Seeking partners in Japan · Singapore · Malaysia — and the markets beyond

Built in Australia. Looking for partners worldwide.

QORINAI is an Australian consortium with a qualified, operating GPU-hosting business at home. This deck sets out how we take it global — and the partners we are looking for in each market: those who bring the customers, the prepayment and the GPU financing, while we bring the equipment, the compliant facility and the operations.

26 MW+
high-density compute delivered by consortium members

HGX B300
NVIDIA Blackwell Ultra, configured and tested in Australia

99.9 %
node availability SLA, 24×7 operations

100 %
Australian owned, governed and KYC-qualified

WHO WE ARE

One Australian consortium. The whole supply chain.

QORINAI is an Australian developer and operator of AI data centres, formed with Australia's open-OEM server manufacturer as strategic shareholder and a bench of delivery partners who have built and run high-density compute since 2008. Together they give a GPU project one accountable counterparty.

Strategic shareholder

Open-OEM manufacturer — hardware, warranty, allocation

Operations

24×7 NOC, sovereign cloud, ISO 27001 controls

Delivery partners

Engineering, EPC and high-density DC delivery

Specialist firms

Electrical, liquid cooling, compliance trades

QORINAI

Jointly formed to deliver the full AI data-centre chain — hardware, facility, deployment, operations and software — under one contract and one SLA.

01	02	03	04	05	06	07	08
Land/power	**Design**	**Build**	**Hardware**	**Deploy**	**Operate**	**Host**	**Compute**

Links 04–07 are what we carry overseas: hardware, deployment, operations and hosting in existing facilities.

WHAT IT MEANS FOR A PARTNER ABROAD

Qualified, supplied, operated — by one counterparty.

- ✓ **Procurement qualification sits with us.** The Australian entity is the KYC-qualified buyer; the local customer leases capacity and never has to qualify as a buyer.
- ✓ **Supply certainty.** A manufacturer on the share register — allocation, configuration, testing and warranty in Australia.
- ✓ **Operating experience.** Members have run Tier III+ colocation since 2008 and liquid-cooled GPU clusters since 2025.
- ✓ **Australian law and governance.** Australian-owned, Australian directors, ISO 27001 controls — a counterparty vendors, lenders and regulators can diligence.

Built in Australia, by the teams that now deliver for QORINAI.

Four projects, four capabilities — grid connection, modular speed, continuous operations, liquid-cooled owner-managed delivery. The same people carry across all four, and now across borders.

26 MW+
high-density compute delivered

80 MW+
liquid cooling delivered by our engineering leads

27 yrs
data-centre infrastructure experience

18 yrs
continuous colocation operation, one facility

~14 MW

High-density compute facility, Greater Sydney

Energised through direct coordination with the distribution network operator in one of Australia's most connection-constrained regions. Custom high-airflow cooling, per-tenant isolation, layered physical security.

LARGEST SINGLE BUILD IN THE PORTFOLIO

~11 MW

Modular data centre beside a power station, NSW

Eight transportable 2.5 MW modules behind the meter under a seven-year take-or-pay. Later relocated overseas and still operating — the design is genuinely redeployable.

STAGED 1.9 → 20 MW IN FIVE MONTHS

100 racks

Inner-city colocation, Sydney — since 2008

N+1 power and cooling, redundant dark-fibre ring to every major Sydney data centre, private cages, remote hands under ISO 27001 controls.

CREDIT BASIS FOR THE 99.9 % SLA

1 MW

Liquid-cooled GPU cluster, Sydney — no master EPC

Electrical, mechanical / liquid-cooling, cabling and compliance trades engaged directly. PUE < 1.10 pod design; HGX-class racks above 100 kW.

THE DENSITY HGX B300 NEEDS, ALREADY BUILT

Projects delivered by consortium members; counterparties and site details available under NDA

Capital is global. Power, permits and customers are local.

AI has made data centres the largest capital-formation programme in the world, and the money moves freely across borders. What does not move is a grid connection, a host-country permit or a local customer. Compliant GPU capacity abroad therefore needs two parties: a qualified equipment operator and a local partner.

