

# 美国夏威夷房地产项目投资

## 私募备忘录

### US Hawaii real estate project investment

### Private Placement Memorandum

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## 私募备忘录

### 招股书

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#### Prospectus

#### 1, 项目股权私募融资简介:

1-1, 本私募备忘录是根据美国 SEC 法律, 任何一个在美国登记注册的公司和商业企业, 可以通过发行公司股权私募方式融资。投资人必须是符合条件的合格投资人, 年收入超过 20 万美金或者个人或者公司资产超过 100 万美金。所以私募股权融资是可以豁免美国 SEC 登记备案和不需要 SEC 批准。

1-2, 股权私募融资是需要资金的公司与投资人直接签约股权认购协议或者同时发行股票。投资合伙人协议。投资人是项目公司 LP 合伙人, 股票发行人是普通合伙人 GP。或者母公司或者关联控股关系公司都有发行权利。投资人可以选择拥有项目公司 LP 股权, 或者选择直接拥有控股项目公司的母公司或者关联控股公司的 LP 股权。

1-3, 如果是第三方发行和推广, 需要 SEC 认可的持牌经纪人。

1-4, 如果是项目公司或者控股公司推广, 需要控股公司与项目公司之间的控股关系合同协议。不需要持牌经纪人许可证。因为是直接代表

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项目公司发行股票，签约认购协议，那么一切法律责任将由控股公司或者项目承担法律责任。

1-5，亚洲美国房地产公司旗下有两个子公司，控股夏威夷两个项目公司。（全资子公司或者关联公司）

1-6，我们可以在中国香港或者新加坡进行股权私募融资，美国项目公司是香港或者新加坡公司控股和关联公司关系。

我们也可以授权委托香港或者新加坡有金融管理局牌子的公司或者基金投资管理经理人，成为我们在香港和新加坡的股权私募代理商。

1-7，包括其它国家和地区有金融管理机构牌子的基金管理人，可以代理发行股权私募融资。只需要融资行为同时符合当地金融管理法律。

1-8，加州投资区域中心：[WWW.EB5-CIRC.COM](http://WWW.EB5-CIRC.COM)

1-9，加州区域中心：[WWW.EB5-CIRC.COM](http://WWW.EB5-CIRC.COM)

以上两个公司是亚洲美国房地产基金公司旗下直接控股的子公司。

1-10，控股夏威夷项目公司的母公司和关联公司：

亚洲房地产基金：[WWW.ASIA-FUND.COM](http://WWW.ASIA-FUND.COM)

香港新家集团：[WWW.HK-NEWHOME.COM](http://WWW.HK-NEWHOME.COM)

新加坡新家集团：[WWW.NEW99HOME.COM](http://WWW.NEW99HOME.COM)

1-11，夏威夷两个项目公司网站：

HAWAII OCEAN PLAZA LP [WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

HAWAII CITY PLAZA LP [WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

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## **1. Introduction to Private Equity Financing:**

1-1. This private placement memorandum is in accordance with U.S. SEC law. Any company or business registered in the U.S. can raise funds through a private placement of company equity. Investors must be qualified investors with an annual income exceeding \$200,000 or personal or corporate assets exceeding \$1 million. Therefore, private equity financing is exempt from SEC registration and does not require SEC approval.

1-2. Private equity financing involves the company seeking funds directly signing an equity subscription agreement with investors or simultaneously issuing shares. An investment partnership agreement is also required. Investors are LP partners in the project company, and the stock issuer is the general partner (GP). Alternatively, the parent company or affiliated holding companies may have issuance rights. Investors can choose to own LP equity in the project company or directly own LP equity in the parent company or affiliated holding company that controls the project company.

1-3. If third-party issuance and promotion are involved, a licensed broker approved by the SEC is required.

1-4. If the project company or holding company promotes the project, a

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holding agreement between the holding company and the project company is required. A licensed broker license is not required. Because we directly represent the project companies in issuing shares and signing subscription agreements, all legal liabilities will be borne by the holding company or the project itself.

1-5. Asia America Real Estate Company has two subsidiaries that hold controlling stakes in two project companies in Hawaii. (Wholly-owned subsidiaries or affiliated companies)

1-6. We can conduct private equity financing in Hong Kong or Singapore. The US project companies are controlled or affiliated with the Hong Kong or Singapore companies.

