



LP Welcome Kit

Welcome to Exonomo Real Estate Fund I LP. This kit provides new Limited Partners (LPs) with essential orientation on our investment structure, onboarding process, and communication expectations.

Overview of Exonomo Capital & HEALIT Track

Exonomo Capital is a healthcare-driven investment firm focused on real estate opportunities aligned with aging demographics and next-generation care delivery. Our HEALIT track—Healthcare & Estate Assets-Linked Investment Track—targets senior living communities and healthcare infrastructure enhanced with healthtech integrations.

Fund Structure, Waterfall Summary & Economic Terms

Fund: Exonomo Real Estate Fund I, LP (California LP)

Manager: Exonomo Capital Management Inc.

Target Fund Size: \$10 million

Minimum Investment: \$100,000

Preferred Return: 8% annually

Carried Interest: 20% after preferred return

Management Fee: 1.5% annually

Waterfall Distribution:

1. Return of Capital
2. 8% Preferred Return to LPs
3. 80/20 split (LP/GP) on excess returns

Onboarding Checklist

To complete your onboarding, please ensure the following:

- KYC Form Completed
- Accreditation Verification (SEC-compliant)
- Subscription Agreement Signed
- Fund Wire Submitted
- Email Confirmation from Investor Relations

Wire Instructions & Contact Directory

Bank Name: [To be provided upon subscription approval]

Account Name: Exonomo Real Estate Fund I, LP

Routing Number: [Private]

Account Number: [Private]
SWIFT Code (if applicable): [Private]

Investor Relations Contact:
Email: invest@exonomo.com
Phone: (415) 455-3242

Communication & Capital Call Calendar

LPs can expect the following communications:

- Quarterly Fund Update Reports
- Capital Call Notices with 10-day lead time
- Annual Financial Statements and Tax Documents (K-1)
- Investor Webinars (bi-annual)

Next Capital Call (Projected): September 15, 2026