



Wharton Piers

Philadelphia's New Waterfront Neighborhood

A Master-Planned Delaware River District |
EB-5 Investment Opportunity

Investment Summary

Wharton Piers represents the development of a new waterfront residential neighborhood on the Delaware River in Philadelphia, supported by long-term housing demand, significant public investment, and years of completed pre-development work.

Phase I is an institutionally financed development consisting of a 36-story residential tower delivering 620 market-rate rental residences and structured parking, a dedicated single-story waterfront retail building, and a publicly accessible waterfront esplanade that extends the Delaware River Trail.

Phase I is the first step in a larger master-planned site with the long-term capacity to support approximately 3,900 residential homes across future phases, establishing Wharton Piers as a lasting addition to Philadelphia's waterfront.

Government and Agency Support

Wharton Piers has received coordination and support from multiple public agencies, including the Delaware River Waterfront Corporation, U.S. Army Corps of Engineers, U.S. Navy, U.S. Coast Guard, Environmental Protection Agency, and NOAA. This level of public agency involvement reflects the strategic importance of the site and the strength of the public-private partnership supporting the project.

EB-5 Job Creation

> 3,494 Projected Jobs > 2,660 Required Jobs > 31% Job Creation Surplus

Based on independent economic analysis.

Key Project Milestones

- ✓ Sponsor control established in 2020
- ✓ Architectural and engineering design completed
- ✓ Completed civic design review and community approvals
- ✓ Senior construction loan executed February 2026
- ✓ Comprehensive environmental investigations with no contamination identified
- ✓ Located within a high unemployment Target Employment Area (TEA)
- ✓ Projected job creation exceeds USCIS requirements, supported by independent economic analysis
- ✓ Conditional zoning plan approved and stamped by the Philadelphia City Planning Commission (July 2025)
- ✓ Completion of 30-day zoning appeal period with no appeals filed (August 2025)
- ✓ Philadelphia Art Commission approval of waterfront trail proposal (September 2025)
- ✓ Senior construction loan executed with Banco Inbursa (February 2026)
- ✓ Construction anticipated Q4 2026 through Q3 2029
- ✓ Pre-leasing anticipated Q1 2029

At a Glance

 36-Story Residential Tower + Retail Building	 32,470 Rentable SF Retail
 620 Market-Rate Residences	 8.5 Acres on Two Historic Piers
 Approx. 190 Parking Spaces	 Senior Lender Banco Inbursa
 Up to 3,900 Homes at Full Buildout	 Property Manager Greystar Real Estate Partners
 6 Miles from Wharton School / UPenn	 Architect Perkins Eastman

Institutional Capital Structure

Sources	Amount
Senior Construction Loan	\$150.0M
Existing Project-Level Capital	\$115.3M
EB-5 Preferred Equity	\$212.0M
Sponsor / Common Equity	\$67.3M
Grants & Credits	\$0.6M
Total Capitalization	\$545.1M

This fact sheet does not constitute an offer to sell or the solicitation of an offer to buy any security. Any such offer will be made exclusively to qualified investors by means of a confidential private placement memorandum.

Sponsor and Investment Manager

BREVET CAPITAL



\$320M+ EB-5 Capital
Deployed Across 5
Completed Projects



More than \$2.6 billion
in assets under
management



More than 26 years
of investment
management experience

Brevet Capital Management

Brevet Capital is a leading credit investment and specialty finance firm with more than 20 years of investment management experience. Since its founding in 1998, Brevet has advised on and structured over \$20 billion of transactions across a wide range of asset classes, market environments, and economic cycles.

Brevet is an SEC-registered investment adviser with more than \$2.6 billion in assets under management across a family of five investment funds and strategies. The firm's platform spans direct lending, real assets, structured credit, and government-related finance, serving an institutional investor base that includes pension funds, endowments, insurance companies, and sovereign entities.