We can also authorize companies or fund investment managers with Monetary Authority of Hong Kong or Singapore licenses to act as our private equity financing agents in Hong Kong and Singapore.

1-7. Fund managers with financial regulatory authority licenses in other countries and regions can act as agents for private equity financing. This only requires that the financing activities comply with local financial regulatory laws.

1-8. California Investment Regional Center: [www.EB5-CIRC.com](http://www.EB5-CIRC.com)

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1-9. California Regional Center: [www.EB5-CIRC.com](http://www.EB5-CIRC.com) The above two companies are directly controlled subsidiaries of Asia America Real Estate Fund Company.

1-10. Parent companies and affiliates of the Hawaii project companies:

Asian Realty (USA) Fund: [WWW.ASIA-FUND.COM](http://WWW.ASIA-FUND.COM)

HK New Home Group (Singapore): [WWW.NEW99HOME.COM](http://WWW.NEW99HOME.COM)

NEW HOME GROUP : [WWW.NEW99HOME.COM](http://WWW.NEW99HOME.COM)

1-11. Websites of the two Hawaii project companies:

HAWAII OCEAN PLAZA LP [WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

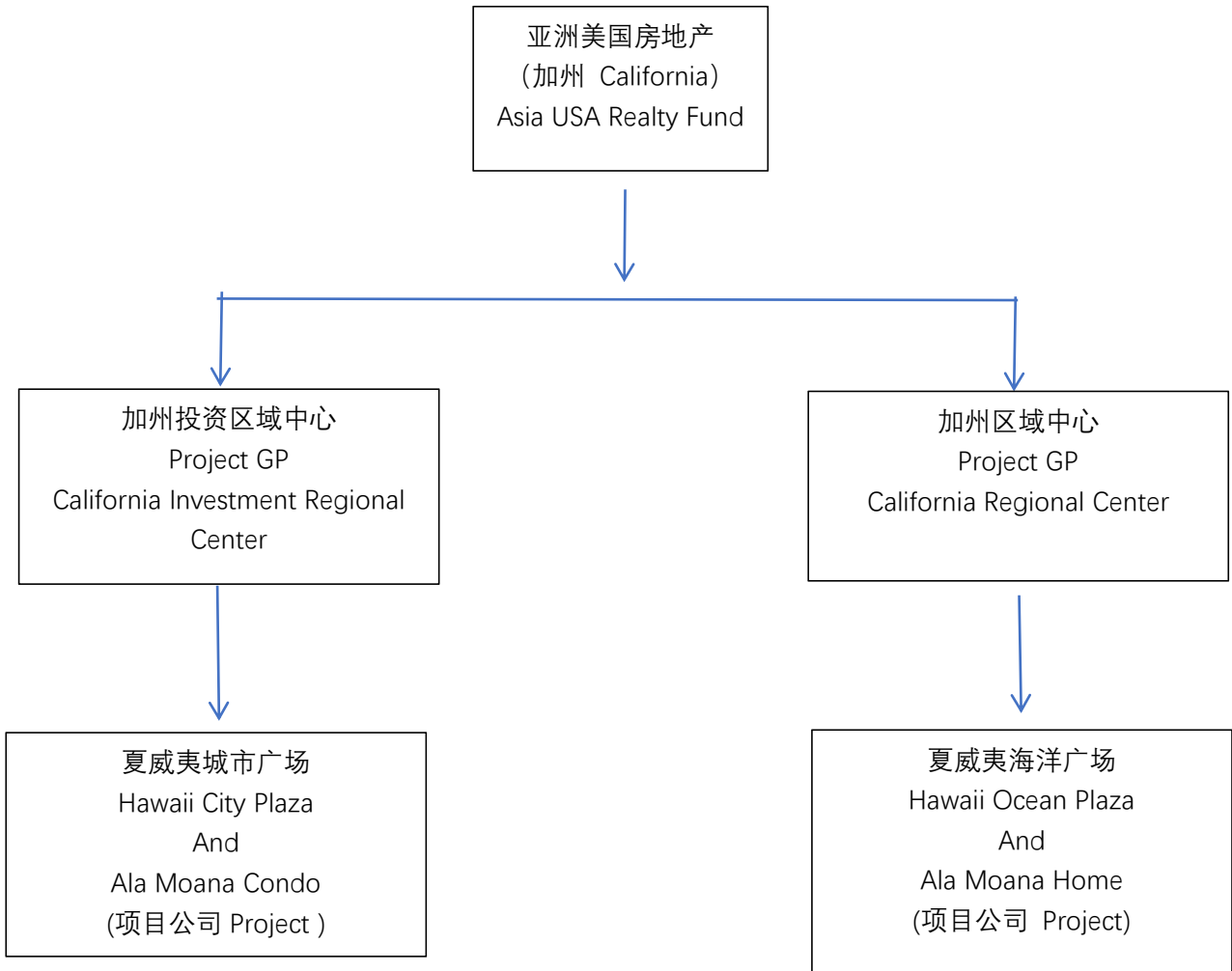
HAWAII CITY PLAZA LP [WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

