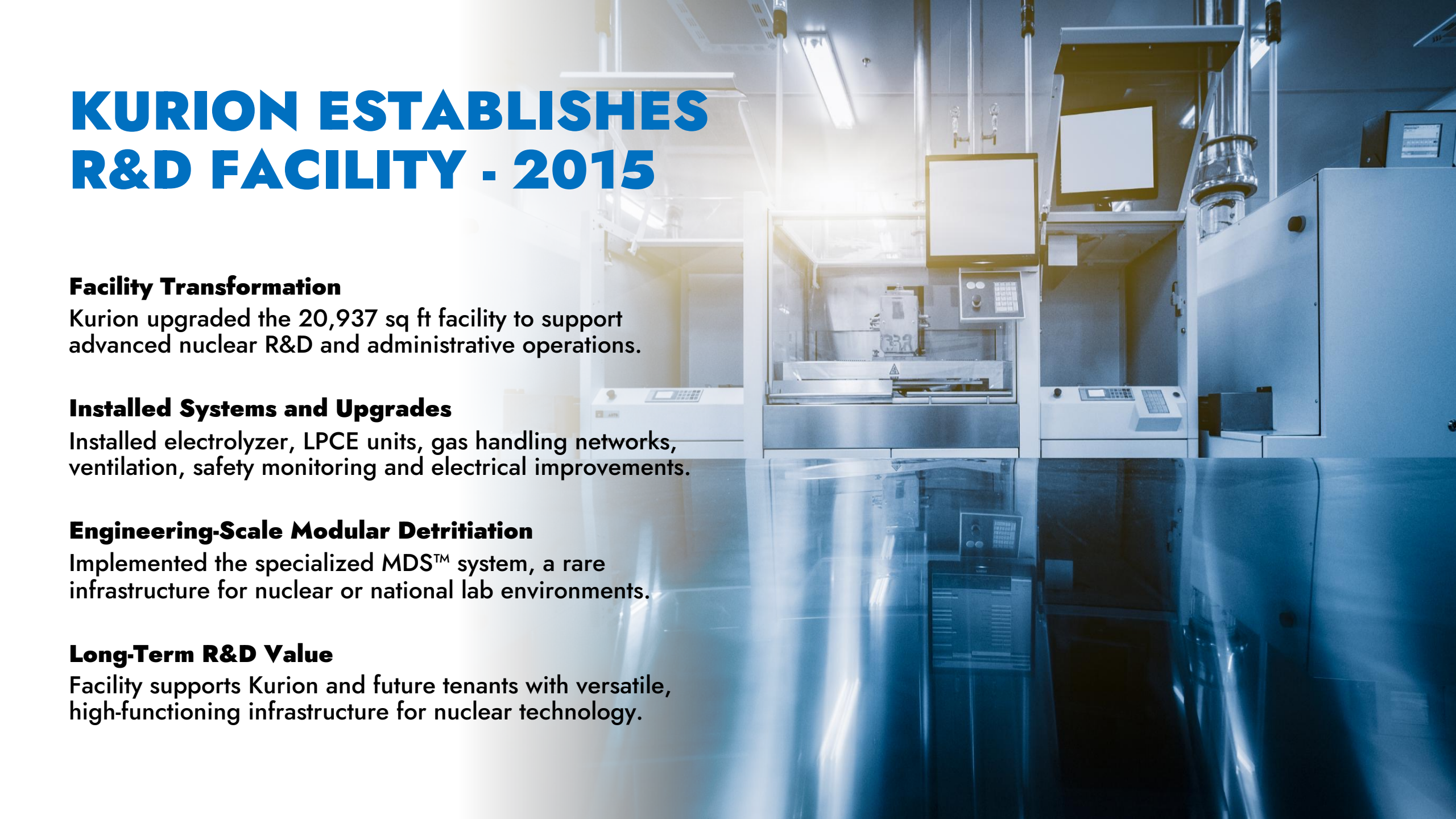
PORT OF BENTON

EVOLUTION OF THE 2345 STEVENS DRIVE ADVANCED TECHNOLOGY FACILITY

Progress and innovations in a cutting-edge tech center

FACILITY DEVELOPMENT TIMELINE

KURION ESTABLISHES R&D FACILITY - 2015



Facility Transformation

Kurion upgraded the 20,937 sq ft facility to support advanced nuclear R&D and administrative operations.