US$1 tn+

global data-centre IT capex in 2026 (Dell'Oro); ~75 % tied to AI servers, GPUs and facilities

US$150 bn

contracted GPU-capacity commitments in the neocloud middle layer (Microsoft, Meta, OpenAI)

3–5 yrs

grid-connection queues in core hubs — Northern Virginia and Tokyo alike

0.3 %

vacancy for powered Tier III+ capacity in core markets; supply-constrained through 2030

US$17.6 m

per MW for a greenfield liquid-cooled AI facility, +21 % year on year

US$25 bn → 300 bn

data-centre ABS market today vs the refinancing need ahead (SFA, Jul 2026)

READ-THROUGH

Two layers, two kinds of partner. The powered shell — real estate and energy — is local and slow. The compute layer — GPUs — is global and fast, and is where contracted, equipment-backed cash yields are being written today. QORINAI operates the compute layer; we look for partners who hold the shell, the customer and the local capital.

Sources: Dell'Oro · Moody's 2026 · Cushman & Wakefield 2026 · CBRE Q1 2026 · SFA Jul 2026

In this industry, compliance is the entry ticket.

NVIDIA data-centre revenue grew 117 % year on year, yet advanced accelerators are controlled goods: vendor, buyer, destination, facility and lender are all screened, and each can stop a project. The real barrier is not getting the chips — it is operating them legally for years.

Export controls follow the chip

US EAR controls advanced accelerators (ECCN 3A090 / 4A090) by destination and end user; BIS guidance updated 2025–26. B300 sales to China restricted; grey-market provenance risk rising.

Vendor & channel qualification

NVIDIA and OEM channels sell only to KYC-qualified, whitelisted buyers who sign end-use statements. Unqualified buyers get no allocation, at any price.

Host-country permits

Japan FEFTA / METI; Singapore Strategic Goods (Control) Act with active enforcement; Malaysia's 2025 permit rule for US-origin AI chips under the Strategic Trade Act.

Facility & data standards

Tier III+ facilities, ISO 27001 controls, data residency, verified physical security and access logs — expected by customers, auditors and insurers alike.

Financing conditions

Lenders fund only clean, insurable title, a verified end user, a compliant facility lease and monthly reporting. Compliance is what makes the equipment financeable.

WITHOUT IT

No allocation from the vendor · **No lease** from a Tier III+ facility · **No financing** from a lender · **No customer** that can pass its own audit

Regulatory summary indicative; each transaction is confirmed by local counsel before signing

COMPLIANCE FIRST · OUR POSITION

Why QORINAI can do this compliantly.

We already hold the entry ticket in Australia. The same entity, facility standards and controls carry into Japan, Singapore and Malaysia.

Tier-1 whitelisted buyer

Australia is a Tier-1 US AI-chip partner — no export-licence friction at home. The Australian entity has passed GPU-purchase KYC and owns the equipment in every transaction.

Compliant halls, today

Operating in Tier III+ Equinix / NEXTDC-class halls in Australia under executed agreements — the standard we require abroad is the one we meet at home.

ISO 27001 controls

Access, change and incident management under a certified information-security system through our operator member — auditable by customers and lenders.

Australian law & owners

Australian-owned entities and directors; no foreign approval between the owner and the hardware. Contracts under law counterparties can diligence.

Custody on every serial

End-use statements, serial tracking, no resale, no sub-leasing outside the contract; local counsel sign-off per transaction and jurisdiction.

Reporting built in

Monthly utilisation, health and location reports to customer, partner and lender — the evidence a compliance file needs, as a by-product of operations.

HOW THE STRUCTURE STAYS COMPLIANT

Vendor
Hyperscalers open-OEM channel · NVIDIA allocation

↓

Australian SPV
KYC-qualified buyer · owns the equipment for the term

↓

Compliant local facility
Tier III+ hall leased by the SPV · Japan / Singapore / Malaysia

↓

Local customer
Leases capacity, not hardware · never has to qualify as a buyer

Whitelist status stays with the SPV. The hardware never changes hands. The customer buys capacity under a lease — the controlled good stays with the controlled party.

Japan, Singapore, Malaysia — where powered capacity is scarce and a compliant operator is the entry ticket.