**集团组织结构图：**

**Group organizational structure chart:**

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## 2, 夏威夷两个房地产项目公司更多信息:

2-1, 夏威夷城市广场修改规划后的名字: ALA MOANA CONDO

项目位于夏威夷檀香山最顶级商住环境最高级的 ALAMOANA 社区。

项目地址: 710 Sheridan Street Honolulu HI 96814

更多信息请浏览项目网站: [WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

2-2, 夏威夷海洋广场修改规划后的名字: ALA MOANA HOME

项目位于夏威夷檀香山最顶级商住环境最高级的 ALAMOANA 社区。

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项目地址： 1360&1370&1374 Kapiolani Blvd Honolulu HI 96814

更多信息请浏览项目网站： [WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

## **2. Additional Information on Two Hawaii Real Estate Development**

### **Projects:**

2-1. Hawaii City Plaza (Renamed following plan modification): ALA MOANA CONDO

This project is situated in the Ala Moana district of Honolulu, Hawaii—an elite neighborhood renowned for its premier mixed-use commercial and residential environment.

Project Address: 710 Sheridan Street, Honolulu, HI 96814

For more information, please visit the project website:

[WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

2-2. Hawaii Ocean Plaza (Renamed following plan modification): ALA MOANA HOME

This project is situated in the Ala Moana district of Honolulu, Hawaii—an elite neighborhood renowned for its premier mixed-use commercial and residential environment.

Project Address: 1360, 1370, & 1374 Kapiolani Blvd, Honolulu, HI 96814

For more information, please visit the project website:

[WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

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### **3, 融资方式和融资法律声明:**

3-1, 合伙人股权融资。

3-2, EB-5 投资移民融资。最低投资金额必须 105 万美金。

3-3, 股权担保保证年度投资回报。

3-3, 银行或者基金公司抵押贷款融资。

3-4, 融资法律声明: 亚洲美国房地产基金公司是集团旗下母公司, 母公司目前旗下有房地产开发项目的是美国公司。香港公司和美国加州基金公司目前是专门为集团旗下项目股权融资, 这是私募股权融资, 根据金融管理法律规定, 出售转让公司股权, 不需要向香港金融管理局和美国 CES 登记备案的股票, 根据私募股权融资法律规定, 销售和转让集团旗下股权融资, 只需要投资人个人工作收入年收入超过 20 万美金或者个人或者公司资产超过 100 万美金的公司和合格的个人融资和出售或者转让公司股权。不需要登记注册, 上市公司销售转让股票的, 需要在金融管理局或者美国 SEC 登记备案。

所以我们招募有一定经济实力的, 有投资经验的符合条件的, 合格个人或者公司投资我们的集团旗下项目, 因为我们是销售私募股权基金。并且我们不是销售第三方股权基金, 我们的转让销售集团旗下自己的股权。

### **3. Financing Methods and Legal Disclosures:**

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3-1. Partner Equity Financing.

3-2. EB-5 Investment Immigration Financing. The minimum investment amount is US\$1.05 million.

3-3. Equity-Backed Guarantee of Annual Investment Returns.

3-3. Mortgage Financing via Banks or Fund Management Companies.

