment assumptions

The Team

Proven, serious operators with \$12B+ in cumulative value creation

\$12B+

Value Created

8+

Successful Exits

4

Companies Together

Herb Hribar

CEO

Ameritech, Sprint, eircom, CENX,
Kabel Deutschland, cablecom CH



Ron Gavillet

Business & Corp Development

Neutral Tandem, Ericsson, CENX,
Skadden, \$1B exit from start-up



Geoff Shakespeare

CTO / CPO

Ericsson CTO UK & Ireland,
NBN Ireland, eircom



Chris Swenson

CFO

Neutral Tandem, Ericsson, CENX,
Fidelity



Lusheng Ji*

AI R&D

130+ patents, AT&T R&D, Ericsson



Deep telecom expertise: 150+ years combined experience in network infrastructure; *FTE with closing.

The Investment: \$5M

Seed funding to build proprietary agents & turn up revenue generating buildings

Seed

\$5M

Develop Agents & Launch Buildings

Use of Funds

- Team: 4 → 10 employees
- 2 successful POCs/100% conversion to revenue generating
- First 8 AI Agents developed and in full production
- CRE distribution partner secured, actively promoting solution
- Successful demonstration of AI talent funnel

Path to Exit

Year 10: **\$512M revenue**

EBITDA: **\$310M (61%)**

Valuation: **\$13.9B+**

Strategic acquirers: Tower operators, telcos, enterprise infrastructure, PE

Appendix

TEN-YEAR FINANCIAL MODEL

Prop5G 10-Year Model

Partnering with JLL, for example, compresses to ~5 Years

\$5M Seed; \$10M Series A
30 months to EBITDA Breakeven
\$13.9B Exit (Avg AI Infra Basket & TowerCo)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
5G revenue	\$ 350,000	\$ 3,565,938	\$ 20,300,000	\$ 55,200,000	\$ 95,100,000	\$ 138,300,000	\$ 185,400,000	\$ 235,800,000	\$ 286,200,000	\$ 336,600,000
Agent revenue	-	445,885	3,377,892	9,735,521	19,265,428	41,511,071	65,227,107	84,937,538	125,517,421	175,216,031
Total revenue	350,000	4,011,823	23,677,892	64,935,521	114,365,428	179,811,071	250,627,107	320,737,538	411,717,421	511,816,031
COGS	69,318	922,968	5,344,806	14,643,723	25,727,151	40,112,763	55,689,498	71,224,149	90,932,690	112,464,976
Gross margin	280,682	3,088,855	18,333,087	50,291,799	88,638,277	139,698,308	194,937,609	249,513,389	320,784,731	399,351,055
GM %	80%	77%	77%	77%	78%	78%	78%	78%	78%	78%
Operating costs:										
Headcount costs	2,527,112	6,761,175	11,881,708	15,833,392	21,137,601	26,163,559	31,586,688	37,040,975	44,193,559	49,923,242
Other OpEx	330,402	996,096	2,847,787	5,798,846	9,647,415	14,362,510	19,950,632	25,050,313	32,627,529	39,662,107
Total OpEx	2,857,514	7,757,271	14,729,495	21,632,239	30,785,016	40,526,069	51,537,321	62,091,288	76,821,088	89,585,349
EBITDA	(2,576,832)	(4,668,416)	3,603,591	28,659,560	57,853,261	99,172,239	143,400,288	187,422,101	243,963,643	309,765,706
<i>EBITDA Margin %</i>	-736%	-116%	15%	44%	51%	55%	57%	58%	59%	61%
Depreciation	27,500	332,292	1,860,833	5,060,000	8,717,500	12,679,681	17,032,352	21,876,773	27,263,720	33,345,742
Interest expense	54,102	614,500	3,120,992	4,409,195	5,036,107	3,846,828	2,522,891	1,248,897	440,901	54,557
Taxes (w/NOL)	-	-	-	3,813,876	17,639,862	33,058,292	49,538,018	65,718,573	86,503,609	110,546,163
Net income	\$ (2,658,434)	\$ (5,615,208)	\$ (1,378,234)	\$ 15,376,489	\$ 26,459,793	\$ 49,587,438	\$ 74,307,027	\$ 98,577,859	\$ 129,755,413	\$ 165,819,244
<i>Net income %</i>	-760%	-140%	-6%	24%	23%	28%	30%	31%	32%	32%
Capital expenditures	\$ 550,000	\$ 5,775,000	\$ 26,400,000	\$ 33,000,000	\$ 39,600,000	\$ 39,664,295	\$ 46,980,725	\$ 50,397,545	\$ 56,900,525	\$ 64,331,190
Change in cash	\$ 2,325,553	\$ 4,166,393	\$ (2,694,591)	\$ (1,692,711)	\$ 18,090	\$ 9,762,223	\$ 31,000,442	\$ 59,526,622	\$ 94,440,360	\$ 132,976,119
Cash level	\$ 2,321,753	\$ 6,488,147	\$ 3,793,555	\$ 2,100,845	\$ 2,118,934	\$ 11,881,157	\$ 42,881,599	\$ 102,408,221	\$ 196,848,581	\$ 329,824,700
Equity raises	\$ 5,000,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total employees (EOY)	10	24	42	55	73	90	110	128	166	169
Cum. total buildings	2	23	119	239	383	527	695	863	1,031	1,199

Prop5G Warehouse Deployment

5G Network Agents supporting – Business Agents for Cameras, Sensors, Robots, Security

