

September 18, 2023



Trailing Period Returns¹

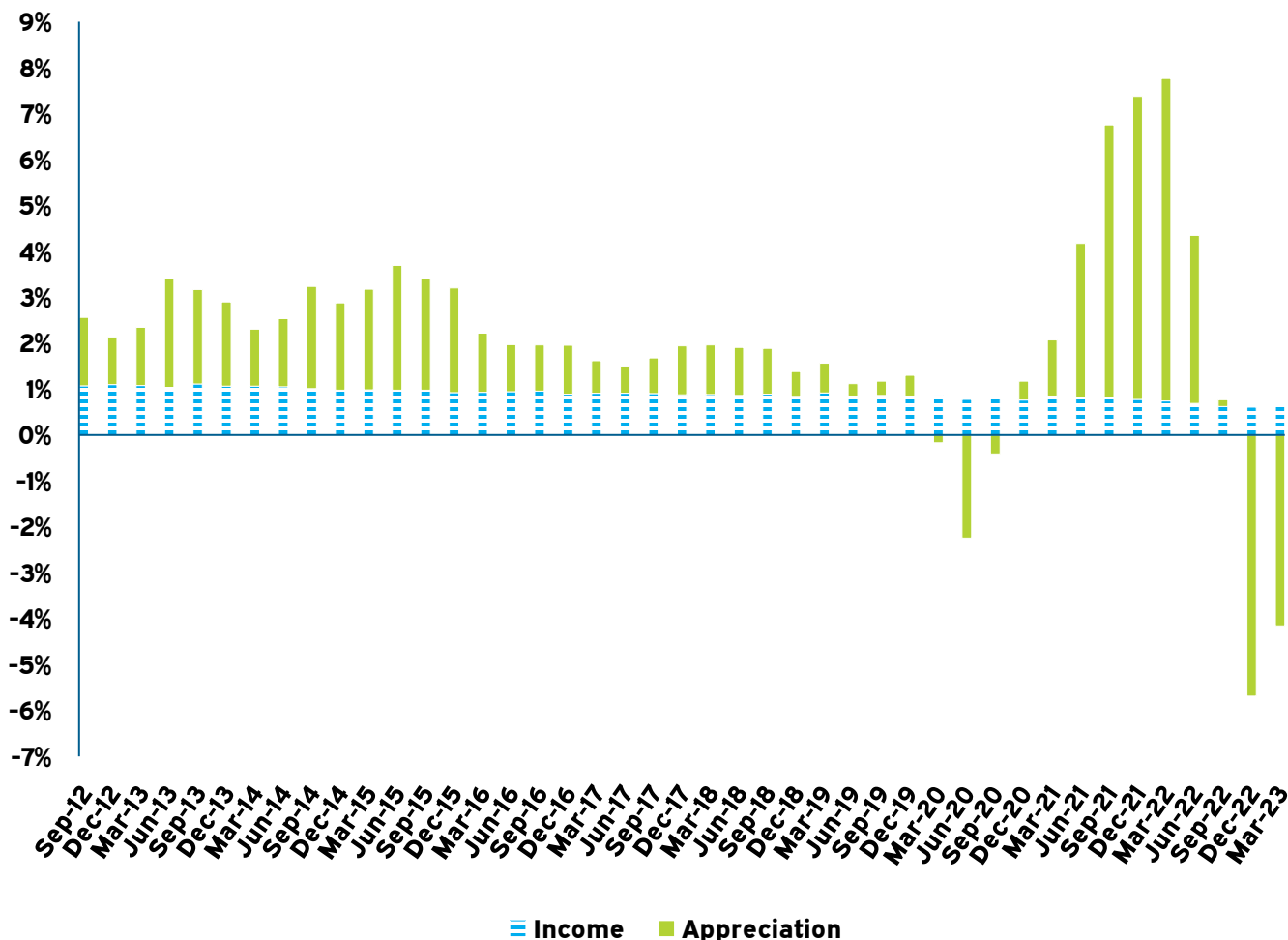
<i>As of March 31, 2023</i>	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
NFI-ODCE (EW, net)	-3.7	8.2	7.1	8.8
NFI-ODCE (VW, net)	-3.9	7.5	6.6	8.5
NCREIF Property Index	-1.6	7.7	7.1	8.5
NAREIT Equity REIT Index	-19.4	10.2	6.2	6.4

Private real estate indices were negative in Q1 2023, as well as over the 1-year time horizons. The 3-year, 5-year, and 10-year horizons remained positive. The NFI ODCE Equal Weight Index posted a return in Q1 2023 of -3.5%, however private core real estate continued to vastly outperform the public index over the trailing one-year period. Private core real estate has generally outperformed the public index for all periods presented, with the exception of the 3-year time horizon as of Q1 2023. Public real estate performance has generated consistently negative returns over the last year, posting a negative return in Q1 2022 that has continued through Q1 2023.

¹ Source: NCREIF.



