



Illinois State Treasurer

MICHAEL FRERICHs



2024 Annual Report

Table of Contents

I. A MESSAGE FROM THE TREASURER 3

II. FIRST FUND OVERVIEW..... 4

III. ILLINOIS INFRASTRUCTURE & REAL ESTATE LANDSCAPE..... 5

IV. PORTFOLIO SNAPSHOT..... 9

V. INVESTMENT SPOTLIGHT..... 14

VI. UNDERLYING IMPACT..... 18

VII. FUTURE INITIATIVES.....25



A Message from the Treasurer

Infrastructure is a cornerstone of economic growth and community well-being. Yet, despite its critical role, investment in infrastructure across the United States, including here in Illinois, has steadily declined over the past several decades.

In response, I launched the FIRST Fund—a \$1.5 billion impact investment initiative designed to strengthen Illinois' infrastructure and real estate landscape.

Investing in local infrastructure delivers wide-ranging benefits: healthcare, clean water, broadband access, quality education, and disaster resilience. The FIRST Fund complements national efforts like the Inflation Reduction Act and the Infrastructure Investment and Jobs Act by bridging the gap between project needs and local financing.

FIRST Fund establishes a replicable model for infrastructure investment that balances financial returns with sustainability, equity, and community development. We believe this local investment approach can elevate infrastructure quality, accessibility, and resilience for states across our nation. We look forward to sharing our progress and encouraging similar efforts with our peers across state lines. The Office of the Illinois State Treasurer is proud of the positive momentum the FIRST Fund is generating for Illinois.

As the first state-run real assets fund focused on local economic development, the FIRST Fund prioritizes sustainable growth, fair wages, and strong worker



protections—all while delivering competitive market returns. We believe our innovative structure offers a blueprint for other states to follow in driving local investment and economic opportunity.

Beyond financial performance, these investments deliver meaningful social value by advancing diversity, equity, and inclusion. The FIRST Fund is committed to supporting minority-, women-, veteran-, and persons with disabilities-owned (MWVD) firms, and to building partnerships with diverse local stakeholders. We believe that true economic development must be inclusive and far-reaching.

Looking ahead, the FIRST Fund will continue to invest with purpose, diversify the state's investment portfolio, generate local impact, promote sustainability, champion diversity and inclusion, and uphold worker-centered practices. We have already begun making significant strides across infrastructure and real estate, helping to position Illinois as a premier state for innovation and investment. Our work is just beginning, and we remain committed to building a stronger, more resilient future for all.

Sincerely,

Michael Frerichs
Illinois State Treasurer



FIRST Fund Overview

Overview

Established by Illinois Treasurer Michael Frerichs in 2023, the FIRST Fund is a first-of-its-kind, evergreen, \$1.5 billion impact investment fund dedicated to building and strengthening Illinois' infrastructure and real estate.

Legally named the Infrastructure Development Act, the legislation backing FIRST Fund was proposed by Treasurer Frerichs to address the need for investment within the State of Illinois. The Illinois State Treasurer may allocate up to 5% of the state portfolio to invest in, create, and maintain infrastructure and real estate assets within the state through Illinois infrastructure development firms. Infrastructure firms must maintain a significant presence in Illinois as defined in the law and have a track record of development in Illinois.

Objectives

Through the FIRST Fund, the Treasurer's Office will partner with investment firms that deploy capital into Illinois development projects. Desired outcomes for the FIRST Fund include but are not limited to:

- **Local Impact:** Investing with a unique regional focus, enabling financial returns while supporting investments that grow the local economy and generate additional impact in the state through improved infrastructure and high-quality job creation. Managers invested in are required to invest 2x the Treasurer's commitment amount into Illinois-based projects to ensure state capital is recycled and has the intended impact in Illinois.
- **Investment Diversification:** Expanding the pool of assets in which the state Investment portfolio can be invested to diversify the portfolio, mitigate risk, and increase state investment earnings potential.
- **Sustainable Investments:** Encouraging sustainable development while also improving financial outcomes.
- **Diversity and Inclusion:** Expanding the manager pool, diversifying investor perspectives, and meeting the needs of all communities to promote more equitable and inclusive infrastructure development within the State of Illinois.
- **Worker-Centric:** The Treasurer believes that an adequately compensated and trained worker delivers a higher-quality product and service. Through the Treasurer's Responsible Contractor Policy, the office supports and encourages fair wages and fair benefits for workers.

Illinois Infrastructure & Real Estate Landscape



Infrastructure is the backbone of our communities and daily lives. Physical structures like roads, bridges, airports, electrical grids, schools, housing, and hospitals are essentials in a successful and prosperous society; however, capital spending for infrastructure has fallen in recent decades across the United States.

Within the State of Illinois, the percentage change of spending on infrastructure as a share of GDP dropped 0.62% from 2002 to 2016. Deferred maintenance backlogs at state facilities and educational institutions alone have reached \$24 billion in the state – one of many reasons the American Society of Civil Engineers rated Illinois' infrastructure as a C- in 2022. We see this as both a risk for the state and an opportunity to enhance the quality of life for our citizens by improving access to food, clean water, broadband, healthcare, quality education, and environmentally resilient infrastructure through targeted investments in local projects.

Below you will see how we at the Treasurer's Office viewed the Private Infrastructure and Real Estate markets in 2024.

