

HG PIEDMONT DALLAS I, LP
999 WATERSIDE DRIVE, SUITE 2300
NORFOLK, VA 23510

EMKON CAPITAL INC.
155 WELLINGTON STREET W.
TORONTO, ONTARIO M5V 3J7 CANADA

HG PIEDMONT DALLAS I, LP
999 WATERSIDE DRIVE, SUITE 2300
NORFOLK, VA 23510

EMKON CAPITAL INC.
155 WELLINGTON STREET W.
TORONTO, ONTARIO M5V 3J7 CANADA

DEAR PARTNER:

ATTACHED IS YOUR COPY OF THE 2022 PARTNERSHIP FORM 1065 SCHEDULE K-1 AND SCHEDULE K-3. THESE SCHEDULES SUMMARIZE YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065 AND SCHEDULE K-2. THE INFORMATION PROVIDED ON THESE SCHEDULES SHOULD BE ENTERED ON YOUR TAX RETURN, IN ACCORDANCE WITH THE INSTRUCTIONS FOR THE SCHEDULES K-1 AND K-3.

SCHEDULE K-3 COVERS A NUMBER OF TOPICS, SOME OF WHICH ARE RELEVANT TO INVESTORS OF THIS PARTNERSHIP AND SOME OF WHICH ARE NOT. TO THE EXTENT ANY SECTIONS OF THE SCHEDULE K-3 WERE DEEMED NOT APPLICABLE TO THE PARTNERS OF THIS PARTNERSHIP, THOSE PAGES OF THE FORM WERE EXCLUDED FROM YOUR INVESTOR PACKAGE.

THE FOOTNOTES AND STATEMENTS PROVIDE DISCLOSURES REQUIRED BY IRS REGULATIONS. THE TAX POSITIONS TAKEN BY THE PARTNERSHIP SHOULD NOT BE CONSTRUED AS TAX ADVICE. CONSULT YOUR TAX ACCOUNTANT REGARDING THESE STATEMENTS AND PROVIDE A COPY OF THESE SCHEDULES TO YOUR TAX RETURN PREPARER WITH YOUR OTHER TAX INFORMATION.

PLEASE REVIEW THIS DOCUMENT CAREFULLY. IF YOU BELIEVE CORRECTIONS ARE REQUIRED, PLEASE CONTACT US NO LATER THAN MAY 15, 2023.

FOR QUESTIONS REGARDING THIS TAX DOCUMENT, PLEASE REFERENCE THE FREQUENTLY ASKED QUESTIONS (FAQ) ON THE INVESTOR PORTAL. TO ACCESS THE INVESTOR PORTAL, GO TO WWW.HARBORGROUPLNT.COM, CLICK ON "INVESTORS". IF YOU NEED ASSISTANCE TO ACTIVATE OR LOG IN TO YOUR PORTAL ACCOUNT, OR NEED CORRECTIONS TO YOUR K-1, PLEASE CONTACT:

IN THE U.S.:
STEVEN HEATHERLY
(757) 333-4985
SHEATHERLY@HARBORG.COM

IN ISRAEL:
LAUREN NOAH
(03) 753-8400
LNOAH@HARBORG.COM

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

VERY TRULY YOURS,

HG PIEDMONT DALLAS I, LP

Form

8805

(Rev. November 2019)

Department of the Treasury
Internal Revenue Service**Foreign Partner's Information Statement
of Section 1446 Withholding Tax**► Go to www.irs.gov/Form8805 for instructions and the latest information.

OMB No. 1545-0123

**Copy B
For Partner
Keep for your records.**

For partnership's calendar year 2022,		or tax year beginning		, 2022, and ending	
1 a Foreign partner's name	b U.S. identifying number	5 a Name of partnership	b U.S. Employer Identification Number (EIN)		
EMKON CAPITAL INC.	98-1577866	HG PIEDMONT DALLAS I, LP	87-4831616		
c Address (if a foreign address, see instructions)		c Address (if a foreign address, see instructions)			
155 WELLINGTON STREET W. TORONTO, ONTARIO M5V 3J7 CANADA		999 WATERSIDE DRIVE, SUITE 2300 NORFOLK, VA 23510			
2 Account number assigned by partnership (if any)		6 Withholding agent's name. If partnership is also the withholding agent, enter "SAME" and do not complete line 7.			
3 Type of partner (specify - see instructions) ► CORPORATION					
4 Country code of partner (enter two-letter code - see instructions) CA		7 Withholding agent's U.S. EIN			
8 a Check if the partnership identified on line 5a owns an interest in one or more partnerships					<input checked="checked" type="checkbox"/>
b Check if any of the partnership's effectively connected taxable income (ECTI) is exempt from U.S. tax for the partner identified on line 1a					<input type="checkbox"/>
9 Partnership's ECTI allocable to partner for the tax year (see instructions)				9	0.
10 Total tax credit allowed to partner under section 1446 (see instructions). Individual and corporate partners: Claim this amount as a credit against your U.S. income tax on Form 1040-NR, Form 1120-F, etc.				10	0.

Schedule T - Beneficiary Information (see instructions)

11 a Name of beneficiary	c Address (if a foreign address, see instructions)	
b U.S. identifying number of beneficiary		
12 Amount of ECTI on line 9 to be included in the beneficiary's gross income (see instructions)	12	
13 Amount of tax credit on line 10 that the beneficiary is entitled to claim on its return (see instructions)	13	

LHA

Form **8805** (Rev. 11-2019)

Form **8805**

(Rev. November 2019)

Department of the Treasury
Internal Revenue Service**Foreign Partner's Information Statement
of Section 1446 Withholding Tax**► Go to www.irs.gov/Form8805 for instructions and the latest information.

OMB No. 1545-0123

Copy C
For Partner
Attach to your federal
tax return.

For partnership's calendar year 2022,		or tax year beginning		, 2022, and ending	
1 a Foreign partner's name	b U.S. identifying number	5 a Name of partnership	b U.S. Employer Identification Number (EIN)		
EMKON CAPITAL INC.	98-1577866	HG PIEDMONT DALLAS I, LP	87-4831616		
c Address (if a foreign address, see instructions)		c Address (if a foreign address, see instructions)			
155 WELLINGTON STREET W. TORONTO, ONTARIO M5V 3J7 CANADA		999 WATERSIDE DRIVE, SUITE 2300 NORFOLK, VA 23510			
2 Account number assigned by partnership (if any)		6 Withholding agent's name. If partnership is also the withholding agent, enter "SAME" and do not complete line 7.			
3 Type of partner (specify - see instructions) ► CORPORATION		7 Withholding agent's U.S. EIN			
4 Country code of partner (enter two-letter code - see instructions) CA					
8 a Check if the partnership identified on line 5a owns an interest in one or more partnerships					<input checked="" type="checkbox"/>
b Check if any of the partnership's effectively connected taxable income (ECTI) is exempt from U.S. tax for the partner identified on line 1a					<input type="checkbox"/>
9 Partnership's ECTI allocable to partner for the tax year (see instructions)				9	0.
10 Total tax credit allowed to partner under section 1446 (see instructions). Individual and corporate partners: Claim this amount as a credit against your U.S. income tax on Form 1040-NR, Form 1120-F, etc.				10	0.

