Real Estate Market Environment

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Market Overview

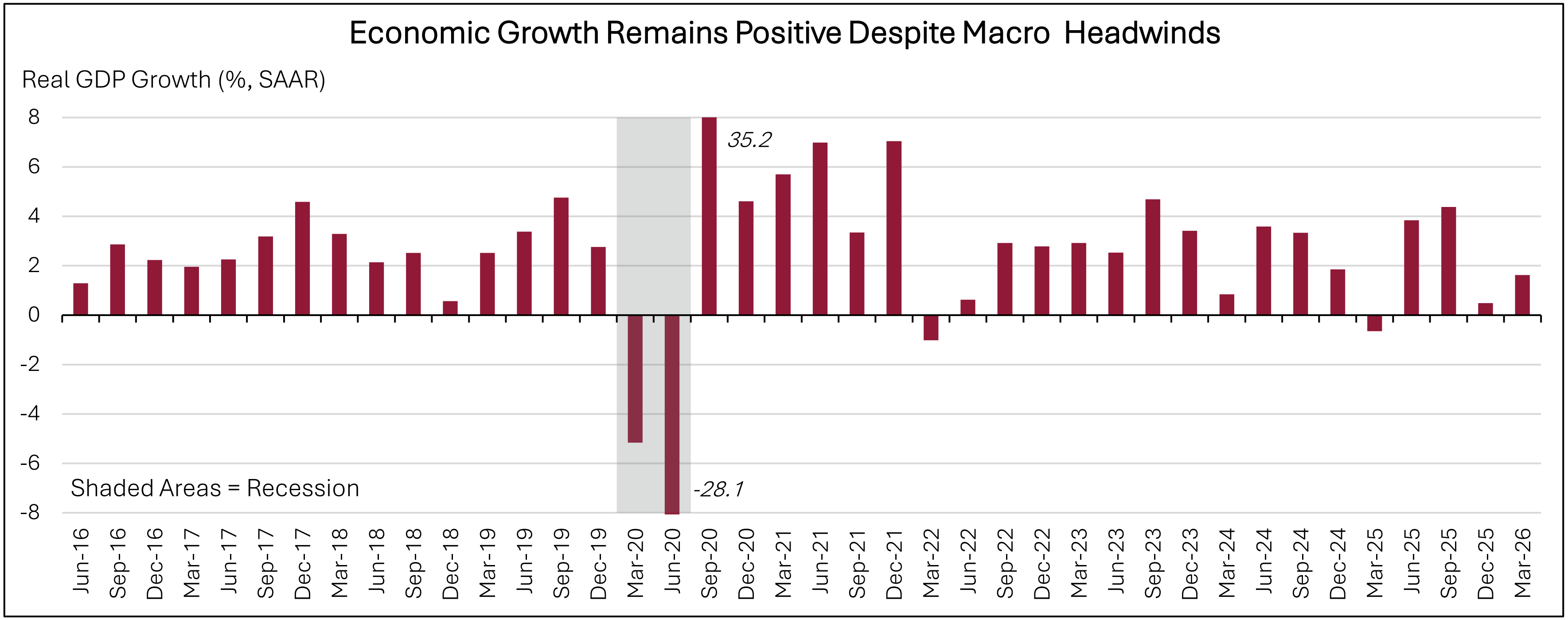
- Economic growth remains positive despite elevated geopolitical risk and inflation uncertainty
  - The US consumer continues to drive the economy along with AI-related capex
  - Cooling labor market and stretched consumer combined with housing affordability issues remains areas to monitor
  - Iran conflict prolonging inflation concerns and potential hit to global GDP growth

- Real estate capital markets have normalized
  - Transaction volumes are becoming healthier and lenders are more active in the market with tighter spreads

- Real estate fundamentals remain positive while supply overhang remains
  - Absorption continues across the property types (including office)
  - Rent growth in certain sectors remains muted due to post-COVID supply surge but current conditions are limiting new construction which should lead to stronger rent growth once supply has been absorbed
  - Real estate provides an attractive entry point at reset values with rent growth expected to drive future returns in a higher rate environment

U.S. Economy: Headline Growth

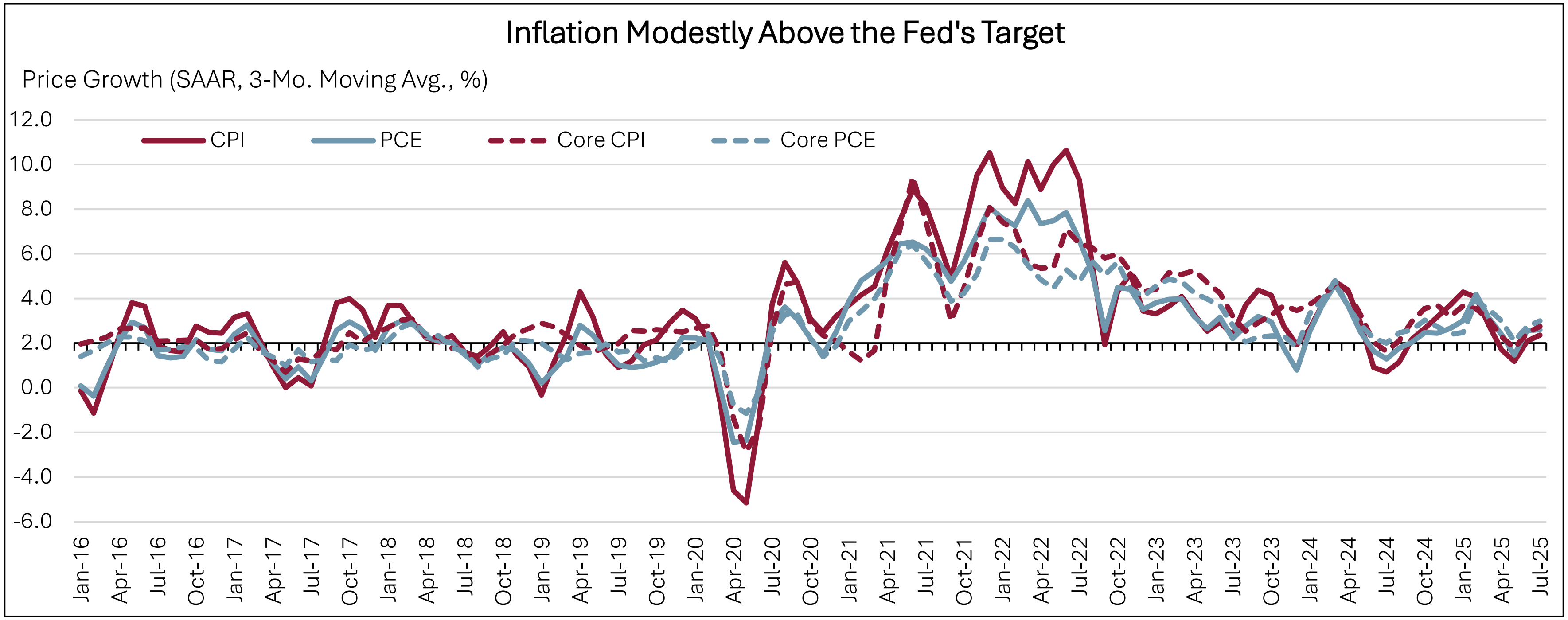
- Real GDP growth rose by an annualized 1.6% in Q1, below estimates but above weaker Q4 growth which was impacted by lower exports and reduced government spending resulting from the government shutdown
- Expectations of Fed rate cuts coming into year have reversed due to inflation concerns stemming from war in Iran but economic growth trends remain positive



Source: U.S. Bureau of Economic Analysis, National Bureau of Economic Research, IREC, Data as of 3/31/26

U.S. Economy: Inflation

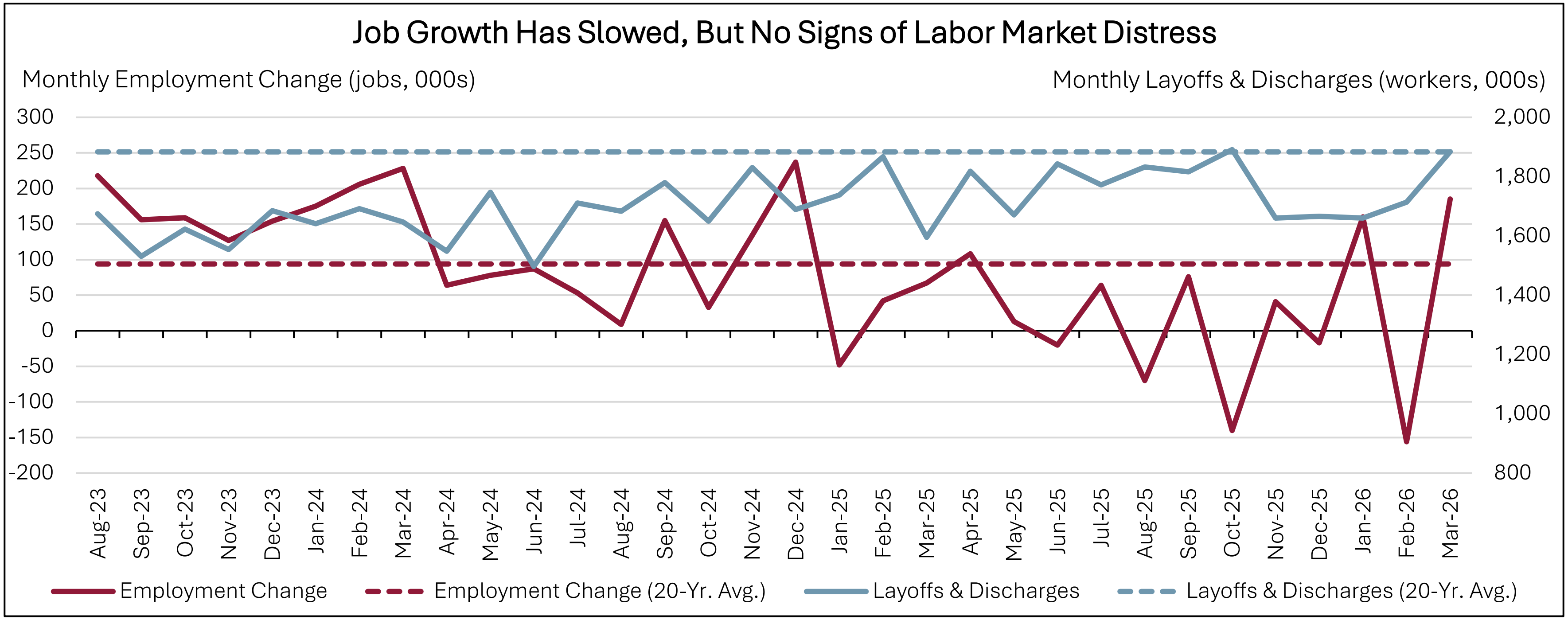
- March energy shock led to the 3-month moving average of CPI growth to spike to 5.4% on a seasonally-adjusted annualized basis in March; core inflation remained lower at 2.9%
- The Fed is no longer benefitting from lower energy prices and inflation has started to trend higher
- Slower job growth but persistent inflation are making it difficult for the Fed to time rate cuts



