



Internal Investor Qualification & Onboarding Process

ELIGIBILITY FORM

Preliminary qualification for VCE project investment opportunities

What "Internal Investor" Means

For this program, "Internal Investor" is a VCE business designation for a person or entity that VCE has reviewed and approved as eligible to be considered for selected project opportunities. **It does not mean you become a shareholder, member, partner, manager, or legal owner of VCE, and you will not be added to VCE corporate, governance, or ownership documents solely because you provide project capital.**

Purpose of the Qualification Process

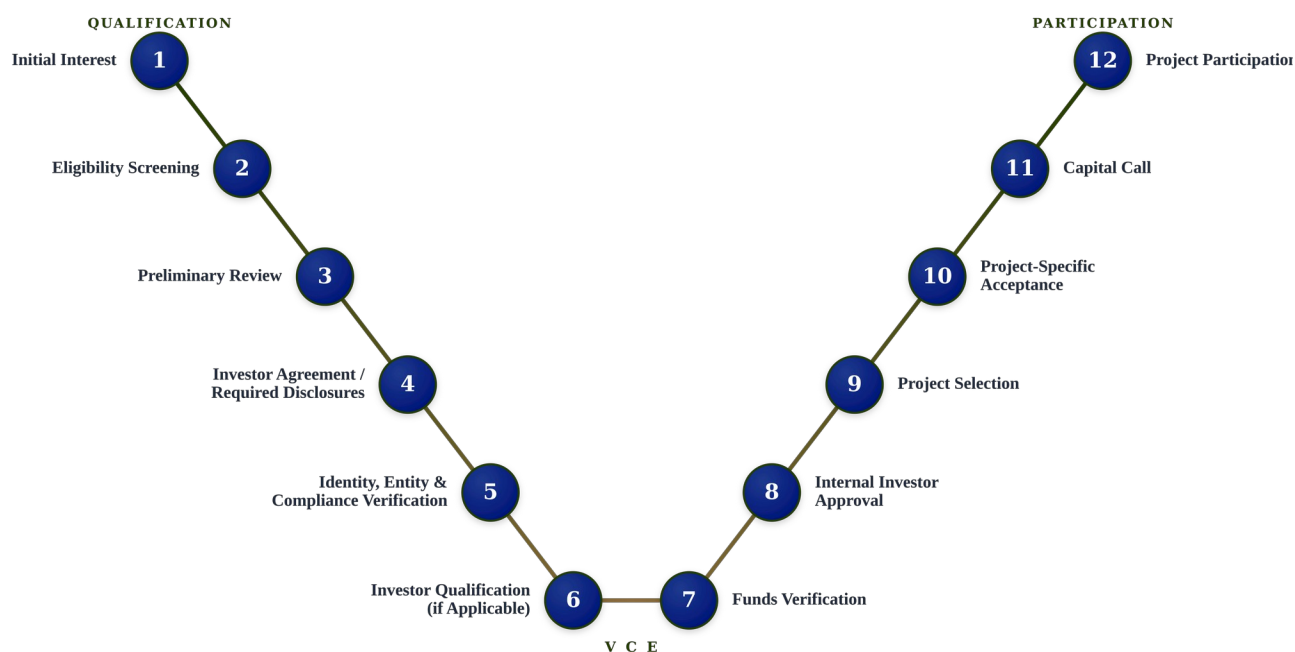
VCE works in coordination with selected third-party agencies and professional service providers that support various aspects of its investment and project activities. As part of this framework, prospective investors are required to complete VCE's established qualification and onboarding process before becoming eligible to participate in VCE investment opportunities.

This process is designed to verify eligibility, financial readiness, availability of funds, and the prospective investor's understanding of the nature of the investment relationship. Successful completion of the process may result in approval as a VCE Internal Investor, making the individual or entity eligible for consideration for future project-based investment opportunities.

Approval as a VCE Internal Investor does not provide ownership, equity, voting rights, management authority, or partnership status in VCE. Participation in any specific project remains subject to VCE's selection, the applicable Investor Agreement, verification requirements, and capital call process.

How the Process Works

From initial interest through project participation



BASIC ELIGIBILITY CRITERIA

- ☐ **You** are at least 18 years old, legally able to enter into an agreement, and able to provide valid identification.
- ☐ **You** have, or reasonably expect to have, the capital amount stated in this form available within your selected timeframe.
- ☐ **If** selected, you can provide a recent statement showing your name/entity name, identifying information/address, statement date, and a balance sufficient to support your stated investment amount. Account numbers and transaction history may be redacted.
- ☐ **You** are willing to participate passively, without VCE voting, management, operational, or project decision-making rights solely because you provide capital.
- ☐ **You** understand that eligibility does not guarantee project selection and that each investment requires a separate executed Investor Agreement.
- ☐ **Your** proposed funds are from lawful sources under your control, and you understand that project profits and returns are not guaranteed.
- ☐ **You** understand that VCE may require additional identity, entity, investor-qualification, compliance, and financial verification before approving you as an Internal Investor or accepting capital for any project.
- ☐ **You** understand that approval as an Internal Investor may be subject to periodic review and does not guarantee continued eligibility or participation in any VCE project.