Installed Systems and Upgrades

Installed electrolyzer, LPCE units, gas handling networks, ventilation, safety monitoring and electrical improvements.

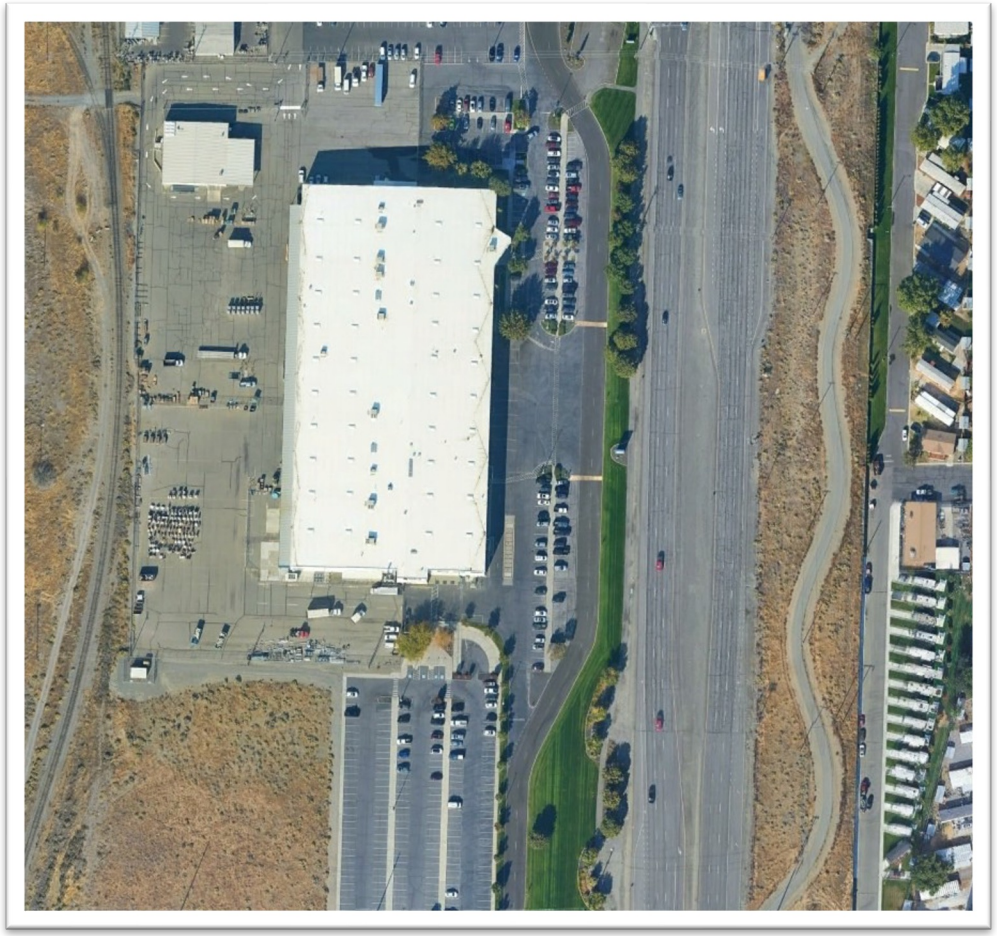
Engineering-Scale Modular Detritiation

Implemented the specialized MDS™ system, a rare infrastructure for nuclear or national lab environments.

Long-Term R&D Value

Facility supports Kurion and future tenants with versatile, high-functioning infrastructure for nuclear technology.

VEOLIA EXPANDS WORK 2018-2025



Lease Expansion and Infrastructure Stewardship

Veolia expanded its operational footprint, managing Kurion's specialized nuclear waste infrastructure starting in 2018.