Each market is power-constrained, has a formal permit regime for advanced accelerators, and rewards a tenant that arrives with hardware, a customer and an operations team. We enter each with a local partner, in a local Qinari vehicle.

JP — Japan — deepest AI demand in APAC, tightest grid.

1,473 MW
live IT capacity, Tokyo — largest in APAC (Knight Frank 2026)

6 %
Tokyo colocation vacancy, Q1 2026 (CBRE)

Regulatory route
US EAR export licence and end-user file, cleared with METI under FEFTA; end-use warranties from the Japanese customer.

Facility lease
The SPV leases space, power and cooling in an operating Tier III+ hall in Greater Tokyo or Osaka — no greenfield, no grid queue.

SG — Singapore — scarce, expensive, tightly controlled.

1,118 MW
live IT capacity — second in APAC after Tokyo (Knight Frank 2026)

2 %
colocation vacancy, 2026 (CBRE); Knight Frank 4.9 %

Regulatory route
Strategic Goods (Control) Act permits and end-user declarations. Singapore prosecutes transshipment fraud — our whitelist, serial tracking and no-resale covenants are the answer.

Facility lease
SPV leases powered space in an operating Tier III+ hall — DC-CFA operators or retrofitted high-density inventory.

MY — Malaysia — APAC's largest pipeline, 0.7 % vacancy.

1,110 MW
live IT capacity, Johor — third in APAC (Knight Frank 2026)

0.7 %
Johor colocation vacancy — the tightest in the region

Regulatory route
Strategic Trade Act 2010: US-origin AI chips are Strategic Items — MITI permit and 30-day notice; US EAR licence and end-user file alongside.

Facility lease
SPV leases powered space in an operating Tier III+ hall in Johor or Cyberjaya — pre-let markets favour a tenant arriving with hardware and a customer.

Regulatory summary indicative; each transaction is confirmed by local counsel before signing.

Sources: CBRE Global DC Trends 2026 · Knight Frank DC Atlas 2026 · METI · IMDA / EDB · MITI

The co-location partnership, on one page.

We bring the three things that need a qualified, experienced operator. The partner brings the three things that need local relationships and local capital. The compliant facility in the middle is where they meet.

QORINAI BRINGS

Equipment supply

HGX B300 systems, fabric and storage configured and tested in Australia by Hyperscalers, bought and owned by the KYC-qualified Qinari SPV.

The compliant facility

Space, power and cooling leased by the SPV in a Tier III+ hall in the target market — ours or the partner's.

Deployment & 24×7 operations

Rack, fabric, burn-in, benchmarked handover; then 24×7 operations at a 99.9 % node SLA with monthly reporting.

Compliant Tier III+ facility

Japan · Singapore · Malaysia

- ✓ SPV-owned GPU cluster, operated by QORINAI
- ✓ Capacity leased to the local customer on a term
- ✓ Lender's security: hardware, lease, reporting

THE PARTNER & CUSTOMER BRING

Offtake customers on a term

Local enterprises, AI companies and cloud providers leasing the capacity for a committed term of 12 months or more.

Prepayment

A defined share of contract value paid at signing — the customer's commitment and the equity layer for the financing.

GPU financing

Equipment-backed lending arranged with the partner's or customer's financiers, secured on SPV hardware and the offtake contract.

The principle: hardware, facility lease and title stay with the qualified Australian SPV; customers, prepayment and financing come from the market we enter.

One project, one vehicle. Every partnership ring-fenced.

Each partnership — a GPU cluster and its lease, a data-centre build, a new country — is its own special-purpose vehicle under the Qinari name, with its own assets, contracts, capital, lenders and returns. QORINAI operates every vehicle; partners invest only in the one they choose.

Qinari Compute

GPU equipment · ownership & lease

Owns the cluster. Leases the compute.

- ✓ Holds: servers, fabric, spares, warranties
- ✓ Contracts: capacity or equipment lease; O&M with QORINAI
- ✓ Funded by: equipment finance and partner equity

EQUIPMENT FINANCIERS · GPU OWNERS · OFFTAKE CUSTOMERS

Qinari Infrastructure

Data-centre development & construction

Holds the land, the power and the hall.

