

Balbec Capital Management, LP
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Form ADV, Part 2A
Firm Brochure

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This brochure provides information about the qualifications and business practices of Balbec Capital Management, LP. If you have any questions about the contents of this brochure, please contact us at (602) 802-8307 or compliance@balbec.com. The information in this brochure has not been approved or verified by the United States Securities and Exchange Commission (“SEC”) or by any state securities authority.

Balbec Capital Management, LP is a registered investment adviser with the SEC. Registration with the SEC does not imply a certain level of skill or training.

Additional information about Balbec Capital Management, LP also is available on the SEC’s website at www.advisorinfo.sec.gov

Item 2 Material Changes

This brochure dated March 2024 (“Brochure”) does not contain any material changes from the previous brochure dated March 2023. While there are no material changes associated with the update of this Brochure, we have updated Item 4 to reflect an increase in regulatory assets under management and updated information regarding risk factors in Item 8.

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Item 4 Advisory Business

Balbec Capital Management, LP is a Delaware limited partnership that together with certain affiliated entities, conducts its business out of its principal office in Scottsdale, Arizona, as well as offices in New York, Atlanta, London, and Budapest. “Balbec” refers to the collective business of Balbec Capital Management, LP and Balbec’s affiliated entities which include the general partners to the private funds.

Balbec is controlled by Balbec Capital Management, LLC, and its management team consists of Charles Rusbasan, Jeff Padden, Philip Daniels, Peter Troisi, Arpad Sebe and Christina Houghton. Warren Spector is the Chairman of the firm.

In 2011, operating as an affiliate of Starwood Capital Group Management, LLC (“Starwood”), Mr. Spector and the management team began managing InSolve Global Credit Fund I, LP (“InSolve I”) and, later, InSolve Global Credit Fund II, LP (“InSolve II”). In 2016, Mr. Spector and the management team agreed to an amicable buyout of Starwood’s interest in the Balbec business and Balbec Capital Management, LP was established as an independent SEC-registered investment adviser. InSolve I and InSolve II have since completed their terms and have been dissolved.

Since 2016, Mr. Spector and the management team have also managed the InSolve Global Credit Fund III, LP (“InSolve III”), InSolve Global Credit Fund IV, LP (“InSolve IV”), InSolve Global Credit Fund V, LP (“InSolve V”), and InSolve Global Credit Fund VI (“InSolve VI”), together, including related feeders, co-investment, special purpose vehicles (the “IGCF Funds”). Balbec also manages permanent capital vehicles, managed accounts and certain other private funds that may co-invest alongside or directly in the IGCF Funds (“Targeted Funds”). The IGCF Funds and Targeted Funds may also organize one or more Real Estate Investment Trust (“REIT”) for U.S. federal income tax purposes through which a fund may make investments. Additionally, Balbec manages investment funds that invest in U.S. re-performing mortgage loans (“RPL Funds”), which would not otherwise be suitable for the IGCF Funds or Targeted Funds on a standalone basis. (IGCF Funds, Targeted Funds and RPL Fund are collectively referred to as the “Funds” in this Brochure.) Balbec manages the Funds, and any future private funds sponsored by Balbec, consistent with this Brochure and pursuant to investment advisory agreements with the applicable Fund. Certain risk factors and other information contained in this Brochure may be applicable to certain of the Funds, but not to others, based on each Fund’s investment objectives. The information contained in this Brochure is qualified in its entirety by reference to disclosures made in each of the Fund’s offering documents, which should be carefully reviewed prior to making an investment decision. Balbec also entered into a non-discretionary advisory relationship with a separately managed account and may enter into other advisory relationships in the future.

Balbec’s business is primarily focused on providing advisory services to private funds that collectively invest in a globally diverse set of credit portfolios and other assets. Balbec leverages the experience of its management team and the analytics they have developed to evaluate credit risk in insolvent situations to pursue potential investment opportunities. Although Balbec has broad discretion in selecting investments, opportunistic investments are sought primarily in credit exposures which include:

- Pools of residential mortgage loans, commercial mortgage loans, secured and unsecured consumer obligations, commercial loans, trade claims, or other financial contracts where the underlying loans are impaired, non-performing, reperforming, denounced, or classified as a result of non-payment, bankruptcy, default or other contractual malady. The foregoing assets may also include “scratch and dent” mortgage loans and recently originated or performing assets as well;
- Residential Mortgage Servicing Rights. Such investments will typically focus the US and can serve as a hedge against rising interest rates;
- Contractual cash flow obligations resulting from servicing, lending, or pledging of cash flows related to the investment assets described above;
- Asset based loans to the originators, operators, insolvency practitioners, trustees, law firms, debt buyers, and investors owners thereof or loans that are involved in debt purchasing, restructuring, or insolvency proceeding (including Debtor-in-Possession financing);
- The securities, including bank loans, bonds, indentures, (including senior, mezzanine, junior and subordinated) common and preferred equity of businesses (not affiliated with Balbec) involved in purchasing, servicing, investing in or managing the investments or claims or assets of the type described herein;
- Assets or claims that are against, or that may be purchased from, a bankruptcy estate or trustee where Balbec believes there is an opportunity to hold such asset or claim until liquidation including claims or trade claims against corporate, small and medium enterprises, as well as other claims that may include litigation claims and large corporate resolutions, and assumption of litigation to foreclose on real estate assets outside of formal insolvency, and other non-performing loans. Such investments are typically expected to be made in Europe;
- Refinancings or new originations of loans to debtors in bankruptcy or otherwise related to or backed by the investment assets described above;
- Fee advances related to or secured by investments held by third parties;
- Commercial, residential, or other asset backed securities or indentures;
- Insurance assets including run-off cash flows, entities, or carrier obligations; and
- Other cash flows deriving from financial assets.

