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Qatar AI-Capsules
DECENTRALIZED NETWORK

DATA ROOM

NATIONAL INFRASTRUCTURE BLUEPRINT · QATAR 2030

Qatar Network

Decentralizing the future of knowledge.

A **112.5M QAR** nationwide infrastructure blueprint deploying **15 micro-scale, high-performance AI training capsules** across Qatar's municipalities — engineered for a **5.21-year** payback and a low-risk asset profile.

[View Investor Pitch →](#)[Download Master Dossier PDF](#)

AI CAPSULES

MUNICIPALITIES

PAYBACK

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PROJECT VISION

Three ideas that make this a national asset.

Each capsule is engineered around three convictions: proximity beats centralization, talent is the product, and diversified revenue is a moat.



DISTRIBUTED BY DESIGN

Neighborhood-Scale Access

Plot $\leq 1,000 \text{ m}^2$, BUA $\leq 1,800 \text{ m}^2$. World-class AI labs planted inside Doha, Al Rayyan, Lusail, Al Khor and Shamal — eliminating central-Doha traffic bottlenecks.

 $\leq 1,000 \text{ m}^2$

PLOT

 $\leq 1,800 \text{ m}^2$

BUA

7

CITIES



HUMAN CAPITAL ENGINE

National Talent Engine

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[DATA ROOM](#)**2,700**

GRADS / YR

40-50%

COVERAGE

5+

TRACKS



SELF-SUSTAINING ECONOMICS

Diversified Quadrant Engine

Five non-competing revenue streams — B2B corporate upskilling, B2C tuition, GPU compute rentals, media & studio leasing, and premium café licensing.

5

STREAMS

247.5K QAR

GROSS / MO

5.21 yr

PAYBACK

[MULTIMEDIA ACCELERATOR HUB](#)

What a capsule looks, sounds and moves like.

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LIVE CAPTURE · 4K

Exterior · Villa-Scale Module 01



PROTOTYPE 01

Desert Cyber-Villa · Exterior

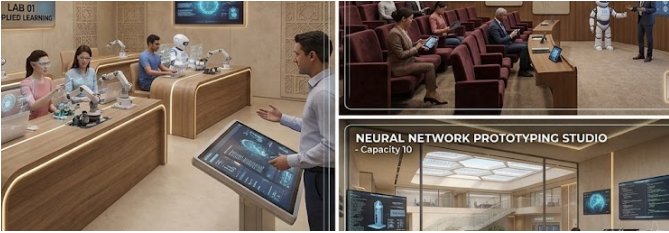
PROTOTYPE 01B

Solar-Kinetic Facade · Night

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INTERIOR GRID

Classrooms & Labs • Interior



PUBLIC LOBBY

Central Atrium • Innovation Wall

INTERACTIVE INVESTOR DASHBOARD

The financial study, at a glance.

Every capsule contributes an identical unit-economics profile. Scale the fleet and the math scales linearly.



TOTAL CAPEX

112,500,000 QAR

7,500,000 QAR per capsule × 15

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ANNUAL OPEX

23,400,000 QAR

130,000 QAR / month / center



ANNUAL GROSS INCOME

44,550,000 QAR

Blended across 5 revenue streams

NET OPERATING PROFIT · Y1

21,150,000 QAR

Post-OPEX, pre-CAPEX amortization

REVENUE COMPOSITION · ANNUAL (QAR)

B2B Corporate Contracts

18.00M · 40.4%

B2C Tuition

9.45M · 21.2%

Space & Media Leasing

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Café Licensing

3.60M • 8.1%



RETURN TIMELINE

yr

LOW-RISK ASSET PROFILE

Payback backed by contracted B2B revenue floors and public-sector demand.

NATIONWIDE MUNICIPAL DISTRIBUTION

15 capsules. 7 municipalities. One sovereign fabric.

Placement is driven by demographic density, industrial specialization, and proximity to catalyst infrastructure.

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MUNICIPAL BREAKDOWN

15 centers total



Doha Municipality
FinTech & GovTech AI



Al Rayyan Municipality
Academic Foundations & Youth STEM



Lusail City / Al Daayen
Smart City Edge Computing & IoT



Al Wakrah & Al Wukair
Logistics & Supply Chain Automation



Umm Salal Mohammed
Suburban Services AI



Al Khor City
Maritime AI & Industrial Predictive Maintenance

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INTERACTIVE REVENUE MODEL

Drag the fleet. Watch the P&L move.

A conservative model based on the 247,500 QAR gross monthly baseline per center.

ACTIVE CENTERS

/15

MONTHLY GROSS

3,712,500 QAR

MONTHLY NET

ANNUAL NET

1 PILOT



FULL FLEET

FUNDING INSTRUMENTS

Three doors into the capital stack.

The blueprint accommodates institutional, syndicated, and sovereign entry points — each with a defined risk-return posture.



INSTITUTIONAL

Public-Private Partnership (PPP)

Joint venture with a ministry sponsor. Cost-share on land, permitting fast-track, and multi-year GovTech contracts anchor the revenue base.

DEBT SYNDICATE

Commercial Bank Consortium

Senior secured facility across 3–5 local banks, collateralized by the fleet's fixed assets and 5.21-year contracted revenue floor.



SOVEREIGN

Direct Sovereign Allocation

Single-source allocation from a sovereign vehicle. Strategic asset status, aligned with Qatar National Vision 2030 knowledge-economy pillar.

RESTRICTED ACCESS

Request Access to the Data Room & Term Sheet

For qualified angel groups, banking consortia, and sovereign vehicles. Submissions are reviewed under NDA. Expect a response within 48 hours with credentials to the encrypted deal room and the current term sheet draft.



Full master dossier & appendices

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Term-sheet & subscription documents

FULL NAME *

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ORGANIZATION *

Doha Sovereign Partners

ROLE / TITLE

Managing Partner

PHONE (OPTIONAL)

+974 ...

INDICATIVE TICKET SIZE

e.g. 15M QAR

FUNDING INSTRUMENT *

Angel syndicate

MESSAGE (OPTIONAL)

Areas of interest, questions, timeline...

Encrypted transmission. Reviewed under
NDA.

**Request data room
access**



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Qatar National Vision 2030.

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