Source: U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis, IREC; Data as of 3/31/2026 –please note averages for Q4 were calculated without October CPI figures due to government shutdown

U.S. Economy: Labor Market

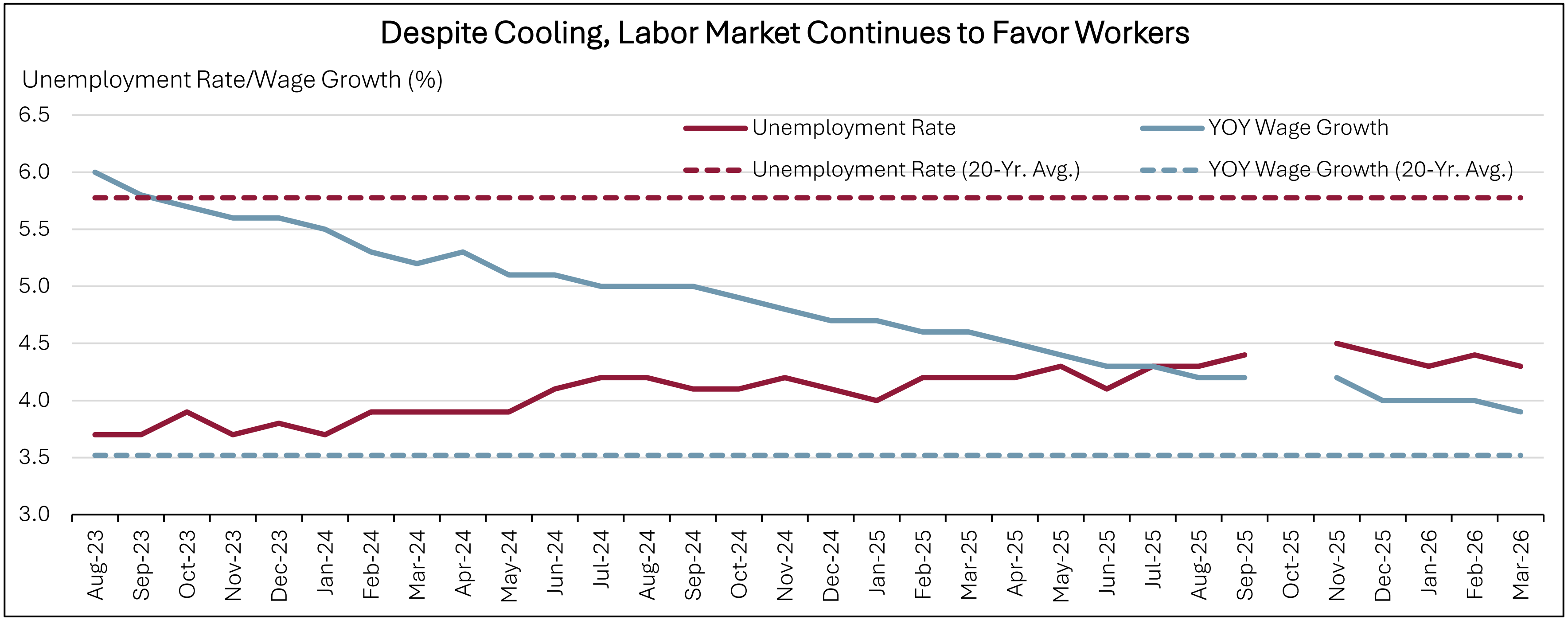
- Employment growth has slowed and monthly levels have bounced from negative to positive; layoffs have ticked higher towards long-term monthly averages
- Employment growth has weakened significantly however unemployment has yet to spike



Source: U.S. Bureau of Labor Statistics, IREC; Data as of 3/31/2026

U.S. Economy: Labor Market

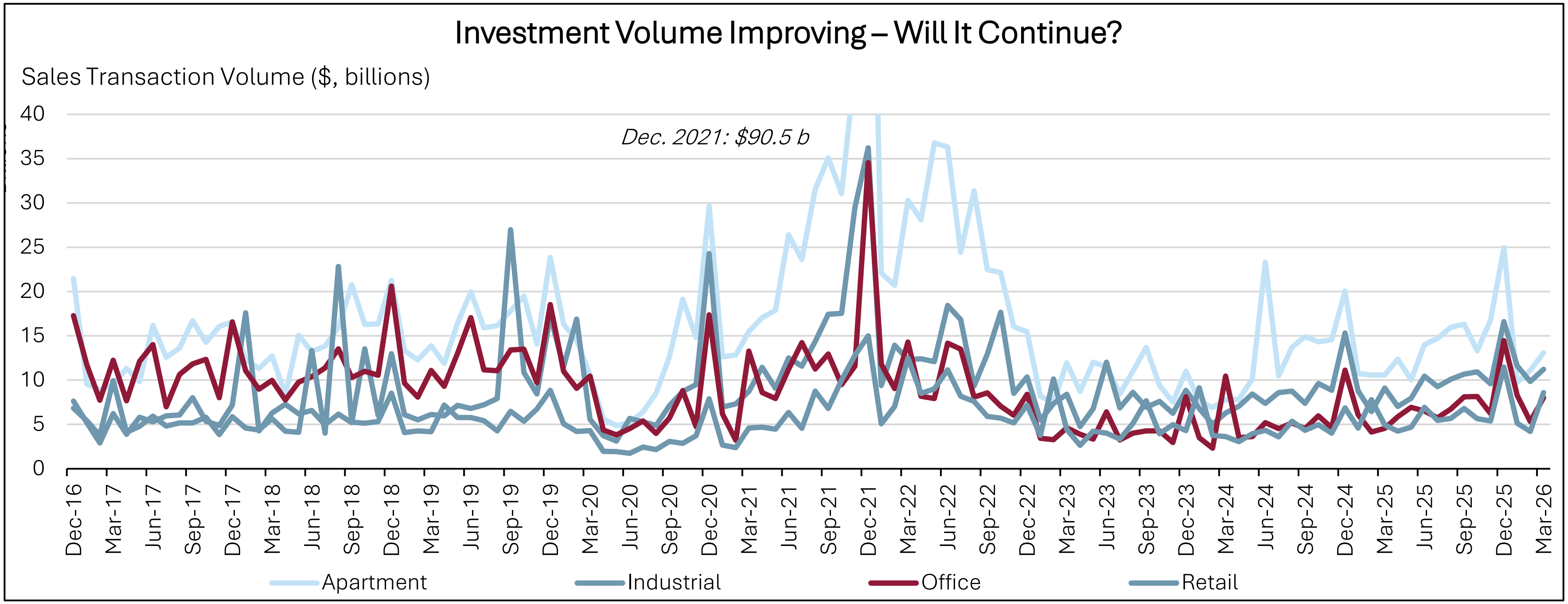
- The unemployment rate was 4.3% in December, well-below its long-term average, but levels continue to remain higher than post-COVID lows
- Wage growth has slowed, but has been outpacing inflation until recently and remains higher than longer term averages
- Low unemployment and healthy wage growth are supporting residential rents and retail sales



Source: U.S. Bureau of Labor Statistics, Federal Reserve Bank of Atlanta, IREC; Data as of 3/31/26, please note October 2025 data unavailable due to government shutdown

U.S. Real Estate Capital Markets: Investment Activity

- Transaction volume momentum continued into Q1 2026 as volumes were up 33% from Q1 2025
  - 2025 investment volume in 2H of 2025 was nearly 28% higher than the same period in 2024, at $321 billion
  - 2025 total investment volume of $545 billion represented a 23% increase over 2024
- Transaction volumes continue to normalize despite macro uncertainty and geopolitical shock
  - Drop off in April transactions were offset by a rebound in May



Source: Real Capital Analytics, Inc., IREC, Briggs Advisors; Data as of 3/31/2026