Infrastructure

The infrastructure investment landscape in 2024 continued to gain traction, driven by accelerating adoption of smart technologies, sustained federal support, and an intensifying focus on climate resilience. Urban and smart infrastructure saw notable momentum in Q4, with cities increasingly prioritizing digital connectivity and sustainable urban development.

Illinois led the charge, boosting smart city funding by 15% year-over-year. Chicago's "Connected Communities" initiative exemplified this trend, catalyzing a \$250 million investment in upgraded traffic monitoring systems, public Wi-Fi expansion, and a more resilient EV charging network. Meanwhile, data center infrastructure experienced a robust uptick in investor interest. Deal volume in sustainable data centers grew 18% year-over-year in Q4, fueled by rising demand for cloud computing, generative AI, and big data applications—highlighting the sector's growing strategic importance and ESG alignment.

Transportation infrastructure also attracted significant capital as federal disbursements under the Infrastructure Investment and Jobs Act (IIJA) remained a critical tailwind.

Chicago, among other major metros, received an additional \$120 million in Q4 for transit and highway modernization initiatives targeting congestion relief and long-term environmental impact. Energy infrastructure was another key focus, particularly within the renewable segment.

Nationwide, clean energy projects continued to outpace fossil-based developments, and in Illinois, new investments in wind and solar—bolstered by the Climate and Equitable Jobs Act—added over 150 megawatts of renewable capacity in Q4 alone. Additionally, resilience planning and climate adaptation measures began to feature more prominently in infrastructure proposals, as stakeholders considered long-term environmental and economic sustainability amid rising climate risks. With a convergence of public funding, private capital, and policy momentum, 2024 underscored infrastructure's central role in shaping a more connected, efficient, and low-carbon economy. Although returns moderated to single digits, the asset class showed strong cash generation and relative stability compared to other sectors.



Real Estate

The real estate investment landscape in 2024 was marked by cautious optimism amid persistent macroeconomic uncertainty and evolving sector dynamics. Investor sentiment remained subdued yet hopeful, as attention focused on the potential for rate cuts in 2025.

However, mixed economic indicators and lingering inflation concerns led investors to favor high-quality, well-located assets over opportunistic plays.

In the industrial sector, the pace of new construction slowed, with starts falling 22% in Q4 compared to Q3, suggesting a more disciplined supply pipeline. At the same time, improved absorption—up 15% in key logistics corridors—supported a 5% increase in rents across targeted industrial submarkets.

Meanwhile, the office market continued to struggle, as distress deepened and special servicing rates hit 15.2%, prompting renewed interest in asset reconfiguration.

Adaptive reuse gained momentum, with office-to-residential conversion proposals rising by 20% quarter-over-quarter. Regional resilience was also on display, particularly in Illinois, where demand in the Chicago metro stood out.

Multifamily occupancy reached a robust 96%, and industrial cap rates compressed by 50 basis points year-over-year, underscoring strong fundamentals amid broader market dislocation. Nationally, investors increasingly turned to asset classes like data centers, student housing, and life sciences, which offered growth potential insulated from traditional market cycles. Transaction volume remained below pre-pandemic norms, but selective dealmaking continued to emerge in markets displaying stable demand and demographic tailwinds.



Portfolio Construction

The FIRST Fund portfolio was intentionally designed with a phased deployment strategy, starting with a foundation of core and core-plus real estate investments and gradually shifting toward a greater emphasis on value-add, opportunistic, and debt strategies. This construction approach reflects both long-term risk-return goals and alignment with the fund's mandate to support impact outcomes.

In the initial three years, the investment strategy prioritized building a core/core-plus allocation, with the aim of anchoring the portfolio in stability, income generation, and downside protection. This approach served several key purposes:

- **Risk Management:** Allocating early capital to lower-risk core strategies helped mitigate volatility and establish a stable base NAV.
- **Cash Flow Generation:** Core assets provided a predictable income stream to support the portfolio's operating needs.
- **Pacing Discipline:** A consistent cadence of one to two fund commitments per quarter allowed for measured deployment while evaluating manager quality and fit.

Over the past eight quarters, the fund deployed \$300 million across five core/core-plus funds, successfully reaching the 20% target allocation. These funds were sized according to plan, with core funds ranging from \$50M–\$75M and core-plus funds from \$30M–\$50M. With 100% of capital called, this foundational layer is now fully in place.

Now that the core allocation is complete, the portfolio is transitioning toward non-core strategies, consistent with the broader mandate and evolving opportunity set. The strategic rationale for this shift includes:

- **Impact Orientation:** Value-add and opportunistic strategies, along with select co-investments, allow for greater alignment with the fund's thematic and impact-driven priorities.
- **Vintage and Strategy Diversification:** Annual budget-driven allocations to non-core strategies ensure proper vintage spacing, sector rotation, and exposure to different risk-return profiles.

To date, the fund has committed to four non-core primary funds and six direct/co-investments, bringing non-core exposure to 41% of NAV. The investment mix reflects the planned allocation of 60–80% to primary funds and 20–40% to direct/co-investments.

The investment team will continue to evaluate:

- Additional commitments as needed to round out the initial core/core-plus fund count (target: four to six funds total).
- Sector and geographic balance across the portfolio.
- Opportunities to rebalance to stay within the 20–30% core/core-plus and 70–80% non-core target ranges.

The fund's strategy is now firmly in Phase 2, a transition to more return-oriented strategies that support impact while benefiting from a solid core foundation built in the first three years.

