

# Forum Real Estate Income Fund

ACCESS + EXPERTISE<sup>1</sup> IN REAL ESTATE DEBT

F SHARE: **FORFX** | I SHARE: **FORAX** | K SHARE: **FORBX**

AS OF MAY 31, 2025



**nuveen**

A TIAA Company

(Non-Discretionary Sub-Adviser)<sup>2</sup>



Note: The asset pictured above is owned or managed by Forum or its related entities. There is no guarantee that this or a similar asset will become a holding of the Forum Real Estate Income Fund. Investors will not gain a direct ownership interest in the property shown. **1.** The investment committee of the Forum Real Estate Income Fund has an average of 25 years of experience in real estate finance, commercial real estate-backed securities, and active portfolio management. **2.** Nuveen Asset Management, LLC ("Nuveen") serves as a non-discretionary sub-adviser to a portion of the Fund focusing on commercial mortgage-backed securities (CMBS). In this capacity, Nuveen provides investment recommendations to Forum, and if approved, Nuveen executes the transaction.



# Disclosures

The materials are intended for informational purposes only, are subject to change. This is not provided as investment advice or a recommendation to you. Such an offer to sell or solicitation to buy an interest in the Fund may be made only by the delivery of the Fund's [prospectus](#). In the event that these materials and the prospectus are in conflict, the prospectus's terms shall control. Please review the prospectus fully and consult with your legal and tax counsel, as appropriate. All documents should be reviewed carefully by you and your financial, legal, and tax advisors. Any product or service referred to herein may not be suitable for all persons.

**Past performance is no guarantee of future returns. The Fund's performance may be volatile, and the investment may involve a high degree of risk.**

**Investors should consider the investment objectives, risks, charges, and expenses carefully before investing. Investors should read the prospectus and summary of additional information carefully with this and other information about the Fund. For additional information, please call 888-267-1456 or email [InvestorRelations@ForumIG.com](mailto:InvestorRelations@ForumIG.com).**

Investing in the Fund involves risks, including the risk that an investor may receive little or no return on his, her or its investment or that an investor may lose part or all of such investment. Therefore, investors should consider carefully the following principal risks before investing in the Fund. There is no assurance that the Fund will achieve its performance or investment objectives or achieve any target distribution yield. Shareholders may lose some or all of their invested capital, and prospective investors should not purchase the Fund's shares unless they can readily bear the consequence of such loss. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer. The Fund's investments are also subject to liquidity risk. Funds with principal investment strategies that involve securities with substantial credit risk tend to have a relatively higher exposure to liquidity risk.

As a non-diversified investment company, the Fund may invest more than 5% of its total assets in the securities of one or more issuers. The Fund may therefore be more susceptible than a diversified fund to being adversely affected by events impacting a single borrower, geographic location, security, or investment type. The Fund's investments in real estate debt are expected to be secured by commercial real estate assets. The Fund's concentration in the real estate sector may increase the volatility of the Fund's returns and may also expose the Fund to the risk of economic downturns in this sector to a greater extent than if its portfolio also included investments in other sectors. Further, there is no limit regarding the amount of Fund assets that may be invested in any single geographic area within the United States. To the extent the Fund concentrates its investments in a limited number of assets or geographic areas, the Fund will be subject to certain risks relating to concentrated investments.

Commercial real estate debt instruments (e.g., mortgages, mezzanine loans and preferred equity) that are secured by commercial property are subject to risks of delinquency and foreclosure and risks of loss that are greater than similar risks associated with loans made on the security of single-family residential properties. The Fund expects to invest a portion of its assets in pools or tranches of commercial mortgage-backed securities (CMBS)\*. In a rising interest rate environment, the value of CMBS may be adversely affected when payments on underlying mortgages do not occur as anticipated, resulting in the extension of the security's effective maturity and the related increase in interest rate sensitivity of a longer-term instrument. Subordinate CMBS are also subject to greater credit risk than those CMBS

that are more highly rated. Mortgage loans on commercial properties generally lack standardized terms, which may complicate their structure and increase due diligence costs. Commercial mortgage loans also tend to have shorter maturities than single-family residential mortgage loans and are generally not fully amortizing, which means that they may have a significant principal balance or "balloon" payment due on maturity.

Certain transactions the fund may utilize may give rise to a form of leverage through either (a) additional market exposure or (b) borrowing capital in an attempt to increase investment return. The use of such transactions includes certain leverage-related risks, including potential for higher volatility, greater decline of the fund's net asset value and fluctuations of dividends and distributions paid by the fund.

As of September 28, 2022, the Fund converted to a registered closed-end interval fund operating in accordance with Rule 23c-3 under the Investment Company Act of 1940, as amended (the "1940 Act"). The Fund has elected to be taxed as a real estate investment trust ("REIT") under the Internal Revenue Code of 1986 (the "Code"). The Fund commenced investment operations as a registered closed-end tender fund on April 16, 2021. Prior to that date, the Fund operated as a limited partnership private fund exempt from registration under the 1940 Act, Forum Integrated Income Fund I, L.P., which commenced operations on October 24, 2019, (the "Private Fund"). Information portrayed prior to April 16, 2021, reflects the Private Fund. The Private Fund was not registered under the 1940 Act, and therefore was not subject to certain restrictions imposed by the 1940 Act on registered investment companies and by the Code. If the Private Fund had been registered under the 1940 Act, the Private Fund's performance may have been adversely affected. Furthermore, the fees and expenses of the Private Fund were substantially different from the Fund's current fees and expenses. The fees and expenses of the Fund in the tender fund structure differ from the fees and expenses of the interval fund structure. Please see important information on fees and expenses in the current [prospectus](#).