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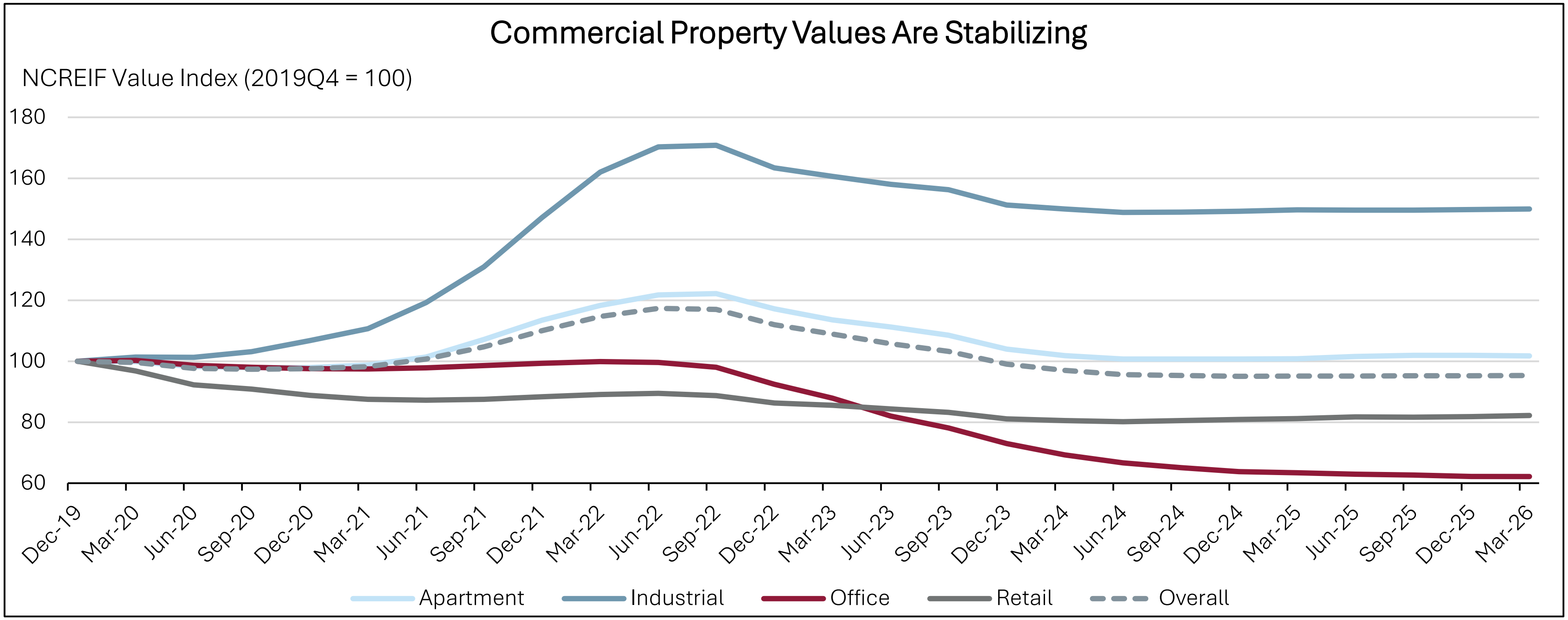
U.S. Real Estate Core Property Values

- Core property values stabilization has continued into 2026 (NCREIF NPI Index) with the index posting a slightly positive appreciation return in the first quarter
- Property values for the index are up modestly over the past year with only Office experiencing negative appreciation (-1.25%) in that time period, a slower rate than experienced from mid-2022 through the end of 2024

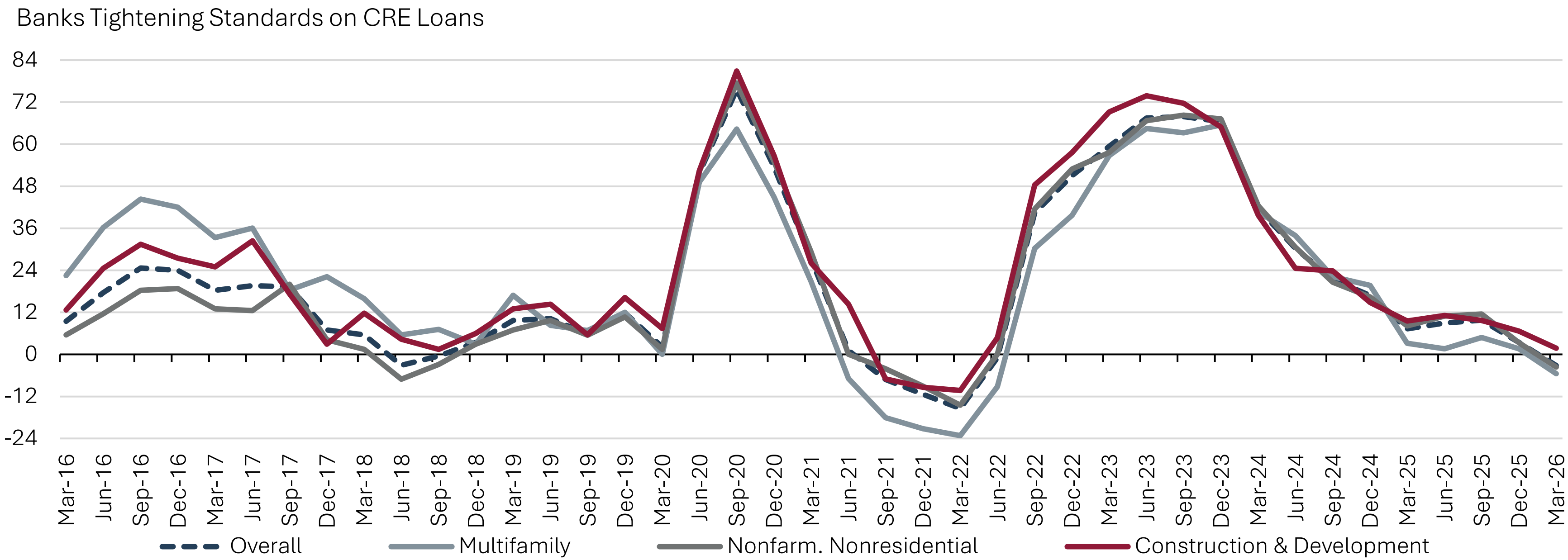


Source: National Council of Real Estate Investment Fiduciaries NPI Index, IREC; Data as of 3/31/26

U.S. Real Estate Capital Markets: Lending Environment

- After most banks tightened lending standards in 2022 and 2023, the net percentage of banks reporting tighter lending standards has dropped precipitously
- Bank lending standards appear to have reached neutral territory where they are neither loosening nor tightening while demand for loans has returned

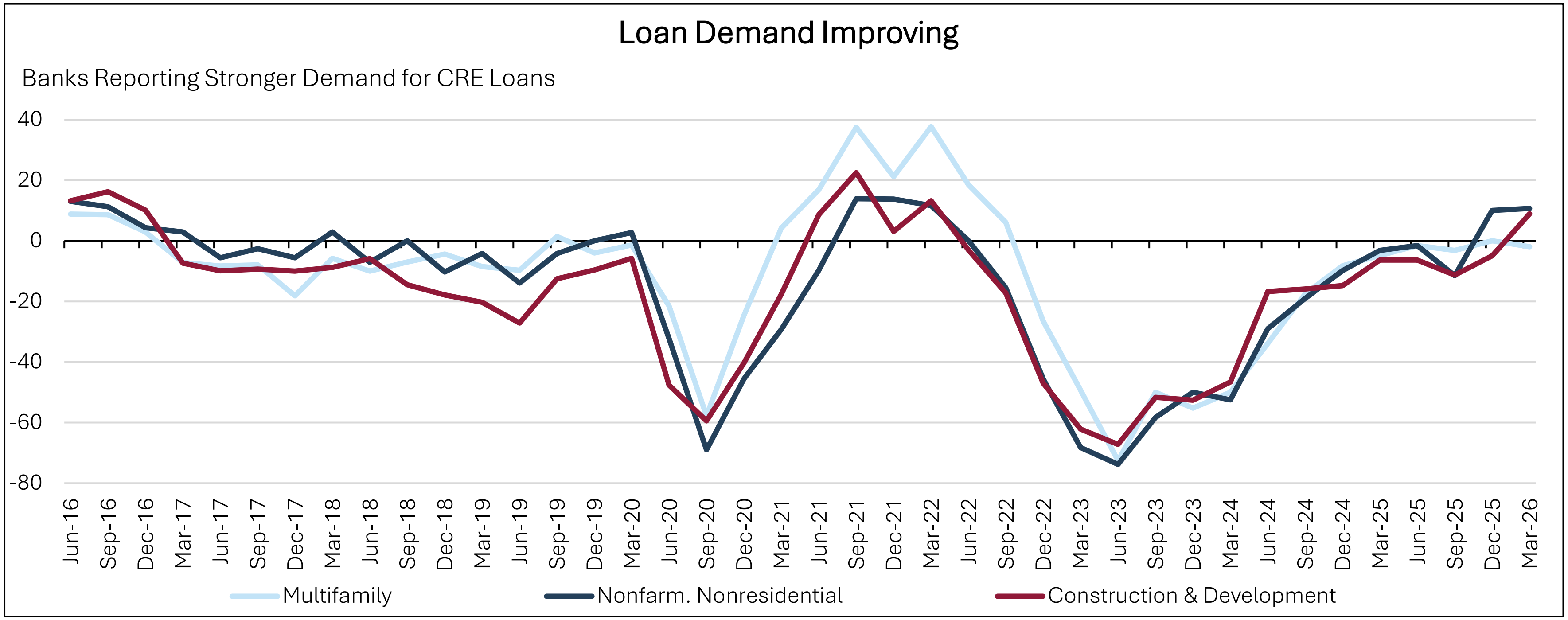
Banks Reporting Loosening Lending Standards into 2026