A. APPLICANT INFORMATION

A1. Full legal name

A2. Preferred email address

A3. Phone number

A4. Current residential or business address

A5. You expect to participate as:

☐ Individual ☐ LLC ☐ Corporation ☐ Trust ☐ Other

A6. If participating through an entity, provide the legal entity name and your title/authority.

A7. What is your U.S. residency or entity status?

- ☐ U.S. citizen
- ☐ U.S. permanent resident (Green Card)
- ☐ U.S. visa holder
- ☐ Other lawful U.S. status
- ☐ non-U.S. individual
- ☐ U.S. entity
- ☐ non-U.S. entity
- ☐ Other

A8. If you selected visa holder, other lawful U.S. status, non-U.S., or Other, please briefly describe your status.

A9. If participating through an entity, where is the entity organized or formed?

State / jurisdiction / country:

A10. If participating through an entity, are you authorized to act on behalf of and legally bind the entity in connection with the proposed investment?

- ☐ Yes
- ☐ No
- ☐ I would like more information

A11. Will you or the participating entity be investing solely for your or its own account and not on behalf of an undisclosed third party?

- ☐ Yes
- ☐ No

☐ I would like to discuss

A12. Do you, the participating entity, or any person controlling the participating entity have a material business, employment, ownership, lending, vendor, contractor, or other financial relationship with VCE or with a party involved in a VCE project?

- ☐ No
☐ Yes
☐ Not sure

A13. If Yes or Not sure, please briefly describe the relationship.

B. INTENDED INVESTMENT & FUNDING READINESS

B1. What amount are you currently interested in making available for a VCE project?

- | | |
|--|--|
| ☐ \$25,000 – \$49,999 | ☐ \$50,000 – \$74,999 |
| ☐ \$75,000 – \$99,999 | ☐ \$100,000 – \$124,999 |
| ☐ \$125,000 – \$149,999 | ☐ \$150,000 – \$174,999 |
| ☐ \$175,000 – \$199,999 | ☐ \$200,000 – \$224,999 |
| ☐ \$225,000 – \$249,999 | ☐ \$250,000 or more |
| ☐ Another amount | |

B2. If Another amount, specify the amount.

B3. If VCE selects you to participate, when would the indicated funds be available?

- ☐ Immediately
☐ Within 24 hours
☐ Within 48 hours
☐ Within 72 hours
☐ Within 5 business days
☐ Within 10 business days
☐ Other

B4. If you selected Other, what is the earliest date or timeframe the funds would be fully available?

B5. If VCE selects you to move forward, will you be able to provide a recent bank or financial account statement confirming that the amount you indicated as available for investment is currently available?

The statement should show your name or participating entity name, relevant identifying information/address, statement date, and a balance sufficient to support the intended investment amount. Account numbers and transaction history may be redacted. VCE does not need to review individual transactions for this preliminary funds-verification step.

- ☐ Yes ☐ No ☐ I would like more information

B6. What is the expected source of the project funds?

- ☐ Personal bank funds
- ☐ Business/entity funds
- ☐ Trust funds
- ☐ Self-directed retirement account
- ☐ Investment/brokerage account
- ☐ Other

B7. If Other, describe the source of funds.**B8. Will any portion of the funds you intend to invest be borrowed, financed, advanced by another person or entity, or subject to a repayment obligation?**

- ☐ No
- ☐ Yes
- ☐ Not sure

B9. If Yes or Not sure, please briefly describe the arrangement.

C. PASSIVE INVESTMENT & EXPECTATIONS

C1. VCE intends Internal Investors to be passive. Are you comfortable providing project capital without receiving VCE voting rights or participating in VCE management, bidding, acquisition, contractor selection, day-to-day operations, or project decisions?

- ☐ Yes ☐ No ☐ I would like more information

C2. What best describes your primary objective?

- ☐ Project profit participation
- ☐ Portfolio diversification
- ☐ Real estate exposure
- ☐ Potential participation in future VCE projects
- ☐ Other

C3. Are you comfortable with your contributed capital remaining committed for the period stated in the applicable Investor Agreement, without an assumed right to withdraw early?

- ☐ Yes ☐ No ☐ I would like more information

C4. Do you understand that completing this eligibility form does not guarantee that VCE will select you for an investment opportunity and that any future project may result in a profit, no profit, or a loss depending on the terms and performance of that project?

- ☐ Yes ☐ No ☐ I would like more information

C5. Do you understand that private real estate project investments may involve substantial risk, including delays in distributions, reduced or no profit, and the possible loss of some or all contributed capital?

- ☐ Yes
- ☐ No
- ☐ I would like more information

D. EXPERIENCE & FINANCIAL SUITABILITY

D1. Have you previously invested in or financed a real estate project in the United States?

☐ Yes ☐ No

D2. Have you previously participated in a private investment, joint venture, project financing, or profit-sharing arrangement in the United States?