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LHA

Form **8805** (Rev. 11-2019)

**Schedule K-1
(Form 1065)**Department of the Treasury
Internal Revenue Service**2022**

For calendar year 2022, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Partner's Share of Income, Deductions,
Credits, etc.**

See separate instructions.

Part I Information About the Partnership**A** Partnership's employer identification number
87-4831616**B** Partnership's name, address, city, state, and ZIP codeHG PIEDMONT DALLAS I, LP
999 WATERSIDE DRIVE, SUITE 2300
NORFOLK, VA 23510**C** IRS center where partnership filed return:
E-FILE**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)
98-1577866**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.EMKON CAPITAL INC.
155 WELLINGTON STREET W.
TORONTO, ONTARIO M5V 3J7 CANADA**G** ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member**H1** ☐ Domestic partner ☒ Foreign partner**H2** ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN _____ Name _____

I1 What type of entity is this partner? CORPORATION**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	5.1094891 %	5.1094891 %
Loss	5.1094891 %	5.1094891 %
Capital	5.1094891 %	5.1094891 %

Check if decrease is due to sale or exchange of partnership interest ☐**K** Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$ 792,829.	\$ 793,040.
Recourse	\$ 0.	\$ 0.

Check this box if Item K includes liability amounts from lower-tier partnerships ☒**L Partner's Capital Account Analysis**

Beginning capital account	\$ 121,864.
Capital contributed during the year	\$
Current year net income (loss)	\$ -3,779.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ (27,194.)
Ending capital account	\$ 90,891.

M Did the partner contribute property with a built-in gain (loss)?☐ Yes ☒ No If "Yes," attach statement. See instructions.**N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)**

Beginning	\$
Ending	\$

**Part III Partner's Share of Current Year Income,
Deductions, Credits, and Other Items**

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	
2 Net rental real estate income (loss)	-3,779.	15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input checked="" type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	
5 Interest income		A	27,194.
6a Ordinary dividends		20 Other information	
6b Qualified dividends		N *	28,767.
6c Dividend equivalents		V *	-3,121.
7 Royalties		Z *	STMT
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

*See attached statement for additional information.

For IRS Use Only

SCHEDULE K-1 BUSINESS INTEREST EXPENSE, BOX 20, CODE N

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
BUSINESS INTEREST EXPENSE - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	28,767.
TOTAL TO SCHEDULE K-1, BOX 20, CODE N		28,767.

SCHEDULE K-1 UNRELATED BUSINESS TAXABLE INCOME, BOX 20, CODE V

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
UNRELATED TAXABLE BUSINESS INCOME - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	-3,121.
TOTAL TO SCHEDULE K-1, BOX 20, CODE V		-3,121.

SCHEDULE K-1 SECTION 199A INFORMATION, BOX 20, CODE Z

DESCRIPTION	AMOUNT
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - MILL CREEK FLATS - MCF EIN: 86-2104769	
RENTAL INCOME (LOSS)	-106.
UNADJUSTED BASIS OF ASSETS	57,985.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - THE HARLOWE - HLA EIN: 86-2104769	
RENTAL INCOME (LOSS)	-341.
UNADJUSTED BASIS OF ASSETS	78,644.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - 200 BRAEHILL APARTMENTS - BRA EIN: 86-2104769	
RENTAL INCOME (LOSS)	-238.
UNADJUSTED BASIS OF ASSETS	93,290.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - 7029 WEST APARTMENTS - WES EIN: 86-2104769	
RENTAL INCOME (LOSS)	-474.
UNADJUSTED BASIS OF ASSETS	142,393.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - WOODLAKE RESERVE - WLR
EIN: 86-2104769

RENTAL INCOME (LOSS)	85.
UNADJUSTED BASIS OF ASSETS	83,786.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - THE SAMUEL - SAM
EIN: 86-2104769

RENTAL INCOME (LOSS)	1,260.
UNADJUSTED BASIS OF ASSETS	109,480.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - RESIDENCE AT WEST MINT - RWM
EIN: 86-2104769

RENTAL INCOME (LOSS)	-711.
UNADJUSTED BASIS OF ASSETS	161,692.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - CORNERS AT CRYSTAL LAKE APT
EIN: 86-2104769

RENTAL INCOME (LOSS)	-106.
UNADJUSTED BASIS OF ASSETS	64,018.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - 1303 MAIN APARTMENTS - TMA
EIN: 86-2104769

RENTAL INCOME (LOSS)	-1,185.
UNADJUSTED BASIS OF ASSETS	62,784.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP
RES - LANE AT TOWNE CROSSING APT
EIN: 86-2104769

RENTAL INCOME (LOSS)	-1,962.
UNADJUSTED BASIS OF ASSETS	107,598.

SCHEDULE K-1

SECTION 199A ADDITIONAL INFORMATION

THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1	CURRENT YEAR NET INCOME (LOSS) AND OTHER INCREASES (DECREASES)
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DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	-3,779.	
SCHEDULE K-1 INCOME SUBTOTAL		-3,779.
NET INCOME (LOSS) PER SCHEDULE K-1		-3,779.

SCHEDULE K-1

FOOTNOTES

PARTNER FOOTNOTES FOR SECTION 199(A)

PURSUANT TO FINALIZED REGULATION SECTION 1.199A-1 THE PARTNERSHIP IS CONSIDERED A RELEVANT PASSTHROUGH ENTITY ("RPE") AND IS REQUIRED TO DETERMINE AND REPORT CERTAIN INFORMATION ATTRIBUTABLE TO ANY TRADES OR BUSINESSES IN WHICH IT IS DIRECTLY OR INDIRECTLY ENGAGED. WITH RESPECT TO EACH TRADE OR BUSINESS IN WHICH THE PARTNERSHIP IS DIRECTLY ENGAGED, THE FOLLOWING INFORMATION IS BEING REPORTED TO YOU:

1. CLASSIFICATION AS A QUALIFIED TRADE OR BUSINESS ("QTB") OR A SPECIFIED SERVICE TRADE OR BUSINESS ("SSTB")

2. YOUR ALLOCABLE SHARE OF QUALIFIED ITEMS OF INCOME, GAIN, DEDUCTION AND LOSS ("QUALIFIED BUSINESS INCOME" OR "QBI")

3. YOUR ALLOCABLE SHARE OF W-2 WAGES

4. YOUR ALLOCABLE SHARE OF UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION ("UBIA") OF QUALIFIED PROPERTY TO THE EXTENT THE PARTNERSHIP HAS AGGREGATED ANY TRADES OR BUSINESSES, THE INFORMATION RELATED TO THAT AGGREGATION HAS BEEN REPORTED TO YOU ON AN ATTACHMENT TO YOUR SCHEDULE K-1. THE AMOUNTS REPORTED ON LINE 20Z FOR EACH TRADE OR BUSINESS DO NOT INCLUDE SECTION 1231 GAINS OR LOSSES. THE TREATMENT OF SECTION 1231 GAINS OR LOSSES FOR PURPOSES OF SECTION 199A IS MADE BY THE INDIVIDUAL, TRUST, OR ESTATE CLAIMING THE SECTION 199A DEDUCTION. THEREFORE, SECTION 1231 GAINS OR LOSSES HAVE BEEN SEPARATELY PROVIDED.

YOUR TOTAL ALLOCABLE SHARE OF 199A RENTAL INCOME (LOSS) IS:	-3,779.
YOUR TOTAL ALLOCABLE SHARE OF 1231 GAIN (LOSS) IS:	0.
YOUR TOTAL ALLOCABLE SHARE OF REIT DIVIDENDS IS:	0.
YOUR TOTAL ALLOCABLE SHARE OF THE UNADJUSTED BASIS OF ASSETS IS:	961,670.

PLEASE CONSULT YOUR TAX ADVISOR.

PARTNER FOOTNOTES FOR SECTION 163(J)

THE PARTNERSHIP HAS ELECTED UNDER SECTION 163(J)(7)(B) TO TREAT THE FOLLOWING REAL PROPERTY TRADE(S) OR BUSINESS(ES) AS AN "ELECTING REAL PROPERTY TRADE OR BUSINESS" AND THEREFORE, TO THE EXTENT INTEREST EXPENSE IS PROPERLY ALLOCABLE TO THE ELECTING REAL PROPERTY TRADE(S) OR BUSINESS(ES), SUCH INTEREST IS NOT SUBJECT TO THE INTEREST LIMITATION RULES OF SECTION 163(J). A PARTNER'S SECTION 163(J) ITEMS FROM SUCH PARTNERSHIP (I.E., BUSINESS INTEREST EXPENSE, BUSINESS INTEREST INCOME, AND ITEMS OF ADJUSTED TAXABLE INCOME) ARE EXCLUDED FROM THE PARTNER'S SECTION 163(J) DEDUCTION CALCULATION.

PLEASE CONSULT YOUR TAX ADVISOR.

UNRELATED BUSINESS TAXABLE INCOME

PARTNERSHIP INCOME (LOSS) AND GAIN (LOSS) ARE UNRELATED DEBT FINANCED INCOME(UDFI) UNDER SECTION 514(A). FOR TAX EXEMPT PARTNERS, YOUR SHARE OF THE INCOME AND EXPENSES REPORTED TO YOU ON SCHEDULE K-1 THAT IS CONSIDERED UNRELATED BUSINESS TAXABLE INCOME IS:

NET RENTAL REAL ESTATE INCOME (LOSS)

-3,121.

THE AMOUNT REPORTED AS YOUR TAX BASIS CAPITAL ACCOUNT IS NOT INTENDED TO REPRESENT YOUR OUTSIDE TAX BASIS IN YOUR PARTNERSHIP INTEREST. PLEASE CONSULT YOUR TAX ADVISOR.

FOR FOREIGN TAXPAYERS, REFERENCE THE ATTACHED SCHEDULE K-3 TO ASSIST WITH DETERMINING WHETHER INCOME IS CONSIDERED EFFECTIVELY CONNECTED WITH THE CONDUCT OF A U.S. TRADE OR BUSINESS.

YOUR ALLOCABLE SHARE OF INTEREST INCOME IS AS FOLLOWS:
PORTFOLIO INTEREST:

0.

THE FOLLOWING STATES ARE ATTACHED TO YOUR K-1 IN ACCORDANCE WITH THE FILING REQUIREMENTS OF THESE JURISDICTIONS: N/A

DURING THE YEAR THE PARTNERSHIP DID NOT CONDUCT BUSINESS NOR DERIVE INCOME FROM ANY OF THESE STATES. IF YOU ARE NOT A RESIDENT OF THESE STATES YOU MAY NOT BE REQUIRED TO FILE A RETURN IN THESE JURISDICTIONS SOLELY BASED OFF OF THE INFORMATION OF THE PARTNERSHIP.

YOUR ALLOCABLE SHARE OF CURRENT TAX DEPRECIATION EXPENSE IS:

30,598.

**Schedule K-3
(Form 1065)**

Department of the Treasury
Internal Revenue Service

**Partner's Share of Income, Deductions,
Credits, etc.-International**

☐ Final K-3

☐ Amended K-3

OMB No. 1545-0123

For calendar year 2022, or tax year beginning _____, ending _____
See separate instructions.

2022

Information About the Partnership	Information About the Partner																																										
A Partnership's employer identification number (EIN) 87-4831616	C Partner's SSN or Taxpayer Identification Number (TIN) (Do not use TIN of a disregarded entity. See instructions.) 98-1577866																																										
B Partnership's name, address, city, state, and ZIP code HG PIEDMONT DALLAS I, LP 999 WATERSIDE DRIVE, SUITE 2300 NORFOLK, VA 23510	D Name, address, city, state, and ZIP code for partner entered in C. See instr. EMKON CAPITAL INC. 155 WELLINGTON STREET W. TORONTO, ONTARIO M5V 3J7 CANADA																																										
E Check to indicate the parts of Schedule K-3 that apply.																																											
1 Does Part I apply? If "Yes," complete and attach Part I 2 Does Part II apply? If "Yes," complete and attach Part II 3 Does Part III apply? If "Yes," complete and attach Part III 4 Does Part IV apply? If "Yes," complete and attach Part IV 5 Does Part V apply? If "Yes," complete and attach Part V 6 Does Part VI apply? If "Yes," complete and attach Part VI 7 Does Part VII apply? If "Yes," complete and attach Part VII 8 Does Part VIII apply? If "Yes," complete and attach Part VIII 9 Does Part IX apply? If "Yes," complete and attach Part IX 10 Does Part X apply? If "Yes," complete and attach Part X 11 Does Part XI apply? If "Yes," complete and attach Part XI 12 Reserved for future use 13 Does Part XIII apply? If "Yes," complete and attach Part XIII	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;"></th> <th style="width:15%;">Yes</th> <th style="width:15%;">No</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">2</td><td style="text-align: center;">X</td><td></td></tr> <tr><td style="text-align: center;">3</td><td style="text-align: center;">X</td><td></td></tr> <tr><td style="text-align: center;">4</td><td style="text-align: center;">X</td><td></td></tr> <tr><td style="text-align: center;">5</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">6</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">7</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">8</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">9</td><td style="text-align: center;">X</td><td></td></tr> <tr><td style="text-align: center;">10</td><td style="text-align: center;">X</td><td></td></tr> <tr><td style="text-align: center;">11</td><td></td><td style="text-align: center;">X</td></tr> <tr><td style="text-align: center;">12</td><td></td><td></td></tr> <tr><td style="text-align: center;">13</td><td></td><td style="text-align: center;">X</td></tr> </tbody> </table>		Yes	No	1		X	2	X		3	X		4	X		5		X	6		X	7		X	8		X	9	X		10	X		11		X	12			13		X
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For IRS Use Only