FIRST Fund Portfolio Snapshot

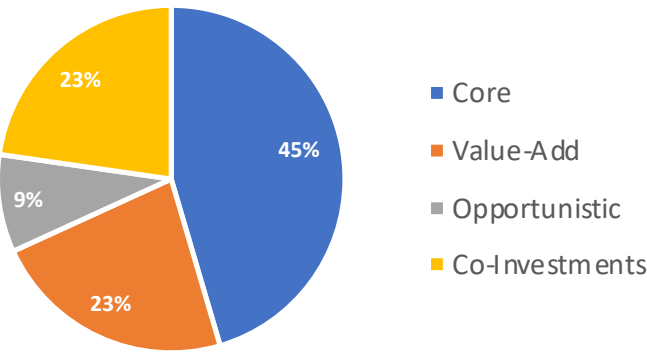
As of December 31, 2024, the FIRST Fund invested **\$440M** across **nine funds**, all seeking to create a more resilient future for Illinois across themes of affordable housing, broadband access, and inclusive economic growth, among others.

SCHEDULE OF INVESTMENTS

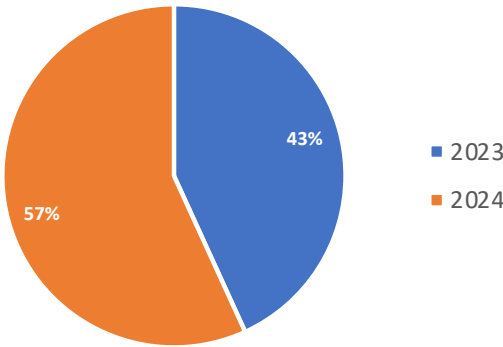
INVESTMENT	ASSET CLASS	INVESTMENT STRATEGY	SECTOR	VINTAGE
Ullico Infrastructure Fund	Infrastructure	Core	Diversified	2023
Grain Communications Opportunity Fund IV	Infrastructure	Opportunistic	Telecom	2023
Rose Affordable Housing Preservation Fund VI	Real Estate	Value Add	Affordable Housing	2023
Inclusive Futures – Series 2023	Co-Investments	Co-Investments	Diversified	2023
Trio Net Lease I, L.P.	Real Estate	Value Add	Net Lease	2024
Inclusive Futures – Series 2024	Co-Investments	Co-Investments	Diversified	2024
Harrison Street Infrastructure Fund, L.P.	Infrastructure	Core	Diversified	2024
Vistria Housing Fund, L.P.	Real Estate	Core	Affordable Housing	2024
JLC Infrastructure Fund II, L.P.	Infrastructure	Value Add	Diversified	2024

FIRST Fund Portfolio Snapshot (cont.)

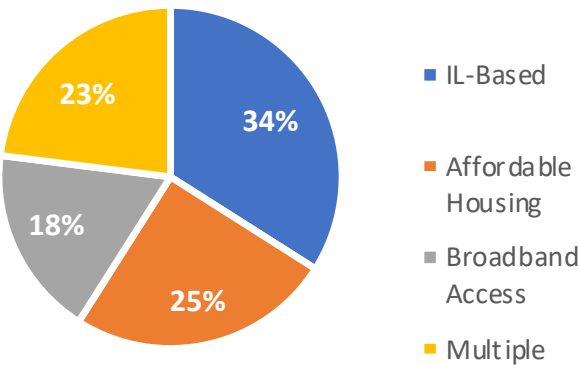
Investment Strategy



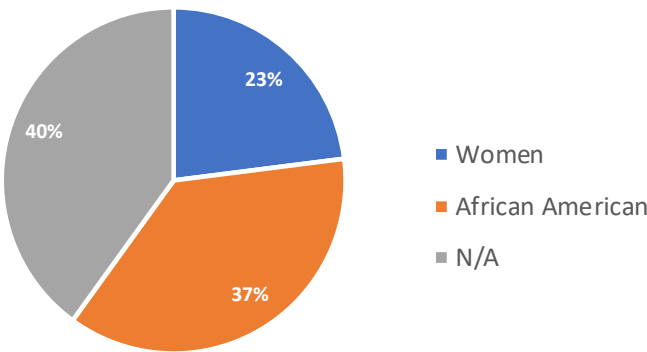
Vintage



Impact Diversification



MWVD Representation



As of December 31, 2024. Diverse investments are funds where at least 51% of firm ownership or fund carry is held by minority persons, women, qualified veterans, and persons with disabilities ("MWVD Persons"). Based on committed capital.

FIRST Fund Portfolio Snapshot (cont.)

As of December 31, 2024, the FIRST Fund invested **\$400M** across **seven managers located in Illinois**. These managers have invested nearly **\$2.6 billion** into underlying Illinois portfolio assets, resulting in a **5.9x** multiple of FIRST Fund capital committed. Example portfolio assets located in Illinois are listed below:

ASSET	SECTOR	LOCATION
Wind Farm	Wind Technology & Project Developers	Marshall County, IL
1.25GW Power Plant	Electric Utilities & Power Generators	Morris, IL
District Energy Utility System for Educational Campus	Multi-Utilities	Chicago, IL
Affordable Housing Property	Residential	Chicago, IL
Affordable Housing Property	Residential	Aurora, IL
Transportation Asset for Educational Facilities	Transportation	Evanston/Markham, IL
District Energy Provider	Energy / Utilities	Chicago, IL
Gas and Water Utility Provider	Energy / Utilities	Illinois
Affordable Housing Property	Residential	Chicago, IL
Affordable Housing Property	Residential	Chicago, IL
Commercial Retail Property	Retail	Orland Park, IL
Tower Portfolio	Telecommunications	Illinois
Fiber Network	Communications	Illinois

FIRST Fund Portfolio Snapshot (cont.)

