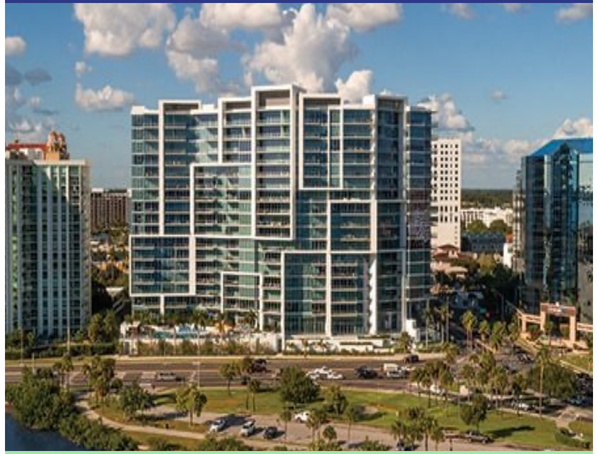
EB5AN Capital Repayment Highlights

EB5AN Project Job Creation and Capital Repayment Highlights

100% of all EB5AN managed funds have fully repaid original investments or are deployed pending repayment. Highlights of 4 project exits are below.

VUE Sarasota (Fund II)
Sarasota, Florida



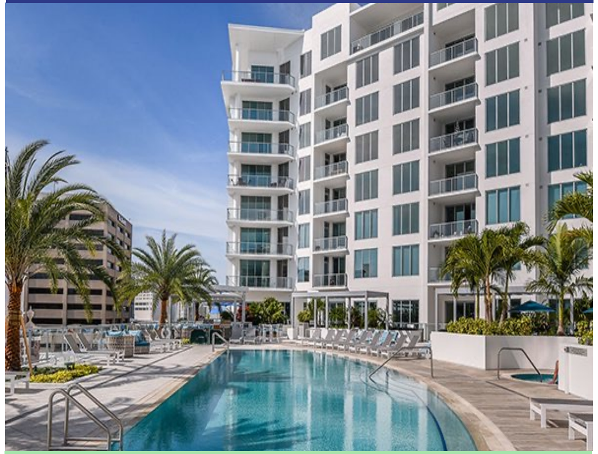
$14M Loan Repaid, All Jobs Created, & I-829 Approved

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6

MATURITY DATE

EARLY REPAYMENT

Mark Sarasota (Fund VII)
Sarasota, Florida



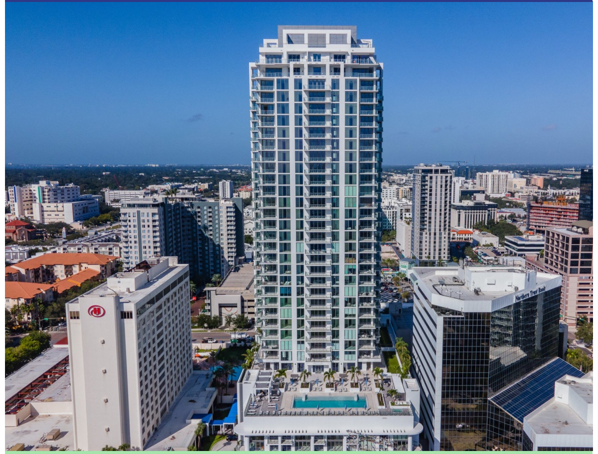
$14M Loan Repaid & All Required Jobs Created

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6

MATURITY DATE

EARLY REPAYMENT

Saltaire St. Petersburg (Fund X)
St. Petersburg, Florida

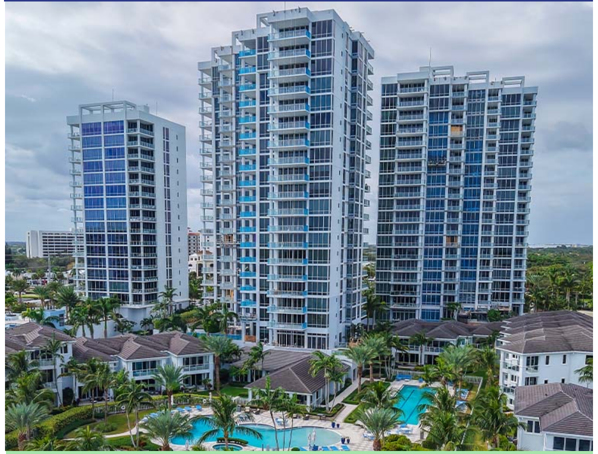


$9.6M Equity Repaid & All Required Jobs Created

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5

EXPECTED REPAYMENT

Water Club (Fund I)
St. Petersburg, Florida



$24.5M Loan Repaid, All Jobs Created, & I-829 Approved

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6

MATURITY DATE

EXPECTED REPAYMENT

Water Club, Mark Sarasota, and VUE Sarasota EB-5 loans were fully repaid on or prior to their maturity dates. Saltaire equity investment and all accrued returns were repaid directly in line with target exit date.

