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Dear Investor,

We hope this finds you well. Attached is a [fact sheet](#) with details on Fund returns/holdings/statistics and below is an in-depth discussion of Q1 and our outlook for the next several months. Please don't hesitate to follow up with comments or questions, and, as always, we look forward to continuing as your investment partner.

Market Environment & Strategy

With the Middle East on fire, geopolitics is driving markets, and we don't see that changing without an end to hostilities. That said, in-theatre developments remain unpredictable and evolve quickly; by the time this letter circulates, a ceasefire may have been reached. Let's hope. Until then, we think we're stuck with the most chaotic macro backdrop since the outbreak of the pandemic, and that leaves us, like the rest of the investment community, scrambling to anticipate potential contagion and plausible pitfalls.

Because we don't have any singular insights or visibility on how the conflict unfolds – we've accepted that we're back in Donald Rumsfeld's tense state of "known unknowns" and "unknown unknowns" – we'll jump right to another hot topic where we believe we can offer useful perspective: private credit. While trivial compared to international affairs, it's a core component of our strategy, and it, too, is in turmoil ... and, unlike other challenged areas of the economy, it got there before the bombs started dropping.

Ain't No Sunshine

"Wall Street Braced for a Private Credit Meltdown"

– CNBC Headline (January 23)

"What we do in the Shadows: Will Private Credit Take Down the Economy?"

– Bloomberg Businessweek Headline (March 27)

"Private credit is a total unmitigated disaster, and it's only going to get worse."

– Jeffrey Gundlach, CEO of DoubleLine Capital ("The Julia La Roche Show," March 26)

Good Grief, sell everything and run for the hills! Oh wait, the stampede has already started? Seal the exits.

Talk about a precipitous fall from grace. What was one of Wall Street's best-selling products as recently as a few months ago is now buried in a clearance bin beneath a glaring "Everything Must Go" sign. We'll dig into how it got there, but let's start with a few thoughts on why that's not where it belongs.

1. We believe this country's uniquely robust and innovative capital markets are a key part of why it remains the world's largest economy and the undisputed center of global finance. Private credit has become an increasingly critical building block of that financial infrastructure.
2. Private credit provides an accessible and attractive income solution to investors. It's still a yield-starved world.

Portfolio Management Team



Pat Brophy

Managing Director –
Portfolio Manager

Forum Real Estate Income Fund



Neil Shah

Managing Director –
Portfolio Manager &
Head of Product Strategy

Forum Real Estate Income Fund



Jason Brooks

Head of Debt &
Portfolio Manager

Forum Real Estate Income Fund

- Private credit extends into all corners of the economy, and its purveyors target a broad range of sectors, structures and mandates. Lumping all strategies and managers into the same bucket obfuscates that diversification and the dispersion that inevitably surfaces in choppy markets. (It's akin to grouping IBM, McDonalds, Boeing and Chevron and expecting the same results/returns from each.)

Yield Hero to Liquidity Villain

So why are so many passengers leaving the train? For starters, there's a lot of fear right now. It's hardly surprising that skittish investors turn trigger-happy, which leads to a spike in volatility and sagging markets across the board. (The S&P 500 and high-yield indexes were down 4.3% and 0.5%, respectively, in Q1.)¹

It's this type of risk-off environment that shifts the spotlight from private credit's solid performance to its more illiquid structure – a necessary feature for generating outsized returns – transforming it into a worrying liability for a lot of already-flighty investors (likely including a cohort who jumped in without fully understanding the structure). Redemptions ensue, followed in many cases by gating, and then, with caps in place, game theory takes over and investors, understanding they won't get their full asks, jack up their requests. That, in turn, stokes redemption queues, which creates lousy optics, providing fodder for more doomsday headlines, which induce more selling. Welcome to the private credit doom loop!

We don't see anything irrational about this investor behavior. Faced with mounting uncertainty, strategists upping their odds of recession, and the prospect of a massively disruptive new technology, why wouldn't investors move to the sidelines? Redemptions have been especially large at funds with significant exposure to tech/software. Makes sense; if you believe, as many do, that "AI eats software," why stick around for the SaaS apocalypse?

The issue with private credit is that it's not set up to accommodate run-on-the-bank moments (whether that's suitable for a portfolio should be clearly established prior to investing). But again, we're firmly in the camp that its limited liquidity is a feature, not a bug; we think this will eventually take hold as the consensus view, and the investment community will learn how to best take advantage of private credit, much as it already has for a range of alternatives with similar liquidity characteristics.

Flying Too Close to the Sun

Now that we've offered up our case for the long-term viability and durability of private credit, we're going to pull the rug out and submit that it's on the cusp of an Icarus moment. Performance, assets and flows have been, until the last few months, on a marathon one-way ride – a Cal Ripken-like run that cultivated a nearly \$2 trillion industry. That's not sustainable. Trees don't grow to the sky, and a melting of the wax and ensuing splashdown were inevitable. We just don't know how hard it hits the water. (At least two titans of finance, Dimon and Gundlach, think it's going to be quite the collision.)