Investments related to the above assets may be in the form of whole loan purchases, joint ventures or co-investments, purchases of securities (including senior or subordinated notes or loans, preferred equity, or other equity), trust certificates, financing and/or participation agreements, forward contracts, securitization vehicles, or loan originations and/or refinancings.

In providing services to the Funds, Balbec formulates the investment objective for each Fund, directs and manages the investment and reinvestment of each Fund’s assets, and provides periodic reports to investors in each Fund. Subject to the terms of the applicable investment advisory agreement with the Fund, Balbec’s advisory services include investigating, identifying and evaluating investment opportunities, structuring, negotiating and making investments on behalf of the Funds, managing and monitoring the performance of such investments and disposing of such investments. Investment advice is provided directly to each Fund and not individually to the

limited partners or investors of the Funds. Balbec manages the assets of each Fund in accordance with the terms of the governing documents applicable to each Fund.

In certain circumstances, third parties may be offered the opportunity to co-invest alongside the Funds. In such circumstances, Balbec, from time to time, may establish co-investment funds or offer to limited partners on a transaction-by-transaction basis to allow certain parties to invest alongside one or more Funds in a particular investment opportunity (each such vehicle, a “Co-Investment Fund”). Co-Investment Funds are typically limited to investing in securities relating to the transaction or transactions with respect to which they were organized. The terms of such co-investments are determined in the general partner’s discretion and the management fees and carried interest in respect of such co-investments may be on different terms to the co-investors than the comparable fees or carried interest charged by the Fund. Costs and expenses are allocated between a Co-Investment Fund and the applicable Fund in a manner that the general partner determines to be equitable including consideration of the expected benefit to be derived as to which such expense relates.

As of December 31, 2023, Balbec managed \$6,370,551,613 of regulatory assets under management, as calculated for and reported in Item 5F of Part 1A of Form ADV, of which we managed approximately 96% on a discretionary basis and 4% on a non-discretionary basis.

Item 5 Fees and Compensation

Balbec receives a management fee and carried interest for providing investment services to the Funds. In addition, for certain of the Funds, Balbec receives an asset management fee for certain value-added services performed by Balbec with respect to the day-to-day management of the assets of the Fund.

Generally, with respect to the Funds, management fees vary based upon the aggregate commitment of the limited partners and the value of assets owned by the Fund. Asset management fees vary based upon the value of assets owned by a Fund, as it is calculated as a fixed percentage based on the gross asset value, which includes borrowings (i.e., current subscription lines, investment level-indebtedness, and leveraged embedded in the non-consolidated securitizations sponsored by Balbec and risk-retained by the fund) but subject to a maximum fee based on a fixed percentage of the net asset value. The limited partnership agreement for each Fund discloses the management fees, asset management fees, and the carried interest to the investors prior to their commitment or investment. Management fees will generally be payable quarterly in advance, (but may differ for certain Targeted Funds or the RPL Funds) and asset management fees, where applicable, will generally be payable quarterly in arrears. Except as otherwise provided in a Fund’s governing documents, the management fee and asset management fee will be funded by drawdowns of unfunded capital commitments of limited partners or amounts withheld from proceeds otherwise distributable to limited partners of each Fund.

Balbec will not generally take acquisition, disposition, financing or advisory fees, and any such fees received in respect of a Fund's investments will be fully applied to offset the management fee.

The investment advisory agreements with the Funds generally provide that they are terminable by the Funds, subject, in some cases, to an applicable notice period or the occurrence of certain conditions or events. Upon termination of a relevant advisory agreement, management fees that had been prepaid are returned on a prorated basis.

Except as otherwise stated in a Fund's governing documents, the Funds bear all legal and other organizational and offering expenses incurred in the formation of the Funds. Any such expenses in excess of an expense cap set forth in each Fund's governing documents will generally reduce the management fees otherwise borne by the limited partners.

The fees and expenses charged to each Fund are negotiated with the limited partners during each Fund's formation, are detailed in the limited partnership agreements, and differ from Fund to Fund. Fees and expenses which are either paid by or reimbursed to Balbec by the Funds will generally include: the organizational and offering expenses inclusive of legal, travel, lodging, meals, entertainment and ancillary expenses, accounting, filing, printing, capital raising, regulatory compliance, any administrative or other filings (including any initial or preliminary registrations, filings and other compliance contemplated by the Alternative Investment Fund Managers Directive (AIFMD as implemented in each member state of the European Economic Area ("EEA") and as implemented and retained by the United Kingdom following its departure from the European Union, the Swiss Collective Investment Schemes Act dated June 23, 2006 (as amended) and the implementation thereof, the Swiss Financial Services Act 2018 (as amended) and the implementation thereof or any similar rule, law or regulation)) and other organizational expenses incurred in the formation of a Fund and its affiliated entities (including the general partner) including the costs and expenses incurred for all side letter negotiations with limited partners and will be borne by the Fund up to an expense cap. The general partner or an affiliate shall bear the cost (through an offset against the management fee or otherwise) of any organizational expenses in excess of such amount.

