

Host Partner Proposal

Heat you already pay for

A compute plant inside your site, delivering 1.29 MWth of recovered heat into your process at 55 °C (131 °F), owned, built, operated and maintained by MicroLink up to your exchanger, with no capital asked of you

1. Summary of terms

MicroLink places a 1.25 MW IT load compute pod inside an operating industrial or municipal site and delivers the recovered heat across a handover exchanger into the host process. MicroLink owns, builds, operates and maintains everything up to that exchanger. The host provides a slab, a setback, one electrical tie in point and a metered thermal demand, and pays in cents per kilowatt hour of heat actually delivered and metered.

TABLE 1 Principal terms

Item	Position
Unit	One 1.25 MW IT load pod, two high cube ISO containers on a slab, repeatable on the same interface
Thermal delivery	1.29 MWth continuous at the handover exchanger
Delivery grade	55 °C (131 °F) native, 70 °C (158 °F) boosted where a process requires it
Payment to the host	Cents per kilowatt hour of heat delivered and metered. No take or pay and no minimum offtake against the host
Capital from the host	Zero at every stage, including on the host side of the exchanger wherever the loop already accepts the delivery grade
Obligation to take heat	None at any point in the term
Occupation	Licence to occupy over the container footprint and the dry cooler setback only
Electrical	One tie in at 480 VAC three phase behind the existing meter. MicroLink buys the electricity for the compute load
Rejection	Dry cooler field at 100 percent of duty. No water draw and no discharge permit change
Metering	EN 1434, with a defined settlement period and a written dispute route
Reporting	Energy reuse on DIN EN 50600-4-6, reported alongside PUE

Metric units are stated first with imperial in brackets throughout this document.

1.1 Position on capital and obligation

No capital is requested of the host at any point in this proposal. The containers, the cooling plant, the controls, the heat recovery chain, the handover exchanger and the dry cooler field are MicroLink capital and MicroLink maintenance. Nothing beyond the mutual non disclosure agreement is signed before a site survey returns a metered thermal demand figure for the host site.

2. The offer

2.1 A partner, not a landlord and not a customer

The arrangement is deliberately narrow on the host side. There is no building, no ground up construction and no new operating discipline for the host team to carry. A licence to occupy covers the container footprint and the setback, and nothing beyond it. The host plant runs as it runs today.

Where the host loop already accepts the delivery grade, the integration capital on the host side of the exchanger is also MicroLink capital. Where a lift is required it is scoped and priced at heads of terms rather than assumed.

Power is a single tie in at 480 VAC three phase behind the existing meter. MicroLink buys the electricity for the compute load and it never touches the host tariff, the host demand charge or the host reporting.

2.2 The boundary

The handover exchanger is the contractual boundary. Everything upstream of it is funded, built, warranted and operated by MicroLink. Everything downstream of it is the host process, and the only heat that crosses is heat the host has chosen to take and that has been metered.

TABLE 2 The split, line by line, with one owner each

Item	Host provides	MicroLink provides	The boundary
Heat	A metered demand	1.29 MWth continuous	Delivered across the handover exchanger. Everything upstream of it is MicroLink
Payment	Cents per kWh delivered	A heat credit	Priced per kilowatt hour of heat actually delivered and metered. The host pays for heat taken, never for heat not taken
Space	A slab and a setback	Two ISO containers	Licence to occupy over a defined footprint. No building and no ground up construction
Power	One tie in point	480 VAC three phase	Behind the existing meter. MicroLink buys the electricity for the compute load and it never touches the host tariff
Plant	Nothing	All of it	Cooling plant, controls, heat recovery chain and dry cooler field are MicroLink capital and maintenance
Capital	Zero	Fixed at every stage	Including on the host side of the exchanger wherever the loop already accepts the delivery grade

Nothing beyond the mutual non disclosure agreement is signed before the survey returns a metered demand figure.

3. The heat

Direct liquid cooling captures the heat at the chip rather than dumping it into a room, so what reaches the exchanger is warm water on a stable flow at 55 °C (131 °F), lifted to 70 °C (158 °F) by booster where a process requires it. Digester loops at 35 to 37 °C (95 to 99 °F) and sludge preheat below 60 °C (140 °F) take the native delivery directly.