No offer to purchase interests in the Fund will be accepted prior to the receipt by the prospective buyer of all appropriate documentation.

## DEFINITIONS and DESCRIPTION OF BENCHMARKS

**CMBS IG BBB** is represented by the Bloomberg Barclays CMBS Investment Grade BBB Total Return Index. The index measures the market of conduit and fusion CMBS deals. **Aggregate Bond** is represented by the Bloomberg Barclays US Aggregate Bond Index. The index is a broad-based flagship benchmark that measures the investment grade, US dollar denominated, fixed rate taxable bond market. **High Yield** is represented by the Bloomberg Barclays US Corporate High Yield Total Return Index. The index measures the USD-denominated, high yield, fixed-rate corporate bond market. The **S&P 500** is a benchmark of large-cap US equities. **Bloomberg US 1-3 Year Treasury Bond Index** is a market-value-weighted index that measures the performance of US government bonds with maturities between one and three years (excluding bonds with exactly three years remaining to maturity). It specifically tracks the performance of publicly issued U.S. dollar-denominated, fixed-rate, nominal debt issued by the US Treasury.

Distributor: Foreside Fund Services, LLC. Foreside Fund Services, LLC is not affiliated with Forum Investment Group or Nuveen Asset Management, LLC.

\*A security backed by commercial and multifamily mortgages rather than residential real estate.

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# Executive Summary

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## Scalable Access to Institutional Real Estate Debt

Forum Real Estate Income Fund ("FREIF" or "the Fund") seeks to provide high-income potential with lower volatility by targeting market dislocations in public<sup>1</sup> and private debt. Its flexible mandate adapts to evolving conditions with an aim to deliver risk-adjusted returns and enhanced portfolio stability.

*Note: The asset pictured is owned or managed by Forum or its related entities. There is no guarantee that this or a similar asset will become a holding of the Forum Real Estate Income Fund. Investors will not gain a direct ownership interest in the property shown. 1. Public debt refers to institutional securities investments typically only available to institutions and not to retail investors.*





# Why Now? Why FREIF?

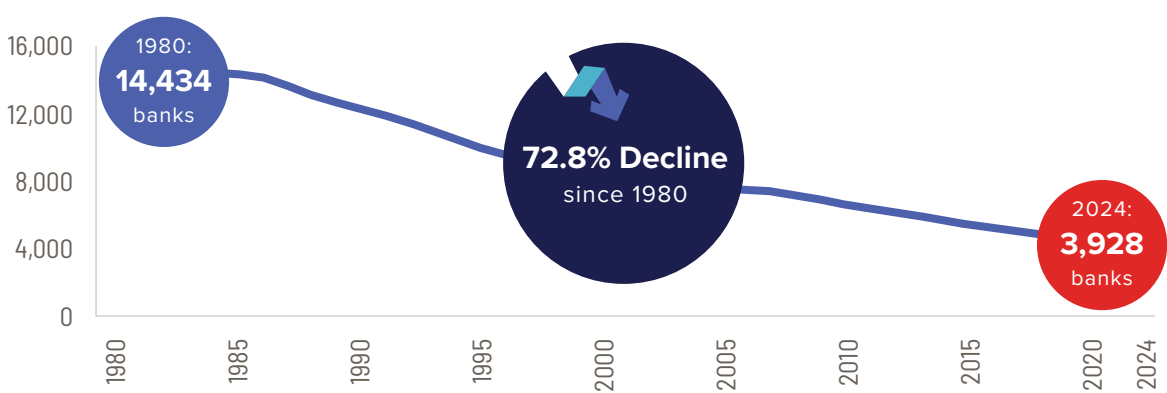


# Why Now?

## Supply/Demand Imbalance

Lending is a secular business creating potential opportunity for multifamily, the growth sector in commercial real estate due to its growing supply/demand imbalance.

Total Number of Commercial Banks (Total Insured)<sup>1</sup>



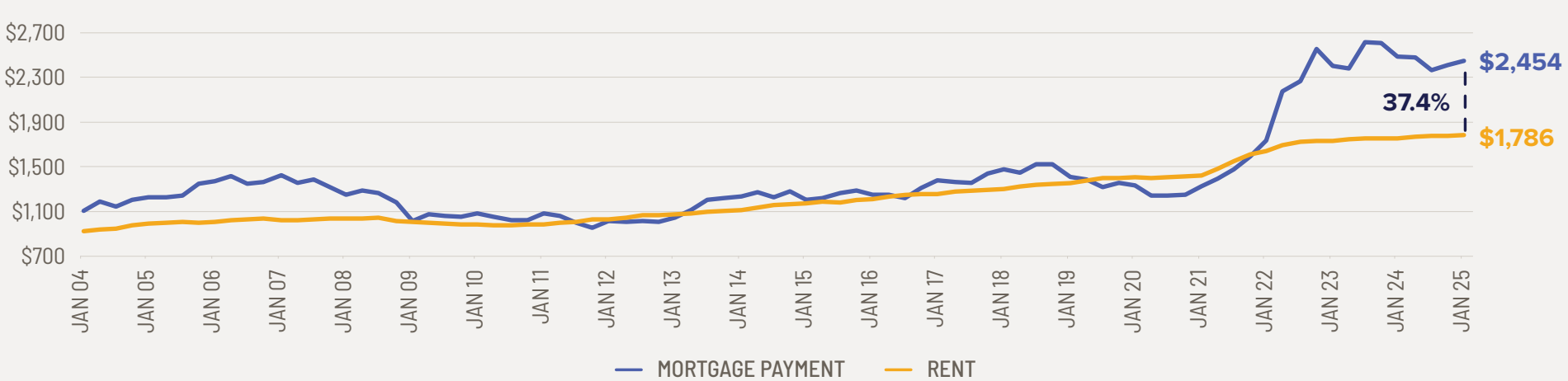
### Housing Deficit

The country is not producing enough housing to meet the ever-growing demand. The U.S. is short approximately