Advanced Vitrification Systems Integration

Veolia incorporated GeoMelt and Modular Vitrification Systems to enhance vitrification research and waste treatment capabilities.

Operational Wind-down and Transition

Preparing for wind-down by 2024-2025, Veolia planned to remove improvements, enabling new technological innovation at the site.

PORT – AVALANCHE CONNECTION (2024-2025)

Infrastructure Retention

Veolia transferred critical infrastructure such as power, ventilation and clean room systems to the Port to preserve facility capabilities.

Strategic Lease Transition

A negotiated Release of Lease allowed seamless transfer of technical assets, ensuring continuity for future tenants.

Emergent Fusion Technology

Avalanche Energy, a fusion startup, was selected to maximize the site's advanced R&D capabilities for future innovation.

Economic and Regional Development

The transition supported economic growth by preserving high-value technology and avoiding costly decommissioning.

AVALANCHE ENERGY'S NEW CHAPTER

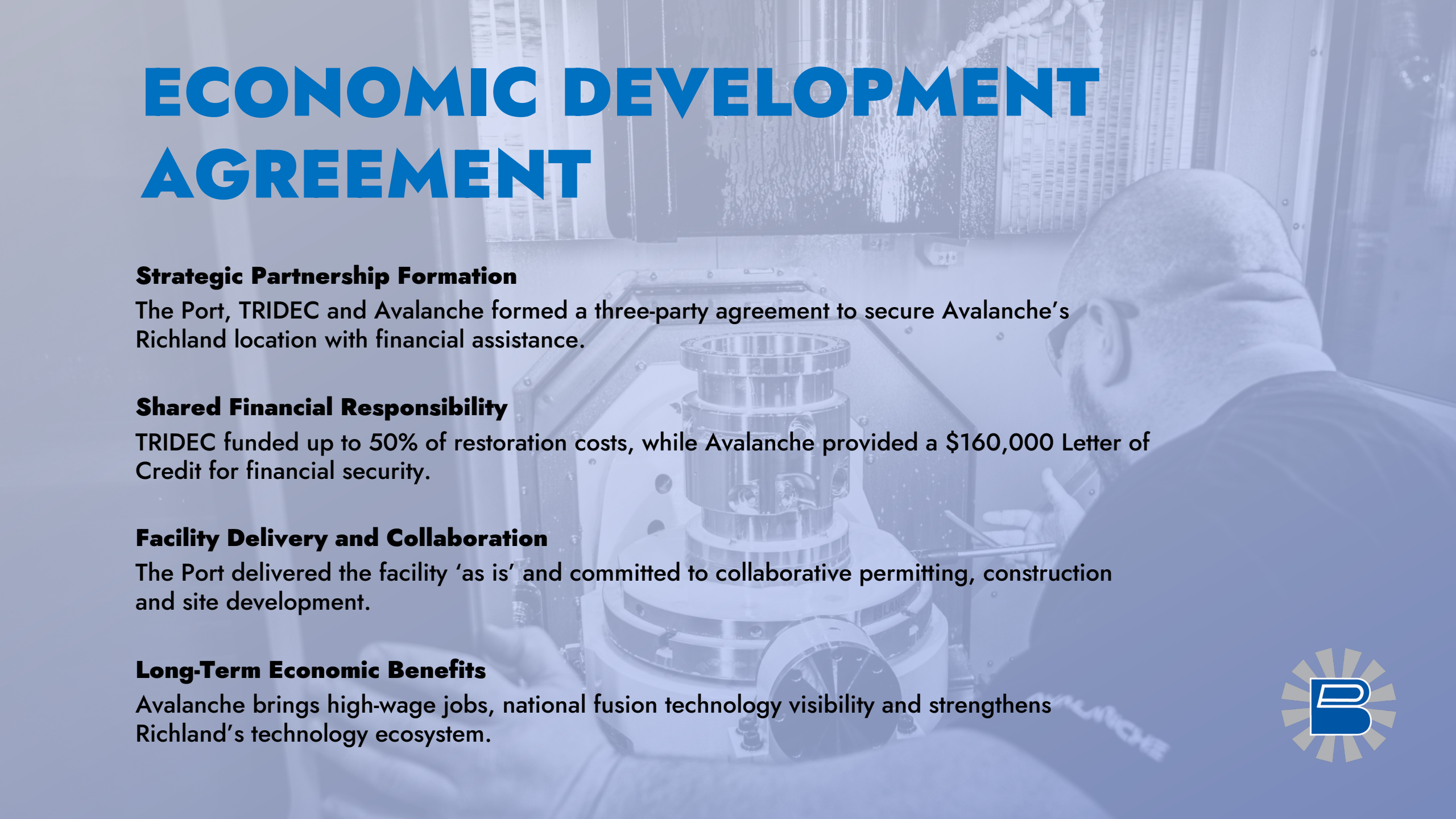
Facility Transition and Lease
Avalanche Energy began using the existing facility systems under a new lease supported by local economic development groups.