TABLE 3 Thermal chain, cold plate to the host process

Stage	Function	Position
Cold plate	Capture at 0.85 of IT load	MicroLink capital and maintenance
Coolant distribution	32 °C flow, 42 °C return (90 °F, 108 °F), 10 K rise	MicroLink capital and maintenance
Handover exchanger	Delivery at 55 °C native (131 °F)	The contractual boundary. Metered on EN 1434
Host process	Displaces combustion at the burner	Host side. No obligation to take delivery at any time
Dry cooler field	Full duty rejection, always available	Takes the whole duty whenever the host takes nothing. Dry, with no evaporative draw and no discharge permit change

Delivered heat is measured and settled on EN 1434 with a defined settlement period and a written dispute route.

3.1 Where the native delivery grade lands

TABLE 4 Sector fit against the native delivery grade

Sector	Fit	Loop condition	What the heat does
Wastewater with digestion	Direct	35 to 37 °C (95 to 99 °F) digesters	Sludge preheat sits below 60 °C (140 °F), so native delivery feeds it directly and displaces boiler or biogas duty
Greenhouse and CEA	Direct	45 to 60 °C (113 to 140 °F) hydronic	Direct feed into the existing hydronic circuit with no intermediate plant
Low temperature district loop	Direct	Fourth and fifth generation networks	Direct where the network runs low temperature. Process makeup water absorbs delivery at 45 °C (113 °F)
Campus hot water plant	Partial	Hot water and preheat duty	Suits domestic hot water and preheat. Steam raising sits outside the delivery grade
Legacy steam	Conversion	180 to 246 °C (356 to 475 °F)	Requires a low temperature sub loop or a steam to hot water conversion before delivery is useful

4. What it displaces

The host boiler is already paying for this heat. Delivered recovered heat lands at 12 to 30 per MWh against 35 to 55 for a gas boiler on the same delivered basis. It competes with the host gas boiler rather than with host cogeneration, and the integration capital on the MicroLink side of the exchanger is MicroLink capital in every case.

TABLE 5 Cost per MWh delivered, USD

Route	Delivered cost	Basis
Recovered heat	12 to 30	Delivered to the handover exchanger, metered on EN 1434
Gas boiler	35 to 55	Same delivered basis, at the burner

TABLE 6 Electricity to gas on a common energy basis, by state

State	Industrial power	Gas, USD per MMBtu	Ratio
Ohio	9.81 c/kWh	11.35	2.4
Pennsylvania	10.33 c/kWh	11.49	2.6
Illinois	9.19 c/kWh	7.95	3.3
New York	19.0 c/kWh est	15.69	3.6
Virginia	10.25 c/kWh	5.57	5.1
California	20.06 c/kWh	12.11	5.1

EIA, March 2026. New York uses a Con Edison SC 9 delivered estimate. The ratio is the cost of a unit of electricity against a unit of gas on a common energy basis, which is what sets the value of heat the host no longer has to fire a boiler to make.

TABLE 7 Operating cost context by host class

Measure	Position
Wastewater electricity share	25 to 40 percent of plant operating cost, at about 2.5 MWh per 3 785 m ³ (one million gallons) treated
Municipal energy share	30 to 60 percent of municipal energy use is water and wastewater treatment, typically the largest single consumer in a community
Greenhouse heating cost	Mean of USD 177k per business above 9 290 m ² (100 000 sq ft), USDA NASS Michigan
Capex per MW of heat	About 190k for recovery integration against about 730k for new gas cogeneration. Carried by MicroLink either way

5. The interface

The physical ask is small and bounded before anything is signed. Two high cube ISO containers on a slab, a setback for the dry cooler field, one tie in at 480 VAC three phase, and a pipe run to the host exchanger under 200 m (656 ft) of buried soft dig.

TABLE 8 What lands on the host site and what does not

What lands	What does not	Codes and basis	Access and operations
Two high cube ISO containers on a slab	No water draw, the rejection path is dry	Fire basis NFPA 75	MicroLink staff, spares holding and maintenance regime
A setback for the dry cooler field	Nothing new on the discharge permit	Structural loading to ASCE 7-16	Controls separate from host OT and process control
One tie in at 480 VAC three phase	No ground up construction on site	Metering and settlement on EN 1434	Access regime agreed at heads of terms
A buried pipe run under 200 m (656 ft)	No new operating discipline for the host team	Energy reuse on DIN EN 50600-4-6	The host safety regime governs on the host site
Licence over that footprint and nothing beyond it	No compute load on the host electricity tariff	ERE reported alongside PUE	Incident authority named in writing, not left to practice