**3.8 Million Homes**

the third-largest gap for any year since 2012.<sup>2</sup>

Home Mortgage Payment Vs. Rent<sup>3</sup>



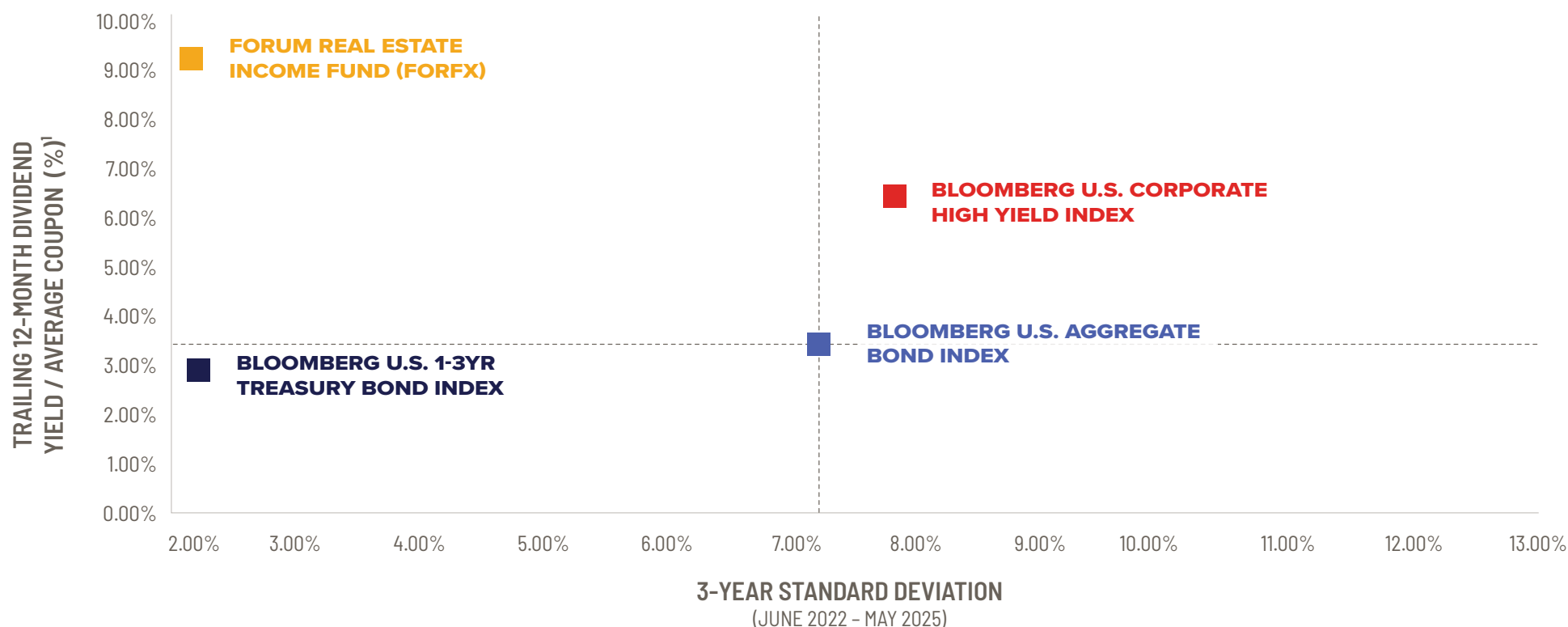
<sup>1</sup> FDIC Annual Historical Bank Data, 2024. <sup>2</sup> Source: Realtor.com addresses housing supply gap in new report, Housingwire.com; March 10, 2025. <sup>3</sup> Source: Freddie Mac, Census, HUD, YardiMatrix, data through 3/31/2025. Mortgage payment assumes 90% LTV. <sup>4</sup> Source: Freddie Mac, Census, HUD, YardiMatrix, data through 9/30/2024. Mortgage payment assumes 90% LTV.

# Why Forum Real Estate Income Fund?

## Risk-adjusted Investment Opportunity

Market dislocations and negative investor sentiment have created a compelling opportunity for real estate private credit and institutional<sup>1</sup> CMBS<sup>2</sup>.

### Trailing 12-Month Dividend Yield/Average Coupon vs. 3-Year Standard Deviation (%)<sup>3</sup>



Source: Forum and Bloomberg, as of May 31, 2025. **1.** Institutional refers to the fact that the vast majority of debt investments Forum focuses on are only available to institutions and not to retail investors. **2.** Commercial Mortgage-Backed Securities (CMBS) is a security backed by commercial and multifamily mortgages rather than residential real estate. **3.** Figures shown reflect trailing 12-month dividend yield on the Founder's Shares of Forum Real Estate Income Fund (FORFX) and the 12-month historical average coupon of the indices. **Trailing 12-Month Dividend Yield** (also called TTM Dividend Yield) represents the total dividends paid over the past 12 months, divided by the current share price. **Average Coupon** refers to the weighted average interest rate paid by a bond or fixed-income portfolio on its outstanding debt instruments, based on the face value of the bonds. **Standard Deviation** measures historical volatility. Higher standard deviation implies greater volatility. Please refer to page 2 for definitions and descriptions of benchmarks.

