IN THE SUPERIOR COURT
OF THE VIRGIN ISLANDS

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ST-2019-PB-00080
TAMARA CHARLES
CLERK OF THE COURT

IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. THOMAS AND ST. JOHN

IN THE MATTER OF THE ESTATE OF	)	Probate No. ST-19-PB-80
JEFFREY E. EPSTEIN, Deceased.	)	Action for Testate Administration

SPECIAL MASTER'S FOURTH REPORT TO THE COURT

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I. GLOSSARY

A. Definitions of Entities Owned by Decedent

<table>
<tr><th>Term</th><th>Description</th></tr>
<tr><td>Entities Owned by Decedent</td><td>A list of twenty-six entities owned by the Decedent that hold the Decedent's assets and liabilities and/or manage the financial and operational affairs within the entities themselves that are related to the Decedent. The total value of assets for the Entities Owned by Decedent and the assets and liabilities held within the Entities Owned by Decedent are further discussed in the subsequent sections of this report.
<table>
<tr><th>#</th><th>Entities Owned by Decedent</th><th>Percentage of Beneficial Ownership by the Decedent</th><th>Total Value of Assets as of 8/10/2019</th><th>Total Value of Assets as of 6/30/2022</th></tr>
<tr><td>1</td><td>Cypress, Inc.</td><td>100%</td><td>17,539,837</td><td>7,224,338</td></tr>
<tr><td>2</td><td>Freedom Air Petroleum, LLC</td><td>100%</td><td>25,012</td><td>-</td></tr>
<tr><td>3</td><td>FSF, LLC</td><td>100%</td><td>100,337</td><td>-</td></tr>
<tr><td>4</td><td>FT Real Estate, Inc.</td><td>100%</td><td>5,486,046</td><td>5,485,675</td></tr>
<tr><td>5</td><td>Hyperion Air, LLC</td><td>100%</td><td>4,520,509</td><td>-</td></tr>
<tr><td>6</td><td>Jeepers, Inc.</td><td>100%</td><td>192,429</td><td>-</td></tr>
<tr><td>7</td><td>JSC Interiors, LLC</td><td>100%</td><td>35,668</td><td>-</td></tr>
<tr><td>8</td><td>L.S.J., LLC</td><td>100%</td><td>6,400</td><td>-</td></tr>
<tr><td>9</td><td>Laurel, Inc.</td><td>100%</td><td>12,800,364</td><td>-</td></tr>
<tr><td>10</td><td>LSJE, LLC</td><td>100%</td><td>3,853,903</td><td>2,021,566</td></tr>
<tr><td>11</td><td>Lyn and Jojo, LLC</td><td>100%</td><td>356,000</td><td>525,000</td></tr>
<tr><td>12</td><td>Maple, Inc.</td><td>100%</td><td>56,331,414</td><td>-</td></tr>
<tr><td>13</td><td>Michelle's Transportation, LLC</td><td>100%</td><td>323,907</td><td>381,400</td></tr>
<tr><td>14</td><td>Nautilus, Inc.</td><td>100%</td><td>63,303,837</td><td>12,577,637</td></tr>
<tr><td>15</td><td>Neptune, LLC</td><td>100%</td><td>114,280</td><td>-</td></tr>
<tr><td>16</td><td>NES, LLC</td><td>100%</td><td>289,442</td><td>-</td></tr>
<tr><td>17</td><td>Plan D, LLC</td><td>100%</td><td>17,876,274</td><td>-</td></tr>
<tr><td>18</td><td>Poplar, Inc. / Great St. Jim, LLC</td><td>100%</td><td>22,892,238</td><td>7,382,768</td></tr>
<tr><td>19</td><td>Prytanee, LLC</td><td>50%</td><td>700,000</td><td>1,998</td></tr>
<tr><td>20</td><td>SCI JEP</td><td>100%</td><td>10,069,592</td><td>6,723,613</td></tr>
<tr><td>21</td><td>Southern Country International, Ltd.</td><td>100%</td><td>693,157</td><td>-</td></tr>
<tr><td>22</td><td>Southern Financial, LLC</td><td>100%</td><td>163,302,008</td><td>12,077,000</td></tr>
<tr><td>23</td><td>Southern Trust Company, Inc.</td><td>100%</td><td>236,766,444</td><td>64,040,514</td></tr>
<tr><td>24</td><td>The Haze Trust</td><td>100%</td><td>2,035,626</td><td>940,301</td></tr>
<tr><td>25</td><td>Thomas World Air, LLC</td><td>100%</td><td>235,799</td><td>-</td></tr>
<tr><td>26</td><td>Zorro Management, LLC</td><td>100%</td><td>205,186</td><td>399,369</td></tr>
<tr><td></td><td>Total Value</td><td></td><td>620,055,707</td><td>119,781,178</td></tr>
</table></td></tr>
</table>

Notes:

- *The definition of the Entities Owned by Decedent above is drawn from information described in the Estate-provided Change in Value Ledgers where available and the Quarterly Accounting Reports filed by the Estate.*

B. Definitions of Other Key Terms

Term	Description
Epstein Victim's Compensation Program (EVCP)	A voluntary and confidential claims resolution program that was established to provide compensation to victims and resolve their sexual abuse claims against the Decedent and the Decedent's Estate. The EVCP operates entirely independent of the Decedent's Estate.
Estate of Jeffrey E. Epstein	Estate established by the Decedent prior to his death and approved by the Court to manage his assets and financial affairs upon his death.
Quarterly Accounting Reports	Accounting reports file by the Estate on a quarterly basis to summarize change in value of the assets and liabilities owned by the Estate which includes Entities Owned by the Decedent, and income and expenditures incurred by the Estate.
Change in Value Ledgers	Accounting ledgers prepared by the Estate on a quarterly basis to summarize change in value of the assets and liabilities owned by each Entity Owned by the Decedent which includes income and expenditures incurred by the respective Entity Owned by the Decedent.

Notes:

- *The definitions of the other key terms above are drawn from information described in documents filed with the Superior Court of the Virgin Islands pertaining to the Matter of the Estate of Jeffrey E. Epstein (case number ST-20190-PB-00080).*

II. INTRODUCTION

A. Objectives & Scope

On June 3, 2020, the Court gave notice of its intent to appoint a Special Master of the Estate of Jeffrey E. Epstein, pursuant to Rule 53(b)(1) of the Virgin Islands Rules of Civil Procedure. Due to the size and financial complexity of the Decedent's estate at the time of the appointment, the Court determined it would be prudent to appoint a Special Master to inspect and examine all financial filings filed by the Estate which includes Entities Owned by the Decedent as well as assets owned, liabilities owed, and income and expenditures incurred directly by the Decedent. The overall value of the Estate, including the identified Entities Owned by the Decedent, as reported in the Amended First Quarterly Accounting Report was placed at $633.1 million as of August 10, 2019. Since the commencement of the probate administrations, documents associated with the Quarterly Accounting Reports filed by the Estate are often voluminous, with exhibits and supporting documentation included. The Special Master, with assistance from forensic accountants, has analyzed the Quarterly Accounting Reports filed by the Estate and certain underlying accounting records. Both Hughes Hubbard & Reed LLP and Kellerhals Ferguson Kroblin PLLC ("Counsel for the Estate") have been the primary point of contact for the Special Master and the forensic accountants and are cooperative and responsive to our requests to-date, although the Special Master is awaiting receipt of certain requested historical documentation described herein. The overarching objective is for the Special Master to be able to follow the assets, liabilities, income, and expenditures of the Estate and to assess the Estate's ongoing ability to meet its known and potential obligations. This includes, but is not limited to, identifying changes and the root cause for these changes associated with assets and liabilities both for the Decedent as well as Entities Owned by the Decedent, the status of all outstanding account

receivables and account payables related to the current Estate value, expenditures such as those related to the continued maintenance of the Estate, tax liabilities owed, claims paid to the victims through the EVCP or through other court settlements, expenditures for professional services, and any income generated through the sale of assets, investments or otherwise obtained. The Special Master will continue to analyze future Quarterly Accounting Reports and underlying supporting documentation as they are provided by the Estate and address any follow up questions or requests with Counsel for the Estate.

B. Work Performed to Date

1. Overview of Assets Reported by the Estate

The Special Master has received and analyzed the eleven Quarterly Accounting Reports filed by the Estate, covering the period August 10, 2019 through June 30, 2022 ("Review Period"). According to the Quarterly Accounting Reports filed by the Estate, total value of assets reported by the Estate, net of inter-estate (e.g., loan payable due by Entities Owned by Decedent to the Estate) and third-party liabilities, decreased $483.6 million or 76% from $633.1 million as of August 10, 2019 to $149.5 million as of June 30, 2022, summarized as follows:

Table 1: Overview of the Value of Assets as Reported by the Estate

(all amounts in USD millions)

Quarter	**Quarterly Accounting Period Ending In**	**Entities Owned by Decedent** (See Tables 2 & 3 for Details)	**Assets Directly Owned by Decedent** (See Tables 4 & 5 for Details)	**TOTAL ESTATE ASSETS**
Beginning Balance	8/10/2019	$620.1	13.1	**$633.1**
First Amended	12/31/2019	$644.0	11.1	**$655.1**
Second	3/31/2020	$644.1	5.9	**$649.9**
Third	6/30/2020	$634.9	10.0	**$644.9**
Fourth	9/30/2020	$355.8	90.1	**$446.0**
Fifth	12/31/2020	$177.8	63.0	**$240.8**
Sixth	3/31/2021	$118.2	92.0	**$210.2**
Seventh	6/30/2021	$113.7	76.5	**$190.2**
Eighth	9/30/2021	$113.0	72.0	**$185.0**
Ninth	12/31/2021	$112.8	53.5	**$166.4**
Tenth	3/31/2022	$112.9	41.5	**$154.4**
Eleventh	6/30/2022	$119.8	29.8	**$149.5**
Net Change	*8/10/19 to 6/30/2022*	*$(500.3)*	*16.7*	***$(483.6)***