Source: Federal Reserve Senior Loan Officer Survey, IREC; Data as of 3/31/26

U.S. Real Estate Capital Markets: Lending Environment

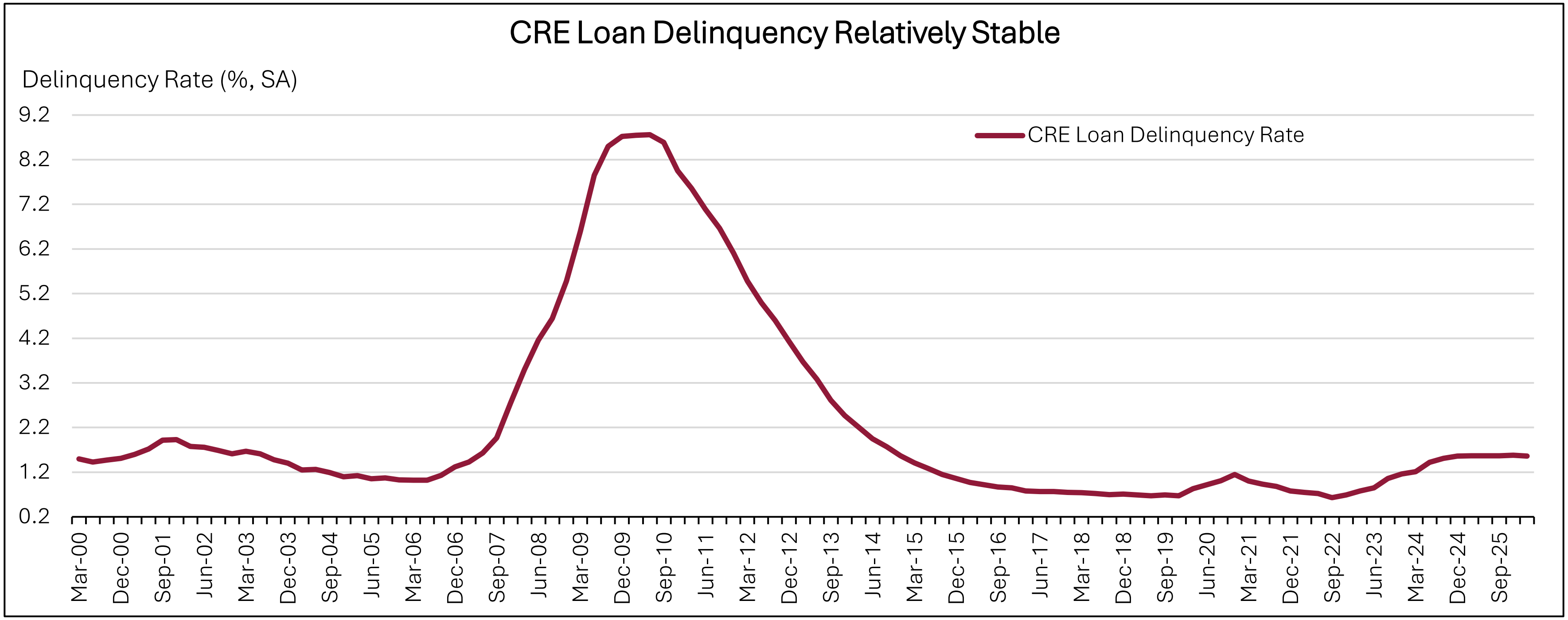
- The deterioration of loan demand has abated since bottoming in 2023
- Despite higher rates, spreads have come in and demand has improved
- Increasing transaction volume has led to an increase in demand in recent quarters



Source: Federal Reserve Senior Loan Officer Survey, IREC; Data as of 3/31/26

U.S. Real Estate Capital Markets: Delinquency Rates

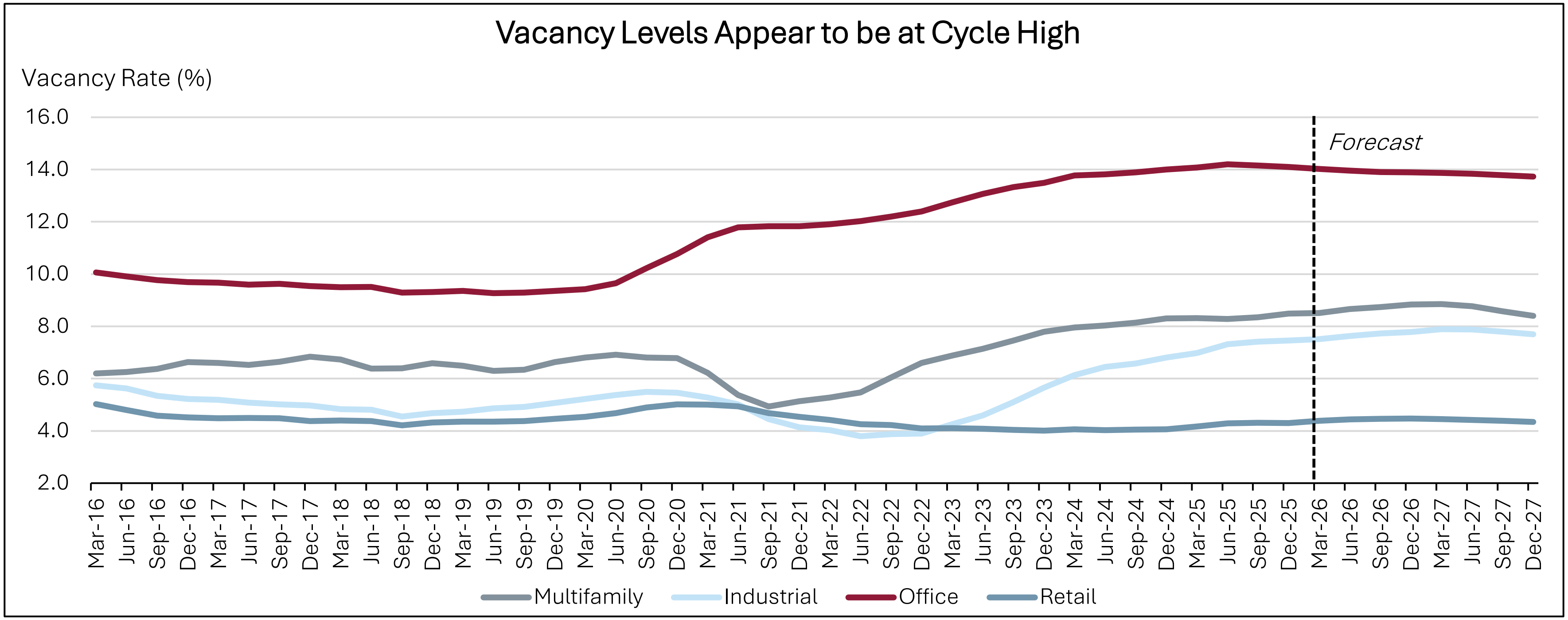
- The overall CRE delinquency rate is just under 1.6%, which is below the early 2000s cycle and dramatically lower than the GFC
- While it has nearly doubled over the past two years, the delinquency rate has changed very little since mid 2024