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

www.irs.gov/Form1065

Schedule K-3 (Form 1065) 2022

LHA

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
--	--------------------------	--	---------------------------------

Part I Partner's Share of Partnership's Other Current Year International Information

Check box(es) for additional specified attachments. See instructions.

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> 1. Gain on personal property sale | <input type="checkbox"/> 5. High-taxed income | <input type="checkbox"/> 8. Form 5471 information | <input type="checkbox"/> 11. Dual consolidated loss |
| <input type="checkbox"/> 2. Foreign oil and gas taxes | <input type="checkbox"/> 6. Section 267A disallowed deduction | <input type="checkbox"/> 9. Other forms | <input type="checkbox"/> 12. Form 8865 information |
| <input type="checkbox"/> 3. Splitter arrangements | <input type="checkbox"/> 7. Form 8858 information | <input type="checkbox"/> 10. Partner loan transactions | <input type="checkbox"/> 13. Other international items |
| <input type="checkbox"/> 4. Foreign tax translation | | | (attach description and statement) |

Part II Foreign Tax Credit Limitation**Section 1 - Gross Income**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
1 Sales							
A							
B							
C							
2 Gross income from performance of services							
A							
B							
C							
3 Gross rental real estate income							
A US	110,445.	0.	0.	0.	0.	0.	110,445.
B							
C							
4 Other gross rental income							
A							
B							
C							
5 Guaranteed payments							
6 Interest income							
A							
B							
C							
7 Ordinary dividends (exclude amount on line 8)							
A							
B							
C							

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
--	--------------------------	--	---------------------------------

Part II Foreign Tax Credit Limitation (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
8 Qualified dividends							
A							
B							
C							
9 Reserved for future use							
10 Royalties and license fees							
A							
B							
C							
11 Net short-term capital gain							
A							
B							
C							
12 Net long-term capital gain							
A							
B							
C							
13 Collectibles (28%) gain							
A							
B							
C							
14 Unrecaptured section 1250 gain							
A							
B							
C							
15 Net section 1231 gain							
A							
B							
C							

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
--	--------------------------	--	---------------------------------

Part II Foreign Tax Credit Limitation (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
16 Section 986(c) gain							
17 Section 987 gain							
18 Section 988 gain							
19 Section 951(a) inclusions							
A							
B							
C							
20 Other income (see instructions)							
A							
B							
C							
21 Reserved for future use							
A							
B							
C							
22 Reserved for future use							
A							
B							
C							
23 Reserved for future use							
A							
B							
C							
24 Total gross income (combine lines 1 through 23)	110,445.						110,445.
A US	110,445.	0.	0.	0.	0.	0.	110,445.
B							
C							

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part II Foreign Tax Credit Limitation (continued)**Section 2 - Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
25 Expenses allocable to sales income ...							
26 Expenses allocable to gross income from performances of services							
27 Net short-term capital loss							
28 Net long-term capital loss							
29 Collectibles loss							
30 Net section 1231 loss							
31 Other losses							
32 Research & experimental (R&E) expenses							
A SIC code:							
B SIC code:							
C SIC code:							
33 Allocable rental expenses - depreciation, depletion, and amortization		31,695.					31,695.
34 Allocable rental expenses - other than depreciation, depletion, and amortization		53,762.					53,762.
35 Allocable royalty and licensing expenses - depreciation, depletion, and amortization							
36 Allocable royalty and licensing expenses - other than depreciation, depletion, and amortization							
37 Depreciation not included on line 33 or 35							
38 Charitable contributions							
39 Interest expense specifically allocable under Regulations section 1.861-10(e)							
40 Other interest expense specifically allocable under Regulations section 1.861-10T							
41 Other interest expense - business						28,767.	28,767.
42 Other interest expense - investment ...							
43 Other interest expense - passive activity							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32							
45 Foreign taxes not creditable but deductible							

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part II Foreign Tax Credit Limitation (continued)**Section 2 - Deductions** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code)		
46 Section 986(c) loss							
47 Section 987 loss							
48 Section 988 loss							
49 Other allocable deductions (see instructions)							
50 Other apportioned share of deductions (see instructions)							
51 Reserved for future use							
52 Reserved for future use							
53 Reserved for future use							
54 Total deductions (combine lines 25 through 53)		85,457.				28,767.	114,224.
55 Net income (loss) (subtract line 54 from line 24)	110,445.	-85,457.				-28,767.	-3,779.

Part III Other Information for Preparation of Form 1116 or 1118**Section 1 - R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code) (country code)		
1 Gross receipts by SIC code							
A SIC code:							
B SIC code:							
C SIC code:							
E SIC code:							
E SIC code:							
F SIC code:							
2 Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
A R&E expense with respect to activity performed in the United States							
(i) SIC code:						2A(i)	
(ii) SIC code:						2A(ii)	
(iii) SIC code:						2A(iii)	
B R&E expense with respect to activity performed outside the United States							
(i) SIC code:						2B(i)	
(ii) SIC code:						2B(ii)	
(iii) SIC code:						2B(iii)	

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part III Other Information for Preparation of Form 1116 or 1118 (continued)**Section 2 - Interest Expense Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____) (country code _____)		
1 Total average value of assets	847,723.						847,723.
2 Sections 734(b) and 743(b) adjustment to assets - average value							
3 Assets attracting directly allocable interest expense under Regulations section 1.861-10(e)							
4 Other assets attracting directly allocable interest expense under Regulations section 1.861-10T							
5 Assets excluded from apportionment formula							
6a Total assets used for apportionment (subtract the sum of lines 3, 4, and 5 from the sum of lines 1 and 2)	847,723.						847,723.
b Assets attracting business interest expense							
c Assets attracting investment interest expense							
d Assets attracting passive activity interest expense							
7 Basis in stock of 10%-owned noncontrolled foreign corporations (see attachment)							
8 Basis in stock of CFCs (see attachment)							