Notes:

- *Source: Quarterly Accounting Reports Filed by the Estate*
- *Due to rounding, numbers in this and other tables throughout this Report may not add up precisely to the totals presented.*

2. Observations Related to Asset Categories and Certain Accounting Records

As presented within each Quarterly Accounting Report prepared by the Estate, the Special Master observed two general categories of assets: 1) assets held within Entities Owned by Decedent; and 2) Assets Directly Owned by Decedent. As summarized in Table 1, Entities Owned by the Decedent comprise the majority of the overall value of the Estate assets as reported by the Estate.

The Special Master continued to receive the Change in Value Ledgers that detailed the composition and the explanation of changes in value of underlying assets held within Entities Owned by Decedent from the Estate for periods covering August 10, 2019 through June 30, 2022.

The Special Master is awaiting receipt of Change in Value Ledgers for the time period covering July 1, 2022 through September 30, 2022, which the Estate has advised is forthcoming.

The Special Master will continue to discuss with the Estate and obtain the currently outstanding Change in Value Ledgers, any additional appraisal reports that become available, or any further documentation related to the value of assets reported by the Estate as deemed necessary.

3. Observations Regarding Drivers of Changes in Value

As reported in the Special Master's Third Report to the Court, changes to the value of Estate assets for the time periods between August 19, 2019 and June 30, 2021 are attributable to factors including, but not limited to: changes due to appraisals of assets; market value changes of certain investments with observable prices; and the sale or liquidation of assets to fund expenditures such as payment of taxes, and claims paid under the EVCP or directly through court case settlements. The factors attributable to the changes in value of Estate assets for the time periods between July 1, 2021 to June 30, 2022 covered within this report include but are not limited to: the sale or liquidation of assets to fund expenditures such as payment of taxes, and claims paid through and outside of the EVCP; foreign Estate assets exchange rate conversation fluctuation; and market value changes of certain investments with observable prices.

A primary driver in the change in value of Estate assets to date is the payment of taxes; the Estate made inheritance, income and property tax payments of approximately $204.2 million to various federal, state and foreign tax authorities during the Review Period. This amount is partially offset by the $21.3 million of tax refunds received from the federal and state tax authorities between the Sixth Quarter and the Eighth Quarter. The Special Master was made aware through verbal discussions with Counsel for the Estate that, due to a recent Estate tax return amendment

filed with the federal tax authority, the Estate anticipates receiving a potential tax refund of approximately 48 million; however, as of June 30, 2022, the tax return amendment has not been accepted. The final anticipated refund amount remains to be determined and is not formally recorded within the Quarterly Accounting Reports filed by the Estate. The Special Master will continue to ask for updates on the tax refund amount and timing and when this will be reflected in future Quarterly Accounting Reports.

Claims paid through the EVCP or directly through court case settlements attributed to the next largest decrease to the total value of Estate assets; the cumulative claim amounts and other amounts paid through and outside of the EVCP during the Review Period is approximately $152.9 million. The Estate began settling and paying claims outside the EVCP in the Ninth Quarter and anticipates additional payments as claims are mediated. The last claims paid through the EVCP were in the Ninth Quarter and at conclusion of the EVCP, the remaining settlement funds were transferred to an IOTA Trust escrow account for future claims expected to be settled and paid outside of the EVCP.

Expenditures related to sales, liquidation and payment of expenses incurred by the Estate such as professional services fees and routine assets operations and maintenance costs reduced the total value of Estate assets by approximately $45 million during the Review Period. These expenditures continued to trend down for the time periods between August 19, 2019, and June 30, 2022. The reduction in expenditures over the periods is in line with the Special Master's expectation since the Estate has liquidated all of its aircrafts and some of its real estate properties that have attributed to the operations and maintenance costs and continues to liquidate its remaining assets, as well as addressed most of its known obligations under and outside of the EVCP.

C. Ongoing Analyses of the Estate's Financial Affairs

Based on the Special Master's review and analysis of the Quarterly Accounting Reports and the underlying supporting documentation provided by the Estate to date, there are a number of follow-up items that remain outstanding and require additional information from the Counsel for the Estate including, but not limited to, collectability of multiple Loans Receivable held by the Estate and Entities Owned by Decedent from various individuals and entities, status of loan payable due to other entities, status of contingent and possible claims, valuation and liquidation status of existing assets such as real estate properties, investments and tangible assets held by the Estate and Entities Owned by Decedent, analyses of professional services expenditures, and anticipated tax refunds and obligations.