Objectives Progress

Illinois Impact Highlights



Critical Infrastructure

Stability and longevity are built on strong community systems—the energy grids, housing, schools, and digital networks that people rely on every day. The FIRST Fund has invested in four strategic areas across sectors to advance its mission: Affordable Housing, Broadband Access, Renewable Energy, and Illinois-Based Managers. All investments made through the Fund require partners to invest twice the amount of our commitment into Illinois-based projects. This ensures capital is continually reinvested to maximize its impact, creating a positive feedback loop for economic development, job creation, and long-term sustainability in Illinois.

As of December 31, 2024, underlying fund investments through the FIRST Fund have deployed nearly **\$2.6 billion across 13 projects in Illinois**, spanning energy transition, utilities, housing, education, and digital connectivity. These investments are concentrated in essential, long-life assets that serve residents, students, and businesses, generating **stable, long-term returns** while fulfilling community needs. Inclusive Futures has invested an additional **\$70 million directly** into strengthening Illinois' high-speed fiber, energy storage (ES) and electric vehicle (EV), community solar and logistics networks.



Energy Transition

The FIRST Fund strategically invests in funds and companies that drive Illinois' energy transition, including sustainably developed and managed power, utilities, energy, and transportation.

With more than **\$1.6 billion** deployed by underlying fund managers into Illinois power generation and utilities, the Fund has delivered **over 1,418 MW of clean energy capacity** (wind, solar, and more) across **13 sites**. Advanced cooling technologies have avoided 50 MW of grid demand and conserved approximately **225 million gallons** of freshwater annually. By working in tandem with Inclusive Futures, these efforts build capacity, drive efficiency, and position Illinois as a leader in green innovation.



Housing Availability & Affordability

Access to safe, stable, and reasonably priced accommodations is essential for community health, workforce stability, and upward mobility. Illinois residents, from students to seniors, need it now more than ever. The FIRST Fund investment managers have invested more than **\$346 million** in housing across the state, delivering **1,260 student accommodations** and **over 700 residential units**, with **over 48% designated as income-restricted** for working families and seniors. By placing these developments near schools, transit, and job centers, the Fund strengthens access to opportunity and helps communities thrive.

FIRST Fund Portfolio Snapshot (cont.)

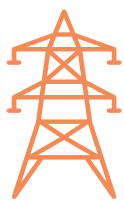
Objectives Progress

Illinois Impact Highlights



Investing in Students

Strengthening educational institutions through thoughtful public-private partnerships enhances both campuses and student success. More than **\$423 million** has been directed by underlying fund managers toward Illinois universities and colleges, funding campus housing, transportation, and sustainable facilities. These projects support **176 in-state jobs**, provide **1,260 affordable units**, and deliver **6 MW of clean power to 21 university buildings**—modernizing learning environments and improving student retention.



Closing the Digital Divide

Expanding broadband access unlocks opportunity for communities that have historically been underserved. With close to **\$470 million** invested by underlying fund managers into expanding broadband and telecom infrastructure, rural and urban areas across Illinois now have greater access to reliable, high-speed internet. These efforts enable **remote work, online learning, telehealth, and small business development**, creating ripple effects that build stronger, more inclusive local economies.



Local Job Creation

A central focus in the development and launch of the FIRST Fund is ensuring investments translate into meaningful, family-supporting employment opportunities for Illinois residents. In May 2023, the Office of the Illinois State Treasurer established a **Responsible Contractor Policy (RCP)** for the Fund, promoting fair wages and equitable benefits for workers employed by the Fund's managers, contractors, and subcontractors. The FIRST Fund applies this policy across all investments, prioritizing union construction jobs and long-term employment opportunities. To date, investments have supported **269 Illinois jobs directly through the FIRST Fund** and another **1,656 jobs through Inclusive Futures**. Additionally, the Fund's affiliated investment vehicles employ **325 professionals** in the state. Where possible, the Fund also tracks minority, women, veteran, and disabled (MWVD) ownership and management, ensuring equitable participation alongside other measurable community benefits.

Investment Spotlight



Ullico Infrastructure Fund



The open-end Fund makes long-term investments in essential infrastructure businesses across the U.S. and Canada, serving communities, governments, and corporations. Valued at \$6.2 billion as of December 31, 2024, the Fund focuses on power, utilities, energy, transportation, and digital infrastructure, including investments in Illinois. Supported by its Chicago office alongside headquarters in Washington, D.C., Ullico strategically positions its investments to seek competitive returns and fulfill its dual mission: creating family sustaining union jobs and developing critical infrastructure that drives economic growth.

As of December 31, 2024, the Fund consists of **27 portfolio investments**, covering **1,300+ operating assets** throughout North America. Through 2024, the Fund has invested over \$1.4 billion across three platform assets with investments in Illinois at the time of investment.

The Fund has **six renewable energy efficient cooling sites** within Illinois. Separately, the Fund has generated nearly **11,400 MW of clean energy nationwide**.

