

Offering Key Terms

Target Return:	Deal-level 15% target returns; ~20% Fund-level IRRs from targeted 90/10 JVs <ul style="list-style-type: none"> - Sponsor reserves the right to increase or decrease the size of the Funds percentage interest in any joint venture - Sponsor reserves the right to structure joint venture investments with an LP preferred return. 	
Target Size:	\$25MM closed-end GP Fund	
Minimum Investment:	Class I: \$1,000,000 minimum commitment Class A1: \$250,000 minimum commitment. Class A2: \$50,000 minimum commitment. Ginkgo REIT, Ginkgo Residential and Key Employees, collectively "Sponsors", will have a commitment of the higher of \$1,000,000 or 10% of the Fund.	
Term:	5 years + (3) 12-month extension options	
Subscription Period:	Ends earlier of (i) 12/31/2026 or (ii) when \$25MM is committed. Minimum \$2MM drawn at first close (targeting April 15 th) <ul style="list-style-type: none"> - Sponsor may advance capital on behalf of LPs to facilitate closings, with subsequent return of such capital as appropriate. 	
Capital Call Period:	Class A1 and A2 will be funded at subscription, in full. Class I will fund within 2 weeks of a capital call in even 10% increments, with not more than 1 capital call every 90 days. Any funds not called will be fully called at the 24 th months after final closing.	
Distributions:	Target 5%-6% annual distributions, but as repositioning assets will be a part of this strategy, distributions will be uneven.	
Investor Fees:	<p style="text-align: center;">Asset Management Fee:</p> Class I: 1.00% annually, on capital commitment amount Class A1: 1.25% annually, on capital commitment amount Class A2: 1.45% annually, on capital commitment amount	<p style="text-align: center;">Investor Services Fee:</p> Class I: 0.25% annually, on capital commitment amount Class A1: 0.45% annually, on capital commitment amount Class A2: 0.85% annually, on capital commitment amount
Property Management Fee:	3% of Collections; Plus standard pass-through expenses	
Construction Management Fee:	6% of Capital Plans	
Distribution & Marketing Fees:	1% of Committed Capital	
Acquisition & Disposition Fee:	1% of Purchase / Sale Price	
Cash Investments:	The Fund is allowed to invest surplus cash prior to investment or disbursement in bank accounts, short term bank CDs, government securities, commercial paper and commercial paper programs and Ginkgo REIT 90-day notes. All programs can be used without limit, however Ginkgo REIT 90-day notes is capped at \$500,000 at any one time.	
Liquidity and Marks:	No liquidity provided other than from distributions from the activities and performance of the GP Fund. The position will be marked at par for the first two years of the Fund and at the year end of the 3 rd year.	
Promote/Carry:	Carried interest payable to the Sponsor as follows: <ul style="list-style-type: none"> - Class I: 20% over 10% hurdle; (Promote reduced by 5% for existing investors and immediate family members with over \$1,000,000 invested in Ginkgo REIT shares and/or OP Units)* - Class A1: 30% over 10% hurdle; (Promote reduced by 5% for existing investors and immediate family members with over \$250,000 invested in Ginkgo REIT shares and/or OP Units)* - Class A2: 35% over 10% hurdle; (Promote reduced by 5% for existing investors and immediate family members with over \$50,000 invested in Ginkgo REIT shares and/or OP Units)* *To qualify for the reduced promote allocated to the Sponsor, investors must maintain a share and/or unit balance in Ginkgo REIT equal to or greater than their balance at the time of subscription through 12/31/30.	
Investor Type:	Accredited & suitable investors in I, A1 & A2 classes	
Tax Documents:	K-1	