- ✓ Holds: land, connection rights, plant, buildings
- ✓ Contracts: development, construction, hosting or lease; O&M
- ✓ Funded by: partner equity, project or construction debt

ENERGY COMPANIES · INFRASTRUCTURE FUNDS · EQUIPMENT-FOR-EQUITY SUPPLIERS

Qinari International

Vehicles outside Australia

The same model, incorporated where the partner is.

- ✓ Holds: compute, infrastructure or both — as the local project needs
- ✓ Contracts: local partner agreement, QORINAI services, hardware supply
- ✓ Funded by: local partner capital, export or development finance

JAPAN · SINGAPORE · MALAYSIA · MIDDLE EAST

WHY A VEHICLE PER PROJECT

Ring-fencing a delay or lease event on one asset cannot touch another vehicle

Clean cap table partners invest at project level, in the vehicle they choose

Lender-ready single-purpose, asset-backed; no consolidation, no cross-default

Alignment QORINAI co-invests and operates each SPV under a services agreement

Jurisdiction fit an Australian Pty Ltd for Australian assets; a local vehicle abroad

Exit optionality refinance, hold or sell — one vehicle at a time

SITS IN THE QINARI SPV

Legal title to the equipment, land or building · customer lease, capacity or hosting contract · project debt and security over the vehicle's own assets · partner shareholdings and the shareholders' agreement · ring-fenced accounts and monthly reporting

STAYS WITH QORINAI

Engineering, deployment and 24×7 operations teams · the IntraLLM platform, methods and designs · the hardware supply relationship through Hyperscalers · development-management, O&M and services agreements with each vehicle · a co-investment in each vehicle alongside partners

Open-OEM hardware that can be financed, moved and upgraded.

Configured, tested and warranted in Australia through our shareholder Hyperscalers. Open OEM is not only cheaper — it is what makes the relocation and residual options at the end of a term real.

Unlocked, redeployable

No vendor lock on hardware or software. A fleet can be re-imaged, re-racked and moved to another facility or market — the relocation option at term end is engineered in.

Open economics

Open-OEM pricing and generic commodities keep capital cost per GPU — and the lease price per GPU-month — below Tier 1 OEM builds.

Warranty aligned to term

36-month RMA standard, aligned to typical lease terms; extended cover on request. Hot spares and cold standby nodes carried in CAPEX.

Allocation when fabs are full

CoWoS packaging is booked 52–78 weeks out and HBM3E is sold out; allocation via a manufacturer on our share register turns a term sheet into pallets.



NVIDIA HGX B300 8-GPU · G894-SD3

GPU	8× NVIDIA B300 Blackwell Ultra · NVLink + NVSwitch
CPU	2× Intel Xeon 6 6767P · 64 cores each
FABRIC	ConnectX-8 · 8× 800 Gb/s OSFP
FORM	8U · air-cooled or direct-to-chip liquid
DELIVERY	Level 10 assembled & tested · Australian warranty

ALSO IN THE RACK

GB300 NVL72 rack-scale · AMD Instinct MI325X for memory-bound inference · InfiniBand XDR / 800G Ethernet fabric · NVMe all-flash and parallel file systems

Reference platforms · specifications indicative and subject to final configuration

GPUs are only an asset when they are busy — and only financeable when they are measured.

We run GPU fleets the way a utility runs a grid: measured continuously, maintained before failure, reported monthly to the owner and the lender. The report is the same document the compliance file needs.

99.9 %
node availability, monthly SLA

< 15 min
P1 response, engineer on site

< 4 h
general smart hands

128 nodes
cluster unit — 1,024 GPUs, 800G fabric

DEPLOY — HANDED OVER BENCHMARKED, NOT BOXED

1. **Rack & power** Rack elevations, busway tap-offs, A+B PDU balancing, liquid manifolds for DLC nodes.
2. **Fabric build** Rail-optimised InfiniBand XDR or 800G RoCEv2, 1:1 non-blocking, dual-routed inter-hall links.
3. **Burn-in & validation** Firmware baseline, DCGM, NCCL all-reduce, HPL, thermal soak — documented per node.
4. **Platform handover** Slurm or Kubernetes, storage mounts, tenant isolation, monitoring and runbooks on day one.