Source: Federal Reserve Board, IREC, Briggs Advisors; Data as of 3/31/26

U.S. Real Estate Fundamentals: Vacancy

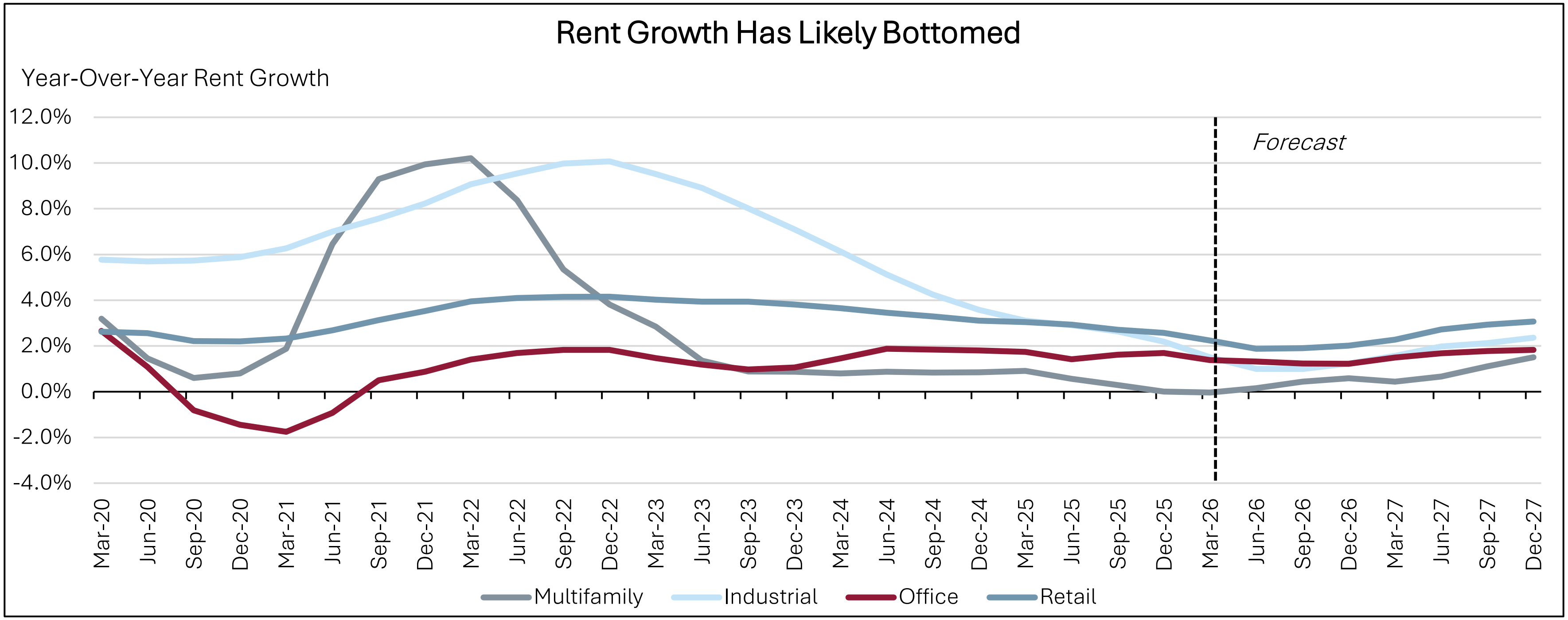
- Vacancy has stabilized at higher relative levels which should be reduced due to limited new supply
- Office vacancy improving with increased leasing velocity on a national level
- Apartment and industrial vacancies remain elevated as absorption continues for the new supply from the post-COVID boom
- Retail continues to benefit from consumer preferences and muted supply in past decade +



Source: CoStar Group, Inc., IREC; Data as of 3/31/2026

U.S. Real Estate Outlook: Rent Growth

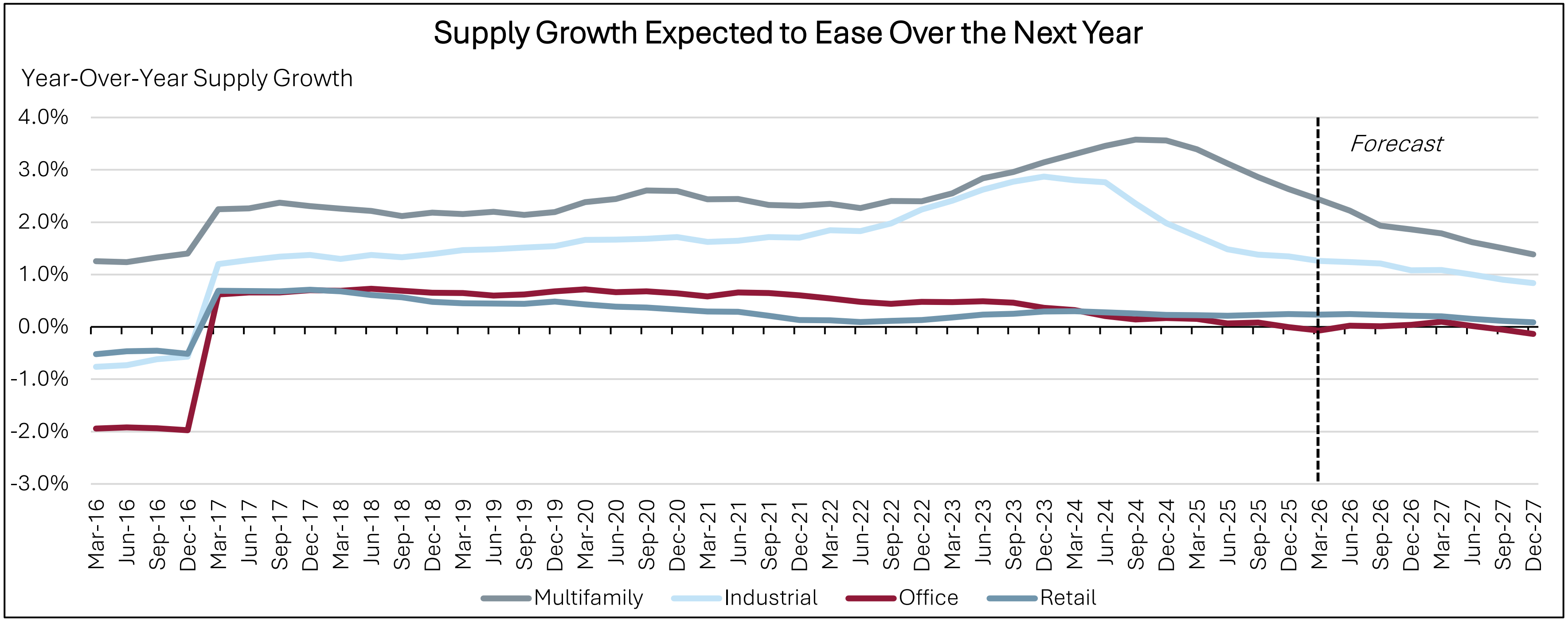
- Rent growth has likely bottomed as COVID-era supply continues to be absorbed
- Elevated rate environment and cost of construction supports stronger rent growth across property types going forward
- Strong rent growth needed to make new development work



Source: CoStar Group, Inc., IREC; Data as of 3/31/2026

U.S. Real Estate Fundamentals: Supply

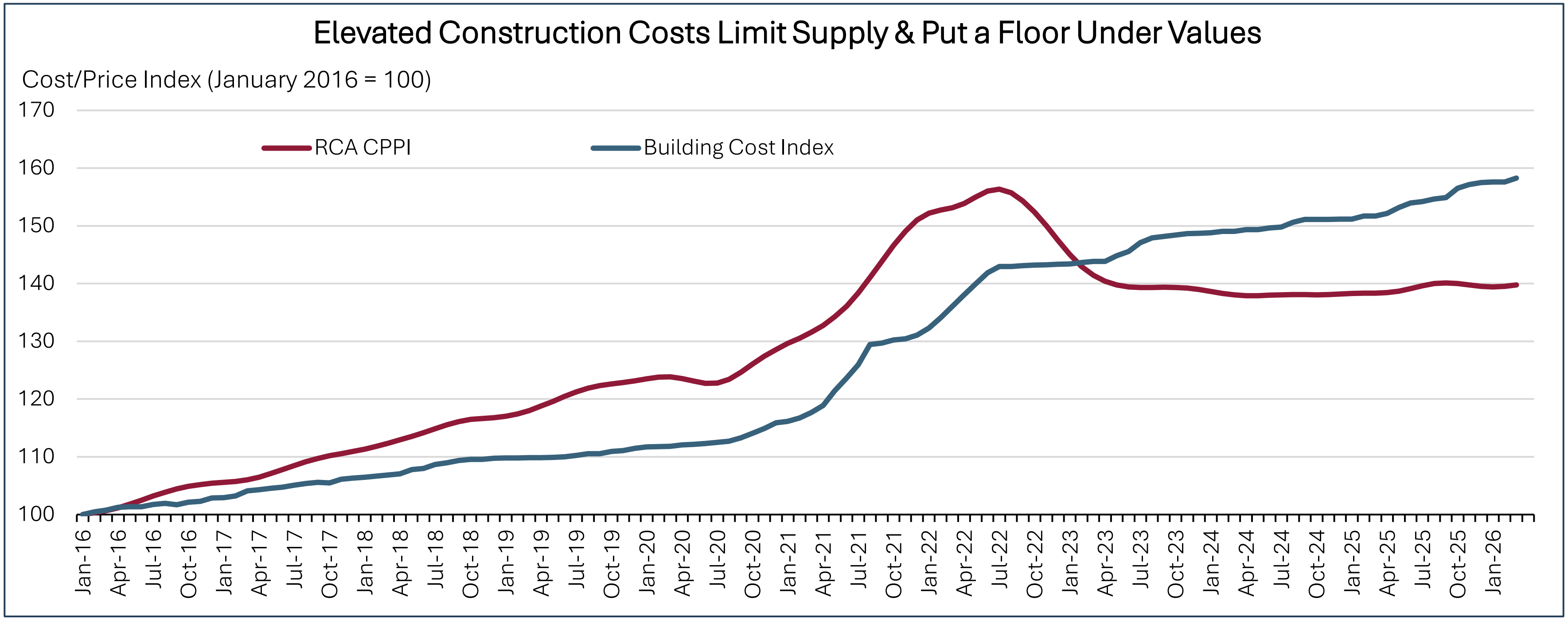
- Construction underway as a percent of inventory has declined across property sectors
- Less supply underway foreshadows lower completions in the quarters ahead, with office and retail supply growing well-below 1% in 2026; industrial and multifamily also slowing
- Development capital has shifted outside the major sectors, particularly to data centers



