

Mosaic at Miramar Town Center Property

The sale of the Mosaic property was completed in December 2020

Two Riverfront Property

- Office demand is resilient amidst economic uncertainty. Net absorption was negative in Q1, but the 4-quarter rolling absorption total was its strongest in over two years, improving by 30% quarter-over-quarter (QOQ) and 48% year-over-year (YOY). Net absorption in Q1 was positive for a third of U.S. markets.

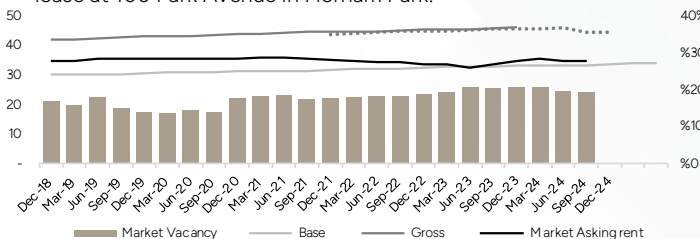
- Not all office product is being viewed the same, and vacancy is not equally distributed over half of office buildings have single-digit vacancy or no vacancy at all. Quality matters and high-quality office continues to outperform.

- Supply-side pressures continue to alleviate, as the amount of vacancy coming from occupiers putting space on the sublease market has declined for four straight quarters. National sublease availabilities have declined 9.5% YOY. This trend has been broad-based with sublease inventory down YOY in two thirds of U.S. markets. At the same time, new construction activity continues to reduce. Deliveries in Q1 2025 were the lowest quarterly total in over 12 years, and the pipeline is now 80% smaller than at the beginning of 2020.

- Sublease space is no longer pushing overall vacancy upwards, as the national inventory of sublease availabilities has declined each of the past four quarters. There is now 130 msf of available sublease space, which is down 9.5% YOY from the most recent peak of 144 msf in Q1 2024. The sublease market tends to be a precursor of overall vacancy, so this is an indicator that the demand side is firming up. The amount of available sublease space has declined YOY in two-thirds of U.S. markets and the YOY declines exceed 1 msf in each of four markets: San Jose, Midtown Manhattan, Austin and Midtown South Manhattan.

- Northern New Jersey's job market remained stable in Q1, with the unemployment rate holding steady year-over-year (YOY) at 4.7%. Total employment in the region remained near 1.7 million jobs, signaling resilience despite broader economic uncertainty.

- Northern New Jersey's office market started 2025 with robust leasing activity, surpassing 1.0 million square feet (msf) for the third consecutive quarter, marking a 17.5% YOY increase. This growth was fueled by occupiers seeking higher-quality spaces, such as Acrisure's move to 3 Sylvan Way in Parsippany, Aegis' relocation to the Goldman Sachs Tower at 30 Hudson Street in Jersey City, and Reworld's new lease at 100 Park Avenue in Florham Park.

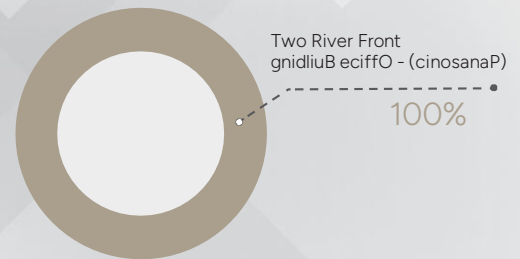


Source: Cushman & Wakefield

Fund Facts

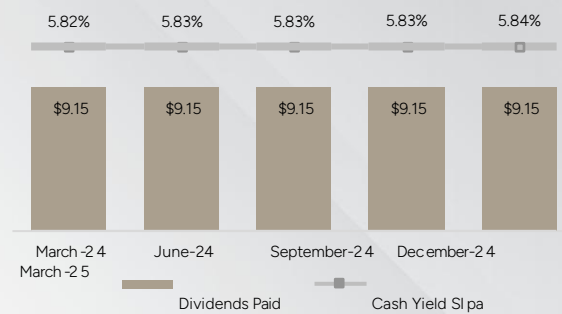
Fund Structure	• Closed-ended
Asset Class	• Real Estate
Asset Type	• Residential & Commercial
Inception	• June 2017
Currency	• U.S. Dollar
Fund Manager	• KFHC Investment Advisory I Ltd.
Offering Price	• U.S.\$ 1,000 per Investment Unit
Total Fund Size	• U.S.\$ 71,278,500
Domicile	• Cayman Islands
Net Asset Value (NAV)	• U.S.\$ 636 per Investment Unit

Underlying Asset



Distributions (per unit)

	Dividends	Return of Capital
Current Quarter	\$9.15	-
Year to Date	\$9.15	-
Since Inception	\$380.25	\$390.00



Year-to-date dividend yield	6.00%
Year-to-date dividend yield (annualized)*	6.00%
Cumulative Dividends Since Inception**	38.03%
Capital Returned Since Inception**	39.00%
Absolute Return	40.60%

*Calculated on the basis of average carrying value (post redemption)

**Calculated on the basis of initial capital

Disclaimer: The "Fund" does not constitute a separate legal entity, but rather is used only as a reference to the overall corporate structure for investment for the four constituent Cayman Islands companies. The net asset value (NAV) of the Fund set forth herein has been determined based, in part, on third party valuations of the property investments of the Fund, which is subject to change over time and may not reflect the value which would be achieved in a sale of such assets now or in the future. Additionally, any potential tax liability that is reflected in the NAV is an internal estimate of such liability without reliance on any third-party tax opinion, which estimate is subject to change over time including at the time of the actual sale of any property investment(s). Certain of the matters discussed in this Quarterly Report about the Fund's future performance, including, without limitation, future revenues, earnings, dividends, strategies, prospects, consequences and all other statements that are not purely historical constitute "forward-looking statements." Such forward-looking statements are subject to risks and uncertainties, which could cause actual results to differ materially from those anticipated. When used herein, the words "anticipate," "estimate," "believe," "expect," "should," "potential," "forecast," "project," variations of such words and similar expressions are intended to identify forward-looking statements.