In addition to the management fee and asset management fee, a Fund will pay all costs and expenses attributable to identifying, investigating, sourcing, structuring, organizing, studying, negotiating, consummating, financing, refinancing, diligencing, acquiring, bidding on, developing, owning, managing, operating, holding, valuing, monitoring, hedging, restructuring and/or securitizing, trading, taking public or private, selling, winding up, liquidating, dissolving, exchanging or otherwise disposing of the Fund's actual and potential investments as well as all other costs and expenses related to its own operations, including legal, filing, auditing, travel (including transportation, accommodations, meals and ancillary expenses (including reasonable personal expenses and per diems)), administration (including third party administrators), depositary, consulting (including, without limitation, the costs of any third-party valuations, appraisals, pricing, credit rating, data provider services, or health, safety, environmental, social and governance consultants), financing, accounting and custodian fees and expenses; expenses associated with the Fund's financial statements, tax returns, tax estimates, and Schedule K-1s and

any other Fund-related reporting or filing obligation; compliance and regulatory related fees (including fees and expenses related to the preparation and filing of Form PF, Foreign Account Reporting Requirements, and any filings or reports contemplated by the AIFMD, Bureau of Economic Analysis Reports, the European Union Mandatory Disclosure Regime or any similar law, rule or regulation); compliance with any financial account reporting regime, including FATCA and the OECD Standard for Automatic Exchange of Financial Account Information - Common Reporting Standard and any similar laws, rules and regulations, and any fees, costs and expenses of any service providers, and professionals related to the foregoing; expenses incurred in connection with transactions not consummated; expenses of the Advisory Committee and annual meetings of the Limited Partners and any other conference, meeting, or webcast with any of the Limited Partner(s); insurance (including directors and officers insurance, fidelity bond, management liability, cybersecurity, errors and omissions liability, crime coverage and general partnership liability premiums and other liability insurance including cyber-insurance) and regulatory expenses, including any costs and expenses related to any retention or deductibles and broker fees, costs and commissions, and the cost of any consultants or other advisors utilized in the procurement, review and analysis of insurance policies; any activities with respect to protecting the confidential or non-public nature of any information or data, including confidential information, and compliance with data protection laws, rules, regulation, policy, directive or special measure; brokerage fees, finder's fees, financing commitment fees, securitization costs, real estate title, appraisal costs, survey costs, printing, communication, marketing and publicity, custodian, depository, transfer registration and other similar fees and expenses; other expenses associated with the acquisition, holding, servicing and disposition of its investments (including interest on money borrowed by or on behalf of the Fund, registration expenses, the formation, capitalization, licensing operations and seeking authorizations of investment and holding subsidiaries (or the Fund's applicable share of the costs incurred by Balbec in organizing, licensing operations and seeking government authorization for non-US entities formed to acquire, service or hold investments, if any) and related hedging transactions, if any), including extraordinary expenses (such as litigation, if any); and any taxes, fees or other governmental charges levied against the Fund; interest and other expenses incurred in connection with leverage facilities or working capital lines; and any corresponding expenses with respect to any alternative vehicle.

From time to time, the general partner of a Fund may create certain "special-purpose vehicles," "alternative investment vehicles" or similar structuring vehicles for purposes of accommodating certain tax, legal and regulatory considerations of investors ("AIV/SPV"). In the event a general partner creates an AIV/SPV, consistent with the governing documents of a Fund, expenses related to the organization, formation and other expenses incurred are allocated between a Fund and such vehicles in a manner that the general partner determines to be equitable including consideration of the expected benefit to be derived as to which such expense relates.

In certain circumstances, the Funds utilize a Balbec affiliate as a service provider that is primarily engaged in (a) providing sourcing of, assisting with, and diligencing of, investment opportunities in local markets or highly specialized areas, and/or underwriting, and managing the purchase process for certain of the Fund's investments, (b) servicing or acting as master servicer for certain of the claims or assets in or prospectively in the Fund's portfolio, and/or (c) acting as trustee,

collection agent, originator, paying agent or other service provider for certain of the claims or assets in or prospectively in the Fund's portfolio. Such service provider is paid fees believed to be fair and equitable in Balbec's sole judgment, subject to its determination that a third party would otherwise have been required to perform such services (i.e. the type of service to be provided is not ordinarily the type of activity/conduct engaged in by an investment advisor to a third party fund pursuant to an investment advisory contract). Such fees are paid by the Funds and are not offset against management fees paid to the general partners.

Balbec Capital Management, LP shares office facilities with Southbridge Law Group, P.C. ("Southbridge") an independent law firm that provides legal services to Balbec. Certain Balbec employees are also employees of Southbridge. Legal fees of Southbridge are charged to certain Funds for services performed for such Funds on terms that are determined by Balbec to be fair and reasonable, and in accordance with the Funds' disclosure and operating documents. These documents are delivered to investors prior to their investment in the Funds.

Detailed information regarding fees and expenses charged to a Fund is provided in each Fund's governing documents. Investors should review all fees charged by Balbec, its affiliates, and others as detailed in each Fund's disclosure and operating documents to fully understand the total amount of fees to be paid by the relevant Fund and, indirectly, its limited partners, and expenses that will be borne by a Fund.

Item 6 Performance-Based Fees and Side-By-Side Management

As noted in Item 5 above, Balbec receives carried interest entitling it to a portion of the profits of a particular Fund. These profit incentives are considered performance fees for purposes of SEC rules. Carried interest payments have been structured to comply with Rule 205-3 under the Advisers Act.