5.1 What the site survey returns

TABLE 9 Survey returns, and what is fixed before it

Requirement	Figure	Note	Closes at
Thermal demand	Metered, hourly if held	Firm demand replaces the assumption. The sector band is 0.5 to 3 MW thermal and the design carries 1.10 MW until a host figure lands	Survey
Loop condition	Flow, supply, return	Determines whether native 55 °C (131 °F) delivery is direct or whether a lift is required, and on whose side of the exchanger it sits	Survey
Electrical position	Spare capacity, board	Single point tie in at 480 VAC three phase to existing distribution	Survey
Space and loading	Slab, setback, ASCE 7-16	Two container footprint plus the dry cooler setback. The structural case is the concentrated rack load	Survey
Water	None required	Dry rejection. No evaporative makeup and nothing new on the discharge permit	Fixed

On the power arrangement in PJM territory: FERC ordered PJM to revise its behind the meter generation rules, including a new threshold for the load a customer may net using behind the meter generation, with a transition and grandfathering process for existing contracts. The threshold is not yet set, and any arrangement is written against the rules in force at signature.

6. Who carries what

Each line below is written into the thermal supply agreement rather than left to practice, and the document chain that carries it is fixed before drafting begins.

TABLE 10 Risk allocation, written into the thermal supply agreement

Risk	Owner	Basis
Heat availability	MicroLink	No take or pay and no minimum offtake on the host
Compute availability	MicroLink	The host plant state never appears in the tenant service level
Capital	MicroLink	Containers, cooling plant, controls, exchanger and dry cooler field

Risk	Owner	Basis
Maintenance	MicroLink	MicroLink up to the exchanger, on MicroLink staff and spares holding
Electricity price	MicroLink	MicroLink buys the power for the compute load. It does not touch the host tariff
Loop beyond the exchanger	Host	Where a lift is required it is scoped at heads of terms, not assumed
Measurement dispute	Shared	On EN 1434, with a defined settlement period and a written dispute route

The dry cooler field carries full duty whether the host takes heat or not, which is what allows the availability obligation on the host to be none at any point in the term.

6.1 When the host plant stops

Turnaround, an outage, a seasonal shutdown or a week where the process simply does not want heat all resolve the same way. Delivery falls to zero, the dry cooler field takes the whole duty, and nothing is owed for heat not taken. The compute load is unaffected, so there is no pressure back onto the host plant to run for the benefit of the pod.

6.2 Separation from the host operation

MicroLink controls and telemetry sit apart from host OT and process control, with no shared network path and no dependency in either direction. MicroLink staff work to the host site safety regime while inside the fence. Access is agreed at heads of terms and incident authority is named in writing rather than left to practice.

6.3 Operating precedent at this delivery grade

In Odense the energy provider built a 45 MW heat pump plant taking data center surplus heat into the city network. In Greater Copenhagen a 22.5 MW campus on direct liquid cooling has contracted surplus heat to a municipal network for more than 8 000 homes from 2028. Thirteen US states hold laws promoting thermal energy networks, and the New York Public Service Commission has adopted rules letting utility thermal networks accept third party heat.

7. Scale

The pod is the increment. It repeats on the same slab arrangement, the same tie in discipline and the same exchanger boundary until the site is full, and the ceiling is whatever the host electrical position and thermal demand can carry. Nothing in the design changes between the first pod and the last one, and no pod is added without the host agreeing in writing to that increment.

TABLE 11 Scale ladder and what each step asks of the host

Tier	IT load	Thermal delivery	What it needs from the host
Edge	30 kW	31 kWth	A cabinet position and a small hydronic tie. Used to prove the loop before a pod is sited
Pod	1.25 MW	1.29 MWth	A slab, a setback, one tie in point and a metered demand
Multi pod site	Multiples of 1.25 MW	Multiples of 1.29 MWth	The same again per pod, on the same interface and the same exchanger discipline
Facility	10 to 45 MW	Above 10 MWth	A parcel on or adjacent to the site rather than a licence over a footprint inside it

Thermal delivery figures are gross at the handover exchanger for the stated IT load. What the host process can absorb is set by the survey, and delivery above host demand is rejected dry rather than forced into the host loop. Expansion options are pre priced at heads of terms and exercisable inside a defined window, conditioned on host capacity being confirmed deliverable rather than assumed.