3-4. Legal Disclosures Regarding Financing: The Asian American Real Estate Fund Company serves as the Group's parent company; the real estate development projects currently under the parent company's portfolio are operated by its U.S. subsidiaries. The Hong Kong entity and the California-based fund management company are dedicated exclusively to facilitating equity financing for projects within the Group. This constitutes private equity financing. In accordance with financial regulatory laws—specifically those governing private equity—the sale or transfer of these corporate equity interests does not require registration or filing with the Hong Kong Monetary Authority (HKMA) or the U.S. Securities and Exchange Commission (SEC). Under private equity regulations, the sale or transfer of the Group's equity interests is restricted to "Qualified Investors"—specifically, individuals with an annual earned income exceeding US\$200,000, or individuals/entities with net assets (excluding primary residence) exceeding US\$1 million. Unlike publicly traded

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companies—which are required to register with financial regulatory authorities (such as the HKMA or SEC) when selling or transferring shares—private equity transactions are exempt from such registration requirements.

Therefore, we are seeking to recruit qualified individuals or corporate entities with substantial financial strength and prior investment experience to invest in our Group's projects, as we are offering private equity fund interests.

Furthermore, we are not offering third-party equity funds; rather, we are selling and transferring equity interests directly owned by the Group itself.

#### **4， 股权融资投资收益和股权分配：**

4-1， 夏威夷 ALA MOANA CONDO 项目， 每投资 100 万美金， 拥有项目公司 2%的股份。项目计划股权融资不超过 2000 万美金。转让项目股份 40%。

投资时间：2026 年 6 月 1 日-2030 年 6 月 1 日。投资时间 4 年。年投资收益率保证最低 15%。

4-2， ALA MOANA HOME 项目， 每投资 100 万美金， 拥有项目公司 1%的股份。项目计划最多转让股权融资 4000 万美金。转让项目股份 40%。

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投资时间：2026年6月1日-2030年6月1日。投资时间4年。年投资收益率保证最低15%。

4-3, 股权投资合伙人, 既可以按照股份比例分红, 同时也可以保证投资年度收益不低于15%。

4-4, 股权投资的股份是优先股, 优先股 GP 项目开发商保证 LP 合伙人优先分红项目利润, 或者保证年投资收益。

4-5, EB-5 移民投资人股权规定, 夏威夷两个项目, 投资移民金额需要 105 万美金, 投资人全家可以移民美国, 投资款在投资一年后可以获得两年条件绿卡。投资 5 年后批准永久性绿卡, 所以 EB-5 移民投资人每投资 105 万美金, 将拥有项目公司 0.5% 的股份。

4-6, 如果投资人一次性金额: 投资 3000 万美金, 同时拥有夏威夷两个项目 15% 的股份。

投资 4 年时间, 保证优先股份, 股份分红 1500 万美金。

4-7, 投资 6000 万美金, 同时拥有夏威夷两个项目 30% 的股份。

投资 4 年时间, 保证优先股份, 股份分红 3000 万美金。

4-8, 投资 9000 万美金, 同时拥有夏威夷两个项目 45% 的股份。

投资 4 年时间, 保证优先股份, 股份分红 4500 万美金。

夏威夷两个项目更多信息:

[WWW.ALAMOAN-HOME.COM](http://WWW.ALAMOAN-HOME.COM)

[WWW.ALAMOAN-CONDO.COM](http://WWW.ALAMOAN-CONDO.COM)

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4-9,如果股权投资人有其他特别投资条件和要求的, 可以按照投资人自己想法, 双方达成协议。同时欢迎债权投资方式沟通。

4-10, 我们的投资要求最低门槛, 投资金额不低于 10 万美金。

4-11, 投资金额 10 万美金-30 万美金的, 年投资收益 10%.

4-12, 投资金额 30 万美金-50 万美金的, 年投资收益 11%.

4-13, 投资金额 50 万美金-70 万美金的, 年投资收益 12%.

4-14, 投资金额 70 万美金-90 万美金的, 年投资收益 13%.

4-15, 投资金额 90 万美金-100 万美金的, 年投资收益 14%.

4-16, 投资金额 100 万美金以上的, 年投资收益 15%.

#### **4. Equity Financing Investment Returns and Equity Distribution:**

4-1. Hawaii ALA MOANA CONDO Project: For every US\$1 million invested, investors own 2% of the project company's shares. The project plans to raise no more than US\$20 million in equity financing. 40% of the project shares will be transferred.

Investment Period: June 1, 2026 - June 1, 2030. Investment period: 4 years.

Guaranteed minimum annual return of 15%.

4-2. ALA MOANA HOME Project: For every US\$1 million invested, investors own 1% of the project company's shares. The project plans to raise up to US\$40 million in equity financing. 40% of the project shares will be transferred.