As of June 30, 2022, the Loans Receivable held by the Estate and Entities Owned by Decedent from various individuals and entities remained outstanding on the Eleventh Quarterly Accounting report and the Change in Value ledgers at full balance. The total balance of Loans Receivable is approximately $28.7 million between what is owed to the Estate and Entities owned by the Decedent. At the Estate level, there are eight receivables due from various individuals as well as from one of the Entities Owned by the Decedent. For the Entities Owned by the Decedent, thirteen receivables are due from a combination of individuals, entities and trusts. According to the details of these Loans Receivable disclosed by the Counsel for the Estate, several of the receivables held by the Estate and Entities Owned by Decedent are directly and indirectly owed by the Co-Executors of the Estate, Darren Indyke and Richard Kahn, and the entities that were set up by them. Discussions have taken place with Counsel for the Estate regarding the repayment terms and conditions of the Loans Receivable, any accountability for interest and their ultimate collectability. Counsel for the Estate indicated that it was the intention of the Decedent that these

loans be forgiven upon his death if the Estate is funded sufficiently to address its known and potential obligations; however, the Special Master has not received documentation to date that confirms any terms of loan forgiveness. The Special Master has requested support from Counsel for the Estate. No interest payments have been accrued on these loans between July 1, 2021 and June 30, 2022. The Special Master is awaiting receipt of the documentation that confirms the terms of loans forgiveness and will continue to discuss with the Estate if the loans are intended to be repaid and the impact on the Estate's overall asset value.

As of June 30, 2022, one of the largest liabilities held by the Estate or Entities Owned by Decedent is a $20.5 million loan payable to BV70, LLC held by Southern Trust Company, Inc., evidenced by a Demand Note from BV70, LLC. The Estate has advised that, despite repeated attempts to contact the owner and his associates from BV70, LLC, it has not received a response regarding the status of this loan payable as of the last Quarterly Accounting Report. The Special Master will continue to discuss the status of the loan payable with the Estate and how the Estate plans to continue to reflect this liability on Southern Trust Company, Inc.'s "Change in Value" ledger and future Quarterly Accounting Reports.

As of June 30, 2022, there are a number of real estate properties, investments and other tangible personal assets held by the Estate and Entities Owned by Decedent that remain unsold. According to Counsel for the Estate, the real estate properties held by Nautilus, Inc., Poplar, Inc. and Cypress, Inc. are listed for sales by established real estate agencies in the markets where the properties are located. The Special Master has not received further updates from the Counsel for the Estate regarding potential buyers of these properties as of June 30, 2022. Counsel for the Estate also acknowledged that they have advised the hedge and private equity funds held by Southern Trust Company, Inc. of the Estate's desire to liquidate the investments but have no right to demand

liquidation and will likely be redeemed out over time. Regarding the status of the other assets held by the Estate and Entities Owned by Decedent such as tangible personal properties and artwork, collectible and furnishings, the Special Master will continue to discuss and receive itemized listings for such assets to assess their potential change in value and liquidation status.

The Special Master continues to observe that a majority portion of expenses incurred by the Estate each quarter is comprised of law firm expenditures. The Special Master will continue to review the law firm expenditures incurred by the Estate and discuss with the Estate regarding the responsibilities of the law firms with fees incurred.

As noted in Sub-section 3 of Section B above, the Estate has received $21.3 million of tax refunds from the federal and state tax authorities during the Review Period and anticipates receiving a potential tax refund of approximately $48 million due to a recent Estate tax return amendment filed with the federal tax authority. As of June 30, 2022, the tax return amendment has not been accepted and therefore the final anticipated tax refund amount remains to be determined and is not formally recorded within the Quarterly Accounting Reports filed by the Estate. Additionally, the Estate disclosed in the Eleventh Quarterly Accounting Report that its French tax counsel estimated the total taxes payable to the French tax authorities from the sale of the real estate property located in Paris, France would be approximately EUR 2.5 to 2.8 million. The Special Master will continue to discuss with the Estate regarding the status of its current and future tax refunds and obligations.

III. ENTITIES OWNED BY DECEDENT

The total value of assets for Entities Owned by Decedent, net of inter-estate and third-party liabilities, as reported by the Estate increased from $113.7 million as of July 1, 2021 to $119.8 million as of June 30, 2022 (as summarized in Table 1), and is further broken down as follows:

Table 2: Total Value of Assets for Entities Owned by the Decedent
(all amounts in USD millions)

	Total Value As of 8/10/19	Total Value As of 6/30/21	*Change in Value 8/10/19 to 6/30/21*	Total Value As of 6/30/22
Investments	$312.5	$78.1	*$(234.4)*	$77.9
Real Property	181.0	34.2	*(146.8)*	27.0
Aircraft	21.2	0.0	*(21.2)*	0.0
Loans Receivable	17.9	17.9	*0.0*	17.9
Escrow Deposits	12.3	3.0	*(9.3)*	13.6
Other Entity Assets	0.8	3.1	*2.3*	2.5
Net Liabilities	(6.5)	(25.2)	*(18.7)*	(24.5)
Total Non-Cash Assets	**$539.2**	**$111.2**	***$(428)***	**$114.4**
Entity Cash on Hand (See Table 3 for Details)	**$80.8**	**$2.5**	***$(78.3)***	**$5.4**
TOTAL	**$620.1**	**$113.7**	***$(506.4)***	**$119.8**

