EB-5 PROGRAM: A SLOW JOURNEY
Soaring 1,000 feet in the air, a beacon of the New Miami, the iconic SkyRise Miami will redefine the city’s skyline. Perched on the shore of Biscayne Bay, SkyRise Miami will be Miami’s most distinctive and visible building for decades to come.
FLORIDA

TOURIST DESTINATION IN THE WORLD

1

FLORIDA
7 of the Top 10 U.S. Attractions.
5 of the Top 10 World Attractions.
127 million projected by 2020
$82 billion spent in 2014
MIAMI is the 2nd most visited city in the U.S. by overseas travelers

1. New York
2. Miami
3. Los Angeles
SKYRISE MIAMI
A BUILDING LIKE NO OTHER

Wind base shear = 23 million pounds (1,500+ elephants)

Over 30,000 tons of reinforcing and structural steel (more than 3 Eiffel Towers)

1.15 million ft. of post-tension cable (218 miles or 425 tons of 0.6” strand)

Driving 130 piles 150 ft. deep to support the tower

Designed to withstand wind speeds of 186 mph (1,700 year 3-second gust)

100,000 cubic yards of concrete (a 4 ft. wide sidewalk from Miami to Tallahassee)

1,000 ft. high
SKYRISE TOWER ENTRANCE
SKYRISE MIAMI CONCEPTUAL RENDERING
MAIN INDOOR AND OUTDOOR OBSERVATION DECKS
Miami’s skyline and ocean views are already some of the most beautiful in the world. Now imagine how those views will be magnified by the soaring height and unlimited vistas of the SkyRise Premium Observation Decks.
SKYRISE MIAMI MEMBER’S CLUB AND PREMIUM OBSERVATION DECK
SKYRISE MIAMI ENTERTAINMENT

SKY HIGH CLUB
Miami and South Beach are already known for the finest, most exclusive private clubs anywhere. But the SkyRise’s Club, perched almost 1,000 feet above the glittering skyline, will be one of the most exclusive in the world.

SKYRISE RESTAURANT
If fine dining is an experience, then the new SkyRise Restaurant will rival the finest dining anywhere. The only difference? This experience will begin almost 1,000 feet above Miami’s incredible views.

SKYRISE NIGHTCLUB
All of the elegance and excitement of Miami’s club scene will now be topped by this ultimate nightclub perched almost 1,000 feet above the earth.

SKYRISE BALLROOM
Major events in South Florida and the Americas will be planned in the SkyRise Ballroom, where each elegant event promises to be out of this world.

SKYRISE CONFERENCE CENTER
Major exhibitions and corporate meetings in South Florida and The Americas will be planned in the SkyRise Conference Center.
SKYRISE MIAMI ATTRACTIONS

SKY PLUNGE
Sky Plunge can be described as base-jumping using a sophisticated bungee-like safety system by which jumpers are attached to a high-speed controlled-descent wire.

SKYRISE DROP
Just like parachuting out of an airplane, riders will experience the thrill of free fall followed by the jolt of extremely rapid deceleration. SkyRise Drop Miami is destined to become one of the most exciting rides in the world.

SKYRISE FLYING THEATER
The dream of flying comes to life in our motion-based simulator. That only starts to explain the thrill of flight that theater-goers will enjoy in the SkyRise Flying Theater. Similar to Soarin'® at Disney World’s® Epcot®, the SkyRise Flying Theater will make dreams a reality.
SKY PLUNGE

- 570Ft. Thrill Ride
- Only Plunge in the World Inside a Building
- Reaching Speeds of 55 MPH
SKYRISE DROP

- 650 Ft. Drop
- Fastest/Longest Drop in the World
- 12 Passengers
- 95 MPH Speed
SKYRISE DROP

- 650 Ft. Drop
- Fastest/Longest Drop in the World
- 12 Passengers
- 95 MPH Speed
SKYRISE FLYING THEATRE

- Capacity 72 Riders
- 6 Minutes Duration
- Movie will Feature the Best Views of South Florida and Miami
- Same Manufacturer as Soarin® at Disney World’s® Epcot®
SKYRISE FLYING THEATRE
THE TEAM

Has built almost One Half a **Billion** sq. ft. of commercial and residential buildings.
ONE WORLD TRADE CENTER

One World Observatory

• Amenities
  • Indoor Observation Deck (102nd Floor)
  • Dining (101st Floor)
  • Gift Shop & Special Events (100th Floor)

• Winning Bid: Legends Hospitality Group (NY Yankees/Dallas Cowboys)

• Rent- $875 million/15 year lease
  • $60 million per year

• 3.8 million projected annual visitors
EMPIRE STATE BUILDING

Indoor and Outdoor Observation Decks

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2012</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attendance</td>
<td>4.3 MM</td>
<td>4.186 MM</td>
<td>4.05 MM</td>
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<tr>
<td>Revenues</td>
<td>$101.8 MM</td>
<td>$91.9 MM</td>
<td>$80.6 MM</td>
</tr>
</tbody>
</table>

Source: 10K (12-31-14) Empire State Realty Trust

2014 Revenues – 111.5MM

9.5% increase over 2013
TIMELINE
January, 2011
• Started process
• Hired
  - SEC counsel (PPM)
  - Economist
  - Immigration counsel

