



PROJECT OVERVIEW

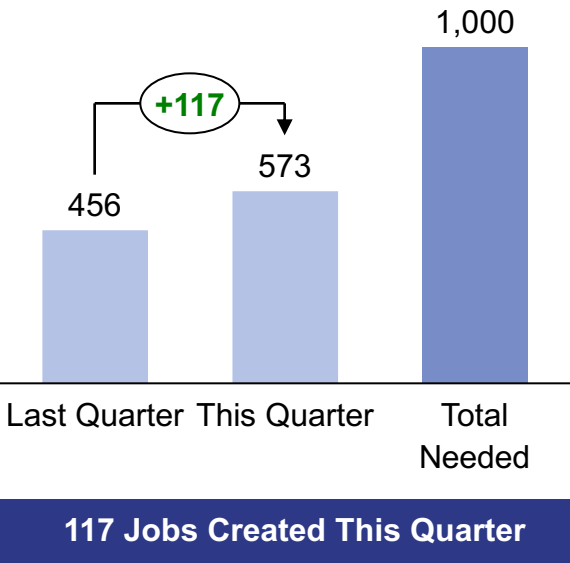
ONE Tampa (the “Project”) is a luxury residential condominium tower comprised of 225 condominium units, retail space, and amenities located in downtown Tampa, Florida. All condominium units will be built with high-end finishes and features. The Project’s amenities are expected to include a state-of-the-art dual-level fitness center, social clubroom, game room, theater room, elevated oasis pool, outdoor pet park, café, and private dining room.

PROJECT UPDATE

- **In March 2025, an investor received the Project’s first Form I-526E approval.** Through Q2 2025, four investors have now received Form I-526E approval.
- As of June 30, 2024, 116 condominium units have been sold, representing approximately \$206.8 million in sales value.
- Through Q2 2025, Kolter has spent \$46.9 million on EB-5 eligible development activities. These expenditures have already created 573.3 qualifying jobs, which consists of 257.7 direct jobs and 315.6 indirect jobs. Therefore, sufficient jobs have already been created for the first 57 EB-5 investors in the Project.
- Vertical construction is advancing quickly. Detailed construction updates are provided on the following page.

ENTITY INFORMATION

Regional Center	EB5AN Southeast Regional Center, LLC
EB-5 Partnership (NCE)	EB5AN ONE Tampa Fund XXVI, LP
General Partner	EB5AN ONE Tampa GP, LLC
Project Company (JCE)	KT North Ashley LLC



	Q2 2025	Q1 2025	Change
Condo Units Sold	116	110	+6
Total Sales Value	\$206.8M	\$194.6M	+\$12.2M
Jobs Created	573	456	+117
Total EB-5 Eligible Spend	\$46.9M	\$37.5M	+\$9.4M

SUMMARY

Form I-956F Exemplar Approval:	Yes
I-526E Approvals:	Yes
Temporary Green Cards Issued:	Pending
Loan Compliance:	Yes

Notes

- Vertical construction is advancing quickly with the successful completion of the Level 2 and Level 3 pours.
- The partial parking garage ramp to level 3 is also completed.
- The core sheer walls from Level 2 to Level 3 have been poured.
- The fire water line and domestic water line valves are in place. Both lines have been installed up to the edge of the building.
- In June, Kolter posted a construction update video: <https://youtu.be/SzjGY6vKPoA>



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