Notes:
- *Sources: Estate-provided Change in Value Ledgers where available and Quarterly Accounting Reports.*
- *The categories of non-cash assets presented in this table are based on the Special Master's analysis of Change in ValueLedgers provided by the Estate.*
- *Due to rounding, numbers in this table may not add up precisely to the totals presented.*

A. Change in Entity Non-Cash Assets

1. Investments

Investments as of June 30, 2021 totaled $78.1 million and included security holdings and investments in private equity, partnerships, and hedge funds. During the period June 30, 2021 to June 30, 2022, investments decreased $0.2 million or 0.3%. This decrease was due to net changes in market values or appraised values of assets. The Special Master will analyze the forthcoming Change in Value Ledgers covering the period July 1, 2022 to September 30, 2022. The Special

Master will continue discussions with the Estate regarding any ongoing efforts by the Estate to liquidate and obtain updated appraisal or re-valuations on the remaining investment assets.

2. Real Property

Real Property as of June 30, 2021 primarily consisted of properties in New Mexico, U.S. Virgin Islands and Paris, with a combined reported appraised value of $34.2 million.[1] During the period July 1, 2021 to June 30, 2022, the Paris property was sold. The U.S. dollar equivalent of the property's appraised value as of April 1, 2022 was $6.7 million. The property was sold for approximately $10.6 million, which is approximately $3.9 million or 58% higher than the appraised value. As of June 30, 2022, the sale proceeds of the Paris property have not been distributed to SCI JEP and are being held in escrow with the French Notaire. The gross sale proceeds will ultimately be reduced by closing costs and anticipated tax liabilities which have yet to be finalized. The Great and Little St. James Islands were appraised for $6.9 million and $12.3 million, respectively.[2] Despite what is currently noted as the appraised values, both islands were originally listed for sale in March 2022 at a single asking price of $125 million; however, on June 2, 2022, the asking price was updated to $55 million each, totaling $110 million. The Zorro Ranch in New Mexico was originally listed for sale in June 2021 with an asking price of $27.5 million; however, on July 22, 2022, the asking price was updated to $21.5 million. The Special Master will continue discussions with the Estate regarding any ongoing efforts by the Estate to liquidate the remaining Real Property and any efforts to obtain updated appraisal or re-valuation of Real Property assets.

[1] The appraised values of the properties are based on appraisals obtained by the Estate in the latter part of 2020, with values noted as of August 10, 2019, the Decedent's date of death. The Estate has determined that the expense of another appraisal would be an unnecessary expenditure of Estate funds, so no additional appraisals have been conducted. [Quarterly Accounting Reports and Change in Value Ledgers provided by the Estate].

[2] The appraised value of the Great and Little St. James Islands were determined based on the property's unimpaired value reduced by values associated with the cost, use and risk effects [Appraisals obtained by the Estate in the latter part of 2020, with values as of August 10, 2019, the Decedent's date of death.]

3. Aircraft

As of the time period between June 30, 2021 and June 30, 2022, the Entities Owned by the Decedent did not hold any aircraft assets. The Special Master currently has no further inquiry pertaining to the aircrafts sold reported in the Special Master's Third Report, since the Estate provided supporting documentation and written response addressing previous discussions around the differences between the estimated, pre-appraisal value compared to the appraised values and ultimate amount collected from sales of these aircrafts.

4. Loans Receivable

Loans Receivable as of June 30, 2021 consisted of thirteen loans to nine individuals and four entities totaling $17.9 million. One of these Loans Receivable held by Entities Owned by Decedent is a $3.7 million loan from the Butterfly Trust held by Southern Trust Company. The Counsel for the Estate stated that the Co-Executors are the trustees of the Butterfly Trust and has provided details regarding the purpose of this loan receivable to the Special Master. [3] During the period June 30, 2021 to June 30, 2022, no repayments or interest accrued were recorded on these Loans Receivable. Discussions with the Counsel for the Estate revealed that it was the intention of the Decedent that these loans be forgiven upon his death if the Estate is funded sufficiently to address its known and potential obligations. The Special Master has requested supporting documentation from Counsel for the Estate that confirms any terms of loan forgiveness, but no documentation has been provided to date. The Co-Executors are working with Counsel for the Estate to determine the appropriate treatment of these loans. Given that, at the Entity level, no repayments have been recorded to date and the Loans Receivable continue to be reflected within

[3] The Butterfly Trust borrowed fund from Southern Trust Company, Inc. in order to purchase an investment in Park Partners, LLC. The investment in Park Partners LLC is now deemed worthless. It is the remaining asset owned by the Butterfly Trust and will be transferred to Southern Trust Company, Inc. before the end of 2022 [Estate Counsel's Response to the Special Master's Follow-up Questions Regarding the Estate of the Decedent – April 12, 2022].

the quarterly financials, the Special Master is awaiting receipt of the documentation that confirms the terms of loans forgiveness and will continue discussions with the Estate regarding the treatment of these Loans, any accountability on interest and their ultimate collectability.