Each Fund may have different carried interest structures. Differences in performance fee structures could create potential conflicts of interest in that Balbec could have greater incentive to favor Funds having the most profitable performance fee structure. Balbec has adopted written policies and procedures relating to the allocation of investment opportunities to mitigate this conflict of interest. Additionally, the Funds may have investment objectives that limit the types of investment opportunities to certain investment sectors designated for any particular Fund.

Carried interest can create an incentive for Balbec to make more speculative investments and make different decisions regarding the timing and manner of the realization of investments than would be made if carried interest were not allocated Balbec. Balbec seeks to address these conflicts through careful vetting of investment opportunities by its investment professionals and discussion of investments prior to approval from the investment committee and regular monthly calls related to the investment portfolio.

The possibility exists that multiple Funds that do not, by their terms, invest together can have capital available for investment at the same time, which may create a conflict of interest with respect to the allocation of investment opportunities. As stated above, Balbec has adopted written

policies and procedures relating to the allocation of investment opportunities to mitigate this conflict of interest. Balbec will allocate investments between the Funds equitably and in good faith.

Item 7 Types of Clients

As noted in Item 4 above, Balbec's clients are primarily the Funds that it advises pursuant to investment advisory agreements entered into between the Funds and Balbec. Investment advice is provided directly to the Funds and not individually to the investors in the Funds. Investors in the Funds include various institutional investors and high net-worth individuals. The institutions that typically invest in the Funds include corporations, endowment funds, charitable organizations, sovereign wealth funds and other investment funds. Balbec also has a non-discretionary investment management agreement with a client.

The minimum capital commitment for a limited partner of a Fund is outlined in each Fund's governing documents; however, Balbec maintains discretion to accept less than the minimum investment threshold. In addition, the Funds enter into separate agreements, commonly referred to as "side letters," with certain investors that amend, modify or supplement the terms of the governing documents of the respective Fund. Under certain circumstances, these agreements could give certain investors additional rights relative to other investors.

Item 8 Methods of Analysis, Investment Strategies, and Risk of Loss

Investment Analysis and Strategy

The Funds investment recommendations include, among other assets, investments in pools of unsecured and secured consumer loans where the debtor and its assets are subject to or expected to be in a formal bankruptcy, insolvency or other contractually rescheduled repayment plan, as further described in Item 4 herein.

Balbec relies on a team of seasoned investment professionals with deep experience and strong relationships in the consumer and commercial debt investment business. With respect to investment in consumer insolvency assets, Balbec will conduct rigorous analysis of local consumer bankruptcy and debt collection laws prior to making an investment recommendation in a particular jurisdiction.

Balbec uses certain fund and asset-level currency hedging mechanisms when it deems advisable in its sole discretion. Commitments to the Funds are in US dollars and thus a strengthening of the US dollar relative to the currencies in which the Funds' assets are realized could have an adverse effect on the Funds' returns, whereas a weakening of the US dollar versus other currencies may make assets more expensive to acquire. Balbec believes that diversification of investments in various currencies should, over time, provide some mitigation of currency risk, though no

assurance can be given that any mitigation will be achieved as the Funds' primary objectives will be to invest opportunistically and not in a manner that mitigates currency exchange risk.

Risks

Very generally, investing in securities and other investment assets involves risk of loss of the principal amount invested. Limited partners and investors should be prepared to bear any risk of loss. The risk summary contained herein is intended solely as a summary and is not an exhaustive list of risks. Risks associated with each Fund are described in the applicable Fund's offering documents. Those documents also describe potential risks for each of the Funds in greater and more particularized detail than the summary below:

- Balbec's investment strategies and experience rely on key professionals. The departure of any of these key professionals from Balbec could adversely impact the performance of a Fund.
- Failure of investors to fund commitments when due can adversely affect a Fund's ability to complete its investment program and, if substantial defaults on commitments occur, to continue operations.
- Investing can include the use of leverage at both the fund level and the asset level which, among other things, can increase the risk of loss during unfavorable economic conditions and the cost of leverage can affect the returns of the investments. Investing can also include derivatives, which similarly, can increase counterparty credit risk, leverage risk, hedging risk, correlation risk, liquidity risk, funding risk, operational risk and legal and documentation risk.
- Assets held by the Funds, and the interests in the Funds themselves, can be illiquid, thus making them hard to value and liquidate, particularly in a falling market. Additionally, interests in the Funds are subject to restrictions on transfer pursuant to the Securities Act of 1933.
- Valuation of assets risk. There is no active trading market for most of the investments owned by the Funds. When estimating fair value, Balbec applies a methodology based on its best judgment that is appropriate in light of the nature, facts and circumstances of the investments. Valuations are subject to multiple levels of review for approval and ensuring that portfolio investments are fairly valued. However, the process for valuing investments for which reliable market quotations are not available is based on inherent uncertainties and the resulting values may differ from values that would have been determined had an active market existed for such securities and may differ from the prices at which such securities may ultimately be sold. With respect to the Funds, the exercise of discretion in valuation by Balbec will give rise to conflicts of interest, as the performance of certain Funds is calculated based, in part, on these valuations and such valuations affect performance calculations.
- Underwriting risks. Data provided by sellers frequently does not reflect complete information regarding the investment, thus making underwriting more challenging and adding a layer of uncertainty to the underwriting process. While contractual provisions are often negotiated to protect a Fund against some of these uncertainties, a Fund's request for

such provisions may render its bid less competitive than other bids that do not require such provisions, or the seller may offer less attractive pricing because of such provisions.

