



EB5Investments.com

EB-5 Regional Center Investments

The EB-5 Immigrant Investor program allows qualified foreign nationals to obtain permanent U.S. residency (green cards) through an investment in a U.S. business venture or real estate development (Project).

- By making an eligible EB-5 investment that creates at least 10 new U.S. jobs per investor, the investor and his/her spouse and children under 21 are eligible to receive permanent green cards and move to the U.S.
- EB5AN is an EB-5 investment fund manager, USCIS-authorized EB-5 regional center (RC) operator, and consultancy.

COMPANY OVERVIEW

| | |
|--|---------|
| Founding Year | 2013 |
| Direct and Regional Center Sponsored EB-5 Funds | \$1B+ |
| Total Project Development Cost | \$4.1B+ |
| Total Sponsored EB-5 Investors | 2,000+ |
| Total Sponsored EB-5 Investor Nationalities | 60+ |
| Total Sponsored EB-5 Jobs Created to Date | 34,300+ |
| Average Job Creation Ratio Above USCIS Requirement | 2.5x |

REGIONAL CENTER TRACK RECORD¹

| | |
|--|------|
| I-924 and I-956 Initial Designation Approval Rate | 100% |
| I-924A and I-956G Annual Compliance / Current Standing | 100% |

PROJECT TRACK RECORD¹

| | |
|---|------|
| I-924 and I-956F Approval Rate | 100% |
| Project Completion/Development ¹ | 100% |

INVESTOR TRACK RECORD¹

| | |
|---|-------|
| I-526 and I-526E Approval Rate | 99.7% |
| Denials Based on Source of Funds | 0.3% |
| Repayment for I-526 or I-526E Denial ² | 100% |
| I-829 Approval Rate | 100% |
| Funds in Good Standing or Repaid | 100% |

IMMIGRATION PROCESSING TIME¹ (months)

| | |
|--|---------------|
| Expected USCIS Avg. for I-526E ³ | 6 - 24 months |
| Past EB5AN Managed Project Avg. Processing Time ⁴ | 18.9 |

CURRENT PROJECT INVESTMENT TERMS

| | |
|--|---------------------|
| Investment Amount | \$800,000 |
| Project Administrative Fee | Varies by Project |
| Annual Return | Varies by Project |
| Estimated immigration legal fees, USCIS filing fees and RC Integrity Fund fees | \$20,000 - \$25,000 |

INVESTMENT APPROACH

EB5AN's approach is to identify institutional-quality real estate development projects that satisfy its strict internal underwriting criteria for both immigration and financial risk. EB5AN managed Projects are all fully capitalized and projected to create significantly more jobs per investor than are required under the EB-5 program.

EB5AN collaborates with The Kolter Group (Kolter), one of the largest private developers in the U.S. Kolter has successfully developed more than \$19 billion in real estate since 1997 and has never failed to repay a loan, to repay an EB-5 investment, or to complete a project.⁴

EB5AN is 100% independent from Kolter.

EXECUTIVE TEAM

Managing Partners: Samuel B. Silverman and Michael Schoenfeld

The EB5AN executive team has extensive experience in business strategy, investment evaluation, and securities, tax, and immigration law. Before founding EB5AN, we advised Fortune 500 companies on growth and investment strategies and worked on some of the largest IPOs, securities offerings, and private equity buyouts in the past 10 years. Graduates of Yale and UNC Chapel Hill, we previously worked at some of the most respected investment and professional services firms including the Boston Consulting Group (BCG), and AEA Investors.

PROJECT INVESTMENT STRUCTURE¹

- Limited partnership or limited liability company unit with a subscription price of \$800,000
- Repayment for loan or preferred equity-style RC investments takes place through a sale, refinancing, or cash flow from operations
- 5-year initial investment term for RC loan-style projects

| PROJECT CAPITAL STRUCTURE ¹ | Avg. | PORTFOLIO OVERVIEW ¹ | # | PROJECT LOCATION ¹ | # |
|--|------|--|----|-------------------------------|---|
| Developer Equity and Pre-sales | ≈27% | Total Projects (14 funds across 11 real estate developments) | 14 | Southeast Florida | 5 |
| EB-5 Capital | ≈26% | Under Construction | 4 | Florida Gulf Coast | 7 |
| Bank Loan | ≈47% | Construction Completed | 10 | Central Georgia | 1 |

SELECT COMPLETED PAST RC PROJECTS

| | |
|-----------------------------|--|
| Water Club North Palm Beach | |
| Hyatt Boca Raton | |
| The Mark Sarasota | |
| Westin Sarasota | |
| VUE Sarasota | |
| Hyatt Fort Lauderdale | |
| Artistry Sarasota | |
| ONE St. Petersburg | |

1 Denotes EB5AN Managed Projects being select projects where EB5AN (i) has raised EB-5 capital, (ii) is serving as the fund manager for the EB-5 investment partnership, and (iii) is sponsoring the Project under an EB5AN RC.
 2 As of September 1, 2021, EB5AN has had one investor unable to complete the source of funds process. This investor was immediately repaid under EB5AN's I-526 approval refund guaranty.
 3 Based on USCIS undertaking to implement reduced processing times by end of FY 2023, after which average processing time is expected to be 6 months. Subject to change.
 4 All Kolter Group EB-5 investments have either been closed and repaid in full or remain completely or partially outstanding and in compliance with all covenants.