5. Escrow Deposits

Escrow Deposits as of June 30, 2021 totaled $3.0 million. During the period June 30, 2021 to June 30, 2022, Escrow Deposits increased $10.6 million due to the sale of the Paris property, the proceeds of which are held in Escrow with the French Notaire. The Special Master will continue discussions with the Estate regarding the $13.6 million in escrow as of June 30, 2022 and to trace any subsequent activity.

6. Other Entity Assets

Other Entity Assets as of June 30, 2021 totaled $3.1 million. During the period June 30, 2021 to June 30, 2022, Other Entity Assets decreased $0.6 million, net. This net decrease was due to the sale or liquidation of assets and appraisal variances on other assets. The remaining $2.5 million of Other Entity Assets as of June 30, 2022 primarily consists of equipment and machinery at the Decedent's properties. The Special Master will continue discussions with the Estate regarding the disposition of these remaining assets.

7. Net Liabilities

Net liabilities as of June 30, 2021 totaled approximately $25.2 million, net. This net balance represents amounts due to or due from other Entities Owned by Decedent, the Estate or third parties. The overall change in net liabilities during the period June 30, 2021 to June 30, 2022 was primarily due to appraisal variances driven by exchange rate conversion fluctuations between the Euro and the U.S. Dollar for a loan payable due to the Estate by SCI JEP at the close of each accounting period. The remaining net liability balance as of June 30, 2022 consists of $4.0 million

owed to the Estate and $20.5 million owed to third parties. The Estate has indicated that SCI JEP will satisfy the $4.0 million owed to the Estate upon receipt of the net sales proceeds from the sale of the Paris property. With regards to the $20.5 million loan payable to BV70, LLC held by Southern Trust Company, Inc., despite repeated attempts to contact the owner and their associates from BV70, LLC, the Estate has not received a response regarding the status of this loan payable as of the last Quarterly Accounting Report. The Special Master will continue to discuss the status of the loan payable with the Estate and how the Estate plans to continue to reflect this liability on Southern Trust Company, Inc.'s "Change in Value" ledger and future Quarterly Accounting Reports, in addition to the final settlement of amounts owned under both loan payables.

B. Change in Entity Cash on Hand

Entity Cash on Hand as of June 30, 2021 totaled $2.5 million. The underlying details are included within the Change in Value Ledgers. The Estate has provided such reports to the Special Master for the period covering June 30, 2021 through June 30, 2022. The Special Master is awaiting receipt of Change in Value Ledgers covering the period July 1, 2022 through September 30, 2022. During the period June 30, 2021 to June 30, 2022 Entity Cash on Hand increased $2.9 million, net (as summarized in Table 2) and is further broken down as follows:

Table 3: Reconciliation of Entity Cash On Hand
(all amounts in USD millions)

ENTITY CASH ON HAND as of June 30, 2021		**$2.5**
Increases		
Proceeds From Sale of Assets	$0.6	
Collection of Amounts Due and Other Increases	0.0	
Investment Income	3.0	
		$3.6
Cash activity between Entities and the Estate		
Distributions and Transfers from the Estate	$1.0	
Distributions and Transfers to the Estate	(0.0)	
		$1.0
Other Decreases		
Expenses Paid	$(1.2)	
Payroll	(0.4)	
Capital Calls and Taxes Paid	(0.1)	
		$(1.7)
Other Cash Activity Netting to Zero		
Increases Due to Intra Entity Settlements	$0.0	
Decreases Due to Intra Entity Settlements	(0.0)	
Increases Due to Interbank Transfers	0.0	
Decreases Due to Interbank Transfers	(0.0)	
		$ -
ENTITY CASH ON HAND as of June 30, 2022		**$5.4**

Notes:
- *Sources: Estate-provided Change in Value Ledgers where available and Quarterly Accounting Reports.*
- *The reconciliation categories and subcategories presented in this table are based on the Special Master's analysis of Change in Value Ledgers provided by the Estate where available.*
- *Due to rounding, numbers in this table may not add up precisely to the totals presented.*

1. Increases to Entity Cash on Hand

During the period June 30, 2021 to June 30, 2022, increases to Entity Cash on Hand were primarily driven by: $0.6 million of proceeds from sale of assets; $3.0 million investment income, and $1.0 million in distributions or transfers from the Estate.