Source: CoStar Group, Inc., IREC; Data as of 3/31/2026

U.S. Real Estate Outlook: Construction Costs

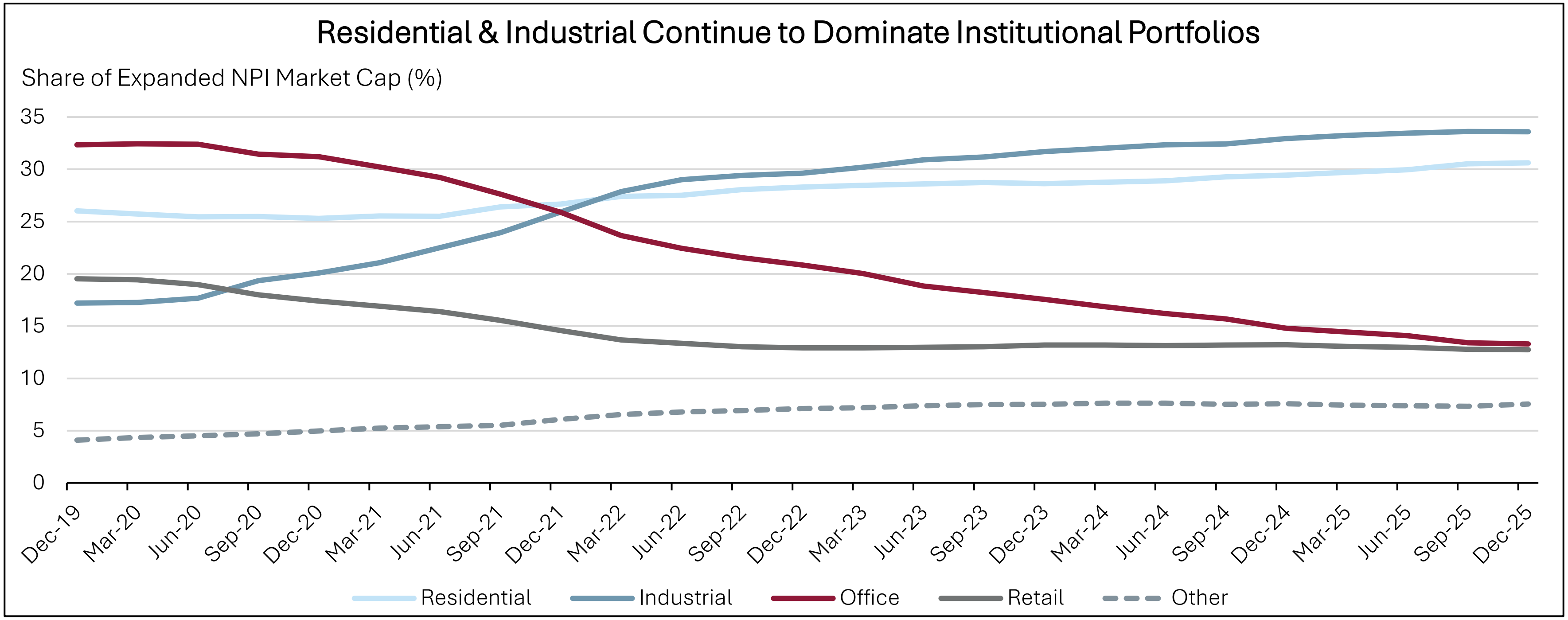
- Continuing escalation in new construction costs is working to reduce supply risk, while also placing a floor under existing asset values
- Buyers can acquire assets below replacement cost, improving the prospects for appreciation
- Tariffs should continue to put upward pressure on construction costs



Source: Real Capital Analytics, Inc., Federal Reserve Bank of St. Louis, Engineering News Record (ENR), IREC; Data as of 3/31/2026; CPPI is MSCI's commercial-property price index of transacted sales prices

U.S. Real Estate Investment Performance: Sector Exposures

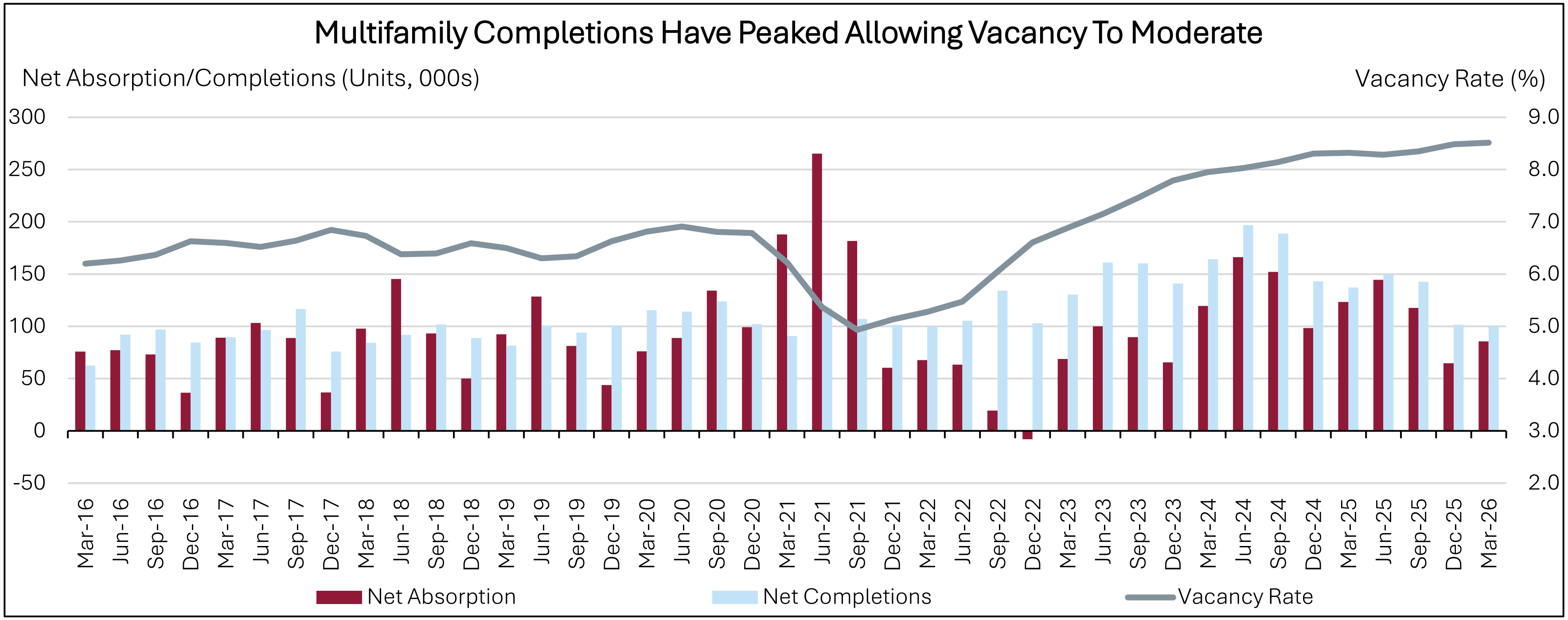
- Residential and industrial continue to gain share within institutional portfolios, this is partly due to investment activity, but relative performance has played a major role
- Substantial value write-downs and some dispositions have led office exposure to decline from nearly one-third in 2020 to about 13% today



Source: National Council of Real Estate Investment Fiduciaries (NCREIF), IREC, Briggs Advisors; Data as of 12/31/2025 *IREC Definition Note: Residential includes all Expanded NPI Residential subsectors plus Senior Housing; Industrial excludes Life Science and includes Operating Land; Office excludes Medical Office and Life Science; Other includes Life Science, Medical Office and Self Storage*

Sector Overview: Multifamily

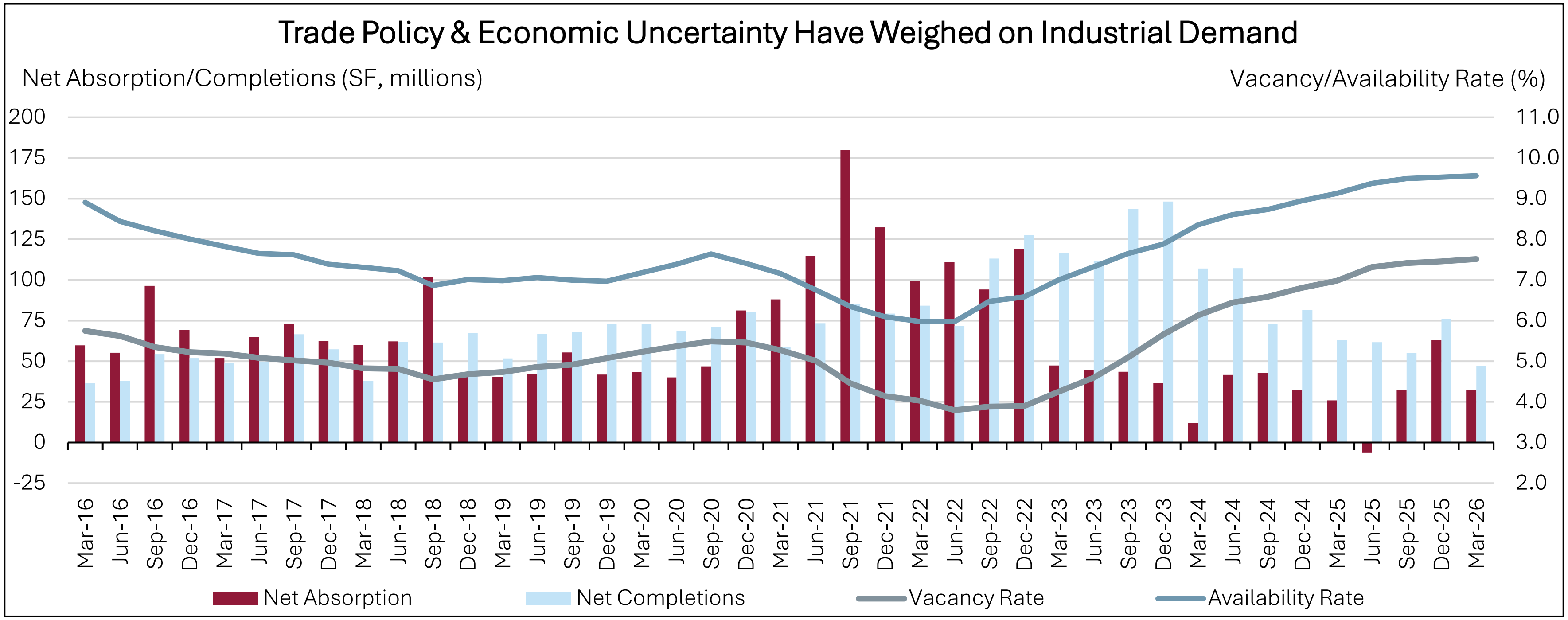
- Average quarterly completions are down 26% over the past year
- Net absorption is healthy but supply has continued to outpaced absorption; completions are projected to slow dramatically based on the number of units currently under construction
- High home prices and mortgage rates have led to homeownership challenges, bolstering multifamily demand



