CoolGrid

Information Memorandum

The AI and digital-twin intelligence layer for resilient cities and critical cooling infrastructure. United Arab Emirates first, then the GCC.

Version	1.0
Status	Pre-deployment
Prepared for	Qualified investors
Confidentiality	Confidential — do not distribute

This document is provided for information purposes only. It does not constitute financial advice, an offer of securities, or an invitation to invest. Investment terms, valuation and market sizing are not yet finalised and are shown as pending. Capability described is under development unless explicitly stated otherwise.

1. Overview

CoolGrid is building an AI-powered digital-twin intelligence platform designed to help governments, cities and infrastructure operators understand complex cooling systems, simulate future scenarios and make better resilience decisions.

Cooling is the largest single driver of peak electricity demand in the Gulf. CoolGrid's thesis is that a supervisory intelligence layer — sitting above existing plant and building management systems, advisory only — can reduce peak load and energy use without capital replacement of equipment.

The company is pre-deployment. Savings shown on the public platform are clearly labelled as modelled until genuine operator readings are connected.

2. The opportunity

Rising ambient temperatures, dense urban growth and grid peak constraints place sustained pressure on district cooling and large building portfolios in Dubai and the wider GCC.

Operators today run largely on reactive control and manual judgement. Forecast-driven, plant-aware guidance is the gap CoolGrid addresses.

The near-term route to evidence is a supervised Phase 1 proof-of-concept on a real Dubai building with a university research partner, followed by a Phase 2 operational pilot across a district cooling estate.

Capital sought	To be confirmed
Round size	Under review
Round type	Strategic / Growth Capital Round — final structure to be confirmed
Instrument	To be determined with legal and financial advisers
Minimum participation	To be confirmed
Valuation	Not yet determined

Investment structure currently being finalised. Detailed investment terms are available to qualified investors following management discussion and due diligence.

3. Technology

Digital twin. A live representation of each site: chillers, loops, loads, metering and climate exposure, rebuilt continuously from operator readings and Dubai weather data.

Forecasting. Short-horizon demand and load prediction, targeting 24–72 hours of forward visibility.

Advisory optimisation. Setpoint and sequencing guidance issued to operators, who retain full override. Comfort and safety limits are enforced as hard constraints.

Asset risk. Deterministic stress and failure-risk scoring from recent readings, with explicit confidence levels.

Measurement and verification. Baseline versus guided comparison with transparent methodology, uncertainty reporting, and no unverifiable savings claims.

Data is ingested through a secured token endpoint; every reading, recommendation and outcome is retained for audit.

4. Market

Target geography is the United Arab Emirates first, then the GCC, focusing on district cooling providers, master developers, government estates and large mixed-use portfolios.

Market sizing analysis is currently being independently validated. No estimates are published until that work concludes.

TAM	Research in progress
SAM	Research in progress
SOM	Research in progress
Target geography	United Arab Emirates, then GCC

5. Business model

The intended commercial model is recurring software subscription priced by connected cooling capacity and number of sites, with an onboarding engagement covering instrumentation review and data integration.

A performance-linked component tied to verified energy or peak reduction is under consideration, contingent on measurement and verification maturity.

Pilots are expected to run as paid or grant-funded engagements that convert to subscription on successful verification. Final pricing is not set and no revenue has been recognised.

6. Roadmap

Now	Platform build, public technical portal, secure investor data room, grant readiness against the Dubai Resilience Challenge Fund requirements.
Phase 1	16-week supervised proof-of-concept on a real Dubai building with a university research partner: instrumentation audit, unguided baseline, alternating guided weeks, independent measurement.
Phase 2	Operational pilot across a district cooling estate with live metered savings tracking and an anonymised public estate view.
Scale	Multi-operator rollout in the UAE, then GCC expansion, with a partner and integration ecosystem.

Neither deployment phase has been completed. Phase 1 requires a confirmed building, researcher and operator; Phase 2 requires a connected operator estate.

7. Financials

The management financial model is in development. No revenue, contracts, customers or valuation are claimed.

Approved figures will be released to qualified investors in the secure data room once the financial model, valuation and independent market research are complete.

Revenue to date	None — pre-deployment
Revenue projections	Management model in development
Use of funds	Preliminary categories only; percentages to be confirmed
Preliminary categories	Engineering and platform, deployment and measurement, commercial and partnerships, regulatory, compliance and working capital

8. Team

Eby Mathew — Founder. Entrepreneur, investor and AI strategist with prior experience at Intel and a long working history across the Middle East, including advisory roles and ventures spanning technology and infrastructure. Leads CoolGrid product direction, partnerships and fundraising.

Named research, engineering and operations partners will be disclosed in the data room as agreements are executed. CoolGrid does not list partners, institutions or customers before written agreement.

9. Data room and next steps

The CoolGrid data room holds corporate, technology, intellectual property, legal, market, team, partnership and diligence material in private storage. Access requires an account, acceptance of the confidentiality undertaking, and approval by management. Document links expire after five minutes and every view is logged.

To proceed: request access at coolgrid.ae/investors/access, then arrange a management discussion.

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