



DESCRIPTION OF ELIGIBLE PROPERTY

(JETI Application – TERAFAFAB) Phase-4

APPLICANT: TERAFAFAB AI, LLC
PROJECT NAME: TERAFAFAB - Advanced Manufacturing Campus
COUNTY: Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro ISD

1. STATUTORY BASIS

Pursuant to the **Texas Jobs, Energy, Technology, and Innovation Act**, “Eligible Property” includes certain tangible real and personal property that is:

- Newly constructed, installed, or acquired
- Located on the approved project site
- Used in connection with a qualified project (e.g., advanced manufacturing, clean energy, or semiconductor fabrication)
- Placed in service during the applicable qualifying time period

2. SUMMARY OF ELIGIBLE PROPERTY

Phase 4 would include the following categories of **Eligible Property**, which would be used as part of the eligible project:

A. Real Property Improvements

- Manufacturing buildings (fab facilities, clean rooms, sub-fabs)
- Supporting administrative and engineering offices
- Warehousing and logistics structures
- Utility infrastructure buildings (central utility plant, substations)
- Space Compute Test Facility
- Water treatment, recycling, and related facilities
- Industrial waste treatment facilities
- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process



B. Business Personal Property

- Semiconductor fabrication tools (lithography, etch, deposition systems)
- Robotics and automated material handling systems (AMHS)
- Process control and metrology equipment
- Cleanroom environmental systems (HVAC, filtration)
- Network switches
- Optical fiber cabling
- Optical transceivers
- Hardware accelerators (AI accelerator)
- High-throughput parallel storage arrays
- HVAC systems
- Cooling distribution units
- Dry cooler arrays
- Centrifuge chillers
- Medium Voltage Electrical Equipment
- Low voltage electrical equipment
- Gas Turbines
- General purpose processors
- Graphic Processing Units
- Utility scale battery storage

C. Utility & Energy Infrastructure

- Space Compute Test Facility
- On-site substations and transformers
- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process
- Backup generation systems
- Water treatment and recycling facilities
- Compressed gas and chemical distribution systems

D. Site Improvements

- Roads, paving, and internal transportation infrastructure
- Drainage, stormwater management systems
- Foundations and support structures for equipment



3. PLACEMENT IN SERVICE SCHEDULE

Anderson-Shiro (ISD)	Phase-4
YEAR	ESTIMATED ELIGIBLE INVESTMENT (\$)
2035	\$7,527,893,600
2036	\$8,091,461,400
TOTAL ELIGIBLE INVESTMENT PROPERTY	\$15,619,355,000

4. LOCATION OF ELIGIBLE PROPERTY

All Eligible Property will be located within the project boundary and reinvestment zone and within the jurisdiction of Anderson-Shiro Independent School District.