Section 3 - Foreign-Derived Intangible Income (FDII) Deduction Apportionment Factors

Description	(a) U.S. source	Foreign Source			(e) Sourced by partner	(f) Total
		(b) Passive category income	(c) General category income	(d) Other (category code _____) (country code _____)		
1 Foreign-derived gross receipts						
2 Cost of goods sold						
3 Partnership deductions allocable to foreign-derived gross receipts						
4 Other partnership deductions apportioned to foreign-derived gross receipts						

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part IV Information on Partner's Section 250 Deduction With Respect to Foreign-Derived Intangible Income (FDII)**Section 1 - Information To Determine Deduction Eligible Income (DEI) and Qualified Business Asset Investment (QBAI) on Form 8993**

1 Net income (loss)	1	-3,779.
2a DEI gross receipts	2a	
b DEI cost of goods sold (COGS)	2b	
c DEI properly allocated and apportioned deductions	2c	
3 Section 951(a) inclusions	3	
4 CFC dividends	4	
5 Financial services income	5	
6 Domestic oil and gas extraction income	6	
7 Foreign branch income	7	
8 Partnership QBAI	8	

Section 2 - Information To Determine Foreign-Derived Deduction Eligible Income on Form 8993 (see instructions)

	(a) Foreign-derived income from all sales of general property	(b) Foreign-derived income from all sales of intangible property	(c) Foreign-derived income from all services	(d) Total (add columns (a) through (c))
9 Gross receipts				
10 COGS				
11 Allocable deductions				
12 Other apportioned deductions			12	

Section 3 - Other Information for Preparation of Form 8993

	(a) DEI	(b) FDDEI	(c) Total
13 Interest deductions			
A A Interest expense specifically allocable under Regulations section 1.861-10(e)			
B Other interest expense specifically allocable under Regulations section 1.861-10T			
C Other interest expense			
14 Interest expense apportionment factors			
A Total average value of assets			
B Sections 734(b) and 743(b) adjustment to assets - average value			
C Assets attracting directly allocable interest expense under Regulations section 1.861-10(e)			
D Other assets attracting directly allocable interest expense under Regulations section 1.861-10T			
E Assets excluded from apportionment formula			
F Total assets used for apportionment (the sum of lines 14C, 14D, and 14E subtracted from the sum of lines 14A and 14B) ...			
R&E expenses apportionment factors			
15 Gross receipts by SIC code			
A SIC code:			
B SIC code:			
C SIC code:			
16 R&E expenses by SIC code			
A SIC code:			16A
B SIC code:			16B
C SIC code:			16C

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part VIII Partner's Interest in Foreign Corporation Income (Section 960)

- A** EIN or reference ID number of controlled foreign corporation _____ **B** Separate category. See instructions _____
- C** If PAS was entered on line B, applicable grouping under Regulations section 1.904-4(c). See instructions _____
- D** Box is checked if there is more than one source country for a line. See attachment and instructions _____
- E** Box is checked if U.S. source income _____
- F** Box is checked if FORI or FOGEI _____

Amounts are in functional currency unless otherwise noted. See instructions.	(i) Country code	(ii) Partner's share of net income	(iii) Reserved for future use	(iv) Reserved for future use
1 Subpart F income groups				
a Dividends, interest, rents, royalties, and annuities (total) _____				
(1) Unit: _____				
(2) Unit: _____				
b Net gain from certain property transactions (total) _____				
(1) Unit: _____				
(2) Unit: _____				
c Net gain from commodities transactions (total) _____				
(1) Unit: _____				
(2) Unit: _____				
d Net foreign currency gain (total) _____				
(1) Unit: _____				
(2) Unit: _____				
e Income equivalent to interest (total) _____				
(1) Unit: _____				
(2) Unit: _____				
f Other _____				
(1) Unit: _____				
(2) Unit: _____				
g Foreign base company sales income (total) _____				
(1) Unit: _____				
(2) Unit: _____				
h Foreign base company services income (total) _____				
(1) Unit: _____				
(2) Unit: _____				
i Full inclusion foreign base company income (total) _____				
(1) Unit: _____				
(2) Unit: _____				
j Insurance income (total) _____				
(1) Unit: _____				
(2) Unit: _____				
k International boycott income (total) _____				
l Bribes, kickbacks, and other payments (total) _____				
m Section 901(j) (total) _____				

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part VIII Partner's Interest in Foreign Corporation Income (Section 960) (continued)

Amounts are in functional currency unless otherwise noted. See instructions.		(i) Country code	(ii) Partner's share of net income	(iii) Reserved for future use	(iv) Reserved for future use
2	Recaptured subpart F income				
3	Tested income group (total)				
	(1) Unit:				
	(2) Unit:				
4	Residual income group (total)				
	(1) Unit:				
	(2) Unit:				
5	Total				

Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)**Section 1 - Applicable Taxpayer** (see instructions)

Description	(a) Total	(b) Total ECI gross receipts	(c) Total non-ECI gross receipts
1 Gross receipts for section 59A(e)	110,445.	110,445.	
2 Gross receipts for the first preceding year	85,288.	85,288.	
3 Gross receipts for the second preceding year			
4 Gross receipts for the third preceding year			
5 Amounts included in the denominator of the base erosion percentage as described in Regulations section 1.59A-2(e)(3)			

Section 2 - Base Erosion Payments and Base Erosion Tax Benefits (see instructions)

Description	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
6 Reserved for future use			
7 Reserved for future use			
8 Purchase or creations of property rights for intangibles (patents, trademarks, etc.)			
9 Rents, royalties, and license fees			
10 a Compensation/consideration paid for services not excepted by section 59A(d)(5)			
b Compensation/consideration paid for services excepted by section 59A(d)(5)			
11 Interest expense			
12 Payments for the purchase of tangible personal property			
13 Premiums and/or other considerations paid or accrued for insurance and reinsurance as covered by sections 59A(d)(3) and 59A(c)(2)(A)(iii)			
14 a Nonqualified derivative payments			
b Qualified derivative payments excepted by section 59A(h)			
15 Payments reducing gross receipts made to surrogate foreign corporation			
16 Other payments-specify:			
17 Base erosion tax benefits related to payments reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at the 30% (0.30) statutory withholding tax rate			

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A) (continued)**Section 2 - Base Erosion Payments and Base Erosion Tax Benefits** (see instructions) (continued)