Over the past year, the Fund invested **over \$450 million in new and follow-on investments**, creating over **4.7M union hours of construction jobs**. The Fund has managed over **75 employees in Illinois** to grow the state's energy transition sector and an **additional 175+ jobs in student transportation**, creating **over 40 new jobs** in the past year, which directly benefits **two in-state universities**.^{**}

***Ullico Infrastructure Fund data sourced from Ullico Investment Advisors, Inc. as of 12/31/24. CenTrio Energy data sourced from company website as of 12/18/25 and CenTrio 2023 Sustainability & Impact Report. Illinois investments and CenTrio Energy case study presented for illustrative purposes only. Investment performance was not a factor in selecting the case study investment.*

Direct union impact figures (i.e. creation of construction work hours) are provided by an economic impact study performed as of 9/30/25 by Pinnacle Economics through input-output analysis utilizing IMPLAN modeling software. The study was performed using estimated project costs and union prevailing wage data from state departments of labor as provided by Ullico Investment Advisors, Inc.

Ullico Infrastructure Fund (UIF) is managed by Ullico Investment Advisors, Inc. (UIA) and is sold through Ullico Investment Company, LLC (Member FINRA/SIPC), both subsidiaries of Ullico Inc. UIA is a registered investment adviser with the SEC under the Investment Advisers Act of 1940, as amended. UIF will only be sold to "accredited investors" as that term is defined in Regulation D of the Securities Act of 1933 and to "qualified purchasers" as that term is defined under the Investment Company Act. Investment in infrastructure is speculative, not suitable for all investors, and should be undertaken only by experienced and sophisticated investors who are willing to bear the high risks of such an investment, which include, but are not limited to, lack of liquidity, restrictions on transferring ownership to the Fund, absence of information regarding valuation and pricing, and high fees and expenses. Potential investors in the Fund should carefully read the Confidential Private Placement Memorandum for a description of the potential risks associated with investment in the Fund.

Investment Spotlight



Grain Communications Opportunity Fund IV



Grain Management's \$2.55 billion Grain Communications Opportunity Fund IV, L.P. (GCOF IV) makes equity and related investments in which it maintains control or influence, focusing on the communications industry and technology companies that connect the world to the information economy and support global digitization. This includes direct acquisition of fiber-optic communications networks, radio frequency spectrum licenses, cell towers, ancillary systems and other communications assets, and equity investments in companies that own or operate communications assets.

As of December 31, 2024, the Fund has made **two investments**, in 123Net and Phoenix Tower International, totaling **\$470 million**. 123Net is a Michigan-based internet service provider focused on equipping businesses throughout the Midwest with an industry-leading data center, network, and voice services. The company is in the process of participating in the construction and operation of a fiber route from Michigan into Chicago as a subcontractor to Peninsula Fiber Network and will own fiber strands along that route. Phoenix Tower is a multinational tower platform with **~29,000 sites** owned and operated **across 24 countries**. The company proudly operates **19 sites throughout Illinois**.



Jonathan Rose Companies

Rose Affordable Housing Preservation Fund VI



This \$660 million value-add real estate fund focuses on acquiring existing affordable and mixed-income multifamily housing, preserving long-term affordability, greening the properties to improve their environmental and economic performance and creating "Communities of Opportunity" to improve residents' lives and outcomes. The fund will invest in high-demand, urban locations across the U.S., with Illinois as a key target market. Investments may include federally subsidized properties (HUD Project-Based Section 8), rent-regulated properties (which may have been developed or redeveloped using LIHTC) and mixed-income properties.

Rose combines environmental sustainability with social impact by implementing green building retrofits and creating healthier living environments for residents, while preserving and/or creating affordability, and connecting residents with social services. Their integrated approach addresses not only housing, but also access to health services, nutritious food, quality education, high-speed internet and economic mobility, creating comprehensive solutions to community challenges through strategic partnerships.

As of December 31, 2024, the Fund has invested **\$141 million** within Illinois across **two properties**, Webster House and Belmont Tower. Over **48%** of the Fund's Illinois investments to-date are affordable units under the Project-Based Section 8 Program.

Investment Spotlight

TRIO

INVESTMENT GROUP

TRIO Net Lease I

TRIO Net Lease I is a \$267 million value-add real estate fund focused on acquiring net lease properties with long-term contracts across industrial and industrial outdoor storage (IOS) sectors, and opportunistically investing in essential retail properties. The fund targets mission-critical assets leased to credit-worthy tenants, ensuring stable income streams, while its active asset management strategy seeks to enhance value through lease restructuring, property improvements, and tenant relationship management. In December 2023, Trio was acquired by J.P. Morgan and now operates as part of the Real Estate Americas platform based in New York, NY.

As of December 31, 2024, the Fund has invested **\$4 million** within Illinois, including a commercial retail property in **Orland Park, IL**, totaling **11,843 square feet of commercial retail space**.



JLC Infrastructure Fund II



This \$925 million value-add infrastructure Fund makes strategic investments across essential infrastructure sectors including transportation, energy, utilities, and social infrastructure. With offices in New York and Chicago, JLC targets opportunities that support economic development in underserved communities while generating strong returns. The Fund's partnership approach with municipalities and public agencies creates innovative financing solutions for critical infrastructure projects that might otherwise remain unfunded.

As of December 31, 2024, the Fund has made **4 investments** across essential infrastructure sectors including transportation, energy and utilities, and communications.