2. Decreases to Entity Cash on Hand

During the period June 30, 2021 to June 30, 2022, decreases to Entity Cash on Hand were primarily driven by $1.2 million of expenditures to pay expenses, payroll and certain capital calls and taxes paid. The Special Master has analyzed the details of expenditures made from Entity Cash

on Hand reported on the Change in Value Ledgers and the underlying supporting documentation provided by the Estate to further understand the nature of these expenditures. As previously mentioned in prior sections of this Report, the Special Master is awaiting supporting documentation for underlying expenditures from Entity Cash on hand and receipt of the Change in Value Ledgers for the period July 1, 2022 through September 30, 2022, and will continue to evaluate these as they become available.

IV. ASSETS DIRECTLY OWNED BY DECEDENT

Assets directly owned by decedent decreased by $46.7 million from $76.5 million as of June 30, 2021 to $29.8 million as of June 30, 2022 as summarized in Table 1 of this Report and further broken down as follows:

Table 4: Assets Directly Owned by Decedent
(All Amounts in USD millions)

	Total Value As of 6/30/21	Total Value As of 6/30/22	*Change in Value 6/30/21 to 6/30/22*
Loans Receivable	$3.4	$3.4	*$ -*
50% Membership Interest holding	5.4	-	*(5.4)*
Receivable from Entity Owned by Decedent	4.7	4.0	*(0.7)*
Other non-cash assets	0.3	0.3	-
Aviation Flight Credit	TBD	-	-
Anticipated Tax Refunds	TBD	TBD	*TBD*
Estate Non-Cash Assets	$13.9	$7.8	*$(6.1)*
Estate Cash on Hand (See Table 5 for Details)	**$62.7**	**$22.0**	***$(40.7)***
Total Assets Directly Owned by Decedent	**$76.5**	**$29.8**	***$(46.7)***

Notes:
- *Source: Estate-provided Quarterly Accounting Reports*
- *"TBD" indicates assets whose values were either pending appraisal or remain unknown as of the reporting date.*
- *Due to rounding, numbers presented in this table may not add up precisely to the totals presented.*

A. Change in Non-Cash Assets Directly Owned by Decedent

1. Loans Receivable

Loans Receivable as of June 30, 2021 consisted of loans to eight individuals totaling $3.4 million. During the period June 30, 2021 to June 30, 2022, no repayments were recorded on the $3.4 million of Loans Receivable. The Estate has indicated that it was the intention of the Decedent that these loans be forgiven upon his death if the Estate is funded sufficiently to address its known and potential obligations. The Special Master has requested supporting documentation from Counsel for the Estate that confirms any terms of loan forgiveness, but no documentation has been provided to date. The Co-Executors are working with counsel to determine the appropriate treatment of these loans, any accountability on interest and their ultimate collectability. The same was indicated during the Special Master's discussions with the Estate regarding the $17.9 million of loans receivable held by Entities Owned by the Decedent (as described in Section III.A.4 of this Report).

2. 50% Membership Interest

Assets owned directly by the Decedent as of June 30, 2021 included a 50% Membership Interest in an investment holding relating to a marina with commercial buildings located in the U.S. Virgin Islands and was appraised at $5.4 million. This asset was sold for $4.6 million, or 15% lower than the appraised value. The Special Master does not have further inquiry pertaining to the 50% Membership Interest reported in the Special Master's Third Report since the Estate provided supporting documentation and written response addressing previous discussions around the basis for the ultimate sales price of this investment.

3. Receivable from Entity Owned by Decedent

As of June 30, 2021, the Estate had a $4.7 million advance made by the Decedent during his life to a certain Entity Owned by the Decedent reflected in the Quarterly Accounting Reports. The Special Master noted that this receivable is also reflected as a payable on the records of the Entities Owned by the Decedent (see "Net liabilities" in section III.A.7 of this Report). As of June 30, 2022, the value of this receivable was reduced to $4.0 million as a result of exchange rate conversation fluctuation between Euro and the U.S. dollar. Discussions with Counsel for the Estate revealed that, while it was the intention of the Decedent that this loan be forgiven upon his death if the Estate is funded sufficiently to address its known and potential obligations, the Entity Owned by the Decedent will satisfy the $4 million owed to the Estate upon receipt of the net sales proceeds from the sales of the Paris property.

4. Other Non-Cash Assets

As of June 30, 2021, the reported value of this category of assets was $342,859 attributable to artwork, collectibles, furnishings, jewelry and watches directly owned by the Decedent. The artwork, collectibles, furnishings, jewelry and watches have a combined appraisal value of $341,209 as of June 30, 2022.

The Special Master also observed there are storage costs associated with certain of these items amounting to approximately $14,000 per month. Counsel for the Estate explained that prior to incurring such costs, competitive bids were obtained for storage fees. Counsel for the Estate further explained that such costs are necessary to maintain the assets in a secure manner and are reasonable and customary given the nature and physical volume of assets being stored. Recognizing that over time the storage costs may ultimately exceed the value of the assets

themselves, the Special Master will continue discussions with the Estate to further understand any plans to liquidate or re-appraise these remaining other non-cash assets.