	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
18 Portion of base erosion tax benefits reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at reduced withholding rate pursuant to income tax treaty. Multiply ratio of percentage withheld divided by 30% (0.30) times tax benefit. See instructions			
19 Total base erosion tax benefits (subtract the sum of lines 17 and 18 from the sum of lines 8 through 16)			
20 Reserved for future use			
21 Reserved for future use			
22 Reserved for future use			

Part X Foreign Partner's Character and Source of Income and Deductions**Section 1 - Gross Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
1 Ordinary business income (gross)							
2 Gross rental real estate income							
3 Other gross rental income	110,445.		110,445.				
4 Guaranteed payments for services							
5 Guaranteed payments for use of capital							
6 Interest income							
7 Dividends							
8 Dividend equivalents							
9 Royalties and license fees							
10 Net short-term capital gain							
11 Net long-term capital gain							
12 Collectibles (28%) gain							
13 Unrecaptured section 1250 gain							
14 Net section 1231 gain							
15 Reserved for future use							
16 Reserved for future use							
17 Reserved for future use							
18 Reserved for future use							
19 Reserved for future use							
20 Other income (loss) not included on lines 1 through 19							
21 Gross income (sum of lines 1 through 20)	110,445.		110,445.				

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part X Foreign Partner's Character and Source of Income and Deductions (continued)**Section 2 - Deductions, Losses, and Net Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
1 Expenses related to ordinary business income (gross)							
2 Research and experimental expenses							
3 Expenses from rental real estate	85,457.		85,457.				
4 Expenses from other rental activities							
5 Royalty and licensing expenses							
6 Section 179 deduction							
7 Interest expense on U.S.-booked liabilities	28,767.		28,767.				
8 Interest expense directly allocable under Regulations sections 1.882-5(a)(1)(ii)(B) and 1.861-10T							
9 Other interest expense							
10 Section 59(e)(2) expenditures							
11 Net short-term capital loss							
12 Net long-term capital loss							
13 Collectibles loss							
14 Net section 1231 loss							
15 Other losses							
(1)							
(2)							
16 Charitable contributions							
17 Other:							
18 Other:							
19 Reserved for future use							
20 Reserved for future use							
21 Reserved for future use							
22 Reserved for future use							
23 Reserved for future use							
24 Total (sum of lines 1 through 23)	114,224.		114,224.				
25 Net income (loss) (line 21 (Section 1) minus line 24 (Section 2))	-3,779.						

Name of partnership HG PIEDMONT DALLAS I, LP	EIN 87-4831616	Name of partner EMKON CAPITAL INC.	SSN or TIN 98-1577866
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Part X Foreign Partner's Character and Source of Income and Deductions (continued)**Section 3 - Allocation and Apportionment Methods for Deductions**

1 Gross income				6 Reserved for future use		
a	Gross ECI		110,445.	(i)	(ii)	(iii)
b	Worldwide gross income		110,445.	a		
				b		
2 Assets				7 Other allocation and apportionment key		
a	Average U.S. assets (inside basis)		847,723.	(i) Key/Factor		(ii) Allocation
b	Worldwide assets		847,723.	a		
				b		
3 Liabilities				8 Other allocation and apportionment key		
a	U.S.-booked liabilities of partnership		798,111.	(i) Key/Factor		(ii) Allocation
b	Directly allocated partnership indebtedness		798,111.	a		
				b		
4 Personnel						
a	Personnel of U.S. trade or business					
b	Worldwide personnel					
5 Gross receipts from sales or services by SIC code						
	(i) SIC code	(ii) ECI	(iii) Worldwide			
a						
b						

Section 4 - Reserved for Future Use

	Reserved	(a)	(b)	(c)
1	Reserved for future use			
2	Reserved for future use			
3	Reserved for future use			
4	Reserved for future use			
5	Reserved for future use			
6	Reserved for future use			
7	Reserved for future use			
8	Reserved for future use			
9	Reserved for future use			
10	Reserved for future use			

2022 Partner's Share of
N.C. Income, Adjustments, and Credits
North Carolina Department of Revenue

DOR
Use
Only

Use Form D-403 NC K-1 to report each partner's share of the partnership's income (loss), N.C. adjustments, N.C. tax credits, etc. Each partner should keep Form D-403 NC K-1, Form NC K-1 Supplemental Schedule, and any other information provided to them by the partnership for their records. The partner is not required to attach the information to their N.C. tax return unless specifically required to do so.

For calendar year or fiscal year beginning **01 01 22** and ending **12 31 22**

Information About the Partnership	
Partnership's Federal Employer ID Number 874831616	Partnership's Name, Address, and ZIP Code HG PIEDMONT DALLAS I LP 999 WATERSIDE DRIVE SUITE 2300 NORFOLK VA 23510
Is the Partnership a Taxed Partnership? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Information About the Partner	
Partner's Identifying Number 981577866	Partner's Name, Address, and ZIP Code EMKON CAPITAL INC 155 WELLINGTON STREET W TORONTO ONTARIO M5V 3J7 CANADA
Is the Partner a N.C. Resident? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If the partner is a disregarded entity, enter the name and taxpayer identification number of the disregarded entity below: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border-bottom: 1px solid black;"></div> <div style="width: 45%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> Name of Disregarded Entity Taxpayer Identification Number of Disregarded Entity </div>	

A. All Partners

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
1. Share of Partnership Income (Loss)	- 3779	(This amount should already be included in federal adjusted gross income)
2. Additions to Income (Loss)	2492	Form D-400 Schedule S, Part A
3. Deductions from Income (Loss)	22723	Form D-400 Schedule S, Part B
4. Share of Tax Credits	0	Form D-400TC
5. Share of Tax Withheld from Compensation Paid for Services Performed in N.C.	0	Form D-400, Line 20 (N.C. residents only)

B. Nonresidents Only

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
6. Portion of Line 1 Above From N.C. Sources	- 1892	Form D-400 Schedule PN, Column B, Line 11
7. Portion of Line 2 Above Attributable to N.C. Source Income	2492	Form D-400 Schedule PN, Column B, Part B, or Form D-400 Schedule PN-1, Column B, Part A
8. Portion of Line 3 Above Attributable to N.C. Source Income	22723	Form D-400 Schedule PN, Column B, Part B, or Form D-400 Schedule PN-1, Column B, Part B
9. Nonresident's Share of Net Tax Paid by the Manager of the Partnership	0	Form D-400, Line 21c

C. Taxed Partnerships Only

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
10. Share of North Carolina Taxable Income, if the amount is less than zero	0	Form D-400 Schedule S, Part A (all partners) and Form D-400 Schedule PN-1, Column B, Part A (nonresidents only)
11. Share of North Carolina Taxable Income, if the amount is greater than zero	0	Form D-400 Schedule S, Part B (all partners) and Form D-400 Schedule PN-1, Column B, Part B (nonresidents only)

**NC K-1 (39)
Supplemental
Schedule**

8-23-22

**2022 Owner or Beneficiary's Share
of N.C. Additions and Deductions**
North Carolina Department of Revenue

DOR
Use
Only

A pass-through entity, estate, or trust that reported N.C. additions or N.C. deductions to an owner or beneficiary on a NC K-1 form must provide each owner or beneficiary the information necessary for the owner or beneficiary to prepare the appropriate N.C. tax return. The pass-through entity, estate, or trust may use this schedule to provide the necessary information to the owner or beneficiary. (For more information, see the instructions for the appropriate N.C. tax return.)