- **Broadband Access:** Provided **3,659 households and 4 community institutions** with reliable, highspeed broadband internet.
- **Sustainability:** Reduced CO2 equivalent emissions by **40,000 metric tons**.
- **Job Creation:** Portfolio projects expected to create **\$3.26 billion of estimated economic output accompanied by 16,030 total development related job-years¹**

¹ One job-year represents one job held for an entire year. In analyzing total economic impacts over multiple years, employment is typically measured in job-years rather than the number of jobs, as most positions extend beyond a single year and persist over time.

Investment Spotlight



Harrison Street Infrastructure Fund



The Harrison Street Infrastructure Fund seeks to assemble through construction and acquisition a diversified portfolio of lower to middle-market infrastructure opportunities to facilitate deferred maintenance, decarbonization, and digitization initiatives.

The Fund's gross asset value as of December 31, 2024, was \$4.9 billion and consists of investments in social, power, renewables, utilities, and digital infrastructure. The Fund targets mission critical infrastructure assets with high quality counterparties with emphasis on education, healthcare, government, municipal, and corporate offtakes.

As of December 31, 2024, the Fund has made **four investments in Illinois**, including student housing, residential housing, and renewable energy projects, totaling over **\$425 million**.



Vistria Housing Fund



Focused on affordable housing opportunities, this \$3.8 billion core-plus real estate fund targets sustainable, impact-driven investments across major U.S. metropolitan areas with particular emphasis on underserved communities. Based in Chicago, the firm leverages deep local expertise and community connections to identify neighborhoods needing quality affordable housing while generating stable returns for investors.

The Fund's integrated approach combines strategic property acquisition with tenant-focused management practices, creating housing solutions that benefit both residents and surrounding communities. This community-first investment philosophy has established the firm as a leader in the affordable housing space, particularly in communities with long-standing housing affordability challenges.

Underlying Impact



CENTRIO ENERGY

CenTrio provides innovative cooling solutions for businesses and residents in downtown Chicago, replacing individual building chillers with advanced central systems. Its Chicago district serves **115+ buildings** and **over 53 million square feet of space**, covering commercial, residential, hotel, government, entertainment, educational, and data center facilities across the Loop, West Loop, South Loop, and River North.

- The company operates North America's largest ice battery system and uses proprietary river-water cooling technology to deliver highly reliable and cost-effective energy. This approach reduces electricity demand while saving **250+ million gallons** of municipal water each year. CenTrio's solutions provide significant environmental benefits to **125+ business and institutional customers** in Chicago.



BELMONT TOWER

Belmont Tower is a 24-story residential tower located in the Lakeview/Lincoln Park neighborhood of Chicago. The mixed-income property contains 277 residential units and spans approximately 200,000 sqft. A total of **152 units**, or 55% of the property, are covered by a Project-Based Section 8 Contract.



WEBSTER HOUSE

Webster House is a 14-story high-rise residential tower located in Lincoln Park neighborhood of Chicago. The 186-unit mixed-income property includes 114 market-rate and **72 affordable units**, covered by a Project-Based Section 8 Contract. Rose's investment in this property preserved the affordability of these units in one of Chicago's most affluent neighborhoods.

Underlying Impact



AKUO BENNINGTON WIND FARM

- Akuo Bennington Wind Farm is a wind power plant in Marshall County, IL.
- It consists of **33 wind turbines** for a total capacity of **93+ MW**. The project supplies enough clean energy to power **~33,000 Illinois households**, offsetting **118,855 mtCO2e** annually.
- During construction, the plant created about **350 jobs**, including 150 for Marshall County residents. **Six full-time positions** support ongoing operations.
- Over its operational life, the plant is expected to generate more than **\$19 million** in property taxes, with **\$12.1 million** allocated to local schools.
- Bennington uses an advanced radar detection system to reduce nighttime light disturbance to the community and also supports the local food bank.



HAVEN ON LONG GROVE

Haven on Long Grove is a family-focused workforce housing community located on a 34-acre site in Aurora, Illinois. The property features **248 one- and two-bedroom apartments** along with **168 townhomes**.



- Following renovations, the property will qualify for an affordable housing property tax incentive under the **2021 Illinois Omnibus Affordable Housing Bill**, which abates 25% of the property's assessed value for up to 30 years. In exchange for the incentive, **15% of units** will remain affordable at 60% of the Area Median Income (AMI), and an additional **35% of units** will have voluntarily restricted rents at up to 80% of the AMI.
- The community is within walking distance of top-rated local elementary, middle, and high schools, as well as several thriving job corridors.
- Vistria's investment in Haven on Long Grove expands access to high-quality neighborhood amenities that might otherwise be inaccessible to lower-income families.

Inclusive Futures

Inclusive Futures centers on strategic capital deployment within Illinois, targeting a diversified portfolio of development projects. This investment strategy—a portion of the FIRST Fund—encompasses a dynamic blend of direct and co-investment opportunities, illustrating a collaborative approach to project financing.

With a dual focus on financial returns and broader socio-economic development, Inclusive Futures’ investment choices are designed to yield robust financial returns and catalyze local economic growth in Illinois. Furthermore, the Fund aspires to catalyze high-quality job creation within Illinois.

The Fund seeks to foster infrastructure enhancements, with investments spanning a spectrum of public and private projects. This includes the development

or revitalization of public infrastructure, such as transportation networks, utilities, and public spaces, as well as private ventures like commercial and residential properties. The overarching aim is to uplift the infrastructure landscape, thereby promoting regional development and improving the overall quality of life for the local population.