Water Club Loan Repayment

Water Club (Fund I)

The full $24.5M loan was repaid by the developer on the maturity date.

EB5AN will return or redeploy original $500k investments to investors subject to investors' elections.

EB5AN Water Club NPB Fund I, LP

EB5AN WATER CLUB NPB FUND I LP
954 AVE PONCE DE LEON SUITE 205
SAN JUAN FL 00907

October 22, 2025

Balances	
Available Balance:	$24,500,106.82
Collected Balance:	$106.82
Current Balance:	$24,500,106.82
Hold Amount:	$0.00
Closing Balance:	$24,500,107.07

Previous Balances	
Yesterday's Balance:	$106.82
Last Statement Balance:	$106.82

VUE Sarasota Return of Capital

VUE Sarasota (Fund II)

The full $14M loan was repaid by the developer prior to the maturity date.

EB5AN returned or redeployed original $500k investments to investors subject to investors' elections.

EB5AN VUE Sarasota (Fund I, LP – 1623715)

Date	Description	Amount
JUL 10 2024	BOLB OUTGOING WIRE [redacted] 20240710MMQFMP9400 0705	($499,900.00)
JUN 26 2024	BOLB OUTGOING WIRE [redacted] 20240626MMQFMP9400 1313	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($500,000.00)**

EB5AN VUE Sarasota (Fund I, LP – 1623715)

Date	Description	Amount
JUL 10 2024	BOLB OUTGOING WIRE [redacted] 20240710MMQFMP9400 0724	($499,900.00)
JUN 26 2024	BOLB OUTGOING WIRE [redacted] 20240626MMQFMP9400 1395	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($500,000.00)**

EB5AN VUE Sarasota (Fund I, LP – 1623715)

Date	Description	Amount
JUL 10 2024	BUSINESS INT'L WIRE [redacted] 20240710MMQFMP9400 0718	($499,900.00)
JUN 26 2024	BUSINESS INT'L WIRE [redacted] 20240626MMQFMP9400 1319	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($500,000.00)**

EB5AN VUE Sarasota (Fund I, LP – 1623715)

Date	Description	Amount
JUL 10 2024	BUSINESS INT'L WIRE [redacted] 20240710MMQFMP9400 0707	($499,900.00)
JUN 26 2024	BUSINESS INT'L WIRE [redacted] 20240626MMQFMP9400 1316	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($500,000.00)**

Note: $100 test wires were sent to confirm investors' wire instructions prior to transferring the remainder of capital investments

Saltaire St. Petersburg Preferred Return Payment

Saltaire St. Petersburg (Fund X)

100% of investor's accrued preferred returns on their original $500K investments were paid.

EB5AN Saltaire St. Petersburg (Fund X, LP – 3660031)

Date	Description	Amount
NOV 30 2023	BOLB OUTGOING WIRE [redacted] 20231130MMQFMP9400 1284	($118,271.50)
NOV 29 2023	BOLB OUTGOING WIRE [redacted] 20231129MMQFMP9400 1072	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($118,371.50)**

EB5AN Saltaire St. Petersburg (Fund X, LP – 3660031)

Date	Description	Amount
NOV 30 2023	BOLB OUTGOING WIRE [redacted] 20231130MMQFMP9400 1260	($93,449.59)
NOV 29 2023	BOLB OUTGOING WIRE [redacted] 20231129MMQFMP9400 1066	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($93,549.59)**

EB5AN Saltaire St. Petersburg (Fund X, LP – 3660031)

Date	Description	Amount
NOV 30 2023	BOLB OUTGOING WIRE [redacted] 20231130MMQFMP9400 1266	($54,721.80)
NOV 29 2023	BOLB OUTGOING WIRE [redacted] 20231129MMQFMP9400 1062	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($54,821.80)**

EB5AN Saltaire St. Petersburg (Fund X, LP – 3660031)

Date	Description	Amount
NOV 30 2023	BOLB OUTGOING WIRE [redacted] 20231130MMQFMP9400 1264	($44,804.13)
NOV 29 2023	BOLB OUTGOING WIRE [redacted] 20231129MMQFMP9400 1064	($100.00)

Page totals: Credits: [0] **$0.00** | Debits: [2] **($44,904.13)**

Note: $100 test wires were sent to confirm investors' wire instructions prior to transferring the remainder of preferred returns