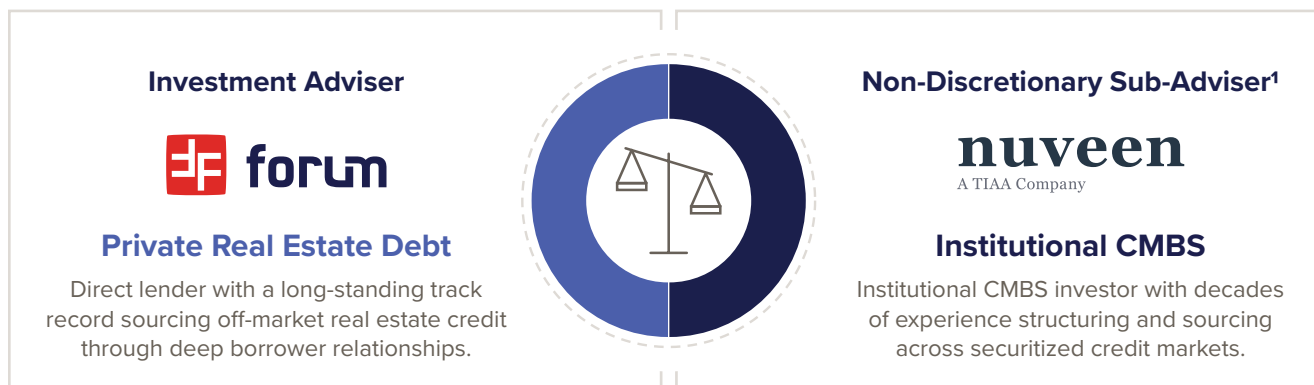
# Fund Overview & Team





# Forum Real Estate Income Fund Overview

## Collaborative approach to portfolio selection and allocation



## INVESTMENT PHILOSOPHY

Targeting institutional-quality public<sup>2</sup> and private real estate credit—through direct lending and our partnership with Nuveen for institutional CMBS with a focus on relative value and risk-adjusted returns.

Through in-house expertise and active management, we aim to:

1. Maximize current income
2. Preserve investor capital
3. Realize long-term capital appreciation

**Investing involves risk, including the possible loss of principal and fluctuation of value.** There is no assurance the stated objectives will be met. Actual results may vary, and the information should not be considered or relied upon as a performance guarantee. **1.** Nuveen Asset Management, LLC (“Nuveen”) serves as a non-discretionary sub-adviser to a portion of the Fund focusing on commercial mortgage-backed securities (CMBS). In this capacity, Nuveen provides investment recommendations to Forum, and if approved, Nuveen executes the transaction. **2.** Public debt refers to institutional securities investments typically only available to institutions and not to retail investors. **3.** Please see page 2 for additional disclosures and refer to page 23 for definitions of potential investments.

## STRATEGY OVERVIEW<sup>3</sup>

### Strategy inception

October 30, 2019

### Investment category

Real Estate Debt

### Benchmark

Bloomberg CMBS BBB Index

### Secondary benchmarks

Bloomberg U.S. Aggregate Bond Index  
Bloomberg U.S. Corporate High Yield Index

### Potential investments<sup>3</sup>

- Agency securitizations
- Non-Agency securitizations
- Single-Asset-Single-Borrower CMBS (SASB)
- Preferred equity
- Mezzanine loans
- CMBS-B pieces
- Direct multifamily real estate
- Senior bank loans

# Guided by a Seasoned Team

## Collaborative Team

A unified team from Forum and Nuveen leveraging their complementary experience to source, underwrite, and manage real estate credit investments.



**Jason Brooks**

**Head of Debt &  
Portfolio Manager, FREIF**

Over 22 years of experience in capital markets, real estate securities, and investment management, including prior roles at Janus Henderson Investors, TIAA-CREF, and Gramercy Capital.



**Pat Brophy**

**Portfolio Manager, FREIF**

Over 35 years of experience in real estate and financial services, including prior leadership at Janus Henderson Investors, where he launched and managed the firm's top-rated Global Real Estate strategy.



**Neil Shah**

**Portfolio Manager, FREIF**

Over 12 years of experience in commercial real estate finance, with prior roles at Systema Capital Management, Greystone, and Goldman Sachs, focused on CMBS, agency multifamily credit, and structured debt strategies.

## Forum-Led. Forum-Managed. Investor-Focused.

**23 YEARS AVERAGE INDUSTRY TENURE**

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# Simplicity of Access: FORAX

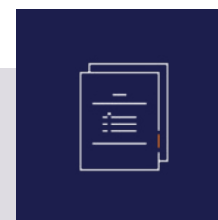
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Ticker symbol  
**FORFX, FORAX, FORBX**



Tax Reporting  
**1099-DIV**



Tax Structure  
**as a REIT**

- Direct exposure to institutional real estate debt securities<sup>1</sup>
- Broad Investor suitability
- 1940-Act registered, continuously offered, closed-end interval fund
- Daily valuation, target quarterly repurchase offers<sup>2</sup>
- Low investment minimums

**1.** Institutional refers to the fact that the vast majority of debt investments Forum focuses on are only available to institutions and not to retail investors. **2.** The Fund currently expects to offer to repurchase at least 5% of the Fund's outstanding shares at net asset value, reduced by any applicable repurchase fee. An investor may not be able to redeem all shares during the quarterly redemption



