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 ACE Token Logo

American Center of Excellence (ACE)

The Tokenized Backbone of the AI Economy

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Investing in cryptocurrencies and tokenized assets involves a high degree of risk, including the risk of a complete loss of investment. The ACE token represents an equity interest in a real-world enterprise and may be subject to securities regulations in your jurisdiction. Potential investors should consult with their own legal, financial, and tax advisors before making any investment decision. The forward-looking statements in this whitepaper are subject to numerous assumptions, risks, and uncertainties, which are subject to change over time. Actual results or events could differ materially from those projected in the forward-looking statements.

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1. Executive Summary

The American Center of Excellence (ACE) is a pioneering master developer focused on building the next generation of hyperscale data center infrastructure across the United States. By leveraging the power of the Solana blockchain, ACE is tokenizing 100% of its corporate equity, offering investors a unique opportunity to gain liquid, transparent, and direct ownership in one of the most critical and fastest-growing asset classes of the 21st century: the physical backbone of the digital world.

ACE's business model is centered on acquiring, entitling, and developing large-scale data center campuses designed to meet the exponential demand from AI, cloud computing, and enterprise clients. The company will generate immediate revenue through developer fees and build long-term value by holding stabilized assets for rental income and capital appreciation. This strategy positions ACE at the confluence of the global infrastructure supercycle and the blockchain revolution, creating a powerful engine for growth and investor returns.

To fund its initial development pipeline, ACE is conducting a token equity sale to raise **$100 million**. The ACE token is a Solana-native SPL token that represents a direct equity share in the company, its assets, and its future cash flows. With a total supply of

1 billion tokens and a launch price of **$10.00 per token**, the offering provides a clear and accessible entry point for both retail and institutional investors to participate in the future of American digital infrastructure.

Key Metric	Value
Token Name	ACE (American Center of Excellence)
Blockchain	Solana (SPL Token)
Total Supply	1,000,000,000 ACE
Launch Price	$10.00 USD
Fundraising Goal	$100,000,000 USD
Asset Class	Tokenized Real-World Asset (RWA) Equity

2. Introduction: The Infrastructure Imperative for the AI Revolution

The world is in the early stages of a profound technological shift driven by the widespread adoption of Artificial Intelligence (AI). From autonomous systems and scientific research to enterprise software and consumer applications, AI is reshaping industries and creating unprecedented economic value. However, this digital transformation is entirely dependent on a massive and often overlooked foundation: **hyperscale data center infrastructure**.

AI workloads, particularly the training of large language models (LLMs) and other complex neural networks, are orders of magnitude more computationally intensive than traditional computing tasks. They require vast amounts of power, advanced cooling systems, and high-bandwidth connectivity, creating an insatiable demand for specialized data centers. According to industry analyses, AI model training can require 10 to 50 times more power density than conventional cloud services, a demand that existing infrastructure is struggling to meet [1].

This supply-demand imbalance presents one of the most significant investment opportunities of the modern era. The development of new data center capacity is no longer just a real estate play; it is a critical enabler of the entire AI ecosystem. The

American Center of Excellence (ACE) was founded to address this infrastructure gap directly. We are not just building data centers; we are building the engine rooms of the AI revolution, and through tokenization, we are inviting investors to own a piece of that engine.

3. Market Analysis: The Hyperscale Data Center Supercycle

3.1. Industry Overview and Demand Drivers

The demand for data center capacity is experiencing a period of unprecedented growth, driven by a confluence of powerful, long-term trends:

- **Artificial Intelligence and Machine Learning:** As noted, AI is the single largest driver of new data center demand. The power required to train and run complex models is immense, with a single AI training cluster consuming as much energy as thousands of homes. This trend is still in its infancy and is expected to accelerate dramatically.

- **Cloud Computing Expansion:** The migration of enterprise IT infrastructure to the cloud continues unabated. Major cloud providers like Amazon Web Services (AWS), Microsoft Azure, and Google Cloud are in a constant race to expand their global footprint, requiring a massive and continuous build-out of new data center regions.

- **Digital Transformation:** The global economy is becoming increasingly digitized. The proliferation of IoT devices, the growth of e-commerce, the rise of streaming media, and the increasing adoption of remote work all contribute to an exponential increase in data creation, storage, and processing needs.

3.2. Market Size and Growth Projections

The scale of the data center market is staggering, with projections indicating a sustained supercycle of growth for the foreseeable future. According to market research, the global hyperscale data center market is expected to grow from

approximately $162.79 billion in 2024 to $608 **billion by 2030**, reflecting a compound annual growth rate (CAGR) of **24.6%** [2].