- Prepayment risk. To the extent assets may be backed by mortgage instruments, prepayment can adversely affect the value of the underlying real estate portfolio.
- Risk of loss associated with distressed assets. Some mortgage-related instruments may include distressed opportunities, which can increase the potential for risk of loss.
- Projection of returns. Investment strategies and analysis may not accurately project targeted returns because the considerations and assumptions underlying any projected returns are subject to uncertainty.
- Changes in insolvency laws. Consumer insolvency assets can be substantially affected by any changes in the insolvency laws in a jurisdiction in which such assets are acquired. With respect to prospective changes in insolvency laws, consumer insolvency assets may be protected by the contractual terms governing the transaction. However, if the laws are changed retroactively, or such protections are not negotiated, this could have an adverse effect on the yields of such assets being acquired.
- Debtor performance in repayment plans. As a debtor must generally have a recurring source of income when entering into a repayment plan, an important economic factor affecting subsequent performance is the debtor's remaining employed or continuing to earn income. Therefore, an increase in unemployment among the debtors in repayment plans relating to consumer insolvency assets would likely have an adverse effect on the performance by such debtors and thus on the returns of the related assets.
- Concentration risk. Consumer insolvency asset investing may lack a diversified pool of assets compared to other types of investment funds that trade in publicly traded securities.
- Risk of loss associated with mortgage loans and mortgage-backed securities. These instruments are subject to default, foreclosure timeline extension, fraud and commercial and residential price depreciation, unfavorable modification of loan principal amount and interest rate and amortization of principal. Any of the foregoing events can result in investment losses.
- Securitization risk. A Fund may purchase non-performing and re-performing mortgage loans and bundle such assets and issue securities backed by such assets. There is no assurance that the borrower in the case of a re-performing loan has paid off the value of the missed payments that caused the mortgage to fall into such classification. Moreover, investing in, issuing or holding structured finance securities backed by re-performing mortgage loans may entail a variety of unique risks. Among other risks, structured finance securities backed by re-performing mortgage loans may be subject to prepayment risks, credit risks, liquidity risks, interest rate risks, operations risks, structural risks and legal risks. Re-performing mortgage loans are subject to the significant credit risks inherent in the underlying collateral, which is particularly enhanced with re-performing loans considering the risk that the borrower may default again, and the risk that the servicer or trustee fails to perform. Given the potential drawbacks to securitized assets that a Fund may securitize and issue, it is not certain that, during certain periods, a Fund will be able to find buyers in the market who are willing to purchase such securities at an attractive price, particularly during periods of economic instability. As such, a Fund's overall

disposition options and ability to realize monetary benefit for such securities may be reduced.

While Balbec expects to be able to securitize many of the mortgage loans acquired by a Fund, there can be no assurance that there will not be disruptions in the securitization market or that a Fund will be able to execute on its securitization strategy. If the securitization strategy is successful, there is no assurance that a Fund will be able to successfully collapse the securitization or alternatively sell its interests in the securitization in the contemplated timeframe, if at all.

- Risks associated with benchmark rates. Uncertainty relating to the use and calculation of the Euro Interbank Offered Rate (“EURIBOR”), the Sterling Overnight Index Average (“SONIA”), the Secured Overnight Financing Rate (“SOFR”), and other reference rates and their potential or actual discontinuance may materially adversely affect the value of a Fund’s investments. Various rates or indices which are deemed to be “reference rates,” including EURIBOR, SONIA and SOFR have been and are the subject of recent national and international regulatory guidance and proposals for reform. Proposed reforms by regulators include changes to the manner in which certain reference rates are determined, their discontinuance, or the establishment of alternative reference rates. These reforms and other pressures may cause EURIBOR, SONIA, SOFR or other such benchmarks to disappear entirely, to perform differently than in the past (as a result of a change in methodology or otherwise), create disincentives for market participants to continue to administer or participate in certain benchmarks, require amendments to debt documents, result in rates being determined for a period by applicable fallback provisions which may not operate as intended, or have other consequences which cannot be predicted. Based on the foregoing, investors should in particular be aware that any of these reforms or pressures or any other changes to a relevant interest rate benchmark, as well as manipulative practices or the cessation thereof, could affect the level of the published rate, including to cause a sudden or prolonged increase and/or to make it more volatile than it would otherwise be, which could have an adverse impact on the ability of companies in which we invest to service debt that bears interest at floating rates, which could materially adversely affect the returns of a Fund.
- Risks associated with the use of a subscription line. Conflicts of interest also have the potential to arise to the extent that a subscription line is used to make an investment that is later sold in part to co-investors, as to the extent co-investors are not required to act as guarantors under the relevant facility or pay related costs or expenses, co-investors nevertheless stand to receive the benefit of the use of the subscription line and neither the Funds nor the investors generally will be compensated for providing the relevant guarantee(s) or being subject to the related costs, expenses and/or liabilities.
- REIT related risks. Qualification as a REIT involves the application of highly technical and complex provisions of the Internal Revenue Code of 1986, for which there are only limited judicial or administrative interpretations, and the determination of various factual matters and circumstances is not entirely within the REIT subsidiary’s control. If any REIT subsidiary fails to maintain its qualification as a REIT in any taxable year, and certain relief provisions do not apply, the REIT subsidiary would be subject to tax on its taxable income

at regular corporate income tax rates. In such an event, there will be less cash available for a Fund to distribute to its partners. Separately, although a Fund or a parallel investment entity may hold certain REIT-qualifying assets through one or more REIT subsidiaries, there can be no assurance that US federal laws and regulations pertaining to REITs will not change before any REIT subsidiary can be established and qualified, or, once established and qualified, that such potential new laws and regulations would not have a retroactive effect on any or all such REIT subsidiaries. As a result of any such changes, it may be impracticable for a Fund to hold assets through a REIT.