Source: CoStar Group, Inc., IREC; Data as 3/31/26

Sector Overview: Industrial

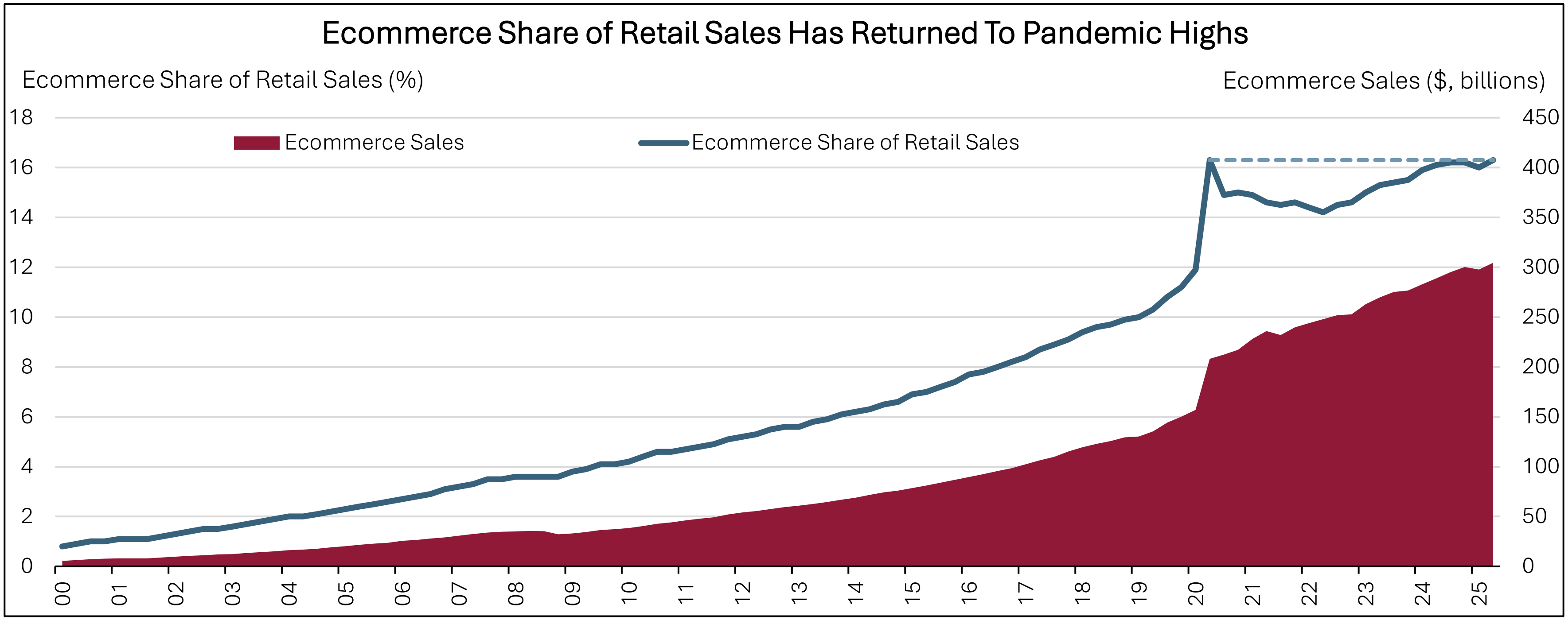
- Industrial vacancy has ticked steadily higher as demand growth has slowed; availability and vacancy are both at their highest levels in over a decade
- Net completions have declined; completions over the past year are down 26% from one year ago and 53% from two years ago with quarterly completions at a post-pandemic low
- Absorption volumes have strengthened again after weakening in mid-2025 following tariff announcements



Source: CoStar Group, Inc., IREC; Data as of 3/31/2026

Sector Overview: Industrial (Continued)

- Ecommerce sales above pandemic highs rising 9.8% over the past year after a brief pause during Q2 2025 when tariff announcements slowed ecommerce sales growth

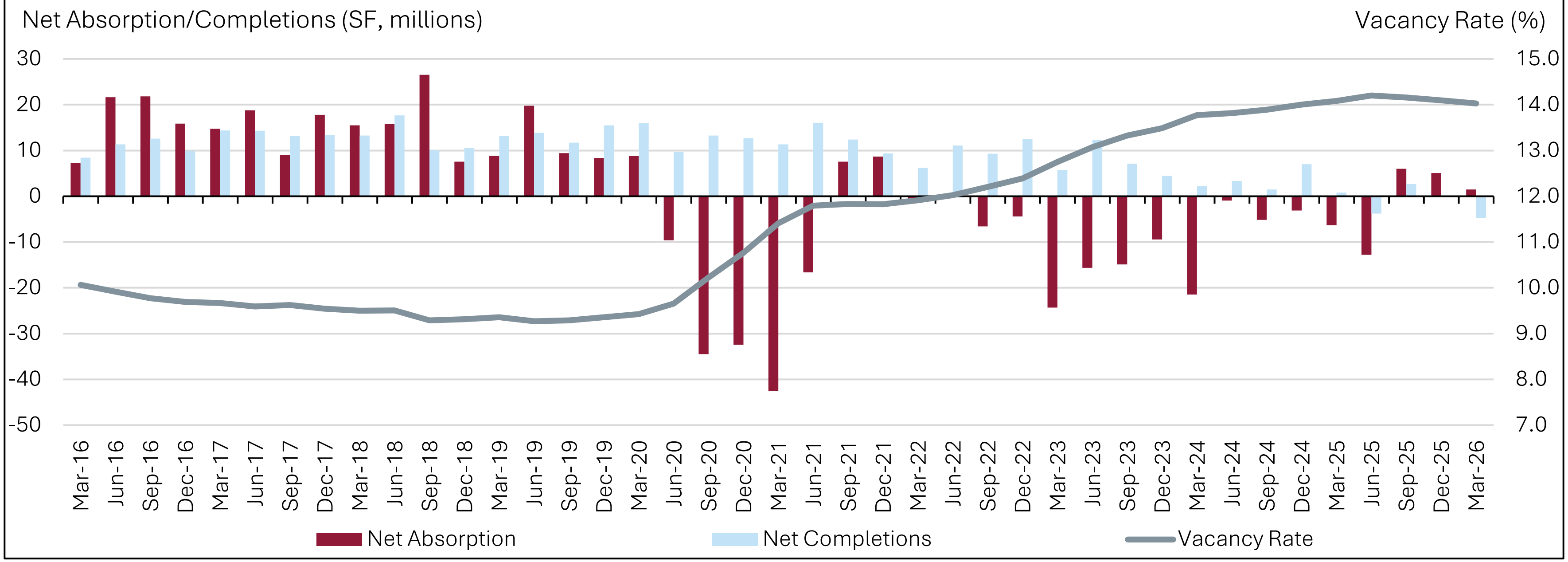


Source: U.S. Census Bureau, Federal Reserve Bank of St. Louis, IREC; Data as of 3/31/26

Sector Overview: Office

- Positive net office absorption combined with supply leaving the market has led to a small reduction in vacancy rates over the past year
- Virtually no speculative office development is occurring in most U.S. markets
- New construction volumes are at an absolute historical low and represent 0.6% of inventory

Net Office Absorption Has Improved Somewhat



Source: CoStar Group, Inc., IREC; Data as of 3/31/2026

Material Repricing Has Occurred; Returns Have Stabilized Recently

Office values have undergone a significant correction since 2022. This is shown in the table below comparing Q2'22 vs Q1'26 office valuation metrics for the ODCE and U.S. REIF:

Change in Valuation Metrics for the Altus ODCE Benchmark

Quarter/Year	Value Per SF	Discount Rate	Terminal Cap Rate	5-year Average Implied Cap Rate
Q2'22	$615	6.52%	5.51%	5.22%
Q1'26	$484	8.16%	6.71%	6.92%
% Change / BPS Change	(21.4%)	(164 bps)	(120 bps)	(170 bps)

ODCE Gross Unlevered Returns

	Quarter Returns				Annualized Returns			
Property Type	Q1'26	Q4'25	Q3'25	Q2'25	1 YR	2 YR	3 YR	5 YR
Industrial	1.00%	1.00%	0.71%	0.71%	3.64%	3.80%	1.66%	10.64%
Apartment	1.01%	0.78%	1.45%	1.45%	4.79%	4.45%	0.28%	4.31%
Office	1.28%	1.09%	0.45%	0.45%	3.40%	0.20%	(7.12%)	(5.02%)
Retail	2.17%	1.66%	1.27%	1.27%	7.38%	7.13%	4.31%	4.01%
ODCE Total	1.23%	1.03%	0.99%	0.99%	4.50%	3.74%	(0.31%)	3.71%

Q2'22 was the peak for the ODCE. Following Q2'22, the ODCE had nine quarters of negative appreciation returns.