In the United States alone, data centers are projected to consume **8% of the nation's total electricity by 2030**, up from just 3% in 2026 [1]. This surge in power consumption underscores the critical need for new, efficient, and power-aware data center development.

Market Segment	2026 (Est.)	2030-2035 (Proj.)	CAGR
Global Hyperscale Market	$55-205 Billion	$358 Billion - $1.7 Trillion	18-24%
U.S. Data Center Capacity	~100 GW	~200 GW	14%
U.S. Data Center Power Demand	3% of Grid	8% of Grid	15%

Source: Data compiled from industry reports and internal analysis. See Appendix for sources. [1] [2]

3.3. Supply Constraints and Competitive Landscape

Despite the clear and overwhelming demand, the supply of new data center capacity is severely constrained by several significant barriers to entry:

- **Power Availability:** Securing access to large amounts of reliable power is the single greatest challenge for new data center development. Many prime markets are facing grid capacity limitations and long lead times for new power infrastructure.

- **Land and Zoning:** Identifying and acquiring suitable land with the necessary zoning and permits is a complex and time-consuming process.

- **Capital Intensity:** Data center construction is extremely expensive, with costs ranging from $7 million to $12 million per megawatt** of capacity [1].

- **Construction and Supply Chain:** The specialized nature of data center construction requires experienced contractors and a robust supply chain for critical equipment, both of which can be subject to delays and cost overruns.

These constraints create a highly favorable environment for well-capitalized and experienced developers like ACE. The competitive landscape includes large, publicly

traded REITs like Digital Realty and Equinix, as well as a number of private developers. ACE differentiates itself through its **tokenized equity model**, which provides global access and liquidity, and its **master developer focus**, which allows the company to capture both development fees and long-term asset appreciation.

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4. The ACE Solution: A Tokenized Master Developer

To address the immense market opportunity and navigate the complex challenges of data center development, ACE has created a streamlined and innovative business model that aligns the interests of investors, developers, and tenants. As a tokenized master developer, ACE operates across the entire data center lifecycle to maximize value creation.

4.1. Business Model and Core Operations

ACE's operations are structured around a three-phase development cycle:

1. **Land Banking and Entitlement:** The process begins with the strategic acquisition of prime real estate. ACE targets sites with access to 100+ MW of power, redundant fiber connectivity, and favorable regulatory environments. The company's expertise in land acquisition and the entitlement process allows it to create a valuable pipeline of shovel-ready development sites.

2. **Development and Construction:** Acting as the master developer, ACE oversees the design, permitting, and construction of hyperscale data center campuses. The company partners with best-in-class engineering, procurement, and construction (EPC) firms to deliver state-of-the-art facilities. During this phase, ACE earns developer fees, typically targeting **8-12% of total project costs**, providing an immediate source of revenue and cash flow for token holders.

3. **Asset Flip and Hold:** Upon completion and stabilization, the developed assets are transferred to a dedicated holding company within the ACE ecosystem. These assets are then leased to hyperscale tenants (such as AWS, Microsoft, Google, and Meta) on long-term, triple-net (NNN) lease agreements, typically with terms of 15 years or more. This creates a stable, long-term stream of rental income and allows the company to capture the significant capital appreciation of the underlying real estate.

This model provides a powerful combination of **immediate cash flow** from developer fees and **long-term value creation** from a growing portfolio of income-producing assets.

4.2. Strategic Locations and National Footprint

ACE is building a national portfolio of data center campuses, strategically located in key markets across the United States. The initial pilot project is launching in **Bon Weir, Texas**, a site chosen for its access to the abundant and affordable power of the ERCOT grid. Following the Texas launch, ACE has identified a pipeline of expansion opportunities in the following high-growth markets:

- **Northern Virginia:** The largest and most important data center market in the world.

- **Atlanta, Georgia:** A rapidly growing hub for enterprise and hyperscale demand.

- **Phoenix, Arizona:** A key market for West Coast connectivity with excellent solar resources.

- **Columbus, Ohio:** A rising star in the Midwest with low power costs and a central location.

- **Charlotte, North Carolina:** An emerging market with strong demand from the financial and tech sectors.

This geographic diversification mitigates risk and allows ACE to serve a wide range of clients with varying latency and connectivity requirements.

4.3. Complementary Businesses and Diversified Revenue

In addition to its core data center development business, ACE plans to develop a suite of complementary businesses to enhance revenue and provide additional value to its tenants:

- **ACE Energy:** On-site renewable energy generation (solar and battery storage) to provide clean, reliable power and reduce operating costs.

- **ACE Edge:** Development of smaller, edge computing facilities to support low-latency applications like IoT and autonomous vehicles.