Fusion Technology Development
Avalanche focuses on compact fusion R&D, high-voltage engineering, magnetic systems, and computing within a large lab setting

Orbitron Platform Innovation
Avalanche Energy, a fusion startup, was selected to maximize the site's advanced R&D capabilities for future innovation.

Regional and National Impact
Avalanche's work supports clean energy research and strengthens the Tri-Cities Technology ecosystem and economy.

ECONOMIC DEVELOPMENT AGREEMENT



Strategic Partnership Formation

The Port, TRIDEC and Avalanche formed a three-party agreement to secure Avalanche's Richland location with financial assistance.

Shared Financial Responsibility

TRIDEC funded up to 50% of restoration costs, while Avalanche provided a $160,000 Letter of Credit for financial security.

Facility Delivery and Collaboration

The Port delivered the facility 'as is' and committed to collaborative permitting, construction and site development.

Long-Term Economic Benefits

Avalanche brings high-wage jobs, national fusion technology visibility and strengthens Richland's technology ecosystem.

$10 MILLION GREEN JOBS GRANT & FUSIONWERX

Grant Funding Milestone

Avalanche Energy received a
$10 million Green Jobs Grant to establish a pioneering fusion test facility.

FusionWERX Capabilities

FusionWERX supports shared R&D among universities, labs, and private fusion companies to strengthen clean energy.

Private Investment Confidence

Avalanche Energy's $29 million raise shows strong private-sector confidence following a record fusion performance.

Compact Fusion Device

Avalanche's 300,000-volt compact fusion device achieved one of the highest voltage densities recorded.

Economic Regional Impact

FusionWERX Operations Timeline
Operations begin in 2027 after critical equipment installation and commissioning in 2026, marking a milestone for the region.

Staffing Growth Projection
Employee count expected to grow from 23 in 2027 to 60 by 2031 as fusion machines increase and R&D matures.

Regional Knowledge and Innovation
FusionWERX encourages university partnerships and enhances the local innovation ecosystem, driving knowledge-sector growth.