# Summary of Terms – I Share

<b>Fund Name:</b>	Forum Real Estate Income Fund
<b>Fund Structure:</b>	A registered, continuously offered, non-diversified, closed-end interval fund
<b>Suitability Requirements:</b>	No investor restrictions
<b>Minimum Investment:</b>	\$10,000
<b>Ticker Symbol:</b>	FORAX
<b>Dividends:</b>	Monthly
<b>NAV Pricing Frequency:</b>	Daily
<b>Subscriptions:</b>	Daily
<b>Liquidity:<sup>1</sup></b>	Quarterly repurchases between 5% and 25% of outstanding shares at NAV
<b>Management Fee:<sup>2</sup></b>	1.50%
<b>Expense Limit:<sup>3</sup></b>	1.90%
<b>ERISA/IRA Acceptable:</b>	Yes
<b>Total Expense Ratio:</b>	3.86%
<b>Net Expense Ratio:<sup>4</sup></b>	3.03%
<b>Tax Reporting:</b>	1099-DIV

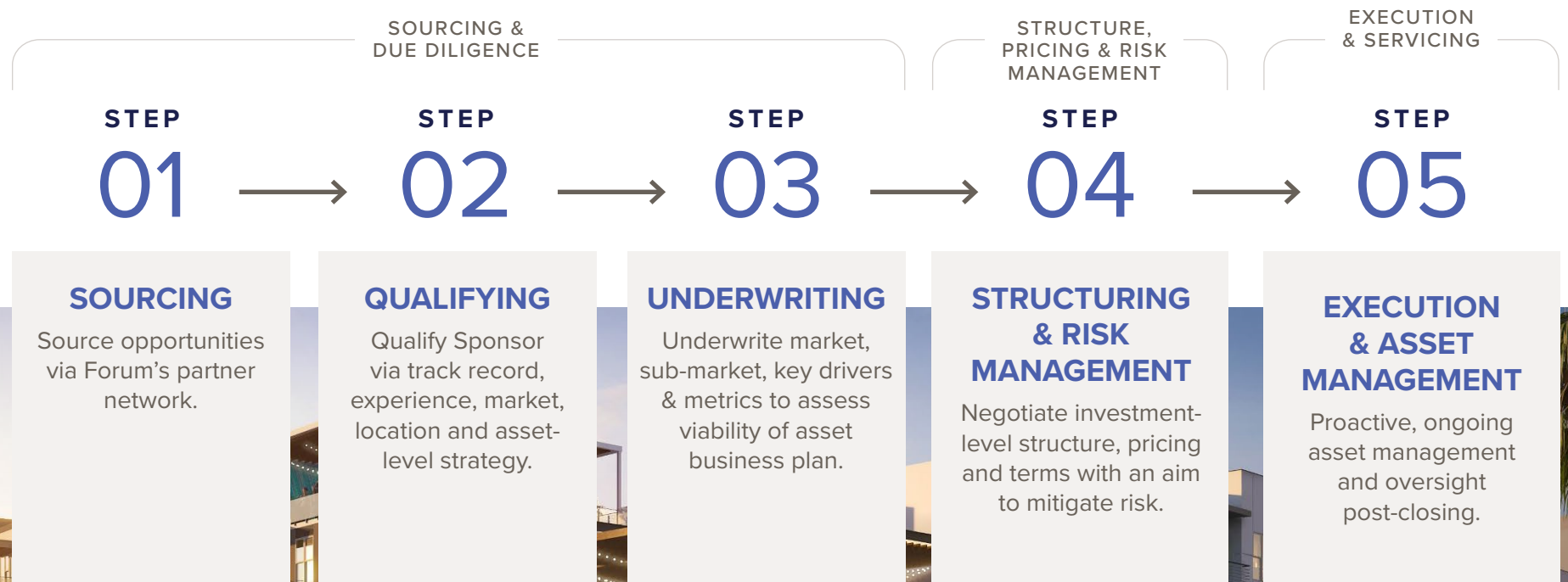
**1.** Limited liquidity, the Fund currently expects to offer to repurchase up to 5% of the Fund's outstanding shares at net asset value, reduced by any applicable repurchase fee, subject to the approval of the Fund's board of trustees. An investor may not be able to redeem all shares during the quarterly redemption. **2.** The Fund is paid a management fee of 1.50% on net assets. **3.** The Adviser and the Fund have entered into an Expense Limitation Agreement pursuant to which the Adviser has contractually agreed to waive its management fee and/or pay or reimburse the ordinary annual operating expenses of the Fund to the extent necessary to limit the Fund's operating expenses to 1.90% of the I Shares' average of daily net assets. The Expense Limitation Agreement will continue in effect through August 25, 2025 and will renew automatically for successive one year periods, unless terminated by the Adviser. The Fund offers three separate classes designated as Class I, Class K, and Founders Share. Each Class of Shares will be subject to different fees, expenses, and minimum investment. Please see the [prospectus](#) for more information. **4.** The Adviser has entered into an Expense Limitation Agreement, under which it has contractually agreed to waive fees and/or reimburse expenses to limit annual operating expenses to 1.90% of Class I Shares' average daily net assets through October 31, 2025. The contractual limit applies to ordinary operating expenses and excludes interest, taxes, brokerage commissions, and extraordinary expenses. The difference between the 1.90% waiver cap and the 2.00% fee waiver reported in the fee table reflects the application of waivers against ordinary expenses only, while the 2.00% includes certain excluded expenses as estimated. Please note that these are estimates and actual expenses may differ.

# Investment Process



# Private Investment Process

The Forum team provides long-standing experience in evaluating markets, sub-markets, properties, tenant credit, underlying business plans and post-closing asset management, giving us a deep understanding of potential risks and rewards for investment opportunities.



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# CMBS Investment Process

| CMBS is limited to select institutional investors and traded-over-the-counter.



With the exception of Nuveen, these logos do not represent firms that are affiliated with the Fund. <sup>1</sup> Nuveen Asset Management, LLC ("Nuveen") serves as a non-discretionary sub-adviser to a portion of the Fund focusing on commercial mortgage-backed securities (CMBS). In this capacity, Nuveen provides investment recommendations to Forum, and if approved, Nuveen executes the transaction.