One thing is certain: The uptick in scrutiny will be significant. We're already witnessing an intensifying focus on potential glitches in the Matrix, ranging from loose underwriting standards and hidden leverage to dubious marks ("marked to magic" in the words of some analysts) and outsized exposure to more challenged sectors. We anticipate a slow drip of unflattering revelations, but that shouldn't come as a surprise; it would be more unusual if there weren't signs of complacency, thesis creep and reaching for yield after such a protracted winning streak. That doesn't make it alright; as we constantly remind our investment partners (and ourselves), complacency breeds hubris, and markets don't like hubris.

Ultimately, we think this reckoning will prove a blessing. One could certainly contend that the ascent was too much too fast, and a persistent bull market and benign credit backdrop provided a lot of cover. Corrections aren't fun, but a dose of creative destruction was probably overdue; like more mature industries/sectors, private credit should have greater differentiation (winners and losers), and we'd expect that to materialize with increased transparency and better-informed investors.

¹ Bloomberg, March 2026.

One of These Things is Not Like the Others

Finally, as long as we're on differentiation, we'd be remiss if we didn't highlight a few of the important ways we're unlike most of the private credit herd. (We'll keep it brief, as we've covered these topics extensively in past letters.)

Bond, SASB Bond

First, while key to our strategy, private credit comprises only a portion of our investments; it represents ~39% presently and, depending on relative opportunity (risk-adjusted returns), we can push it as high as 60%. The remainder of the portfolio sits in bonds (Single-Asset Single-Borrower Commercial Mortgaged-Backed Securities, SASB CMBS), which provide not only solid returns and diversification, but also robust liquidity.

We Prefer Our Assets Hard

The bulk of private credit is focused on corporate lending, which may have the added cachet of big-name private equity sponsorship and exposure to high-flying sectors like tech, but also faces the possibility of more binary outcomes and steeper loss severities. We sleep better when strong sponsorship is augmented by quality properties underwritten at a basis that provides a high margin of safety.

Sleeping Under the Stars

Overrated. Everybody needs a roof. Almost all our private loans are collateralized by multifamily properties, which remain the investment community's most sought after CRE assets thanks to their lower-beta cash flows, non-discretionary attributes, and advantaged financing options.

Friends With Benefits

Back to those apartments. We have the luxury of being part of a larger firm, Forum, that specializes in the development, acquisition, financing, ownership and operation of multifamily properties. Those expansive skill sets and the industry relationships that come with them provide the sourcing, experience and deeper diligence/underwriting capabilities that make our team, product and process more attractive to both borrowers and lending partners ("a better mousetrap within a better mousetrap," as we like to say).

Buys & Sells

It was another busy quarter on the transaction front. Buys constituted the bulk of the activity, as capital inflows were put to work. After several quarters paced by sizable additions on the private credit side, all the buys in Q1 were bonds (SASB CMBS).

The Fund's first HRR (Horizontal Risk Retention) investment was the largest purchase in the quarter. Those bonds are backed by 450 Lexington, a well-leased, 40-story, Class A office tower in the Grand Central District of Midtown Manhattan.

The Fund's other major CMBS (SASB) purchases included several bolt-ons to existing positions and bonds collateralized by stabilized assets/portfolios in the industrial, retail, hospitality, office and data center sectors.

The only top position that was sold in Q1 was a Freddie Mac B piece.

Manager Outlook

When we picked "a spike in volatility" as our macro call for 2026 in last quarter's outlook, we didn't have war with Iran on our bingo card. Nor did we have the Maduro extraction, oil shocks, supply-chain disruptions ... or "Secretary of Homeland Security Noem brought down by husband's bimbofication fetish." Only three months into the year and already our "Welcome to the Thunderdome" theme seems almost quaint.

So, volatility it is — we got one thing right. They say it's better to be lucky than good, but that's certainly not the kind of luck we were seeking. (We'd have preferred another failing grade.) Now it's on to the follow-up piece of our volatility call: dispersion. It's harder to spot unless you're deep in the markets. Spoiler alert: it's here.

Our hope had been that meaningful dispersion would bring about a target-rich environment that would finally afford us the opportunity to move aggressively to offense. No such luck. The dispersion has been more a mashup of flight-to-safety, grab some energy, stay out of AI's crosshairs and be ready for a bounce if things calm down. The good news is that CRE has held up okay, but it's still pretty meh, as price discovery remains muddled, and uncertainty around rates and a lukewarm jobs market have dampened expectations.

