W | FINANCIAL

SEPTEMBER 8, 2025

W FINANCIAL FUND, LP
MID-QUARTER UPDATE

Dear W Financial Investors,

This may be our favorite Mid-Quarter Update of the past twenty-two years!

We are now in hard contract to sell our five-building assemblage located at the corner of East 79th Street and Lexington Avenue in Manhattan for $62,588,500. The buyer is also taking an assignment of a contract for a sixth, intervening building, which a related entity we control had recently put under contract. This completes the development potential of the site and resulted in a total sale price of $76,000,000.

Our original loan amount on our five-building parcel was $43,600,000. The buyer has funded a $6,258,850 non-refundable deposit. The 60-day, TOE (time-of-the-essence) closing is scheduled to occur in early November.

We are happy to report this news to our investors, and our lending team is looking forward to re-deploying this capital in new loans. We expect that all the above will have a positive effect on the fund.

As always, feel free to call David (516) 633-1424 | david@w-financial.com, Gregg (917) 885-0990 | gregg@w-financial.com or Adam (212) 532-9284 | adam@w-financial.com with any questions you may have.

Very truly yours,

W FINANCIAL FUND, LP