- **ACE AI Hub:** Co-location services for high-density AI and GPU clusters, offered as a premium service to tenants.

These synergistic verticals will create a diversified and resilient revenue stream, further enhancing the long-term value proposition for ACE token holders.

5. Technology and Blockchain Integration

ACE is not just a real estate developer; it is a technology-forward company that leverages cutting-edge solutions to deliver superior performance, sustainability, and investor returns. This commitment to innovation is reflected in both our physical infrastructure and our use of blockchain technology.

5.1. Why Solana? Speed, Scalability, and Low Fees

The decision to build on the Solana blockchain was a strategic one, driven by the platform's unique combination of performance, scalability, and low transaction costs. For a project focused on tokenizing real-world assets and enabling global participation, Solana offers several key advantages:

- **High Throughput:** Solana is capable of processing tens of thousands of transactions per second, providing the speed and capacity needed to support a large and active investor base.

- **Low Transaction Costs:** With transaction fees typically costing less than **$0.01**, Solana makes it economically viable for investors of all sizes to participate in the ACE ecosystem, from small retail holders to large institutions.

- **Scalability and Composability:** Solana's architecture is designed for scalability, ensuring that the platform can grow with the ACE project. Its vibrant ecosystem of DeFi and RWA protocols also provides a rich environment for future integrations and partnerships.

5.2. Real-World Asset (RWA) Tokenization

The ACE token is a prime example of a Real-World Asset (RWA) token. By representing direct equity ownership in the company and its underlying real estate assets, the ACE token bridges the gap between the traditional financial system and the world of decentralized finance (DeFi). This offers several powerful benefits:

- **Democratized Access:** Tokenization breaks down the high barriers to entry that have traditionally limited participation in institutional-grade real estate investments. Anyone with a Solana wallet can become an equity owner in ACE.

- **Enhanced Liquidity:** Unlike traditional real estate investments, which can be highly illiquid, the ACE token can be traded on decentralized and centralized exchanges $^{24}\!/_7$, providing investors with unprecedented liquidity and flexibility.

- **Transparency and Provenance:** All ownership records, transactions, and governance actions are recorded on the immutable Solana blockchain, providing a level of transparency and auditability that is impossible to achieve in the traditional private equity world.

5.3. Sustainable Power and Advanced Infrastructure

ACE is committed to building the most sustainable and efficient data center infrastructure in the industry. Our pilot project in Bon Weir, Texas, will be powered by **Applied Atomics Small Modular Reactor (SMR) technology**, providing a source of clean, reliable, and carbon-free nuclear power. This focus on sustainable energy not only reduces the environmental impact of our operations but also provides a significant competitive advantage in a world where power is becoming increasingly scarce and expensive.

In addition to our advanced power solutions, all ACE campuses will feature:

- High-pressure natural gas infrastructure for backup power and redundancy.

- Solar surface roads and other on-site renewable energy sources.

- State-of-the-art cooling systems designed for maximum efficiency.

- Redundant, carrier-neutral fiber connectivity.

This commitment to technological excellence ensures that ACE data centers will be able to meet the demanding requirements of the world's leading technology companies for decades to come.

6. ACE Tokenomics

The ACE token is the economic and governance backbone of the American Center of Excellence ecosystem. It is a carefully designed digital asset that captures the value created by the company's development activities and provides a mechanism for community ownership and participation.

6.1. Token Specifications and Utility

The ACE token is a standard SPL (Solana Program Library) token with the following specifications:

- **Token Name:** American Center of Excellence

- **Symbol:** ACE

- **Total Supply:** 1,000,000,000 (1 billion) ACE tokens, fixed.

- **Decimals:** 9

The utility of the ACE token is multifaceted, providing holders with a range of rights and benefits:

- **Equity Ownership:** Each ACE token represents a pro-rata equity share in ACE Operating LLC, including its portfolio of development projects, stabilized assets, and future revenue streams.

- **Revenue Distributions:** Token holders are entitled to receive pro-rata distributions from the company's net operating income. This includes a share of developer fees, rental income from leased assets, and profits from complementary business lines.

- **Governance:** ACE will transition to a decentralized autonomous organization (DAO) structure, where token holders will have the right to vote on key corporate decisions, including project approvals, budget allocations, and strategic initiatives.

- **Staking Rewards:** A portion of the token supply will be allocated to a staking pool, where holders can lock up their tokens to earn additional rewards and contribute to the security and stability of the network.