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Investment Period: June 1, 2026 - June 1, 2030. Investment period: 4 years.

Guaranteed minimum annual return of 15%.

4-3. Equity Investment Partners: Partners receive dividends according to their shareholding ratio and are guaranteed an annual return of no less than 15%.

4-4. Equity investment shares are preferred stock. The GP (General Partner) project developer guarantees the LP (Limited Partner) priority in receiving project profits, or guarantees annual investment returns.

4-5. EB-5 immigrant investor equity regulations: For the two Hawaii projects, the investment amount is \$1.05 million. The investor and their family can immigrate to the United States. A two-year conditional green card is granted one year after the investment. Permanent green cards are approved after five years. Therefore, for every \$1.05 million invested, the EB-5 immigrant investor owns 0.5% of the project company.

4-6. A one-time investment of \$30 million grants a 15% stake in both Hawaii projects.

With a four-year investment period, preferred stock is guaranteed, with dividends of \$15 million.

4-7. An investment of \$60 million grants a 30% stake in both Hawaii

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projects.

With a four-year investment period, preferred stock is guaranteed, with dividends of \$30 million.

4-8. Invest \$90 million and acquire a 45% stake in two projects in Hawaii.

The investment period is four years, guaranteeing preferred shares and a dividend payout of \$45 million.

More information on the two Hawaii projects:

[WWW.ALAMOAN-HOME.COM](http://WWW.ALAMOAN-HOME.COM)

[WWW.ALAMOAN-CONDO.COM](http://WWW.ALAMOAN-CONDO.COM)

4-9. If equity investors have other special investment conditions and requirements, an agreement can be reached between both parties according to the investor's wishes. Debt investment is also welcome.

4-10. Our minimum investment requirement is \$100,000.

4-11. Investments of US\$100,000-300,000 yield an annual return of 10%.

4-12. Investments of US\$300,000-500,000 yield an annual return of 11%.

4-13. Investments of US\$500,000-700,000 yield an annual return of 12%.

4-14. Investments of US\$700,000-900,000 yield an annual return of 13%.

4-15. Investments of US\$900,000-1,000,000 yield an annual return of 14%.

4-16. Investments exceeding US\$1,000,000 yield an annual return of 15%.

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## 5, 股权担保保证投资收益率的融资方式:

5-1, 投资人也可以选择每投资 100 万美金, 拥有 2%的股份担保, 但是不可以按照 2%的股份分红, 可以选择有保证的固定年投资收益 15%的回报。

5-2, 投资人可以选择购买项目公司期房作为担保方式。

夏威夷两个项目公司房屋销售网站。

HAWAII CITY PLAZA LP: [WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

HAWAII OCEAN PLAZA LP: [WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

5. Equity guarantee is a financing method that guarantees investment returns:

5-1, Investors can also choose to have a 2% equity guarantee for every \$1 million invested, but they cannot receive dividends based on the 2% equity. They can choose a guaranteed fixed annual investment return of 15%.

5-2, Investors can choose to purchase pre-sale properties of project companies as a guarantee.

House sales websites of two project companies in Hawaii.

HAWAII CITY PLAZA LP: [WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

HAWAII OCEAN PLAZA LP: [WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

## 6, 夏威夷项目投资结构:

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6-1, 开发商是项目控股人, 项目发起人, GP 合伙人自己资金投资。  
前期购买土地资金和项目管理费用。

6-2, EB-5 移民投资人股权投资。项目有限合伙人 (LP) 前期购买土地资金。投资时间 5 年以上。

6-3, 项目合伙人股权投资。主要解决项目经营性流动资金。投资时间 2-5 年。最低投资时间两年, 最长投资时间 5 年。

6-4, 银行或者基金公司贷款。资金主要用于建筑工程费用。或者土地抵押贷款。

6-5, 夏威夷城市广场项目前期已经投资了 4400 万美金。

6-6, 夏威夷海洋广场项目前期已经投资了 4600 万美金。

6-7, 以上两个项目分别 2015 年和 2016 年建立的项目。已经完成规划图, 施工图, TOD 特别许可证批准, 包括施工许可证批准, 由于项目 2019 年批准了施工许可证, 目前正在重新修改施工图和重新申请施工许可证。

## **6. Hawaii project investment structure:**

6-1, The developer's project controller, project sponsor, and GP partners invest their own funds. Pre-purchase land funds and project management costs.