July 11, 2011
• Filed I-924 Application for Regional Center Designation
  - Gables Station – Exemplar project

February 23, 2012
• Received Request For Evidence (RFE) (Tenant occupancy)

June 4, 2012
• Filed Response to RFE

April 18, 2013
• Received Intent to Deny

May 16, 2013
• Response to Intent to Deny
  (changed Gables Station to hypothetical project)

July 29, 2013
• Received Request for Clarification (RFC)

August 5, 2013
• Response to RFC

September 30, 2013
• MMRC approval

February 18, 2014
• Filed Exemplar for SkyRise Miami

March 4, 2014
• Request to Expedite Exemplar

April 14, 2014
• Request to Expedite Denied

September 22, 2014
• Exemplar Approval

Total Time: 3 years 9 months
MARKETABILITY
Of Your Project
2 MAJOR CONCERNS:

Am I Going To Get My Green Card?

Am I Going To Get My Money Back?
Miami Metropolitan Regional Center (MMRC) received its USCIS Regional Center Designation on September 30, 2013. MMRC is the EB-5 sponsor of the SkyRise Miami project and is responsible for providing the foreign investor’s lawyer with all the necessary documentation establishing SkyRise Miami’s USCIS approval. MMRC will also provide the investor’s lawyer with proof, at the I-829 petition stage, that the invested funds were at risk for the required two years and that the required 10 jobs were created.
On September 8, 2014, the State of Florida designated the SkyRise Miami project as being located within a Target Employment Area.
On September 22, 2014 USCIS issued its letter approving the SkyRise Miami project. This approval, sometimes called an “Exemplar Approval”, means that when a foreign investor files his/her I-526 Petition, USCIS’ review will focus mainly on the investor’s qualifications and source of funds documentation since the project’s EB-5 qualifications including the total number of jobs to be created, have been preapproved. Having project approval will shorten the time for the investor’s I-526 petition approval.
USCIS has approved SkyRise Miami’s Job Study which means that it has approved both the methodology (how the jobs were counted) and the total number of jobs to be created (6,701).
EB-5 investors in the SkyRise Miami project receive a first lien priority on the assets of the project. This is the best legal position to hold since USCIS prohibits any guarantee of a return of the investment. A first lien means that the investor has first rights in the event of a default to recover their investment.
INDEPENDENT THIRD PARTY ECONOMIC FEASIBILITY STUDY

SkyRise Miami had an independent third party, International Theme Park Services, Inc., perform an in-depth economic feasibility study establishing the project’s long term financial success and ability to repay the EB-5 loan upon its maturity. This study is available for review by a potential EB-5 investor.

*International Theme Park Services, Inc.*
SkyRise Miami has all of its entitlements and commenced construction in September, 2014. Completion is currently projected for late 2018.
SkyRise Miami’s developer is legally obligated to spend the first US $30 million of project development cost before any EB-5 funds are released from escrow. As of March 1, 2015, the developer has spent approximately US $20 million. This means that the developer, as well as the other equity investors, have a significant financial investment in the project and have millions of dollars at risk (total of US$130 million).
$130,000,000 IN EQUITY (30%) BEHIND EB-5 LOAN

The total equity (cash) is US $130 million. This represents 30% of projected development cost. This amount is at risk and sits behind the EB-5 first priority lien.
SkyRise Miami’s developer has a 35 year history of developing numerous major commercial real estate projects. The developer enjoys an enviable success record and many of its projects have earned numerous awards.
WORLD CLASS CONSTRUCTION TEAM

SkyRise Miami has assembled a world class construction team which has developed more than one half a billion square feet of commercial and residential properties. The team has been involved in building and designing such iconic structures as The One World Trade Center in New York City, Shanghai Tower in Shanghai and the Burj Khalifa in Dubai.
SkyRise Miami has the support of all the major community organizations in Miami-Dade County, Florida and officials at the federal, state, county and city level. In addition, 69% of the City of Miami residents voted in favor of having SkyRise Miami built on public land and agreed to a 99 year ground lease on land owned by the Government.
The land on which the project is being built is owned by the City of Miami. The City of Miami Commission unanimously voted and 69% of the resident’s voted in favor of not only building SkyRise Miami, but also agreed to a 99 year ground lease.
MIAMI-DADE COUNTY, FLORIDA

Invests $9 Million in SkyRise Miami

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Approved by County Attorney as to form and legal sufficiency.

Juliette R. Antoine

MIAMI-DADE COUNTY, FLORIDA

BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk
INDEPENDENT CO-MANAGER

In addition to providing audited financial statement, an independent third party co-manager will be appointed whose sole duty is to the EB-5 investor and whose is responsible for ensuring that the EB-5 funds are properly spent on the project.
AUDITED FINANCIAL STATEMENTS

SkyRise Miami will provide the EB-5 investor with audited financial statements from a “Big Four” accounting firm. The developer wants to ensure complete financial transparency and give the EB-5 investor confidence that his/her investment is properly being utilized in the project.
SELLING YOUR PROJECT
CHINA DOMINATES

- 85% of the EB-5 Market
- Agent Network
- In Country Staff
- Seminars (Principals Participation)
- I-526 Approval (14 to 24 months)
- Escrow/Funding Issues
- Cost
  - Administrative Fee
  - Back-End Point
FUTURE of EB-5 PROGRAM