6.2. Token Allocation and Distribution

The 1 billion ACE tokens are allocated across several key categories to ensure the long-term success and alignment of the project:

Allocation Category	Percentage	Tokens (Millions)	Purpose
Public Sale / IDO	40%	400	To raise initial capital and establish a broad, decentralized investor base.
Team and Advisors	20%	200	To incentivize and retain the core team and strategic advisors.
Liquidity Pools	15%	150	To provide deep liquidity for trading on decentralized and centralized exchanges.
Treasury	10%	100	To fund future project development, strategic acquisitions, and operational expenses, controlled by DAO governance.
Marketing & Business Development	10%	100	To fund marketing campaigns, partnerships, and community growth initiatives.
Community & Airdrops	5%	50	To reward early adopters, engage the community, and bootstrap network effects.

Token Allocation Chart

Note: Placeholder for token allocation chart to be generated.

6.3. Vesting Schedules and Governance

To ensure long-term alignment and prevent premature sell-offs, tokens allocated to the team and advisors will be subject to a vesting schedule. These tokens will vest linearly over a period of **24 to 36 months**, with an initial cliff. Tokens allocated to liquidity pools will be locked for a minimum of **12 months** to ensure a stable trading environment.

All vesting schedules and token locks will be managed by transparent, on-chain smart contracts, providing full auditability for all investors.

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7. Fundraising and Use of Funds

To capitalize the company and execute on its initial development pipeline, ACE is conducting a token equity sale to raise **$100 million**. This fundraising event is a critical step in launching the ACE vision and provides an opportunity for investors to secure an early-stage position in the company.

7.1. Token Equity Sale: Raising $100 Million

The token sale will be structured as follows:

- **Fundraising Target:** $100,000,000 USD
- **Tokens Offered:** 10,000,000 ACE tokens from the Public Sale allocation.
- **Launch Price:** $10.00 USD per ACE token.

The sale will be conducted through a combination of a public Initial DEX Offering (IDO) on a leading Solana-based launchpad and private placements for accredited and institutional investors. This hybrid approach ensures broad participation while also accommodating the needs of larger capital partners.

The issuer, ACE Operating LLC, will retain a significant portion of the total token supply, ensuring strong alignment with the long-term success of the project. The company's balance sheet is further strengthened by **$20 million in available LXUSD**, providing additional working capital and financial flexibility.

7.2. Detailed Use of Proceeds

The $100 million raised from the token sale will be strategically deployed to accelerate the company's growth and initiate its first wave of development projects. The funds will be allocated according to the following breakdown:

Use of Funds	Percentage	Amount (Millions)	Description
Land Acquisition & Entitlement	50%	$50	To secure prime real estate for the initial 200-500 MW development pipeline, including the pilot project in Texas and expansion sites in other key markets.
Initial Development & Construction	30%	$30	To fund pre-construction activities, engineering, design, and initial site work for the first data center campus.
Marketing & Operations	15%	$15	To fund a comprehensive marketing campaign, build out the operational team, and cover general corporate expenses.
Legal & Compliance	5%	$5	To ensure full compliance with all applicable securities regulations, including legal counsel for RWA structuring and token sale compliance.

Use of Funds Chart

Note: Placeholder for use of funds chart to be generated.

This disciplined capital allocation strategy is designed to rapidly advance the company's development pipeline, generate near-term revenue through developer fees, and build a portfolio of high-value, income-producing assets, all of which will drive value for ACE token holders.

8. Project Roadmap

ACE has developed a clear and ambitious roadmap to guide its growth from initial launch to becoming a leader in the tokenized data center industry. The roadmap is divided into key phases, each with specific milestones and objectives.

Phase	Timeline	Key Milestones
Phase 1: Launch & Capitalization	**Q1 2026**	- **Token Launch:** Successful deployment of the ACE SPL token on the Solana mainnet. - **Token Equity Sale:** Completion of the $100 million fundraising round. - **First Site Acquisition:** Secure land and power for the pilot project in Bon Weir, Texas.
Phase 2: Initial Development	**Q2-Q4 2026**	- **Groundbreaking:** Commence construction on the first 100 MW data center hall in Texas. - **Team Expansion:** Build out the core engineering, development, and operations teams. - **Partnerships:** Secure initial anchor tenant and form strategic alliances with EPC contractors.
Phase 3: Asset Stabilization & Expansion	**2027**	- **First Asset Flip:** Complete construction of the first data center and transfer it to the holding company. - **First Revenue Distributions:** Begin distributing developer fees and initial rental income to token holders. - **National Expansion:** Acquire sites and begin entitlement for projects in Virginia, Georgia, and Arizona.
Phase 4: Scaling Operations	**2028-2029**	- **Achieve 1 GW of Capacity:** Have over 1 gigawatt of data center capacity either operational or under active development. - **Launch Complementary Businesses:** Initiate ACE Energy and ACE AI Hub services. - **DAO Governance:** Fully transition to a decentralized governance model controlled by ACE token holders.
Phase 5: Market Leadership	**2030 and Beyond**	- **Target 5+ GW of Capacity:** Become a top-tier data center operator in the United States. - **Global Expansion:** Explore opportunities for international data center development. - **RWA Ecosystem Integration:** Deepen integration with the broader DeFi and RWA ecosystem to enhance token utility and value.