OPERATE — MEASURED ON EVERY GPU, REPORTED EVERY MONTH

- ✓ SM occupancy, tensor-core utilisation
- ✓ Xid faults, resets, power per GPU and rack
- ✓ HBM temperature, ECC, row-remap counts
- ✓ Coolant supply temperature, ΔT per CDU
- ✓ NVLink / NVSwitch errors and retrains
- ✓ Fabric health, throughput, queue depth

Monthly report to customer, partner and lender: utilisation, availability against SLA, incidents and RMAs, firmware baseline, serial-level asset location. 24×7 NOC · firmware, driver and CUDA lifecycle · RMA with hot spares.

More work per GPU-hour for the customer — inside their own network.

IntraLLM is QORINAI's enterprise-AI platform, developed with Hyperscalers: orchestration, models, assistants and automation in one console, on the cluster we deploy. It raises what a leased cluster earns its customer — and how confidently they commit to the term.

PRIVATE CLOUD / ON-PREM · AIR-GAPPED CAPABLE · BRING YOUR OWN MODEL · NVIDIA & AMD GPUS



IntraLLM console · Cluster Manager — utilisation, memory, power and heat per GPU

Cluster Manager

GPU job orchestration and live telemetry across every node — idle GPUs visible and reclaimed.

Model Repository

Curated open-weight LLM / LMM models, versioned locally; serve and fine-tune on the same cluster.

Business Assistant

Assistants grounded in the customer's documents, systems and policies — internal and customer-facing.

Process Automation

Agents that read screens, fill forms and complete workflows across ERP, CRM and ticketing.

Bring Your Own Model

Load, fine-tune and serve proprietary models alongside the curated repository.

Data never leaves the building

No prompts or data to external LLMs; compliance by architecture — same principle as the hardware.

WORKING TOGETHER

What we look for in a partner — and what a partner gets.

The model works with three kinds of local partner. Each brings something we cannot import; each gets a qualified counterparty it cannot easily build.

Channel & offtake originator

Brings customers, local contracting relationships and a committed term. Gets a financeable product to sell — GPU capacity without the customer having to buy, import or qualify.

Facility operator

Brings compliant Tier III+ space, power and permits. Gets a qualified, insured tenant with its own hardware, operations team and contracted customer.

Financier

Brings equipment-backed lending or lease finance. Gets clean SPV title, a take-or-pay lease, a prepayment cushion and monthly reporting from the operator.

WHAT THE PARTNER BRINGS

- ✓ Local offtake customers on a committed term of 12 months or more
- ✓ Local commercial, legal and contracting relationships
- ✓ Prepayment capacity on the customer side; access to local financiers
- ✓ Customer-side operational interface and end-use warranties
- ✓ Introductions to compliant facilities where we have none

WHAT THE PARTNER GETS

- ✓ A KYC-qualified Australian counterparty that buys, imports and owns the hardware
- ✓ Equipment from a manufacturer on our share register — allocation, warranty, spares
- ✓ A deployed, benchmarked, 24×7-operated cluster under one SLA
- ✓ A financeable structure: SPV title, take-or-pay lease, monthly reporting
- ✓ IntraLLM on top — more from every GPU-hour the customer leases

QORINAI

NEXT STEPS

Strong at home.
Looking for partners to go global.

Bring the customer, the facility or the capital in your market; we bring the qualified SPV, the hardware and the operations team. From first conversation to a signed first transaction, the path is short and each step is reversible until contracts are signed.

qorinai.ai · contact form, replies within one business day

A/200 Bourke Rd, Alexandria NSW 2015, Australia

THE PATH TO A FIRST TRANSACTION

1. **NDA & data room**
   Consortium credentials, KYC status, reference configurations, operating SLAs
2. **Market workshop**
   Your customers and facilities; our structure, permits and compliance file for that jurisdiction
3. **Facility shortlist**
   Tier III+ halls verified for power, cooling tier, permits and connectivity
4. **Term sheet**
   Capacity, term, price, prepayment, financing route, risk matrix
5. **Contracts & first pod**
   Capacity lease, purchase order, facility lease, financing — then deploy and operate

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