



2026 CONSOLIDATED ANNUAL REPORT

PROJECT JUPITER

Series 2025A, Series 2025B and Series 2025C

Calendar year ended December 31, 2025

Supplemental project status through June 30, 2026

Prepared for

County Manager
Doña Ana County, New Mexico
845 N Motel Blvd
Las Cruces, NM 88007

July 31, 2026

County Manager
Doña Ana County, New Mexico
845 N Motel Blvd
Las Cruces, NM 88007

Dear County Manager:

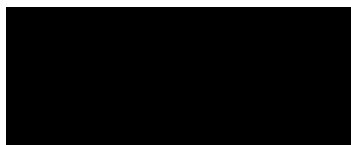
Yucca Growth Infrastructure, LLC (Yucca) and Oracle America Cloud Services LLC, formerly known as Green Chile Ventures LLC (OACS), submit this consolidated annual report to satisfy Section 4.21 of the Series 2025A, Series 2025B-1 through 2025B-4, and Series 2025C-1 through 2025C-4 Lease Agreements.

The contractual reporting period is the calendar year ended December 31, 2025. At the County's request, clearly labeled supplemental sections provide Project status, investment, construction, job, local-hiring, local-purchasing and outlook information through June 30, 2026. Common Project information is presented once; series-specific employment allocations and certifications remain separately identified.

The IRB agreements require the creation of 775 long-term jobs. Because we are several months away from initial go-live dates on the campus, the Project partners have not yet hired for these positions. Oracle estimates that 1,500 long-term jobs will actually be created at the Project once the campus is fully commissioned.

This filing is intended to constitute the consolidated annual report required under each of the nine applicable Lease Agreements.

Respectfully submitted,



Director, Tax Planning
Oracle

Doña Ana County, New Mexico Taxable Industrial Revenue Bonds
(Project Jupiter) Series 2025A, Series 2025B and Series 2025C

1. Filing Summary

Item	Report information
Report type	Consolidated annual report
Lease reporting period	Calendar year ended December 31, 2025
Supplemental information cutoff	June 30, 2026
Filed by	Yucca Growth Infrastructure, LLC; and Oracle America Cloud Services LLC
Due date	July 31, 2026
Governing provisions	Section 4.21 of the Series 2025A, 2025B and 2025C Lease Agreements; supporting information relating to Sections 4.18 through 4.20 and the County's supplemental IRB request

Reporting structure

The corresponding Series 2025B and Series 2025C job requirements are non-additive. Series 2025A remains a separate contractual target and reporting obligation.

Series	Project category	Annual employment reporting responsibility
Series 2025A	Microgrid, power generation, battery storage and related infrastructure	Yucca, as Company
Series 2025B-1 through B-4	Data-center facilities and related infrastructure	OACS, as Tenant, jointly for itself, the applicable Red Chiles company and contractors
Series 2025C-1 through C-4	Data-center equipping, improvements and related infrastructure	OACS, as Company, jointly for itself, the applicable Red Chiles Landlord and contractors

2. Supplemental Project Status Through June 30, 2026

Reporting-period note. This section responds to the County's supplemental request and does not change the contractual calendar-year 2025 annual-report period.

Estimated investment

Reporting entity / component	Estimated investment
Yucca Growth Infrastructure, LLC (microgrid)	\$144.5 million
Red Chiles A, LLC (data center)	\$1.7 billion
Red Chiles B, LLC (data center)	\$1.1 billion
Red Chiles C, LLC (data center)	\$889 million
Red Chiles D, LLC (data center)	\$853 million
Estimated total Project investment to date	\$4.7 billion

Note: The \$4.7 billion reported above represents estimated Project investment through June 30, 2026. It is separate from the estimated \$4.7 billion in total tax and other benefits to the State of New Mexico presented at the County meeting on July 28, 2026. The two figures represent different measures and time periods; their identical values are coincidental and should not be interpreted as representing the same amount or calculation.

Construction progress

Component	Completion	Progress through June 30, 2026	Next milestone
Microgrid	Approx. 10%	Administrative and air permitting activities are underway; limited notice to proceed has been issued and initial construction early works have begun. Dynamic compaction is 90-95%, clearing and grubbing 86%, and mass grading/ponds approximately 26%.	Remaining grading and compaction are targeted for late August 2026.
Data center	Approx. 9%	Grading for Buildings A and B was completed December 10, 2025, and Building C grading January 20, 2026. Building A foundations and footings were completed June 19, 2026; vertical construction is underway on Building A and the operations center.	Building D foundations are scheduled for August 2026, followed by continued vertical construction across multiple facilities.

3. Employment Reporting and Job Targets

Section 4.21 requires calendar-year employment reporting. Section 4.20 permits OACS employees to be allocated to the Series 2025A Job Target if those employees are not also counted toward another Job Target. Permanent operating jobs are expected to be created as facilities move from construction into operations.

Calendar-year 2025 employment

Series 2025A reporting category	Full-time	Part-time
Yucca Growth Infrastructure, LLC	0	0
OACS employees allocated to Series 2025A	0	0
Series 2025A total	0	0

Joint Series 2025B/C reporting category	Full-time	Part-time
OACS allocations to B-1/C-1, B-2/C-2, B-3/C-3 and B-4/C-4 (zero for each pair)	0	0
Red Chiles A, B, C and D, LLC (zero for each entity)	0	0
Applicable Project contractors (zero for each B/C pair)	0	0
Joint Series 2025B/C total	0	0

Supplemental request - jobs through June 30, 2026

Job category	Series 2025A	Series 2025B/C	Campus total
Full-time jobs	0	0	0
Part-time jobs	0	0	0
Construction jobs	45	2,060	2,105
All reported jobs	45	2,060	2,105

Construction jobs shown at the average number of workers on site during the construction period. The peak number of workers on site on any given day was 2,473. A total of 5,969 workers have participated in the construction.