Entity's Legal Name HG PIEDMONT DALLAS I LP		Federal Employer ID Number 874831616	
Individual Owner or Beneficiary's First Name	M.I.	Individual Owner or Beneficiary's Last Name	Individual Owner or Beneficiary's SSN
Non-Individual Owner or Beneficiary's Legal Name EMKON CAPITAL INC.		Federal Employer ID Number 981577866	

Part A. Additions to Income		COLUMN A Enter the Amount from all Sources	COLUMN B Enter the Amount from N.C. Sources
1.	Interest Income From Obligations of States Other Than North Carolina	0	0
2.	Deferred Gains Reinvested Into an Opportunity Fund	0	0
3.	Bonus Depreciation	2492	2492
4.	IRC Section 179 Expense	0	0
5.	S-Corporation Shareholder Built-in Gains Tax	0	0
6.	Amount by Which Federal Basis Exceeds State Basis for Property Disposed of in 2022	0	0
7.	Federal Net Operating Loss Deduction	0	0
8.	State, Local, or Foreign Income Tax Deducted by an S Corporation, Partnership, or Estate and Trust	0	0
9.	Withdrawal of 529 Plan Contributions Not Used for Permissible Purpose	0	0
10.	Discharge of Qualified Principal Residence Indebtedness	0	0
11.	Qualified Education Loan Payments Paid by Employer	0	0
12.	Business Meal Deduction in Excess of 50%	0	0
13.	Discharge of Certain Student Loan Debt	0	0
14.	Taxed Pass-Through Entity Loss (New for 2022)	0	0
15.	Reserved for Future Use XX		
16.	Total Additions - Add Lines 1 through 15	2492	2492

NC K-1 Supplemental Schedule 2022 Page 2 (39)

Entity's Legal Name (First 10 Characters)		Federal Employer ID Number		Owner or Beneficiary's Name (First 10 Characters)		Identifying Number	
HG PIEDMON		874831616		EMKON CAPI		981577866	
Part B. Deductions From Income				COLUMN A		COLUMN B	
				Enter the Amount		Enter the Amount	
				from all Sources		from N.C. Sources	
17.	State or Local Income Tax Refund			17.	0	17.	0
18.	Interest Income From Obligations of the United States or United States' Possessions			18.	0	18.	0
19.	Taxable Portion of Social Security and Railroad Retirement Benefits			19.	0	19.	0
20.	Bailey Retirement Benefits			20.	0	20.	0
21.	Certain Retirement Benefits Received by a Retired Member of the United States Uniformed Service Not Deducted on Line 20			21.	0	21.	0
22.	Bonus Asset Basis			22.	0	22.	0
23.	Bonus Depreciation	a. 2017	0	b. 2018	0	c. 2019	0
		d. 2020	0	e. 2021	22723	Total 23f.	22723
						23f.	22723
24.	IRC Section	a. 2017	0	b. 2018	0	c. 2019	0
	179 Expense	d. 2020	0	e. 2021	0	Total 24f.	0
						24f.	0
25.	Recognized IRC Section 1400Z-2 Gain			25.	0	25.	0
26.	Gain From the Disposition of Exempt N.C. Obligations Issued Before July 1, 1995			26.	0	26.	0
27.	Exempt Income Earned or Received by a Member of a Federally Recognized Indian Tribe			27.	0	27.	0
28.	Amount by Which State Basis Exceeds Federal Basis for Property Disposed of in 2022			28.	0	28.	0
29.	Ordinary and Necessary Business Expense Reduced or not Allowed Due to Claiming a Federal Tax Credit in Lieu of a Deduction			29.	0	29.	0
30.	Personal Education Student Account Deposits			30.	0	30.	0
31.	Certain State Emergency Response and Disaster Relief Reserve Fund Payments			31.	0	31.	0
32.	Certain Economic Incentive Payments			32.	0	32.	0
33.	Certain N.C. Grant Payments			33.	0	33.	0
34.	Certain Net Operating Loss Carrybacks			34.	0	34.	0
35.	Excess Net Operating Loss Carryforward			35.	0	35.	0
36.	Excess Business Loss			36.	0	36.	0
37.	Business Interest Limitation			37.	0	37.	0
38.	Taxed Pass-Through Entity Income (New for 2022)			38.	0	38.	0
39.	N.C. Net Operating Loss (New for 2022)			39.	0	39.	0
40.	Reserved for Future Use XX			40.		40.	
41.	Total Deductions - Add Lines 17 through 22, 23f, 24f, and 25 through 40			41.	22723	41.	22723

2022 Form 502
Schedule VK-1

Virginia Pass-Through Entity
Owner's Share of Income and
Virginia Modifications and Credits



CHECK IF -

☐ Final If SHORT Period Return: Beginning Date _____, 2022; Ending Date _____
☐ Amended Return: Enter Reason Code _____ ☐ Owner is Participating in a Unified Nonresident Individual Income Tax Return

Owner Information		Pass-Through Entity (PTE) Information	
Name EMKON CAPITAL INC.	FEIN or SSN 98-1577866	Name HG PIEDMONT DALLAS I, LP	FEIN 87-4831616
Address 155 WELLINGTON STREET W.		Address 999 WATERSIDE DRIVE, SUI	
Address Continued		Taxable Year End Date 12/31/22	
City or Town, State, and ZIP Code TORONTO, ONTARIO M5V 3J7 CANADA		Address Continued	
		City or Town, State, and ZIP Code NORFOLK, VA 23510	

Additional Owner Information (see instructions)

a. Date owner acquired interest in the PTE (MM/DD/YYYY)	a. <u>02/12/2021</u>
b. Owner's entity type (Enter code)	b. <u>CC</u>
c. Owner's participation type (Enter code)	c. <u>LPT</u>
d. Owner's participation percentage (Example: 47.35%)	d. <u>5.10</u> %
e. Amount withheld by PTE for the owner	e. <u>0</u> .00
f. If owner or entity is exempt from withholding, enter an exemption code	f. _____

Distributive or Pro Rata Income and Deductions (see instructions)