Office Income Returns Remain High

- The ODCE office sector now has the highest income return of the four main sectors over recent trailing periods:

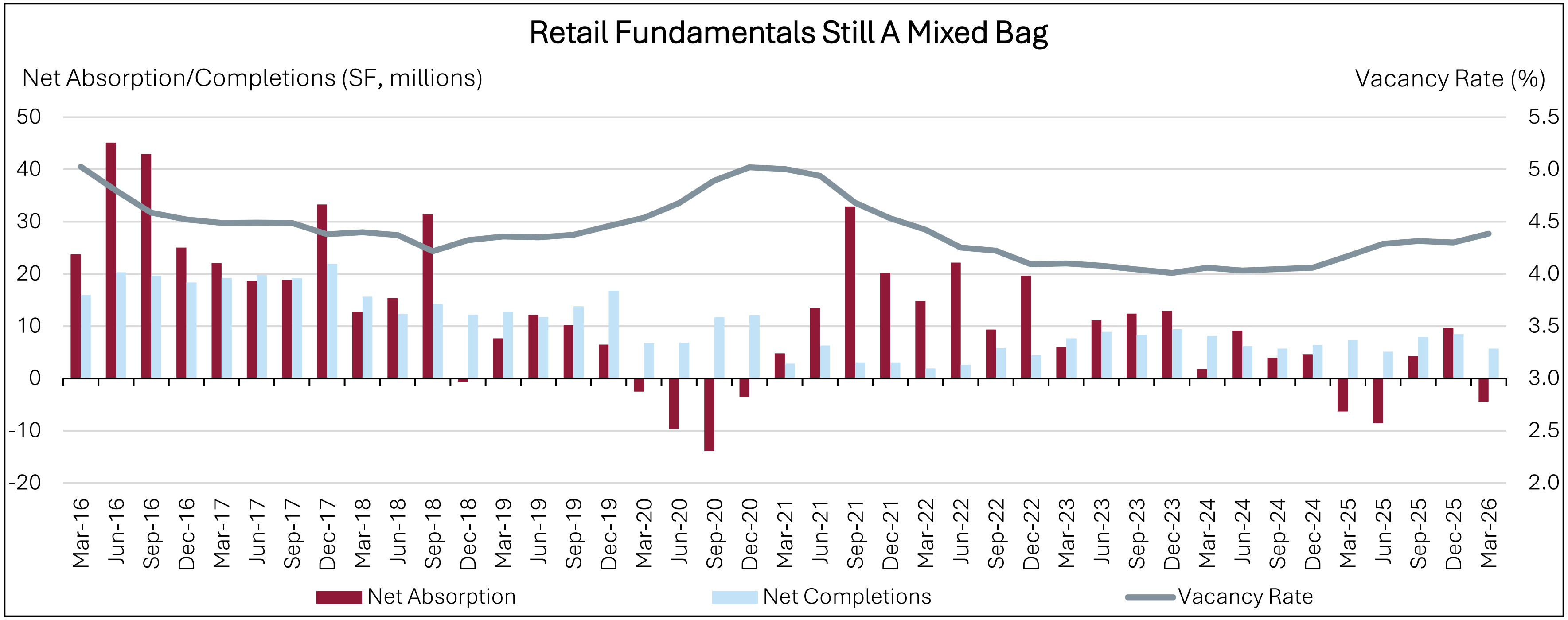
ODCE Gross Annualized Income Return

	Annualized Returns			
	1 YR	2 YR	3 YR	5 YR
Industrial	3.76%	3.70%	3.57%	3.45%
Apartment	4.21%	4.18%	4.06%	3.80%
Office	**5.52%**	**5.70%**	**5.53%**	**5.03%**
Retail	5.44%	5.43%	5.38%	5.19%
ODCE Total	4.39%	4.41%	4.29%	4.09%

Source: NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE). Returns are gross of fees, unlevered.

Sector Overview: Retail

- Significant bifurcation is persisting in the retail sector with mall vacancy at 8.4%, twice as high as the 4.4% overall retail vacancy rate
- Grocery-anchored remains resilient with changing consumer preferences

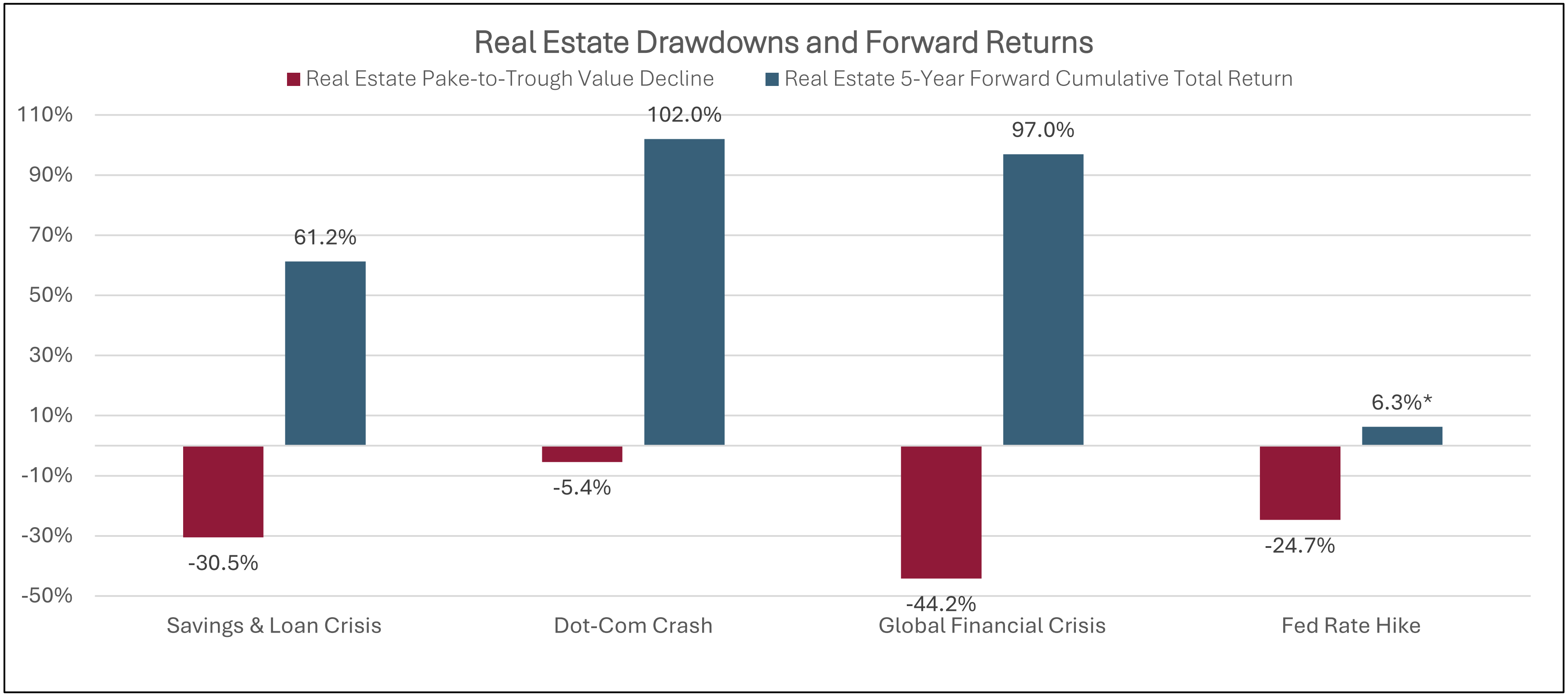


Source: CoStar Group, Inc., Briggs Advisors; Data as of 3/31/2026

Real Estate Drawdowns and Forward Returns

- NCREIF ODCE Index has produced seven consecutive quarters of positive returns

- Go-forward returns have been compelling during other periods of valuation reset over the ODCE history



*Through Q1 2026; Source : National Council of Real Estate Investment Fiduciaries NFI ODCE Index, all returns presented gross of fees

Sean Ruhmann, Chief Operating Officer

Sean Ruhmann is Chief Operating Officer of Intercontinental Real Estate Corporation and is responsible for overseeing the firm's operations across its investment platform. He works closely with senior leadership to drive strategy, operations, and performance. He is a member of the firm's Senior Management Committee, Investment Committee, Valuation Committee, Risk Committee, and Technology Committee.

Prior to joining Intercontinental in 2026, Mr. Ruhmann spent nearly a decade at TA Realty, where he was a Partner, member of the Investment Committee, and Portfolio Manager for the firm's open-end core real estate fund. He joined TA Realty in 2016 to launch the firm's core fund and was responsible for the fund's formation, strategy, performance, and growth.

Earlier in his career, Mr. Ruhmann held roles in real estate investment and advisory at NEPC, where he was a Partner and Director of Private Markets Research, and in investment banking at Goldman Sachs and Bank of America, where he focused on real estate transactions and capital markets activity.

Mr. Ruhmann holds a B.S. in Engineering from Trinity College, an M.S. in Mechanical Engineering from Texas A&M University, and an M.B.A. from Dartmouth College.