# Performance & Characteristics

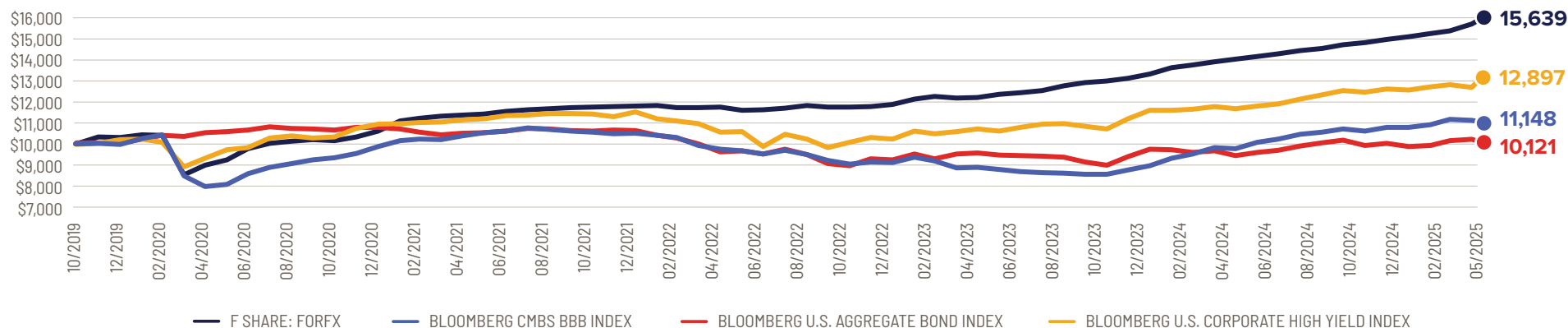


# Performance Overview

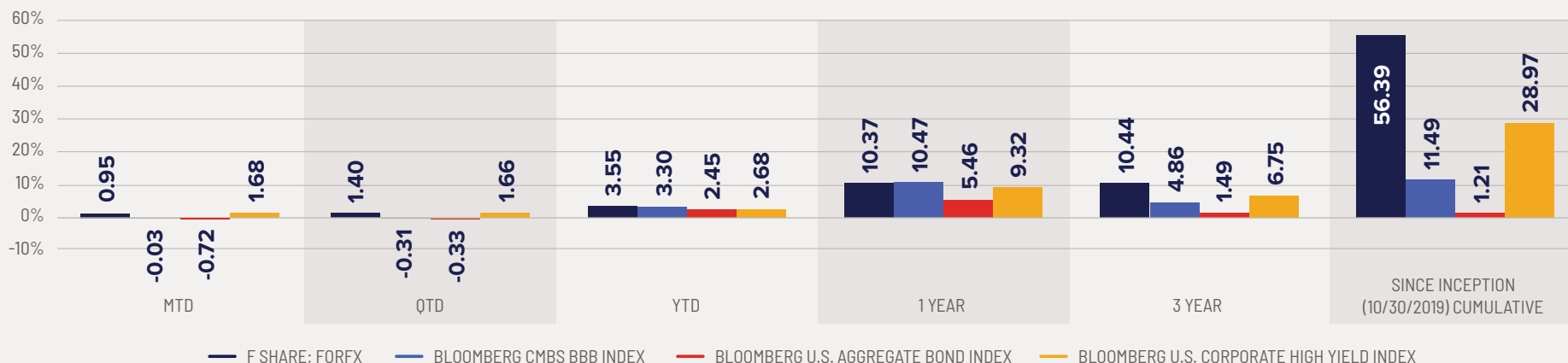
AS OF MAY 31, 2025

## Growth of a \$10,000 Investment<sup>1</sup>

(10/30/19 - 5/31/25)



## Performance vs Benchmark (%)<sup>2</sup>



**Past performance is not a guarantee of future results.** 1. The investment return and principal value of an investment in the Fund will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. The returns shown do not reflect the deduction of taxes a shareholder would pay on Fund distributions or the redemption of Fund shares. Returns are calculated using the traded NAV as of the date of this table (above). The performance is based on average annual returns. 2. The performance data quoted represents past performance and current and future returns may vary. Total net return figures include change in share price, reinvestment of dividends and capital gains, net of fees and expenses. The investment return and principal value will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. For the most recent performance, please call 888.267.1456 or email InvestorRelations@ForumIG.com. Please refer to the important disclosures at the beginning of the presentation for a description of benchmarks. Dividends are not a direct reflection of fund performance. The Fund can pay dividends from any source, including income and realized gains. The Fund's dividend proceeds may exceed its earnings, in which case portions of dividends that the Fund makes may be a return of money that shareholders originally invested. Please see important information on fees and expenses in the current [prospectus](#). FORFX inception date: October 30, 2019; FORAX inception date: February 22, 2023; FORBX inception date: July 17, 2024.