- Currency exchange risk. Typically, distributions from, and contributions to, an investment fund are denominated in U.S. dollars. Investments, however, may be denominated in currencies other than the U.S. dollar. Therefore, the value of these non-U.S. dollar denominated investments will depend in part on the strength of the U.S. dollar, and the value of dividends, interest and gains and losses can be adversely affected by fluctuating currency exchange rates.
- Counterparty credit quality. Funds can have assets tied to long-term contracts the performance of which will be dependent on the credit quality of the counterparties. Defaults by such counterparties could adversely affect the value of these assets.
- Cybersecurity. Balbec and its service providers and other market participants increasingly depend on complex information technology and communication systems to conduct business functions. These systems are subject to a number of different threats or risks that could adversely affect investors, despite the efforts of Balbec and its service providers to adopt technologies, processes and practices intended to mitigate these risks and protect the security of their computer systems, software, networks and other technology assets, as well as confidentiality, integrity and availability of information belonging to the investors. For example, unauthorized third parties may attempt to improperly access, modify, disrupt the operations of, or prevent access to the systems of Balbec and its service providers, counterparties or data within the systems. Third parties may also attempt to fraudulently induce employees, third-party service providers or other users of Balbec systems to disclose sensitive information in order to gain access to Balbec's data or that of the investors. Successful penetration or circumvention of the security of Balbec systems could result in the loss or theft of an investor's data or funds, the inability to access electronic systems, loss or theft of proprietary information or corporate data, physical damage to a computer or network system or costs associated with system repairs. Such incidents could cause Balbec and its service providers to incur regulatory penalties, reputational damage, additional compliance costs or financial loss. Cyber-attacks and unauthorized access, use, alteration, or destruction, such as from physical and electronic break-ins or unauthorized tampering, may be further exacerbated by the prevalence of telecommuting.
- Hedging Transactions. In connection with the financing of certain investments, some Funds employ hedging techniques designed to reduce the risks of such investments, including, without limitation, adverse movements in interest rates, securities prices and currency exchange rates. However, Balbec is not required to employ such hedging techniques in connection with Fund investments, and is unable to anticipate all risks against which such hedges could be employed. Hedging transactions have inherent risks, including the possible

default by the counterparty to the transaction and the illiquidity of the hedging instrument acquired by a Fund. Although hedging transactions aim to reduce a Fund's exposure to, among other things, currency fluctuations or decreases in the value of investments, the costs and risks associated with these arrangements will occasionally reduce the returns a Fund would have otherwise achieved if the transactions were not entered into. Also, although hedging transactions generally hedge economic risks, they are not always effective hedges for tax purposes.

- **Uncertain Economic, Social and Political Environment.** Consumer, corporate and financial confidence may be adversely affected by current or future tensions around the world, fear of terrorist activity and/or military conflicts, localized or global financial crises, or other sources of political, social or economic unrest. Such erosion of confidence may lead to or extend a localized or global economic downturn. A climate of uncertainty may reduce the availability of potential investment opportunities, financing options, and increases the difficulty of modeling market conditions, potentially reducing the accuracy of financial projections. In addition, limited availability of credit for consumers, homeowners and businesses, including credit used to acquire businesses, in an uncertain environment or economic downturn may have an adverse effect on the economy generally and on the ability of each of the Funds to execute their respective strategies. This may slow the rate of future investments by a Fund and result in longer holding periods for investments. Furthermore, such uncertainty or general economic downturn may have an adverse effect upon a Fund's investments.
- **Outbreaks of Infectious or Contagious Diseases.** Pandemics and other widespread public health emergencies, including outbreaks of infectious diseases such as SARS, H1N1/09 flu, avian flu, ebola and the recent outbreak of COVID-19 have resulted in market volatility and disruption, and future such emergencies have the potential to materially and adversely impact economic production and activity in ways that are impossible to predict, and could have a significant adverse impact on the Funds and their investments and could adversely affect the Funds' ability to fulfill their investment objectives.
- **Conflict in Ukraine.** Russia launched a large-scale invasion of Ukraine on February 24, 2022 and, in response, the United States and other governments have imposed economic sanctions on certain Russian individuals, including Russian government officials and other government-linked individuals, and Russian corporate entities and financial institutions, banned certain Russian financial institutions from global payments systems that facilitate cross-border payments and have taken other economic and political measures. It is possible that such governments could institute broader sanctions or impose other economic and political measures on Russia, which could result in the immediate freeze of Russian securities and/or funds invested in prohibited assets and/or other consequences. The extent and duration of the military action, the possibility of the conflict expanding beyond Ukraine and Russia, and resulting sanctions and other economic and political measures and future market disruptions in the region and worldwide are impossible to predict, but could be significant and have a severe adverse effect on the region and collateral effects globally, including significant negative impacts on the global economy and the markets for certain securities and commodities, such as oil and natural gas, as well as other sectors. Such effects and impacts could have a material adverse effect on the Fund and its investments.