Additionally, the Fund will diversify its investments across both real assets and operating company investments to maximize its impact and financial returns, with a specific focus on energy transition opportunities to support the transition to a cleaner and more sustainable energy future.

NAME OF INVESTMENT	INVESTMENT DATE	ILLINOIS LOCATION	MWVD	SECTOR
Crosstown Fiber	12/20/2023	Lombard, IL	Asian	Communications
Renewance, Inc	3/27/2024	Schaumburg, IL	Asian	Energy Storage
Nexamp, Inc	3/28/2024	Chicago, IL	Asian	Renewables
Elion Logistics Park 55	7/19/2024	Wilmington, IL	Hispanic /Latino	Industrial

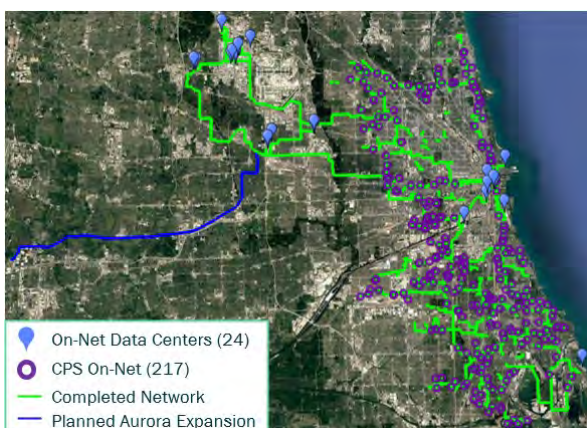


Building the future of connectivity for Chicagoland

Crosstown Fiber is a developer, owner, and operator of a dark fiber telecommunications network in the Chicagoland area, which is focused on closing the digital divide for 300,000+ underserved public-school students and connecting and strengthening the Chicago area's burgeoning data center market.

IMPACT HIGHLIGHTS

- 165,000+ Chicago Public School students connected:** As of December 2024, 217 Chicago Public Schools have been connected to Crosstown Fiber's network. This represents approximately 40% of the 562 total sites that will be connected, which will impact over 300,000 students by the end of 2026 when all sites are expected to be fully connected. At the time of investment, approximately 79 schools were connected.
- Supporting growth of the Chicago data center market:** Crosstown is enabling the Chicago data center market (now a top 5 market in the U.S.) to expand by removing bandwidth constraints and limited network diversification. The Company employs 17 full-time employees in the state directly, as well as contractors and subcontractors. Unions include International Union of Operating Engineers Local 150, International Brotherhood of Electrical Workers (IBEW) Local 134, Laborers Local One, and International Brotherhood of Electrical Workers (IBEW) Local 9.
- Enabling innovation:** Crosstown is supporting next-generation innovations like AI and quantum computing. For example, Crosstown has connected its high capacity fiber network to a leading academic health system located in Chicago and has expanded its fiber network to with a few thousand feet of the Illinois Quantum and Microelectronics Park. In addition to education and data centers, Crosstown also supports and enables fintech and healthcare innovation.



The Crosstown Fiber network is now hundreds of miles long, connecting hundreds of CPS schools, as well as data centers.



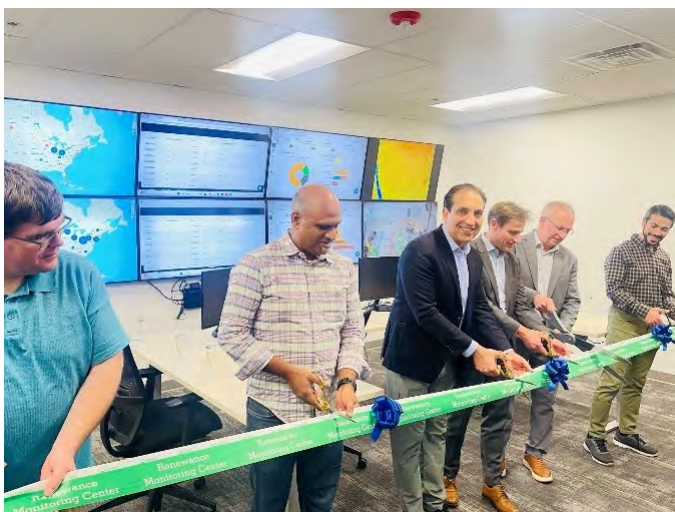


Enabling energy transition through more sustainable battery use

Renewance is an Elmhurst, IL-based company that offers lifecycle services and end of life (EOL) management solutions for batteries in the electric vehicle (EV) and battery energy storage system (BESS) space in North America. Renewance's mission is to help society transition to greener energy and mobility infrastructure through enabling a more sustainable use of industrial batteries.

IMPACT HIGHLIGHTS

- **Jobs, Jobs, Jobs:** Upon investment, Renewance employed 72 full-time employees. Now, the company has 118 employees nationally, 36 of whom are based in Elmhurst, representing 18 new jobs added in Illinois over the last 12 months alone (100% growth). Furthermore, the company built an apprenticeship program for workers looking to break into renewable infrastructure.
- **Physical Presence:** Renewance continues to grow its IL headquarters. The company occupies 52,000 square feet of space and is looking to expand.
- **Crucial Energy Transition Player:** Renewance has commissioned or serviced 25+ GWh of batteries (for reference, the entire installed base in the U.S. is 37.1 GWh), safely decommissioned 250+ MWh, and recycled 4,000 MT of battery material since the company was founded.
- **Recent IL project locations:** Marseilles, West Chicago, Joliet, and McHenry.