Brevet Real Assets Group

Brevet's real estate investments are underwritten and managed by the Brevet Real Assets Group, the firm's dedicated real estate credit and development platform. The team has financed and overseen large-scale hospitality, residential, mixed-use, and office developments across major U.S. markets, frequently involving complex construction logistics, layered capital stacks, and public sector coordination. Across realized real estate credit

investments, Brevet-related entities have maintained a full capital repayment track record. Representative projects include Paramount Miami Worldcenter, JW Marriott Bonnet Creek, Margaritaville Hotel Orlando, Renaissance Dallas at Legacy West, The Joseph Hotel in Nashville, and Manchester Pacific Gateway, the U.S. Navy Headquarters redevelopment in San Diego.

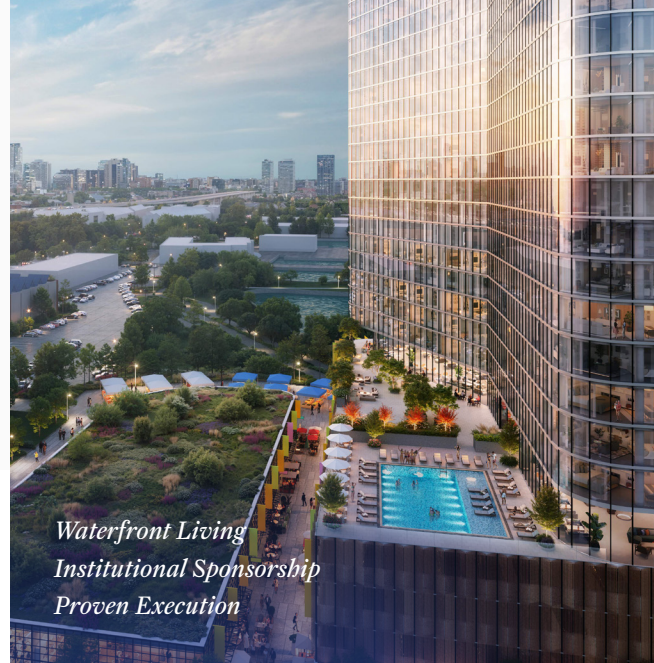
Past performance does not guarantee future returns or protect against loss of principal.

BC Immigration Fund (BCIF)

BC Immigration Fund LLC is a Brevet-managed investment platform solely focused on real estate transactions within the EB-5 program. BCIF operates as an extension of Brevet's broader real assets and credit platform, applying identical underwriting standards, asset management discipline, and sponsor oversight to EB-5 investments.

To date, BCIF has provided more than \$320 million in EB-5 loans to finance U.S. construction projects. Across completed investments, BCIF has achieved a full capital return track record. EB-5 projects sponsored by BCIF are structured to be fully capitalized and well advanced prior to the deployment of EB-5 capital.

Past performance does not guarantee future returns or protect against loss of principal.



*Waterfront Living
Institutional Sponsorship
Proven Execution*

Why Brevet + Wharton Piers

- ✓ Rare waterfront development opportunity on Philadelphia's Delaware River
- ✓ Advanced entitlements and approvals completed
- ✓ Closed \$150 million senior construction loan from Banco Inbursa
- ✓ Institutional sponsorship and active project oversight
- ✓ High-unemployment TEA designation
- ✓ 3,494 projected EB-5 jobs
- ✓ Up to 3,900 homes at full buildout
- ✓ 32,470 rentable square feet of retail, including a dedicated waterfront retail building



www.whartonpierseb5.com

For complete project details, offering documents, risk disclosures, and important legal information, please visit the Wharton Piers website by scanning the QR code above. This fact sheet is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. All investments involve risk, including loss of principal. Prospective investors should review the Private Placement Memorandum and consult with their own legal, tax, and financial advisors prior to making any investment decision.

All information as of June 2026. Past performance is not indicative of future results.

© 2026 Brevet Capital Management