- **Climate Change Risks.** Increasing concentrations of greenhouse gas emissions in the Earth’s atmosphere may see increases in “physical risks” resulting from climate change, which can be event driven, for example, increased severity of extreme weather events, such as cyclones, hurricanes, or floods, or longer-term shifts in climate patterns, for example, sustained higher temperatures that may cause sea levels to rise or chronic heat waves. The impact of physical risks relating to climate change and greenhouse gas emissions on the assets, and the timing of these impacts, will depend on a number of factors, a number of which are subject to uncertainty. Additionally, the Funds or their assets may be exposed to climate change-related “transition risks” such as: (i) political, regulatory and policy risks (e.g., changing regulatory incentives or legal or policy requirements, including with respect to GHG emissions, that could result in increased permitting, tax and compliance costs, changes in or discontinuance of certain business operations); (ii) litigation risks (e.g., litigation seeking monetary or injunctive relief related to climate change-related impacts); (iii) technology and market risk (e.g., declining markets for products and services seen as greenhouse-gas-intensive, or less effective than alternatives in reducing greenhouse gas emissions) and (iv) reputational risk (e.g., risks tied to changing customer or community perceptions of an asset’s relative contribution to greenhouse gas emissions). Climate risks, including both physical and transition risks, could result in unanticipated expenses which could have a material adverse effect on an investment or on the Funds.
- **Inflation.** Inflation results from the variation in the value of cash flows from an investment of the Funds due to inflation, as measured in terms of purchasing power. The United States and other economies have recently experienced historically high inflation rate levels, and there is uncertainty in connection with changing expectations relating to inflation and deflation. Changes in inflation rates may adversely impact the Funds and its return on investments. For example, returns on investments of the Funds which have fixed interest rates may suffer as a result of inflation.
- **Interest Rate Increases.** The United States has experienced a sustained period of historically low interest rate levels. Recently, however, short-term and long-term interest rates have risen. The uncertainty of the U.S. and global economy, changes in U.S. government policy, and changes in the federal funds rate, increase the risk that interest rates will remain volatile in the future. Sustained future interest rate volatility may cause the cost of borrowing by the Funds to increase and the value of the fixed income securities held by the Funds to decrease, thereby reducing returns. Furthermore, the inability to borrow on satisfactory terms, or at all, may cause the Funds to sell investments at inopportune times, for instance because the Funds is unable to refinance borrowings.
- **Financial Institution Risk; Distress Events.** An investment in a Fund is subject to the risk that one of the Fund’s banks, brokers, hedging counterparties, lenders or other custodians of some or all of the Fund’s assets (each, a “Financial Institution”) fails to perform its obligations or experiences insolvency, closure, receivership or other financial distress or difficulty (each, a “Distress Event”). Distress Events can be caused by factors including eroding market sentiment, significant withdrawals, fraud, malfeasance, poor performance or accounting irregularities. In the event a Financial Institution experiences a Distress Event, Balbec and the Funds may not be able to access deposits, borrowing facilities or other services for an extended period of time or ever. Although assets held by regulated Financial Institutions in the United States frequently are insured up to stated balance amounts by organizations such as the Federal Deposit Insurance Corporation (“FDIC”), in

the case of banks, or the Securities Investor Protection Corporation (“SIPC”), in the case of certain broker-dealers, amounts in excess of the relevant insurance are subject to risk of loss, and any non-U.S. Financial Institutions that are not subject to similar regimes pose increased risk of loss. Although in recent years governmental intervention has resulted in additional protections for depositors, there can be no assurance that governmental intervention will be successful or avoid the risk of loss, substantial delays or negative impact on banking or brokerage conditions or markets.

Any Distress Event has a potentially adverse effect on the ability of Balbec to manage the Funds and their investments, and on the ability of Balbec and any Fund to maintain operations, which in each case could result in significant losses and unconsummated investment acquisitions and dispositions. Such losses have the potential to include a Fund to pay fees and expenses in the event the Fund is not able to close a transaction (whether due to the inability to draw capital on a credit line provided by a Financial Institution experiencing a Distress Event, the inability of investors to make capital contributions or otherwise), as well the inability of a Fund to acquire or dispose of investments at prices that Balbec believes reflect the fair value of such investments. Although Balbec expects to exercise contractual remedies under the agreements with Financial Institutions in the event of a Distress Event, there can be no assurance that such remedies will be successful or avoid losses or delays.

Many Financial Institutions require, as a condition to using their services or otherwise, that Balbec and/or the relevant Fund maintain all or a set amount or percentage of their respective accounts or assets with the custodian, which heightens the risks associated with a Distress Event with respect to such custodians. Balbec is under no obligation to use a minimum number of custodians with respect to any Fund, or to maintain account balances at or below the relevant insured amounts.

Investments in the Funds are designed for sophisticated investors who fully understand, and are capable of bearing, the risk of an investment in the Funds. No guarantee or representation is made that the Funds will achieve their investment objectives or that limited partners will receive a return of their capital. Prospective investors in a Fund should consult with their advisors.

All investing involves risk of loss and the investment strategies offered by Balbec could lose money over short or even long periods.

Item 9 Disciplinary Information

Neither Balbec nor any of its professionals has been involved in any legal or disciplinary events that would require disclosure in response to this Item.

Item 10 Other Financial Industry Activities and Affiliations

Balbec is affiliated with the respective general partners of certain of the Funds through common ownership. These affiliations do not create a material conflict of interest with the Funds.

In addition, as described above under Item 5, Balbec utilizes the services of Southbridge. Balbec also engages other affiliates as a service provider for the Funds, responsible for oversight of the mortgage servicing of investment assets. Balbec believes the engagement of Southbridge and affiliated service providers provides a substantial benefit to the Funds and the underlying investments, given the experience and ongoing involvement of the professionals at these affiliated entities. Balbec has taken steps to mitigate any potential conflicts of interest that may arise from these relationships.