6-2, Equity investment by EB-5 immigrant investors. The limited liability partner (LP) of the project purchases land funds in the early stage. The

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investment time is more than 5 years.

6-3, Equity investment by project partners. Mainly solve the project operating liquidity. The investment time is 2-5 years. The minimum investment period is two years, and the maximum investment period is five years.

6-4, bank or fund company loan. Funds are primarily used for construction costs. Or land mortgages.

6-5: The Hawaii City Plaza project has already received an initial investment of \$44 million.

6-6: The Hawaii Ocean Plaza project has already received an initial investment of \$46 million.

6-7: The two projects mentioned above were established in 2015 and 2016, respectively. The planning drawings, construction drawings, and TOD Special Permit approvals—including the building permit approval—have all been completed. However, as the building permits were originally approved in 2019, the projects are currently undergoing revisions to the construction drawings and resubmitting applications for the building permits.

## 7, 项目投资成本与利润预测:

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7-1, HAWAII CITY PLAZA AND ALA MOANA CONDO 项目:

A, 项目总投资成本: 1 亿 4000 万美金。

B, 项目总销售收入: 1 亿 8000 美金。

C, 项目税后利润: 3000 万美金。

[WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

7-2, HAWAII OCEAN PLAZA AND ALA MOANA HOME 项目:

A, 项目总投资成本: 2 亿 5000 万美金。

B, 项目总销售收入: 3 亿 5000 美金。

C, 项目税后利润: 7000 万美金。

[WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

[更多信息请进入网站查询, 商业发展计划。](#)

## **7. Project investment cost and profit forecast:**

7-1, HAWAII CITY PLAZA AND ALA MOANA CONDO, project:

A, total project investment cost: 140 million US dollars.

B, total project sales revenue: 180 million US dollars.

C, project after-tax profit: 30 million US dollars.

[WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

7-2, HAWAII OCEAN PLAZA AND ALA MOANA HOME, project:

A, total project investment cost: 250 million US dollars.

B, total project sales revenue: 350 million US dollars.

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C, project after-tax profit: 70 million US dollars.

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For more information, please visit the website, Business Development Plan.

8, 夏威夷项目商业发展计划, 规划图, 施工图, 许可证, 请浏览两个项目公司官方网站:

8-1, ALA MOANA CONDO

<http://www.alamoana-condo.com/cn/CondoDocs.html>

8-2, ALA MOANA HOME

<http://www.alamoana-home.com/cn/CondoDocs.html>

**8. For commercial development plans, planning drawings, construction drawings, and licenses for Hawaii projects, please visit the official websites of the two project companies:**

8-1, ALA MOANA CONDO

<http://www.alamoana-condo.com/cn/CondoDocs.html>

8-2, ALA MOANA HOME

<http://www.alamoana-home.com/cn/CondoDocs.html>

**9, 投资担保方式:**

9-1, 股权投资合伙人有项目股份担保。

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9-2, 贷款投资有项目房地产和土地抵押担保。

9-3, 非移民投资人, 股权投资同时由集团总部公司担保。

全球总部集团拥有控股旗下所有房地产项目。

9-4, 投资人可以选择自己喜欢的公司股权投资。

可以投资全球总部公司股份。

可以投资任何一个房地产基金公司。

可以直接投资项目公司股份。

### **9. Investment guarantee method:**

9-1, Equity investment partners are guaranteed by project shares.

9-2, Loan investment is guaranteed by project real estate and land mortgage.

9-3, For non-immigrant investors, equity investment is also guaranteed by the group headquarters company.

The global headquarters group owns all real estate projects under its control.

9-4, Investors can choose the equity investment of their favorite companies.

You can invest in the shares of the global headquarters company.

You can invest in any real estate fund company.

You can directly invest in the shares of the project company.