The Renewance team cutting the ribbon on their new state-of-the-art battery monitoring command center in Elmhurst, Illinois.





Community solar to enable anyone to enjoy the benefits of solar power

Nexamp is a leading community solar infrastructure business, which owns and operates underlying projects with end-to-end capabilities across developing, managing, and maintaining solar and storage assets. Community solar enables any energy customer to go solar—without needing to own their roof or have significant cash—and enjoy energy savings.

IMPACT HIGHLIGHTS

- **Emissions reduction:** As of the end of 2024, Nexamp estimates that it avoided 339,720 mt CO₂. This is roughly equivalent to removing 80,000 gas-powered cars from the road.
- **Job creation engine:** Nexamp added 25 jobs in Illinois in 2024. In addition to this, hundreds of contractors and others worked on their projects in the state.
- **Physical Presence:** Nexamp nearly tripled its Chicago HQ to support further expansion in the state.
- **Savings for all:** Nexamp offers IL residents up to 15% savings on their energy bill, regardless of background, income, home ownership status, credit score, etc. Some low-income customers save up to 75% through their Give-A-Ray initiative.



Nexamp team cutting the ribbon on their newly-expanded Chicago HQ, which has nearly tripled since our investment.



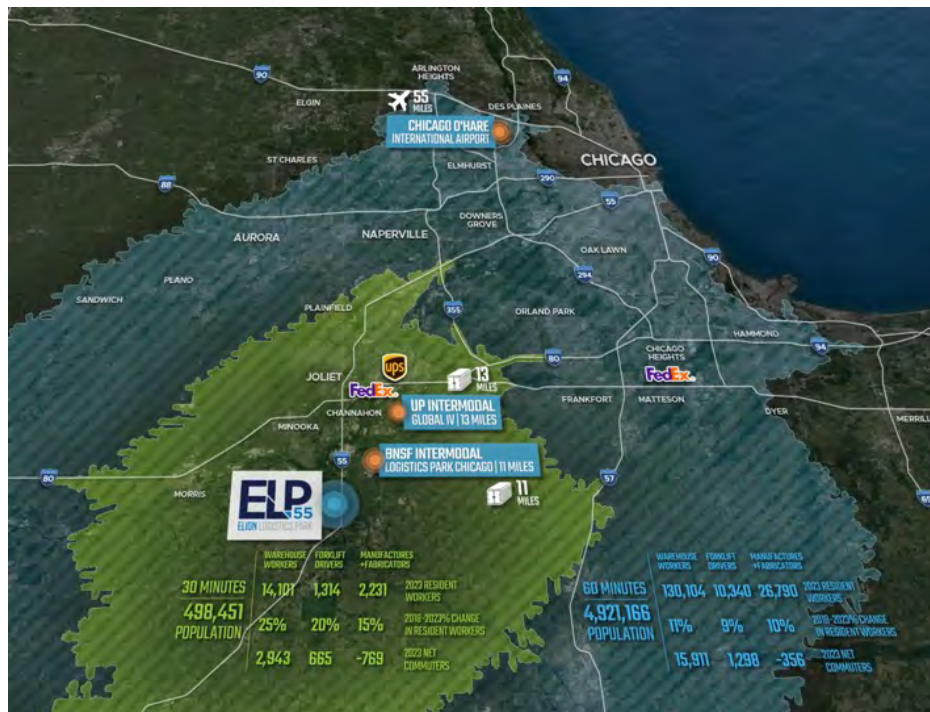


2,500-acre rail-served industrial park in Wilmington, IL

ELP 55, located at I-55 and Lorenzo Road in Wilmington, IL, is a premier regional distribution hub reaching 27% of the U.S. population within a one-day drive. The site offers three miles of frontage along Interstate 55 and two miles along the BNSF mainline. Strong tenant demand is positioning the park as the central logistics gateway for Chicago's national distribution network.

IMPACT HIGHLIGHTS

- **Economic Development:** Project will create \$2.5 billion of economic impact from construction and, upon completion, the annual economic impact is projected to be \$1.9 billion. In 2024, ELP55 created more than 804,300 construction hours worked, through industrial park expansion (95% of which was union labor) and nearly 1,500 permanent jobs.
- **Sustainability:** 100% of facilities built to LEED certification standards.
- **Local Impact:** Increased Will County tax base by \$12 million annually through development



Future Initiatives

Portfolio Construction

- Deploy \$250 million per year across five to seven investments ranging from \$25-\$75 million per investment opportunity.
- Reach our desired portfolio mix in the following strategies: 35%-40% Opportunistic, 35%-40% Value Add, 20%-30% in Core/Core Plus, and 5%-10% debt.
- Shift toward incorporating more development risk into the FIRST Fund now that a core and core plus portfolio of income-generating assets has been established.

Local Impact

- Identify funds that can invest 2x our commitment amount into Illinois-based projects to ensure our capital is recycled and has the intended impact in Illinois.
- Encourage managers to create quality jobs, retain existing jobs, and attract private capital into Illinois-based assets and projects.

Diversity & Inclusion

- Continue to invest with an eye toward minority, women, veteran, or persons with disabilities (MWVD)-owned or managed firms.





Illinois State Treasurer
MICHAEL FRERICHS