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Vintage Year	Fund	Return	Metric	Quartile Rank					
				US Value Add RE	Global Value Add RE	NA Private Credit	Global Private Credit	Europe Value Add RE	Europe Private Credit
2015	PRECap VI	0.50%	Net IRR	4	4	4	4	3	4
2015	PRECap VI	0.8x	DPI	3	3	3	4	3	3
2015	PRECap VI	1.0x	TVPI	4	4	4	4	3	3
2020	PRECap VII	10.60%	Net IRR	2	2	4	3	NA	2
2020	PRECap VII	0.4x	DPI	1	1	2	2	NA	1
2020	PRECap VII	1.2x	TVPI	2	2	3	2	NA	2

		Number of Funds in Universe	
		2015	2020
US Value Add RE	CJA United States Value-Add Closed-End Real Estate Equity Benchmark	29	33
Global Value Add RE	CJA Global Value-Add Closed-End Real Estate Equity Benchmark	40	36
NA Private Credit	Preqin North American Private Credit Direct Lending Benchmark	9	16
Global Private Credit	Preqin Global Private Credit Direct Lending Benchmark	21	26
Europe Value Add RE	CJA European Value-Add Closed-End Real Estate Equity Funds	10	3
Europe Private Credit	CJA European Private Credit Direct Lending Funds Benchmark	9	7

All data as of December 31, 2024. Fund performance provided by the Manager.