



HighPoint 2222 Campus

6801 River Place Blvd
Austin, Texas 78726

The HighPoint campus is being renovated to support our tenants' current needs, which include research, development, and engineering related to advanced AI compute technologies. The project will comply with existing development, zoning, and sound requirements. We will continue working with local community organizations to share information and deliver meaningful benefits.



Campus Facts

- As part of the renovation, SB Energy is investing in necessary site and utility improvements, including paying for upgrades to the local electrical substation to enable stronger local grid reliability for the community.
- All cooling being added to the campus are closed loop, air cooled systems with zero water consumption during operation.
- Water usage on the campus will not exceed what the prior tenant consumed when they owned and operated the campus.
- The campus will comply with restrictive sound levels negotiated in 1984, with no changes to the ordinance being requested with the latest building permits.
- All power upgrades required from the utility are being paid for in full. No costs are being deferred back to the community or the utility.

Tenant

- Graphcore will be the first tenant at HighPoint 2222 under SB Energy's lease with SoftBank. Graphcore will be using the space as their U.S. engineering headquarters.
- Graphcore has a long history of developing complex silicon semiconductors and integrated rack scale compute systems

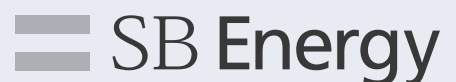


About SB Energy

SB Energy is a power-first, community-focused infrastructure company built for the AI economy. We develop, build, and own critical infrastructure of data center and power capacity, addressing the industry's primary bottleneck and accelerating speed-to-compute.

Contact Us

We want to hear from you. If you have questions, please reference the FAQ on the back of this page or send us an email at CommunityEngagement@SBEnergy.com.



Frequently Asked Questions about HighPoint 2222:

Q: When did SB Energy acquire the campus?

SB Energy, an affiliated company of SoftBank Group International, acquired the former R&D campus known as HighPoint 2222 in early 2026 to create a technology campus to support research and development for companies engaged in the development of advanced technologies.

Since acquiring the site, SB Energy has begun development and construction, which includes building labs and office spaces inside the main HighPoint building and outfitting the building to enable advanced technology systems.

Q: How big is the site, and what is the construction timeline?

HighPoint 2222 totals roughly 1.1 million square feet of office and lab space on about 156 acres. The first phase of major construction is expected to be completed by spring 2027, with first revenue expected in Q4 2026.

Q: Did SB Energy seek to change the zoning for the property?

No. No changes to the ordinance were requested with the building permits. All site development work remains within the terms of the original SDA negotiated between the previous occupant and the City of Austin in 1984. This ordinance includes sound limits at the property line more restrictive than Austin's current ordinances. The new cooling equipment yard will comply with these restrictive sound levels.

Q: Does SB Energy have a tenant for the campus?

Yes. Graphcore will be the first tenant at HighPoint 2222 under SB Energy's lease with SoftBank. Graphcore, an advanced AI chip and systems company founded in the UK and a wholly owned subsidiary of SoftBank Group Corp., has located its U.S. engineering headquarters at HighPoint 2222 and is eager to move into the new spaces being developed by SB Energy.

Q: What activities are expected in the building?

HighPoint is being renovated to support our tenants' current needs, which include research, development, and engineering related to advanced AI compute technologies. In practical terms, these are high-tech laboratories where engineers will develop and test compute systems for AI.

Q: What impact will HighPoint 2222 have on the surrounding community?

We are committed to developing HighPoint 2222 responsibly and minimizing impacts on the surrounding community. The campus's overall water use is expected to be at or below historical levels. SB Energy will also fully fund required utility upgrades, with no infrastructure costs passed on to the community or utility. New equipment will comply with the site's existing, more restrictive noise limits. We will continue working with local organizations to share information and identify opportunities to deliver meaningful community benefits.

Q: Will the campus create noise for surrounding neighborhoods?

The noise also complies with the city's rules and original zoning. This will be no different than any other commercial facility.

Q: How much water will the campus use?

The cooling systems for the lab and compute equipment development are highly-efficient and closed loop, meaning water is recirculated through the system rather than requiring additional water. This campus will not consume more water than the previous tenant who occupied it in the 30 years prior.

Q: Will the campus increase traffic in the area?

Traffic is expected to be less than what was generated under the site's previous long-time owner.

Q: Who is paying for the substation and utility upgrades?

SB Energy is funding utility infrastructure upgrades, including to the nearby substation as well as broader mechanical, electrical, and plumbing system upgrades across the site.

All power upgrades required from the utility are being paid for in full. No costs are being deferred back to the community or the utility. Consumed electricity is paid for at the same rates paid by other commercial entities within the utility's service area.

Q: Why does the campus require additional power?

The advanced compute systems being developed and tested at HighPoint 2222 have significantly higher power density than traditional office or laboratory equipment. The additional electrical infrastructure is needed to support that R&D work, and SB Energy is paying for the required utility upgrades in full.

Q: Will there be diesel generators on the property?

There will not be diesel generators installed to provide backup power for the labs. The campus will have only a small generator for emergency power and lighting as required by life-safety building codes.

Q: Is SB Energy coordinating with the local school district or community on site impacts?

Yes. SB Energy has planned meetings with the local ISD and continues to engage with the City of Austin on site development plans.