100% Approval Rate with LTV Compliance or Repayment

	Investment Fund	Location	Construction Cost	Status	I-526/E Status	All Jobs Created?	Total Jobs	LTV Status
Pre-RIA	Water Club	North Palm Beach, FL	$180M+	Completed	Approved	Yes	2,000+	**Repaid**
	VUE	Sarasota, FL	$120M+	Completed	Approved	Yes	1,200+	**Repaid**
	Westin Sarasota	Sarasota, FL	$100M+	Completed	Approved	Yes	1,400+	In Compliance
	Hyatt Place	Boca Raton, FL	$60M+	Completed	Approved	Yes	500+	In Compliance
	The Mark	Sarasota, FL	$120M+	Completed	Approved	Yes	1,100+	**Repaid**
	ONE St. Petersburg	St. Petersburg, FL	$210M+	Completed	Approved	Yes	2,200+	In Compliance
	Artistry	Sarasota, FL	$120M+	Under Construction	Approved	Yes	2,600+	In Compliance
	Marriott Delray	Delray Beach, FL	$40M+	Completed	Approved	Yes	300+	In Compliance
	100 Las Olas Phase I	Fort Lauderdale, FL	$200M+	Completed	Approved	Yes	2,400+	In Compliance
	100 Las Olas Phase II	Fort Lauderdale, FL	$200M+	Completed	Approved	Yes	2,400+	In Compliance
	Saltaire Equity	St. Petersburg, FL	$220M+	Completed	Approved	Yes	2,000+	**Repaid**
Post-RIA	Saltaire Debt	St. Petersburg, FL	$220M+	Completed	Approved	Yes	2,000+	In Compliance
	Twin Lakes Phase I	Hoschton, GA	$660M+	Under Construction	Pending	Yes	4,200+	**Repaid**
	Twin Lakes Phase II	Hoschton, GA	$660M+	Under Construction	Approved	Yes	4,200+	In Compliance
	Twin Lakes Phase III	Hoschton, GA	$660M+	Under Construction	Approved	Yes	4,200+	In Compliance
	Twin Lakes Phase IV	Hoschton, GA	$660M+	Under Construction	Approved	Yes	4,200+	In Compliance
	Twin Lakes Phase V	Hoschton, GA	$660M+	Under Construction	Approved	Yes	4,200+	In Compliance
	Twin Lakes Phase VI	Hoschton, GA	$660M+	Under Construction	Approved	In Process	4,200+	In Compliance
	Wohali Utah	Coalville, UT	$400M+	Under Construction	Approved	Yes	1,200+	In Compliance*
	Kindred Keystone	Keystone, CO	$300M+	Under Construction	Approved	Yes	2,000+	In Compliance
	Boynton Beach Equity	Boynton Beach, FL	$90M+	Under Construction	Approved	In Process	260+	N/A
	Boynton Beach Debt	Boynton Beach, FL	$90M+	Under Construction	Approved	In Process	260+	In Compliance
	The RIV Denver	Denver, CO	$90M+	Under Construction	Pending	Yes	300+	In Compliance
	Snake River Sporting Club	Jackson, WY	$100M+	Under Construction	Approved	In Process	830+	In Compliance
	ONE Tampa	Tampa, FL	$310M+	Under Construction	Approved	In Process	700+	In Compliance
	Tamarack Resort	Tamarack, ID	$630M+	Under Construction	Approved	Yes	2,500+	In Compliance
	Rocky River Phase I	Locust, NC	$650M+	Under Construction	Approved	In Process	190+	In Compliance
	Rocky River Phase II	Locust, NC	$650M+	Under Construction	Pending	In Process	190+	In Compliance
	Terra Ceia Equity	Palmetto, FL	$70M+	Under Construction	Pending	In Process	10+	In Compliance
	Terra Ceia Debt	Palmetto, FL	$70M+	Under Construction	Pending	In Process	10+	In Compliance
	Corey Landing	St. Pete Beach, FL	$250M+	Preconstruction	Pending	In Process	30+	In Compliance
	Spring Haven	Newnan, GA	$390M+	Under Construction	Pending	Yes	1,300+	In Compliance
	Grand Park	Winter Park, CO	$270M+	Under Construction	Pending	In Process	200+	In Compliance
	Bay Creek	Cape Charles, VA	$210M+	Under Construction	Pending	In Process	N/A	In Compliance
	TOTAL		**$5,940M+**				**29,420+**	

EB5AN is enforcing its rights under the loan agreement and is currently pursuing foreclosure / recapitalization of the project. The EB-5 loan has a mortgage and is first-priority secured on all assets.

Track Record

- EB5AN's regional center projects have never lost investor capital or had an investor denied due to a project problem.
- All projects have created all required EB-5 jobs, or are in-process. All loans are repaid or are deployed and pending repayment.
- Pre-RIA funds are largely comprised of investors born in China and India. As a result, many investors are stuck in the visa backlog, which has delayed petition processing times, and as a result, repayments.
- 100% of post-RIA projects are I-956F approved or are currently pending.