1. Total taxable income amounts	1. <u>-3779</u> .00
2. Total deductions	2. <u>0</u> .00
3. Tax-exempt interest income	3. <u>0</u> .00

Allocation and Apportionment

4. Income allocated to Virginia (owner's share from PTE's Schedule 502A, Section C, Line 2)	4. <u>0</u> .00
5. Income allocated outside of Virginia (owner's share from PTE's Schedule 502A, Section C, Line 3(e))	5. <u>-5039</u> .00
6. Apportionable income (owner's share from PTE's Schedule 502A, Section C, Line 4)	6. <u>1260</u> .00
7. Virginia apportionment percentage (from PTE's Schedule 502A, Section B - percent from Line 1 or Line 2(f), or 100%)	7. <u>100.000000</u> %

Virginia Additions - Owner's Share

8. Fixed date conformity - depreciation	8. <u>0</u> .00
9. Fixed date conformity - other	9. <u>0</u> .00
10. Net income tax or other tax used as a deduction in determining taxable income (see instructions)	10. <u>81</u> .00
11. Interest on municipal or state obligations other than from Virginia	11. <u>0</u> .00
12. Other additions (see Form 502 instructions for addition codes.)	

Code	Amount	Code	Amount
12a. <input style="width: 40px;" type="text"/>	<u>0</u> .00	12b. <input style="width: 40px;" type="text"/>	<u>0</u> .00
12c. <input style="width: 40px;" type="text"/>	<u>0</u> .00	12d. <input style="width: 40px;" type="text"/>	<u>0</u> .00

13. Total Additions (add Lines 8-11 and 12a-12d)	13. <u>81</u> .00
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Virginia Subtractions - Owner's Share

14. Fixed date conformity - depreciation	14. <u>9658</u> .00
15. Fixed date conformity - other	15. <u>0</u> .00
16. Income from obligations of the United States	16. <u>0</u> .00
17. Other subtractions (see Form 502 instructions for subtraction codes.)	

Certification Number (if applicable)	Code	Amount
17a. <input style="width: 250px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0</u> .00
17b. <input style="width: 250px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0</u> .00
17c. <input style="width: 250px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0</u> .00
17d. <input style="width: 250px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0</u> .00

18. Total Subtractions. (add Lines 14-16 and 17a-17d)	18. <u>9658</u> .00
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Use **Schedule SVK-1** if you are claiming more additions or subtractions than the Schedule VK-1 allows.

Refer to the Form 502 Instructions for addition and subtraction codes. Check this box and enclose Schedule SVK-1. ☐

**2022 Virginia
Schedule VK-1**

Page 2

Owner FEIN or SSN **98-1577866**
PTE FEIN **87-4831616****Virginia Tax Credits**

See the Schedule CR Instructions (individuals) or Schedule 500CR Instructions (corporations).

Part I - Nonrefundable Credits

1. State Income Tax Paid (see Form 502 Instructions) .....	.00
2. Neighborhood Assistance Act Tax Credit .....	.00
3. Biodiesel and Green Diesel Fuels Tax Credit .....	.00
4. Recyclable Materials Processing Equipment Tax Credit .....	.00
5. Vehicle Emissions Testing Equipment Tax Credit .....	.00
6. Major Business Facility Job Tax Credit .....	.00
7. Waste Motor Oil Burning Equipment Tax Credit .....	.00
8. Riparian Forest Buffer Protection for Waterways Tax Credit .....	.00
9. Reserved for Future Use	XXXXXXXXXXXXXXXXXXXX
10. Reserved for Future Use	XXXXXXXXXXXXXXXXXXXX
11. Reserved for Future Use	XXXXXXXXXXXXXXXXXXXX
12. Historic Rehabilitation Tax Credit .....	.00
13. Land Preservation Tax Credit .....	.00
14. Qualified Equity and Subordinated Debt Investments Tax Credit .....	.00
15. Communities of Opportunity Tax Credit .....	.00
16. Green Jobs Creation Tax Credit .....	.00
17. Farm Wineries and Vineyards Tax Credit .....	.00
18. International Trade Facility Tax Credit .....	.00
19. Port Volume Increase Tax Credit .....	.00
20. Barge and Rail Usage Tax Credit .....	.00
21. Livable Home Tax Credit .....	.00

22. Research and Development Expenses Tax Credit (Use this line if the taxpayer does not qualify for a refundable credit.) .....	.00
23. Education Improvement Scholarships Tax Credit .....	.00
24. Major Research and Development Expenses Tax Credit .....	.00
25. Food Crop Donation Tax Credit .....	.00
26. Worker Training Tax Credit .....	.00
27. Virginia Housing Opportunity Tax Credit .....	.00

Part II - Total Nonrefundable Credits**1. Total Nonrefundable Credits.**Add Part I, Lines 1-8 and 12-27 **.00****Part III - Refundable Credits**

1. Agricultural Best Management Practices Tax Credit .....	.00
2. 100% Coalfield Employment Enhancement Tax Credit from 2022 Form 306D, Part II, Section 1, Line 1 .....	.00
3. Full Credit: Enter amount from 2022 Form 306D, Part II, Section 2, Line 3 .....	.00
4. 85% Credit: Enter amount from 2022 Form 306D, Part II, Section 3, Line 5 .....	.00
5. Total Coalfield Employment Enhancement Tax Credit allowable this year (Add Lines 3 and 4) .....	.00
6. Reserved for Future Use	XXXXXXXXXXXXXXXXXXXX
7. Motion Picture Production Tax Credit .....	.00
8. Research and Development Expenses Tax Credit .....	.00
9. Conservation Tillage and Precision Agricultural Equipment Tax Credit .....	.00
10. Pass-Through Entity Elective Tax Payment Credit .....	.00

Part IV - Total Refundable Credits**1. Total Refundable Credits.**(Add Part III, Lines 1, 5, and 7-10) ... **.00**

NOTICE: You received this Schedule VK-1 because the above-named PTE earned income from Virginia sources and has passed through to you a portion of that Virginia source income based on your ownership of the PTE. A copy of this schedule has been filed with the Department. Everyone who receives Virginia source income is subject to taxation by Virginia regardless of state of residency or domicile. You may be required to file a Virginia tax return even though you may be a nonresident individual or a business domiciled outside of Virginia. To determine if you are required to file a Virginia income tax return, consult a tax professional. Information and forms may be obtained at www.tax.virginia.gov, or by calling the Department at (804) 367-8031 (individuals) or (804) 367-8037 (businesses).

YOUR SHARE OF THE ALL SOURCE MODIFICATIONS FOR VIRGINIA
RESIDENTS IS THE FOLLOWING:

DEPRECIATION ADDITIONS:	0.
DEPRECIATION SUBTRACTIONS:	47,585.