5. Other Assets with Value "TBD"

The Aviation Flight Credit that was previously indicated as "TBD" has been determined to have zero value as of June 30, 2022. The Flight Credit could only be used by the Decedent and his designees, and the Purchaser demonstrated acrimony regarding the aircraft purchase by filing a lawsuit against the Estate. Thus, it appeared highly improbable that the Purchaser would honor the Flight Credit or permit its transfer to a third party other than the Decedent, or an entity designated by the Decedent. Anticipated Tax Refunds remained "TBD" as of June 30, 2022. The Special Master will continue discussions with the Estate to understand the anticipated timing when Anticipated Tax Refund amounts may become known.

B. Change in Estate Cash on Hand

Estate Cash on Hand decreased $40.7 million net during the Review Period from $62.7 million as of June 30, 2021 to $22.0 million as of June 30, 2022. The increases and decreases underlying this overall net decrease are summarized as follows:

Table 5: Estate Cash on Hand
(All Amounts in USD millions)

Estate Cash on Hand as of June 30, 2021		**$62.7**
Cash Activity Between Estate and Entities		
Distributions and Transfers from Entities Owned by Decedent	$0.6	
Distributions and Transfers to Entities Owned by Decedent	(1.0)	
		$0.4
Other Increases		
Income Received and Other Increases	$4.8	
Tax Refunds	0.0	
		$4.8
Other Decreases		
Taxes Paid	$(3.6)	
Claims Paid Under EVCP	(0.3)	
Claims Paid Outside EVCP	(31.8)	
Expenses and Other Claims Paid	(9.5)	
		$(45.2)
Other Cash Activity Netting to Zero		
Increases Due to Interbank Account Transfers	$31.8	
Decreases Due to Interbank Account Transfers	(31.8)	
		$ -
Estate Cash on Hand as of June 30, 2022		**$22.0**

Notes:
- *Source: Estate-provided Quarterly Accounting Reports.*
- *The reconciliation categories and subcategories presented in this table are based on the Special Master's analysis of the Estate-provided Quarterly Accounting Reports and accompanying schedules.*
- *Due to rounding, numbers in this table may not add up precisely to the totals presented.*

1. Increases to Estate Cash on Hand

During the period June 30, 2021 to June 30, 2022, increases to Estate Cash on Hand were primarily driven by: $0.6 million of distributions and transfers from Entities Owned by the Decedent and $4.8 million of income received and other increases.

2. Decreases to Estate Cash on Hand

During the period June 30, 2021 to June 30, 2022, decreases to Estate Cash on Hand were primarily driven by: $3.6 million of taxes paid; $31.8 million paid outside of the EVCP"; $9.5 million of expenses and other claims paid. The Special Master is continuing discussions with the

Estate relative to obtaining additional supporting documentation in connection with certain expenses paid by the Estate.

V. ESTATE LIABILITIES

Based on the Quarterly Accounting reports filed by the Estate, the overall dollar amount of ultimate Estate Liabilities remains to be determined. Notwithstanding the currently unknown dollar amounts, there are three general categories of known potential liabilities identified by the Estate and disclosed in the Quarterly Accounting reports: 1) Claims outside the EVCP; 2) Tax Liabilities; and 3) Civil Litigation Claims. The Special Master will continue discussions with the Estate to assess the estimated amounts of identified liabilities in conjunction with the Estate ongoing efforts to provide assets to satisfy such liabilities.

VI. CONCLUSIONS

According to the Quarterly Accounting reports filed by the Estate, total value of Estate assets decreased $40.7 million or 21% from $190.2 million as June 30, 2021 to $149.5 million as of June 30, 2022. While the Special Master has been able to trace a substantial portion of this activity described within this Report and Counsel for the Estate has been cooperative and responsive to the Special Master's requests to-date, there remain certain areas requiring further analysis. In particular this includes further analysis of certain expenditures and underlying documentation made directly by the Estate or by Entities Owned by the Decedent; ongoing discussions related to the ultimate amount of tax-related liabilities (or refunds); and further analysis of outstanding loans receivable and loans payable, among others. In addition, the Special Master remains fully aware that although the Estate has paid more than $121 million of EVCP claims and more than $31 million outside of the EVCP claims as of June 30, 2022, the ultimate amount of claims to be paid outside the EVCP remains to be determined. In addition, the Special Master

remains aware of the variety of other claims against the Estate, the amount of which also remain to be determined.

The ability of the Estate to meet its future obligations – known and potential – depend largely on the remaining $149.5 million of assets reported by the Estate as of June 30, 2022, how such assets may be liquidated, and whether those assets may be liquidated for more or less than their current appraised values, among other factors.

The Special Master will continue discussions with the Estate and further analysis of supporting documentation.

Respectfully submitted,

Dated: November 21, 2022

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