Section 4.20 Job Targets

Section 4.20A of each IRB Lease establishes December 31, 2029, as the first Job Target Date. Accordingly, no Job Target Date is applicable to the Section 4.21 annual report for the year ended December 31, 2025.

4. Local Hiring and Workforce Development

Section 4.18 requires best efforts to prioritize qualified Doña Ana County applicants, coordinate with the County to publicize hiring needs and participate in County job fairs during the year before operations begin. The following supplemental activities occurred through June 30, 2026.

Outreach and recruitment results

Activity	Date / Period	Result
Clayco Community Meet & Greet - Sunland Park	March 25, 2026	Introduced Project employment opportunities and distributed QR-enabled recruitment materials.
Project Jupiter Community Open House - Sunland Park	June 2026	15 subcontractors and regional labor unions participated; approximately 550 community members attended and more than 200 registered for follow-up or contractor connection.
DACC resume-preparation workshops	March-June 2026	Five workshops in Las Cruces and Sunland Park improved applicant readiness and expanded Project presence within local educational institutions.
DACC community education day	June 2026	The professional development event introduced educators to the three new Oracle Academy Data Center Curricula aligned directly to Data Center Careers. More than 30 local educators from K12 and Higher Ed attended. Oracle Academy will now work with the local institutions and educators in embedding the curriculum into their teaching to develop a skilled future talent pipeline
Recruitment marketing	Through June 2026	Project website, Google pay-per-click advertising and regional television advertising expanded awareness across Southern New Mexico.

Workforce pipelines

Program	Status	Purpose
STACK Critical Operations Development Academy (CODA)	First 12-week class underway with 23 participants	Prepares candidates from varied backgrounds for Critical Operations Technician roles and supports a sustainable local technical-workforce pipeline.
Oracle Catalyst Program	Planned for Q2 2027	Paid, 12-week on-the-job data-center technician training; no degree or prior experience required, with full-time Oracle roles offered upon successful completion.

Project partners include the American Job Centers, Doña Ana Community College, New Mexico State University, regional community organizations and veteran/military-transition programs. These partnerships support the Doña Ana County First Hiring Strategy through career outreach, applicant readiness and local talent development.

Anticipated hiring

- Construction staffing is expected to increase with Project milestones and may approach approximately 7,000 workers at peak across project management, skilled trades, engineering, safety, quality, logistics and commissioning roles.
- Project Jupiter intends to create 1,500 long-term jobs once the data centers are operational.
- STACK Infrastructure intends to train and hire approximately 95 employees during the next reporting period.
- Oracle expects to begin hiring for operating positions in the first half of 2027.
- Project staffing will continue to depend on the timing of the NMED air permit.

5. Local Purchasing

Section 4.19 requires coordination with the County to publicize Project requirements for labor, services, materials and supplies and to encourage participation by Doña Ana County vendors.

Project Jupiter, Clayco and Kiewit held a Contractor Meet & Greet at Doña Ana Community College on January 21, 2026. More than 100 attendees received information about Project requirements, future contracting opportunities and contractor prequalification.

Purchasing measure	Reported result through June 30, 2026
New Mexico firms awarded contracts	29
Doña Ana County firms awarded contracts	9
Value of contracts awarded to Doña Ana County firms	\$355,967,691

The Project Companies have created a centralized project website with project information that contains links for job postings, vendor inquiries, and questions about Project Jupiter: www.projectjupitertogether.com

6. Outlook for the Next Reporting Period

- Microgrid early work and grading will continue.
- Data-center work will continue across Buildings A, B, C and D, including vertical construction, site and utility infrastructure, critical building systems and commissioning readiness.
- Local workforce development will continue through CODA, planned Oracle Catalyst programming, educational partnerships, veteran recruitment and regional hiring events.
- Schedule impacts may depend on CRRUA development agreements and additional County permitting requirements.

8. Certifications

Yucca Series 2025A Annual Report Certification

I certify that I am an Authorized Company Representative of Yucca Growth Infrastructure, LLC. I have reviewed the Series 2025A portions of this consolidated filing and, to the best of my knowledge after reasonable inquiry, the Series 2025A employment information accurately reflects the reported periods, including any OACS employees expressly allocated to Series 2025A under Section 4.20.

Authorized Company Representative: Rajiv Patel

Title: Authorized Signatory

Signature:  _____

Date: July 31, 2026 _____

Oracle America Cloud Services LLC Annual Report Certification

I certify that I am authorized to act for Oracle America Cloud Services LLC, formerly known as Green Chile Ventures LLC, as the Tenant representative under the Series 2025B-1 through 2025B-4 Lease Agreements and as an Authorized Company Representative under the Series 2025C-1 through 2025C-4 Lease Agreements. I have reviewed this consolidated joint Annual Report and, to the best of my knowledge after reasonable inquiry, the employment information accurately reflects the reported periods for OACS, Red Chiles A, LLC through Red Chiles D, LLC, and their respective Project contractors.

Authorized Tenant/Company Representative: _____

Title: Vice President, Tax

Signature: _____

Date: July 31, 2026 _____