

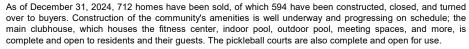
Twin Lakes Georgia EB-5 Job Creation Report

Rural EB-5 project consisting of 1,300 single-family homes and amenities in Hoschton, Georgia Strong sales, access to visa set asides, and EB-5 loan secured by parent company repayment guaranty

November 30, 2024

Project Overview:

Twin Lakes Georgia is a master-planned active adult community consisting of 1,300 single-family homes and assorted amenities in Hoschton, Georgia, which is a rural area just outside of Atlanta. Homes at Twin Lakes are built with high-end features and have access to the community's abundant amenities, including a clubhouse, fitness center, social spaces, indoor swimming pool, outdoor swimming pool, nature trails, tennis courts, and one of the largest pickleball complexes in the southeastern United States. Twin Lakes Georgia is being developed by Kolter Homes—The Kolter Group's largest business line. EB-5 capital as a source of funding for Twin Lakes has been contemplated since the beginning of the project.





Job Creation:

As of November 30, 2024, Kolter has spent \$266.2 million on EB-5 eligible development activites. These expenditures have already created 3,609.2 qualifying jobs, which consists of 1,710.1 direct jobs and 1,899.1 indirect jobs. The Twin Lakes project currently expects to accept up to 451 EB-5 investors broken down as follows: one equity investor in EB5AN Twin Lakes Georgia Fund XII, LP, 50 preferred equity investors in EB5AN Twin Lakes Georgia Fund XII, LP, 100 debt investors in EB5AN Twin Lakes Georgia Fund XXII, LP, 100 debt investors in EB5AN Twin Lakes Georgia Fund XXII, LP, 100 debt investors in EB5AN Twin Lakes Georgia Fund XXII, LP, 100 debt investors in EB5AN Twin Lakes Georgia Fund XXIII, LP. To date, more than enough EB-5 jobs have already been created to satisfy the USCIS job creation requirement for all 351 EB-5 investors in Fund XIV, Fund XVI, Fund XXI, and Fund XXII. Enough jobs have already been created for the first 9 EB-5 investor in Fund XXIII. Additionally, Fund XIV, Fund XXI, Fund XXII, and Fund XXIII have all received Form I-956F approval.

The following table illustrates job creation calculations through November 30, 2024. First, construction spend of \$266.2 million is adjusted for inflation using a price deflator derived from producer price index data published by the U.S. Bureau of Labor Statistics. Then, RIMS II multipliers for the impact area, published by the U.S. Bureau of Economic Analysis, are applied to the adjusted spend data to calculate the number of direct and indirect jobs. At completion, the project is expected to create approximately 6,934 EB-5 jobs.

Costs	Spend (\$M)	Deflator	MS Yr end (\$M)	Direct Multiplier	Indirect Multiplier	Direct Jobs	Indirect Jobs	Total Jobs
Hard Construction	\$ 260.0	0.87	\$ 226.5	7.5	8.2	1,710.1	1,856.2	3,566.3
FF&E*	\$ 1.7	0.87	\$ 1.5	3.0	7.0	-	10.3	10.3
Architect & Engineering*	\$ 4.2	0.87	\$ 3.6	6.1	8.3	-	30.1	30.1
Legal Services*	\$ 0.2	0.87	\$ 0.2	6.1	8.3	-	1.4	1.4
Tax Prep*	\$ 0.2	0.87	\$ 0.1	6.1	8.3	-	1.1	1.1
Total	\$ 266.2		\$ 231.9			1,710.1	1,899.1	3,609.2

All required jobs for the first five phases of the Twin Lakes project, and enough jobs for the first 9 investor in Fund XXIII, have already been created. The table below illustrates job allocations to each of the project's six funds as of the date hereof.

Twin Lakes Georgia Job Creation Allocations Through November 30, 2024											
	Fund XIII	Fund XIV	Fund XVI	Fund XXI	Fund XXII	Fund XXIII					
Offering Status:	Full	Full	Full	Full	Full	Now Open					
Requirement:	10	500	1,000	1,000	1,000	1,000					
Jobs Allocated:	10	500	1,000	1,000	1,000.0	99.2					
% Requirement Met:	100%	100%	100%	100%	100%	10%					
Requirement Met (Y/N):	YES	YES	YES	YES	YES	In Process					

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