



## **Quarterly Fund Update Template**

This template represents the structure and tone of regular Limited Partner (LP) communications for Exonomo Real Estate Fund I LP. It includes mock data and outlines key components delivered to LPs each quarter.

## **Portfolio Project Updates**

Project 1: Sunrise Senior Living – Fremont, CA

- Construction Permit Approved – March 2026
- Site Preparation Completed – April 2026
- Foundation Work Scheduled – Q3 2026

Project 2: Bayview Assisted Living – San Jose, CA

- LOI Signed with Operator
- Zoning Application Submitted – May 2026
- Expected Acquisition Closing – July 2026

## **Fund NAV & Capital Account Summary**

Fund NAV as of Q2 2026: \$8.3M

Capital Called to Date: \$4.5M

Remaining Commitments: \$5.5M

Capital Accounts:

- LP A: \$1.25M
- LP B: \$500k
- LP C: \$2.75M

## **Key Performance Indicators (KPIs)**

Sunrise Fremont:

- Budget Utilization: 92%
- Timeline Progress: 80% (On Track)
- Lease-up Rate (forecast): 65% by Q3 2027

Bayview San Jose:

- Pre-Development Phase: 35% complete
- Budget Utilization: 22%
- Forecasted IRR: 18.1%

## **Strategy Commentary from Managing Partner**

This quarter, Exonomo Capital continued its strategy of targeting high-demand senior living markets in California with limited supply and fragmented operators. The firm focused on early-stage project risk

management through tight cost controls and early operator engagement. Our investment thesis in healthcare-aligned real estate remains robust, especially as demand for integrated living and care facilities continues to rise.

### **Outlook – Next Quarter**

- Break ground at Sunrise Fremont by mid-Q3 2026
- Finalize operator agreement for Bayview
- Begin diligence on two additional sites in Orange County
- First close for remaining LP capital anticipated by September 2026