That leaves us where we've been for over a year now, throttling up the defense. One of these days we'll get to be all offense — think Harlem Globetrotters — but for now, it's still Ditka's Bears. The Thunderdome is a tough place; "two men enter, one man leaves." It seems prudent to tread cautiously and make sure we're the guy who leaves.

Thank you for your continued investment.



Pat Brophy

Managing Director—*Portfolio Manager*

Performance Summary

as of March 31, 2026

Returns (%)

	MTD	QTD	1 YEAR	3 YEAR (ANNUALIZED)	SINCE INCEPTION (ANNUALIZED) ¹
F SHARE: FORFX	0.68	2.47	10.11	11.71	8.60
I SHARE: FORAX	0.67	2.44	10.01	11.62	11.04
K SHARE: FORBX	0.59	2.23	9.02	—	9.21

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

Returns quoted are past performance and do not guarantee future results; current performance may be lower or higher. Investment returns and principal value will vary; there may be a gain or loss when shares are sold. For the most recent month-end performance call 800.668.0434 or visit FREIF.com. Investing involves risk, including the possible loss of principal and fluctuation of value. Returns greater than one year are annualized. Returns are expressed in U.S. dollars. All returns reflect the reinvestment of dividends and other earnings.

Performance Attribution²

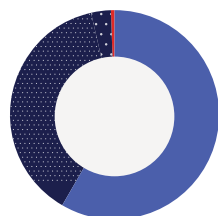
Asset Type	Performance
Institutional CMBS	+++
Private Debt	+++
Private Equity	0
Total	+++

"+++/-" denotes magnitude of impact greater than 100bps, "++/-" denotes magnitude of impact greater than 50bps, "+/-" denotes magnitude of impact greater than 5bps and below 50bps, "0" denotes magnitude of impact of 0 - 5bps.

Asset Sector	Performance
Multifamily	+++
Industrial	++
Data Center	+
Retail	0
Mixed	+
Self Storage	0
Office	+
Hospitality	+
Total	+++

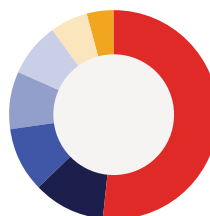
Portfolio Allocation

Allocation by Investment Type (%)³



● Institutional CMBS	60.34%
● Private debt ³	42.70%
● Funded	39.35%
● Committed	3.35%
● Private Equity	0.31%

Allocation by Sector (%)³



● Multifamily	51.92%
● Industrial	11.04%
● Data Center	9.95%
● Office	8.87%
● Hospitality	8.23%
● Mixed	5.85%
● Retail	4.14%

1. FORFX inception date is 10/30/19, FORAX inception date is 2/22/2023, and FORBX inception date is 7/17/2024. 2. The attribution analysis is calculated by Forum and is intended to provide an estimate as to which elements of a strategy contributed (positively or negatively) to a portfolio's performance. Attribution analysis is not a precise measure and should not be relied upon for investment decisions. Portfolio structure is subject to change without notice and may not be representative of current or future allocations. 3. 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. 4. The Fund has 39.35% of the private debt funded and the remaining 3.35% committed to be funded over time.

Important Disclosures

The materials are intended for informational purposes only and 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 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.**

This material must be preceded or accompanied by a prospectus. Investors should consider the investment objectives, risks, charges, and expenses carefully before investing. Investors should read the [prospectus](#) and statement 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.

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 targeted rate of return or return of capital or any target distribution. 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 of companies with smaller market capitalizations, derivatives or securities with substantial market and credit risk tend to have the greatest 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 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.

As of September 28, 2022, the Fund converted to a continuously offered, non-diversified registered closed-end interval fund in accordance with Rule 23c-3 under the Investment Company Act of 1940, as amended (the "1940 Act"). The Fund commenced investment operations as a registered closed-end tender fund on April 16, 2021, after the conversion from 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 Internal Revenue Code of 1986 on regulated investment companies. 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 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.

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.

Distributor: Foreside Fund Services, LLC

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

DEFINITIONS:

Commercial Real Estate ("CRE") refers to properties used specifically for business or income-generating purposes and includes office, industrial, multifamily, and retail, hotels, and other types of real estate. **Real Estate Investment Trust ("REIT")** is a company that owns, operates, or finances income-generating real estate. **Capital Stack** refers to the the particular combination of debt and equity in place that finances a property. **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 to investors. **Commercial Mortgage-Backed Securities ("CMBS")** are fixed-income investment products that are backed by mortgages on commercial properties. **Mezzanine Loans** are a type of financing that exists between senior debt and common equity. **Equity-Like Return** refers to a relatively high return similar to those achieved by investing directly in equity, but through investment products like debt that have a different or relatively lower risk profile.



Forum Investor Relations

InvestorRelations@ForumIG.com

888.267.1456