ODCE Return Components¹ (Equal Weight, Net)

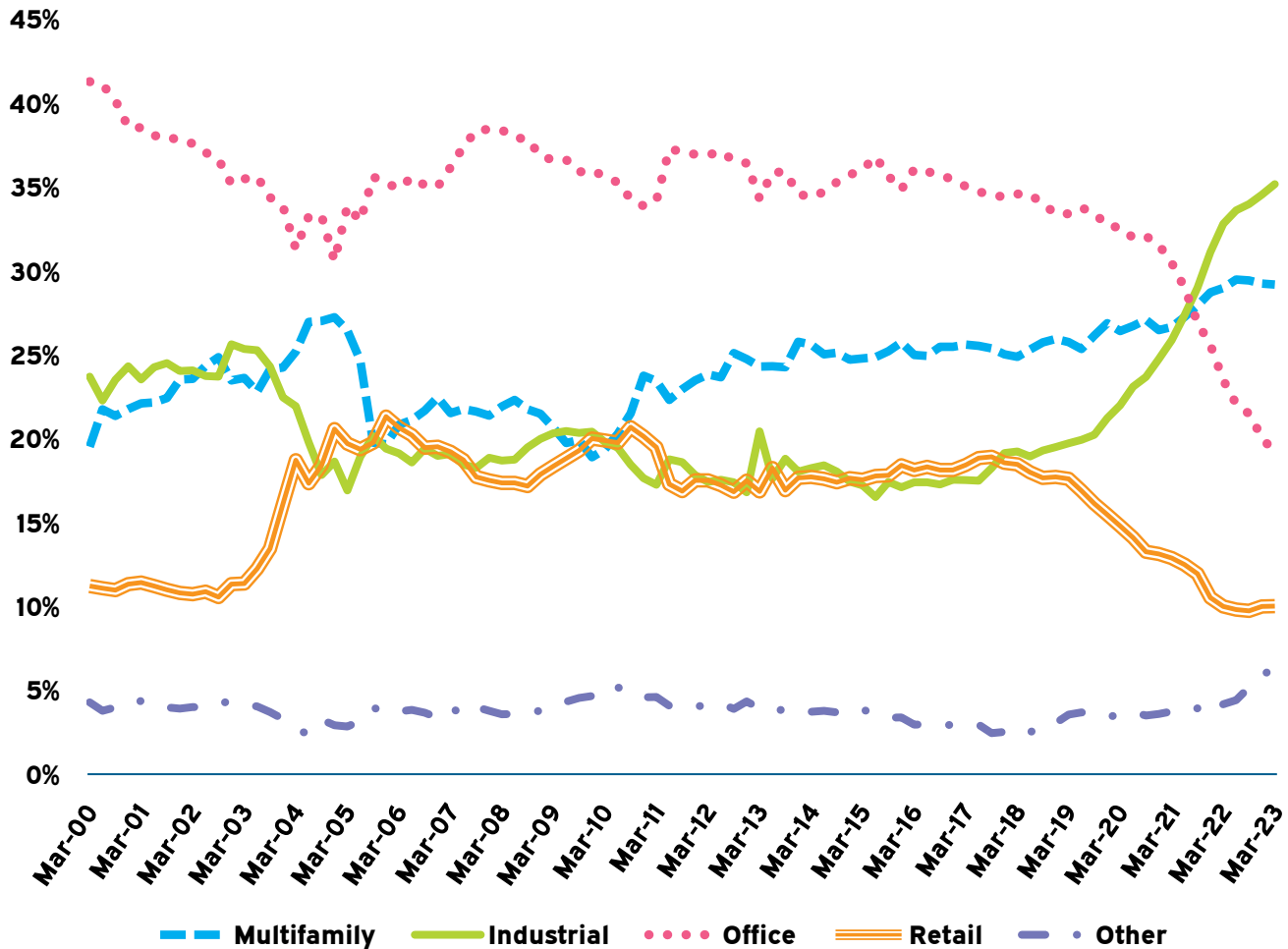


The NFI-ODCE Equal Weight return in Q1 2023 reflected a net return of -3.5%, representing its second consecutive negative return, although increasing by 158 basis points from Q4 2022. This result was driven by a -4.2% appreciation return for the quarter, which was slightly offset by a 0.9% income return. Upward adjustments to the discount rate, used in valuations to reflect increasing interest rates and the cost of debt financing, negatively impacted the appreciation component of returns.

¹ Source: NCREIF.



ODCE Property Type Allocation¹ (% of EW NAV)



The NFI-ODCE Equal Weight Index currently comprises 29% multifamily, 35% industrial, 19% office, 10% retail, and 6% in other property types, based on its net asset value (“NAV”) as of Q1 2023. The heavy weight towards multifamily and industrial results from a trend of consistent growth within each sector over the past 5+ years, in accordance with a steady decline in both office and retail exposure which was heightened after the onset of COVID in March 2020. In the past year (Q1 2022-Q1 2023), the Other category has also seen material growth, with exposure to healthcare-related assets increasing from zero to 1.2% in Q1 2023. “Other” also includes 2.5% self-storage, 0.6% land, 0.1% hotel, and 1.7% in other smaller sectors as of Q1 2023.

¹ Source: NCREIF.