☐ Yes ☐ No

D3. If yes to D1 or D2, briefly describe the type of investment or participation.

D4. Would the amount you indicated in this form be funds you can commit without depending on those funds for immediate personal living expenses or essential business operating expenses?

☐ Yes ☐ No ☐ I would like to discuss

E. LEGAL & PARTICIPATION READINESS

E1. Are you aware of any legal or contractual restriction that could prevent you or your entity from providing funds for a private investment opportunity?

Examples may include a court order, bankruptcy restriction, contractual restriction, employer or fiduciary restriction, sanctions restriction, or another legal limitation on your ability to transfer or invest the funds.

☐ No ☐ Yes ☐ Not sure

E2. If Yes or Not sure, please describe the restriction or concern.

E3. Are the funds you intend to use derived from lawful sources and under your control or the lawful control of the participating entity?

☐ Yes ☐ No

E4. Are you willing to provide reasonable identity, entity, source-of-funds, or compliance documentation if required before VCE accepts capital?

☐ Yes ☐ No ☐ I would like more information

E5. Do you understand and agree that VCE and its authorized professional service providers may conduct reasonable identity, entity, sanctions, fraud-prevention, and other compliance-related verification before VCE accepts investment capital?

☐ Yes

☐ No

☐ I would like more information

E6. Are you willing to provide updated information or documentation if information previously provided to VCE becomes outdated, incomplete, or materially changes before a project investment is completed?

☐ Yes

☐ No

☐ I would like more information

F. PRIVACY & INFORMATION USE

F1. Information provided through this eligibility and onboarding process may be used by VCE to evaluate eligibility, funding readiness, investor qualification, compliance requirements, and potential participation in VCE project opportunities.

F2. VCE may provide information submitted during the qualification and onboarding process to its authorized attorneys, accountants, financial institutions, verification providers, compliance providers, administrators, and other professional service providers when reasonably necessary to evaluate or administer an investment relationship, comply with applicable requirements, or protect VCE and its projects.

F3. VCE will request only information that is reasonably necessary for the applicable qualification, verification, compliance, or investment process. Applicants should redact account numbers, transaction history, and other unnecessary sensitive information from financial statements unless specifically requested through an approved secure process.

☐ I acknowledge that I have read and understand the above information-use notice.

G. ADDITIONAL INFORMATION & QUESTIONS

G1. How did you learn about this VCE investment opportunity?

- ☐ Referral
- ☐ Existing VCE relationship
- ☐ Business contact
- ☐ Professional network
- ☐ Other

G2. If you are approved as an Internal Investor, what opportunities would you like VCE to consider you for?

- ☐ Current opportunity only
- ☐ Current and future opportunities
- ☐ Future opportunities only

G3. Is there anything VCE should know when evaluating your eligibility or funding readiness?

G4. What questions would you like VCE Management to answer before you continue with the eligibility process or review an Investor Agreement?

G5. Do you have any legal, tax, financial, liquidity, confidentiality, or other questions that you would like to address before reviewing a specific VCE investment opportunity?

H. APPLICANT ACKNOWLEDGMENT

☐ I understand that "Internal Investor" is a VCE business designation only. Approval does not make me a shareholder, member, partner, manager, employee, agent, or legal owner of VCE, and does not place me in VCE corporate, governance, or ownership documents solely because I provide project capital.

- ☐ I understand that approval as an Internal Investor only makes me eligible to be considered for VCE project opportunities. VCE is not required to invite me to every project, and I am not required to participate in every project offered to me.
- ☐ I understand that each investment opportunity requires separate acceptance by VCE and will be governed by the applicable executed Investor Agreement.
- ☐ I understand that I will not receive VCE voting, management, operational, or project decision-making authority solely because I provide project capital.
- ☐ I understand that submitting this form does not constitute an offer, acceptance, investment agreement, capital call, guarantee of participation, or promise of any particular return.
- ☐ I understand that the treatment and return of contributed capital, calculation of net profit, my share of any net profit, timing of distributions, losses, expenses, reserves, and other financial terms will be determined by the applicable signed Investor Agreement.
- ☐ I understand that VCE may request evidence of available funds before relying on my stated contribution in project projections or issuing a capital call.
- ☐ I understand that tax treatment and tax reporting depend on the final legal and tax structure and applicable law. This form does not promise that any particular tax form will or will not be issued.
- ☐ I certify that the information I provided in this form is accurate to the best of my knowledge.

Applicant agrees to promptly notify VCE if any material information provided in this form changes before the applicant participates in a VCE investment opportunity, including changes relating to participating entity, authority, source or availability of funds, legal restrictions, or other information material to VCE's eligibility determination.

Applicant signature:

Printed name:

Date:

FOR VCE MANAGEMENT USE ONLY

Review status	☐ Eligible for next step ☐ Additional information required ☐ Not selected
Investor Agreement	☐ Not sent ☐ Sent ☐ Signed
Funds verification	☐ Not requested ☐ Requested ☐ Verified
Reviewer / date	