This roadmap is aggressive yet achievable, designed to rapidly scale the company and deliver substantial returns to our investors.

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9. Organization and Management

The success of ACE will be driven by a world-class team of experienced professionals with deep expertise in data center development, infrastructure finance, and blockchain technology. While the full leadership team will be announced post-launch, the founding team is being assembled with a focus on proven track records and industry leadership.

Hypothetical Founding Team Structure:

- **Chief Executive Officer (CEO):** A seasoned executive with 15+ years of experience in the data center development industry, potentially with a background at a leading REIT like Digital Realty or Equinix. Responsible for overall corporate strategy, investor relations, and major client relationships.

- **Chief Technology Officer (CTO) / Blockchain Lead:** A veteran of the Solana ecosystem with experience at a leading protocol or infrastructure provider like Helius or Jito. Responsible for all aspects of the company's blockchain integration, token strategy, and DAO implementation.

- **Chief Financial Officer (CFO):** An expert in infrastructure finance and real-world asset (RWA) tokenization, with a background at a major financial institution like BlackRock or a leading digital asset firm. Responsible for financial planning, capital allocation, and investor reporting.

- **Head of Real Estate:** A specialist in power procurement and land acquisition for large-scale industrial projects. Responsible for managing the company's real estate pipeline and overseeing the entitlement process.

Advisory Board:

ACE will be supported by a distinguished advisory board composed of leaders from the energy, technology, and legal sectors. This will include executives from major utility companies, leaders from the AI infrastructure space, and legal counsel specializing in securities law and RWA compliance.

Governance:

In the long term, ACE will operate as a Decentralized Autonomous Organization (DAO), governed by its token holders. A multi-signature treasury will be established to manage operational funds, with all major expenditures subject to community approval. This governance model ensures that the company is always aligned with the interests of its owners: the ACE token holders.

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10. Risk Factors

An investment in ACE tokens involves significant risks. Prospective investors should carefully consider the following risk factors, in addition to the other information in this whitepaper, before making an investment decision.

- **Regulatory Risk:** The legal and regulatory landscape for digital assets and tokenized securities is still evolving. Changes in laws or regulations could adversely affect the value of ACE tokens or the ability of the company to operate its business as planned. The ACE token may be deemed a security in certain jurisdictions, which could subject the company to additional registration and compliance requirements.

- **Market Risk:** The data center market is cyclical and can be affected by broader economic conditions. A downturn in the economy or a slowdown in demand for data center capacity could negatively impact the company's revenue and profitability.

- **Execution Risk:** The company's success depends on its ability to execute its development plan on time and on budget. Delays in construction, cost overruns, or an inability to secure tenants could have a material adverse effect on the company's financial performance.

- **Technology Risk:** The company relies on a range of advanced technologies, including SMR power generation and the Solana blockchain. Failures or vulnerabilities in these technologies could disrupt operations and harm the company's reputation.

- **Cryptocurrency Volatility:** The value of the ACE token may be subject to the high volatility inherent in the broader cryptocurrency markets. The price of the

token could fluctuate significantly, independent of the company's underlying financial performance.

- **Competition:** The data center industry is highly competitive. The company faces competition from large, established players with greater financial resources and longer operating histories.

11. Conclusion

The American Center of Excellence represents a unique and compelling investment proposition. By combining the tangible, high-growth asset class of hyperscale data centers with the transparency, liquidity, and global accessibility of blockchain technology, ACE is creating a new paradigm for infrastructure investment.

We are building the physical foundation for the AI-powered economy of the future, and we are inviting you to be a part of it. The ACE token is more than just a digital asset; it is a stake in the future of American innovation, a share in the profits of the data center supercycle, and a vote in the governance of a next-generation enterprise.

We believe that the tokenization of real-world assets is the future of finance, and ACE is proud to be at the forefront of this revolution. We invite you to join us on this journey as we build the tokenized backbone of the AI economy.

References

[1] Data provided in the user-uploaded text file, `Pasted_content_25.txt`.

[2] Market data from the existing ACE website, https://acebonweir-knwdr8qf.manus.space/.