8. Reporting and standards

Displaced gas is the part of this that lands in the host own numbers. The heat is metered on EN 1434 and the reuse fraction is defined on DIN EN 50600-4-6, so the figure published is auditable rather than asserted, and it holds in a

permit file, a board pack or a public meeting. A conventional data center can quote a competitive PUE and cannot report an energy reuse figure at all, because it has no route for the heat.

TABLE 12 Reported measures

Measure	Position	Basis
Delivered heat	Metered	EN 1434, with a defined settlement period and a written dispute route
Energy reuse fraction	Defined and auditable	DIN EN 50600-4-6
Energy reuse effectiveness	Below 0.5	Reported alongside PUE and never in place of it
Power usage effectiveness	1.12 design point	Reported with the reuse figure on the same statement
Direct emissions	Reduction at the burner	Gas displaced at the host burner tip is a reduction in host direct emissions

TABLE 13 Claims and the evidence supporting each

Claim	Evidence	What it rests on
No new demand on the grid	Behind the meter	The compute load sits behind an existing meter rather than arriving as a new large load connection request
Gas displaced on site	Metered	Delivered heat replaces combustion at the host burner, measured and settled on EN 1434
An industrial site stays open	Per site	The thermal payment lands on host operating cost rather than on a landowner rent
Reported on a standard	DIN EN 50600-4-6	The reuse fraction is defined and auditable, so the claim holds in a diligence pack
No water taken	Dry rejection	No evaporative makeup at any duty and nothing new on the discharge permit

These are the claims that survive diligence and are the statements a policy or public affairs team can rely on in a hearing.

9. Process and documentation

The host provides a mutual non disclosure agreement, a half day on site, and access to whatever metering is already held on the thermal side. MicroLink returns a qualification report against a fixed template: thermal demand, loop fit, tie in route, footprint, and the heat credit at the delivery grade. Nothing beyond the mutual non disclosure agreement is signed before that report exists. If the loop does not fit, MicroLink says it does not fit.

TABLE 14 Document chain

Reference	Document	Function
H-04	Mutual non disclosure agreement	The first and only document signed before the survey
H-02	Survey and data request	A fixed list, so every site is assessed on the same basis
H-05	Heads of terms	Sets the shape of everything below it before any of it is drafted
H-06	Licence to occupy	Over the container footprint and the dry cooler setback only
H-07	Thermal supply agreement	Drafted against the metered demand, never an assumed figure
H-09	Metering and billing	EN 1434, settlement period, dispute route

The licence, the thermal supply agreement and the metering basis are drafted together rather than in sequence, because the delivery grade, the tie in route and the settlement basis all depend on the same survey figures.

TABLE 15 Sequence to first delivery

Step	Activity
1	Mutual non disclosure agreement, and a half day on site with whatever metering the host already holds on the thermal side
2	MicroLink returns a qualification report: thermal demand, loop fit, tie in route, footprint, and the heat credit at the delivery grade
3	Heads of terms covering the licence, the thermal supply and the metering basis
4	Design freeze against the survey figures, and the site arrangement is issued
5	Slab, delivery, tie in, commission, first metered delivery

10. Basis of preparation and sources

This document is issued for discussion. It does not constitute an offer capable of acceptance and no representation is made that any site named or implied is contracted, permitted or under construction.

10.1 Basis

Delivered heat figures are for one 1.25 MW IT load pod and are MicroLink design figures. The design carries 1.10 MW thermal against an assumed sector band of 0.5 to 3 MW until a metered host figure lands at survey.

The thermal demand figure for any host site does not exist until the survey returns it, and no agreement below the mutual non disclosure agreement is drafted against an assumed one.

MicroLink holds no letter of intent at any site and is not in pre construction. Site status is confirmed partner interest.

Metric units are stated first with imperial in brackets throughout. Energy reuse effectiveness is reported alongside power usage effectiveness rather than in place of it.

10.2 Sources

Electricity and gas prices are EIA figures for March 2026. The New York electricity figure is a Con Edison SC 9 delivered estimate rather than a published state industrial average.

Odense and Greater Copenhagen figures are as published by the operators. Thirteen US states hold thermal energy network legislation, and the New York Public Service Commission rules on third party heat into utility thermal networks are as adopted.

FERC ordered PJM to revise its behind the meter generation rules. The netting threshold is not yet set and any arrangement is written against the rules in force at signature.

Wastewater and municipal energy shares are as published in sector guidance. The greenhouse heating cost is USDA NASS Michigan.

Metering is EN 1434 and the reuse fraction definition is DIN EN 50600-4-6.