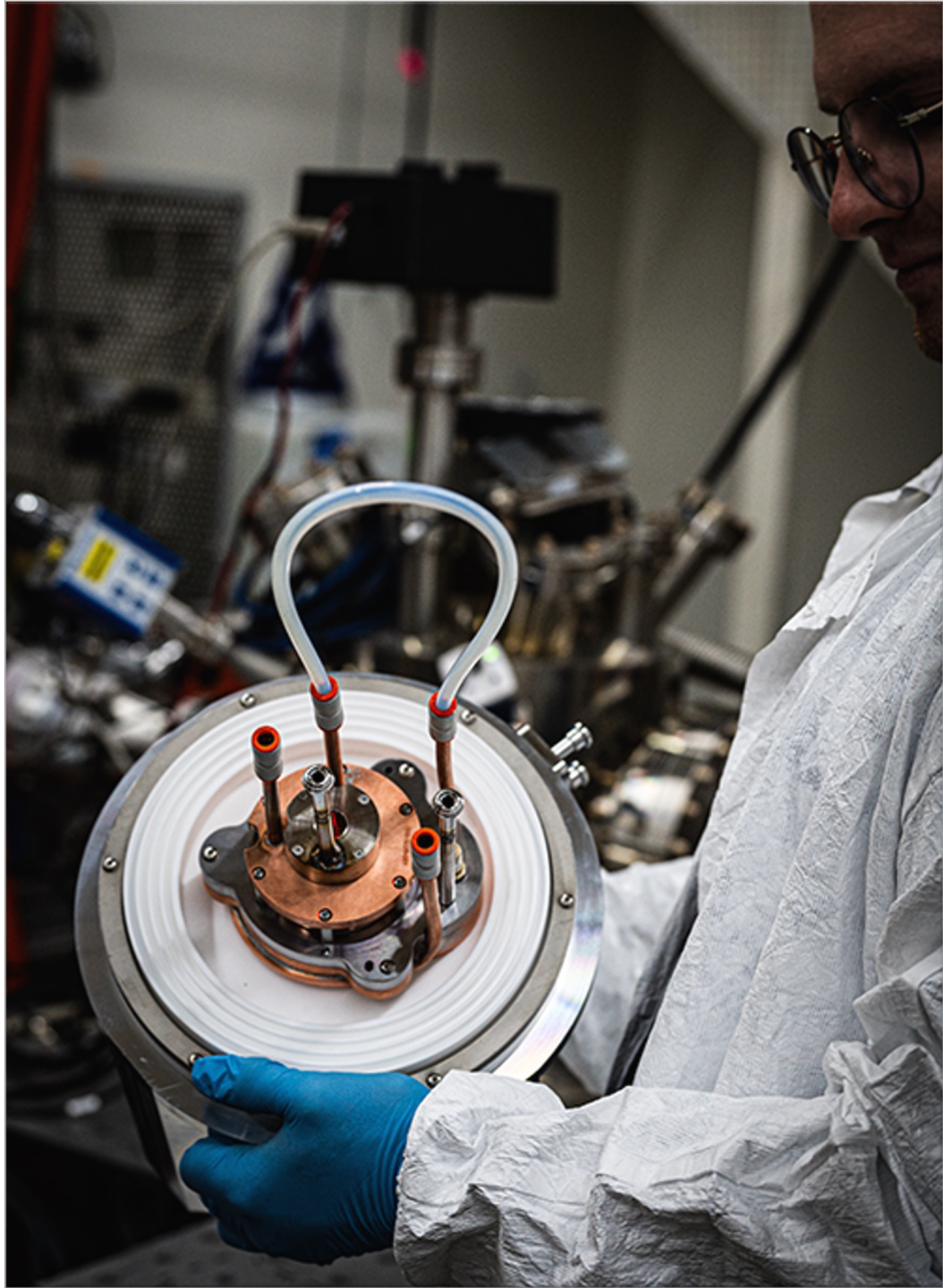
Economic Diversification Impact
The project supports regional economic diversification by attracting high-tech employers and advancing clean-energy innovation.

HIGH-WAGE, SKILLED JOBS AT TRITIUM FACILITY

High Salaries in R&D
R&D roles in fusion technology pay around $150,000 annually, reflecting the advanced engineering and scientific expertise required.

Production and Technical Roles
Production and technical operations roles earn about $100,000 yearly, supporting advanced fusion systems and test operations.

Economic Impact and Growth
High Wages boost workforce retention, STEM growth, and advanced manufacturing in the Tri-Cities region.



STRATEGIC IMPACT

Infrastructure and Partnerships

Repurposing advanced nuclear research infrastructure attracted key partners and tenants, fostering a strong innovation ecosystem.

Collaborative Innovation

FusionWERX enables collaboration among universities, labs and the private sector, enhancing the region's research profile.

Economic Diversification

The site's development positions the Tri-Cities as a fusion technology hub, driving sustainable economic growth and advancing strategic goals.

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