# Performance Overview

AS OF MAY 31, 2025

## F Share Class Historical Monthly Net Returns (%)<sup>1</sup>

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2025	1.04	0.79	0.29	0.45	0.95								3.55
2024	2.28	0.90	1.19	0.96	0.88	0.89	0.99	0.66	1.26	0.70	1.07	0.83	13.36
2023	2.16	1.15	-0.69	0.25	1.22	0.56	0.96	1.80	1.16	0.66	0.94	1.47	12.24
2022	0.17	-0.91	0.05	0.28	-1.33	0.26	0.62	1.01	-0.69	0.12	0.23	0.66	0.46
2021	4.63	1.10	0.86	0.38	0.30	0.60	0.70	0.52	0.37	0.16	0.17	0.38	11.15
2020	1.10	-0.17	-17.88	5.21	2.95	5.77	2.47	1.06	0.79	-0.46	1.83	2.61	3.06
2019											3.35	-0.12	3.23

Performance (%)	INCEPTION DATE	30 DAY SEC YIELD <sup>2</sup>	ANNUALIZED DIVIDEND <sup>3</sup>	NET RETURNS						
				MTD	QTD	YTD	1 YEAR	3 YEAR	SINCE INCEPTION (CUMULATIVE) <sup>4</sup>	SINCE INCEPTION (ANNUALIZED) <sup>4</sup>
F SHARE: FORFX	10/30/2019	7.76	7.40	0.95%	1.40%	3.55%	10.37%	10.44%	56.39%	8.33%
I SHARE: FORAX	2/22/2023	7.66	7.31	0.94%	1.38%	3.51%	10.26%	—	27.50%	11.31%
K SHARE: FORBX	7/17/2024	—	6.43	0.87%	1.22%	3.14%	—	—	7.90%	—
BLOOMBERG CMBS BBB INDEX	—	—	—	-0.03%	-0.31%	3.30%	10.47%	4.86%	11.49%	1.97%
BLOOMBERG US AGGREGATE BOND INDEX	—	—	—	-0.72%	-0.33%	2.45%	5.46%	1.49%	1.21%	0.21%
BLOOMBERG US CORPORATE HIGH YIELD	—	—	—	1.68%	1.66%	2.68%	9.32%	6.75%	28.97%	4.66%

Since inception returns shown for indices based on 10/30/19

**Past performance is not a guarantee of future results.** See previous slide for additional performance disclaimers.

**1.** Please see disclosures on page 2 of this document for information on prior and current structure, fees and expenses. **2.** 30 Day SEC Yield is a standard yield calculation developed by the U.S. Securities and Exchange Commission (SEC) that allows for fairer comparisons of bond funds. It is based on the most recent 30-day period covered by the fund's filings with the SEC. The yield figure reflects the dividends and interest earned during the period after the deduction of the fund's expenses. **3.** Annualized Dividend is a calculated value and uses the last dividend paid multiplied by the frequency. It is the amount of a dividend paid to shareholders over four quarters. A quarterly dividend is therefore multiplied by four to determine its annualized value. A monthly dividend is multiplied by twelve. **4.** The Fund has a limited operating history as an interval fund. The new investment structure imposes numerous constraints on Fund operations that did not apply to the Fund's previous types of investment structures. Please see disclosures at the end of this document for information on prior and current structure, fees and expenses.

# Differentiated and Diversified Investments

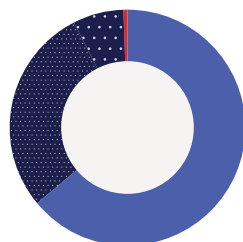
AS OF MAY 31, 2025

Fund Allocation by Sector<sup>1</sup>



Multifamily	42.49%
Industrial	20.62%
Hospitality	11.99%
Retail	10.20%
Mixed	6.00%
Office	4.99%
Self Storage	3.71%

Fund Allocation by Investment Type (%)<sup>1</sup>



Institutional CMBS	68.72%
Private Debt <sup>2</sup>	38.52%
Funded	30.97%
Committed	7.55%
Private equity	0.31%

Top Holdings by Investment Size

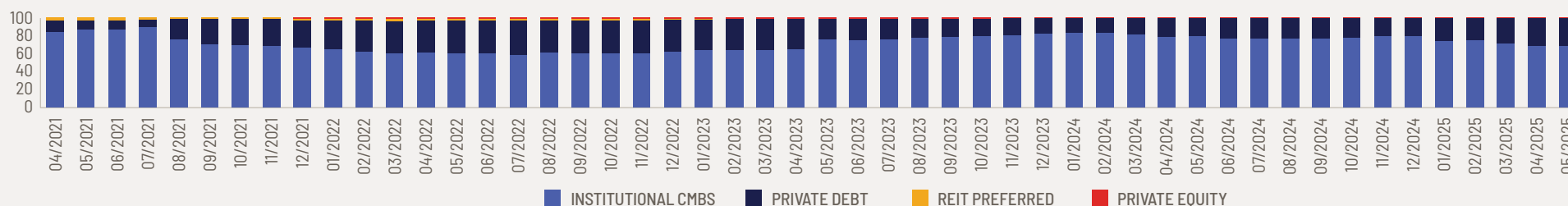
FUND (%)

Williams Village II Land Loan	4.95	●
GM Palace BTS Preferred Equity	3.57	●
Great Wolf Lodge Portfolio	3.38	●
AIR Communities Multifamily Portfolio	3.34	●
UMD Rambler Predevelopment Mezzanine Loan	3.34	●
Ala Moana Center	3.28	●
The Ivy Mezzanine Loan	3.15	●
800 Devon Avenue	3.13	●
Fortress West Coast Industrial Portfolio	3.11	●
Hudson Bay / Simon JV Retail Portfolio	2.83	●

● INSTITUTIONAL CMBS ● PRIVATE DEBT

Fund Allocation By Investment Type Over Time (%)<sup>1</sup>







(4/30/2021 - 5/31/2025)<sup>3</sup>



**1.** Allocations are subject to change and may include uninvested cash held by an underlying manager, committed to pending capital calls, or held as liquidity for upcoming distributions of the Fund as of the date of this presentation. Totals may exceed 100% due to the breakout of "committed" and "funded" private debt, as "committed" values represent the total amount that has been allocated, while "funded" refers to the portion of those commitments that have already been disbursed. At any given time, a portion of the committed capital may still be undrawn, awaiting future deployment. **2.** The Fund has 30.97% of the private debt funded and the remaining 7.55% committed to be funded over time. **3.** As of September 28, 2022, the Fund converted to a registered closed-end interval fund operating in accordance with Rule 23c-3 under the Investment Company Act of 1940, as amended (the "1940 Act"). The Fund has elected to be taxed as a real estate investment trust ("REIT") under the Internal Revenue Service Code of 1986 (the "Code"). The Fund commenced investment operations as a registered closed-end tender fund on April 16, 2021. Prior to that date, the Fund operated as a limited partnership private fund exempt from registration under the 1940 Act, Forum Integrated Income Fund I, L.P., which commenced operations on October 24, 2019, (the "Private Fund"). Information presented herein begins once the fund became a registered closed-end tender fund.

