CLOSING STATEMENT

SELLER:	River Park Site 10 JV, LP
PURCHASER:	The Georgia Power Company
ESCROW AGENT:	Calloway Title and Escrow, LLC
PROPERTY:	LL 37, 59 and 60, 2nd District, Butts County, Georgia LL 59, 2nd District, Spalding County
PURCHASE PRICE:	$94,750,000.00
CLOSING DATE:	July 9, 2025 CT#: 2-44387(A)

I. PURCHASE PRICE AND ADJUSTMENTS:

A	Purchase Price	94,750,000.00
B	Less: Earnest Money Deposit (See Note #1)	(1,000,000.00)
C	Less: Real estate tax proration (See Schedule 1 and Note #2)	(370,535.56)
D	Less: Service Contract Credit	(9.91)
	Adjusted Purchase Price	**93,379,454.53**

II. DISBURSEMENTS ON BEHALF OF PURCHASER:

A	To Calloway Title and Escrow, LLC (fees, premium and exp.)	59,178.75
B	To Calloway Title and Escrow, LLC (1/2 of escrow agent fees)	1,500.00
C	To Calloway Title and Escrow, LLC (estimated recording)	50.00
	Total Purchaser Disbursements	**60,728.75**

III. DISBURSEMENTS ON BEHALF OF SELLER:

A	To Calloway Title and Escrow, LLC (1/2 of escrow agent fees)		1,500.00
B	To Trustmark National Bank (payoff/swap release)	**GT 7/9**	30,105,994.82
C	To Clerk of Superior Court (transfer tax)		94,750.00
D	To Alston & Bird LLP (legal fees)		42,000.00
E	To Greenwood Commercial Real Estate Group, LLC (brokerage commission)		2,605,625.00
F	To Colliers International-Atlanta, LLC (brokerage commission)		1,184,375.00
	Total Seller Disbursements		**34,034,244.82**

SUMMARY:

Adjusted Purchase Price	93,379,454.53
Plus Purchaser's Expenses	60,728.75
Net Cash Due from Purchaser	**93,440,183.28**
Adjusted Purchase Price	93,379,454.53
Plus: Earnest Money (See Note #1)	1,000,000.00
Less: Seller's Expenses	(34,034,244.82)
Net Cash Due Seller	**60,345,209.71**

NOTES:

1 Purchaser and Seller do hereby jointly instruct Escrow Agent to wire the $1,000,000.00 Earnest Money to Seller with the Net Cash Due Seller. Any interest earned thereon shall be returned to Buyer by check post-closing.

2 Taxes for 2025 have been estimated on the following calculation: 2025 Notice from the Spalding County Tax Assessor, dated June 12, 2025, stating the Estimated Tax, plus, a 2025 Notice from the Butts County Tax Assessor, dated May 16, 2025, stating the 2025 Assessed Value multiplied by the 2024 millage rates. Butts County 2025 millage rates are not available at this time. Value for Butts County is under appeal, and any reduction resulting from the appeal shall be split between Seller and Purchaser pro-rata for 2025. Purchaser shall be responsible for payment of 2025 taxes as they become due, and any pro-rata reimbursement to the Seller as a result of the appeal.

3 This Closing Statement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

4 The parties hereto acknowledge and agree that this Closing Statement is true and correct and do each hereby authorize Escrow Agent to disburse funds in accordance with this Closing Statement. Subject to any post-closing adjustments expressly provided for in the Agreement for Purchase and Sale ("Agreement") between Seller and Purchaser, this Closing Statement represents a complete settlement of all prorations and adjustments to the Purchase Price. In the event any manifest mistakes, errors or omissions on this Closing Statement are discovered subsequent to Closing, Seller and Purchaser shall re-calculate and adjust same upon request therefor.

5 The provisions of the Agreement which expressly survive closing pursuant to the terms of the Agreement shall survive as set forth therein.

Signatures on next page

Signature Page to Closing Statement

SELLER:
River Park Site 10 JV, LP, a Georgia limited partnership

By: _____
Stephen Bradley Jancik, Authorized Representative

PURCHASER:

Georgia Power Company, a Georgia corporation

David Slovensky

By: _____

Name: David Slovensky

Title: Senior Vice President and General Counsel

ESCROW AGENT:
Calloway Title and Escrow, LLC

By: _____
Name: Amanda F. Calloway
Title: Manager

SCHEDULE 1

2025 REAL ESTATE TAX PRORATION

0466D013	$715,584.54
Estimated 2025 Tax Amount	$715,584.54
Daily Per Diem	$1,960.51
Number of Days (1/1/2025-7/8/2025)	189
Number of Days X Daily Per Diem	$370,535.56
Total Real Estate Tax Credit to Purchaser:	$370,535.56