### **10, 项目投资发展时间表:**

10-1, 夏威夷城市广场项目 AND 名称 ALA MOANA CONDO

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项目开发时间表:

A, 项目 2015 年-2023 年已经完成购买土地, 规划设计, 施工图设计和很多许可证批准。

B, 目前 2026 年 6 月份修改部分施工图, 重新申请施工许可证。

C, 计划 2027 年 3 月份开工, 2029 年 12 月份建成。

D, 预测 2030 年 3 月份获得入居许可证, 交易房屋产权。

10-2, 夏威夷海洋广场项目 AND 名称 ALA MOANA HOME

项目开发时间表:

A, 项目 2016 年-2023 年已经完成购买土地, 规划设计, 施工图设计和许可证批准。

B, 目前 2026 年-2027 年 12 月份修改部分施工图, 重新申请施工许可证。

C, 计划 2028 年 1 月份开工, 2030 年 12 月份建成。

D, 预测 2031 年 3 月份获得入居许可证, 交易房屋产权。

#### **10. Project Investment and Development Timeline:**

10-1. Hawaii City Plaza Project (Project Name: ALA MOANA CONDO)

Project Development Timeline:

A. From 2015 to 2023, the project completed land acquisition, conceptual planning and design, construction drawing design, and the securing of numerous permits.

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B. Currently (as of June 2026), revisions are being made to select construction drawings, and a re-application for the building permit is underway.

C. Construction is scheduled to commence in March 2027, with completion projected for December 2029.

D. It is anticipated that the Certificate of Occupancy will be obtained, and property title transfers will be executed, in March 2030.

#### 10-2. Hawaii Ocean Plaza Project (Project Name: ALA MOANA HOME)

##### Project Development Timeline:

A. From 2016 to 2023, the project completed land acquisition, conceptual planning and design, construction drawing design, and permit approvals.

B. Currently (from 2026 through December 2027), revisions are being made to select construction drawings, and a re-application for the building permit is underway.

C. Construction is scheduled to commence in January 2028, with completion projected for December 2030.

D. It is anticipated that the Certificate of Occupancy will be obtained, and property title transfers will be executed, in March 2031.

#### 11, 投资人应该签订的合同协议:

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11-1, 股权认购协议。

11-2, 投资合伙协议。

11-3, 如果计划购买房屋的投资人, 需要签订内部预订协议。

### **11. Contractual agreements that investors should sign:**

11-1, Equity subscription agreement.

11-2, Investment partnership agreement.

11-3, If an investor plans to purchase a house, he/she needs to sign an internal reservation agreement.

### **12, 投资人购买房屋的特别优惠条件:**

12-1, 优惠条件, 购房人必须先成为项目合伙人, 项目股东, 才有资格获得特别优惠。

12-2, 购房人需要将计划购买房屋的首付款的 10%-30%, 先将首付款投资的项目公司的房地产基金, 也就是签订投资合伙人协议, 成为项目合伙人。

12-3, 投资到项目公司房地产基金的资金金额, 可以直接降低购房价格, 例如: 购房人购买 100 万美金的房屋, 如果购买了房地产基金金额是 30 万美金, 房屋价格只需要 70 万美金, 优惠了 30 万美金。

12-4, 但是首付款金额最高不可以超过每个单位房屋价格的 30%。

12-5, 以上优惠条件限制在 2024 年 10 月 1 日-2024 年 12 月 30 日期

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间，投资购买项目公司房地产基金的投资人。

12-6, 特别声明: 购买项目公司房地产基金资金, 必须汇款项目公司, 因为是项目公司转让公司股权, 内部房屋认购协议不收购房款。

12. Special preferential conditions for investors to purchase houses:

12-1, Preferential conditions. Buyers must first become project partners and project shareholders to be eligible for special discounts.

12-2, Buyers need to invest 10%-30% of the down payment of the planned house purchase in the real estate fund of the project company, that is, sign an investment partnership agreement and become a project partner.

12-3, The amount of funds invested in the real estate fund of the project company can directly reduce the purchase price. For example: if the buyer purchases a house worth 1 million US dollars, if the amount of the real estate fund purchased is 300,000 US dollars, the house price only needs 700,000 US dollars, which is a discount of 300,000 US dollars.

12-4, However, the maximum down payment amount cannot exceed 30% of the price of each unit of the house.

12-5, The above preferential conditions are limited to investors who invest in the real estate fund of the project company between October 1, 2024 and December 30, 2024.

12-6, Special statement: To purchase the real estate fund funds of the

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project company, you must remit the funds to the project company, because it is the project company that is transferring the company's equity, and the internal housing subscription agreement does not purchase the housing payment.

**13, 联系方式:**

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