# Representative Investments

AS OF Q1 2025

INVESTMENT SUMMARY	 <b>WILLIAMS VILLAGE II</b>	 <b>GM PALACE RESEARCH &amp; TECHNOLOGY PARK</b>	 <b>BLACKBIRD</b>	 <b>ALA MOANA CENTER</b>	 <b>800 DEVON AVENUE</b>	 <b>HUDSON BAY / SIMON JV RETAIL PORTFOLIO</b>
ASSET CLASS	Multifamily	Industrial	Multifamily	Retail	Industrial	Retail
INVESTMENT TYPE	Private Debt	Private Debt	Private Debt	Institutional CMBS	Institutional CMBS	Institutional CMBS
INVESTMENT AMOUNT	\$15.7M	\$11.0M	\$7.3M	\$10.5M	\$10.0M	\$8.9M
INVESTMENT DATE	March 2025	June 2024	January 2025	April 2022	March 2025	July 2023
SPONSORS	George Williams LLLP	Schostak Brothers & Co.	May Riegler Properties	Brookfield, AustralianSuper, TIAA, CalPERS Joint Venture	DigiCo Infrastructure REIT	Hudson's Bay Company & Simon Property Group
UNDERLYING COLLATERAL	Boulder, CO site to be developed into student housing with close proximity to the University of Colorado Boulder	Build-to-suit industrial facility for General Motors	A 167-unit, stabilized multifamily property with 18,000 square feet of retail in Washington, D.C.	Ala Moana Center 2.7M square feet super regional mall in Honolulu, HI	A 32-Megawatt, 88,914 square feet data center outside of Chicago, IL	34 department store properties across 15 states totaling 4.5M square feet
STATED COUPON <sup>1</sup>	11.99%	16.00%	13.00%	1m SOFR + 189 bps <sup>2</sup>	1m SOFR + 265 bps <sup>2</sup>	4.79%
% OF TOTAL PORTFOLIO AS OF 3.31.2025	6.10%	4.31%	2.87%	4.06%	3.86%	3.40%

Note: Representative investments selected as the three largest private debt holdings and the three largest institutional CMBS holdings measured by market value. Portfolio holdings are as of the date indicated and are subject to change. This material should not be construed as recommendation to buy or sell any security. <sup>1</sup> The 'stated coupon' refers to the annual interest rate that a debt security, bond, or loan pays to its holders, expressed as a percentage of its face or par value. <sup>2</sup> 1m SOFR refers to the one month Secured Overnight Financing Rate. Basis Points ("bps") are a unit of measure to describe a percentage where one basis point is equivalent to 0.01% (1/100th of a percent).

# Executive Summary

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## Scalable Access to Institutional Real Estate Debt

Forum Real Estate Income Fund ("FREIF" or "the Fund") seeks to provide high-income potential with lower volatility by targeting market dislocations in public<sup>1</sup> and private debt. Its flexible mandate adapts to evolving conditions with an aim to deliver risk-adjusted returns and enhanced portfolio stability.

*Note: The asset pictured is owned or managed by Forum or its related entities. There is no guarantee that this or a similar asset will become a holding of the Forum Real Estate Income Fund. Investors will not gain a direct ownership interest in the property shown. 1. Public debt refers to institutional securities investments typically only available to institutions and not to retail investors.*



# Appendix





# Representative Investment Definitions

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**Agency Securitizations** – Investment security made up of a pool of mortgage loans backed by multifamily properties purchased and securitized by a government-sponsored enterprise that pay investors coupons similar to bonds.

**Non-Agency Securitizations** – Similar to agency securitizations, however they consist of commercial mortgages backed by varying commercial property types and are typically securitized by investment banking firms.

**CMBS B-Pieces** – Are the junior class of either agency securitizations or non-agency securitizations that typically offer higher returns given their junior payment priority in the securitization structure, where their payments are subordinate to payments on the senior classes.

**Single Asset Single Borrower CMBS (“SASB”)** – A type of CMBS typically consisting of one, large loan for a single property or portfolio of properties that is securitized and sold on the secondary market.

**Mezzanine Loans** – Functions as bridge or gap financing between the construction loan and common equity. Rather than being secured by the underlying property, the sponsor typically puts the common equity position up as collateral.

**Preferred Equity** – Similar to mezzanine debt, however, is entitled to force a sale of property in the event of non-payment and may include an “equity kicker” or additional entitlement to profits in the event the project performs well.

**Common Equity** – The amount of capital invested or owned by the company. Investors have an equal participation in each dollar invested and any potential profits or losses. After all cash flows and proceeds of the property have been returned to debtors, the remaining value is distributed equally among the Common Equity holders.

**Senior Loans** – A loan secured by real estate and then repackaged and sold to investors. The repackaged debt obligation may consist of multiple classes. Senior bank loans typically hold legal claims to the borrower’s assets above all other debt obligations.



## Forum Investor Relations

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Thank you

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