Item 11 Code of Ethics, Participation or Interest in Client Transactions, and Personal Trading

Balbec's policies and procedures, including its Code of Ethics, personal trading policies and procedures and insider trading policies, have been reasonably designed to address potential conflicts of interests that may arise in connection with Balbec's business. Among other things, the Code of Ethics requires that employees act with integrity, place the interests of clients above their own, avoid actual and potential conflicts of interest and comply with applicable provisions of the federal securities laws. The Code of Ethics is available to clients upon request by contacting Balbec at (602) 802-8307 or compliance@balbec.com.

Eligible Balbec personnel hold, either directly or through the Funds' general partners, special limited partners, or other participation interests, financial interests in certain of the Funds. While investments by related persons and investment professionals of Balbec are intended to align the interests of Balbec and its related persons with those of the Funds, such investments can create conflicts (for example, in a diverse group of investors, including the investment professionals, with conflicting tax or other interests, decisions can be made that are more beneficial to one type of investor). To address such conflicts, the investment arrangements are described and agreed upon in the constituent documents of each Fund. Generally, investments and dispositions are made on the same economic terms for all limited partners of the Funds, including for Balbec related persons, and each investment is made pro rata among the limited partners of each Fund.

Except as otherwise agreed, the general partner and limited partners that are principals, owners, employees and other management and investment professionals of the general partner, the sponsor or their respective affiliates will not be subject to carried interest or the management fee (and/or they and other persons may be subject to reductions in respect of such amounts).

In the case of conflicts of interest, Balbec's determination as to the factors that are relevant to the resolution of such conflicts will be made using Balbec's best judgment. When conflicts arise, there are factors that will generally mitigate, but will not eliminate, conflicts of interest. A Fund will not make an investment unless Balbec believes that such investment is an appropriate investment considered solely from the viewpoint of such Fund. Many important conflicts of interest will generally be addressed by set procedures, restrictions or other provisions contained in the governing documents for the Funds. Generally, each Fund has established an advisory committee, consisting of representatives of investors not affiliated with Balbec. The advisory committees meet as required to consult with Balbec regarding certain potential conflicts of interest, as well as other

matters. On any issue involving actual conflicts of interest, Balbec will be guided by its good-faith discretion. Prior to subscribing for interests in a Fund, each investor receives information relating to significant potential conflicts of interest arising from the proposed activities of the Fund.

As noted in Item 6 above, the possibility exists that multiple Funds may have capital available for investment at the same time, which may create a conflict of interest with respect to the allocation of investment opportunities. As a general matter, Balbec will be investing primarily in one IGCF Fund at any given time until the aggregate commitments of that IGCF Fund have been substantially invested. Should new and predecessor IGCF Funds have sufficient capital available for investments at the same time, Balbec will allocate investments between the predecessor IGCF Fund and the new IGCF Fund equitably and in good faith. Additionally, as a regular course of business, Balbec may invest for a Targeted Fund at the same time as an IGCF Fund. Allocation of investment opportunities that may be appropriate for multiple funds will be subject to Balbec's allocation policy.

To the extent that a general partner determines in its sole but good-faith discretion (because of certain considerations as set forth in the applicable partnership agreement) that any proposed investment by a Fund is unsuitable for that Fund in whole or in part acting alone, then the Fund will invest only in that portion of the investment which the general partner determines is appropriate for the Fund. Considerations regarding the suitability of a proposed investment include, but are not limited to, the amount of capital required, risk profile of the opportunity, the potential applicability of one or more prohibitions or limitations under the applicable limited partnership agreement, and the general partner's determination that such investment would create a greater than intended exposure to a given currency, geography, asset or asset class or otherwise. The general partner provides one or more co-investment opportunities to one or more limited partners or other persons. The terms of such co-investments are determined in the general partner's discretion and the management fees and carried interest in respect of such co-investments can be assessed on different terms to the co-investors than the comparable fees or carried interest charged by the Fund. Balbec has adopted written policies and procedures relating to the allocation of investment opportunities and makes allocation determinations consistent with those policies and procedures.

Balbec expects to manage a number of Funds that have similar investment objectives. Balbec currently has and expects that it or its personnel will in the future establish one or more additional investment funds with investment objectives substantially similar to, or different from, those of the current Funds. Allocation of available investment opportunities between the Funds in any such investment fund could give rise to conflicts of interest as noted above. Balbec has adopted written policies and procedures relating to the allocation of investment opportunities to mitigate these conflicts. In addition, it is expected that employees of Balbec responsible for managing a particular Fund will have responsibilities with respect to other Funds managed by Balbec, including funds raised in the future.

In addition, Section 206 under the Advisers Act regulates principal transactions among an investment adviser and its affiliates, on the one hand, and the clients thereof, on the other hand. Very generally, if an investment adviser or an affiliate thereof proposes to purchase a security

from, or sell a security to, a client (what is commonly referred to as a “principal transaction”), and the adviser must make certain disclosures to the client of the terms of the proposed transaction and obtain the client’s consent to the transaction. In connection with Balbec’s management of the Funds, Balbec and its affiliates may engage in principal transactions. Balbec has established certain policies and procedures to comply with the requirements of the Advisers Act as they relate to principal transactions, including the disclosures required by Section 206 of the Advisers Act be made to the applicable Fund(s) regarding any proposed principal transactions and that any required prior consent to the transaction be received.

In selecting and structuring investments appropriate for a Fund, Balbec and its affiliates consider the investment and tax objectives of the applicable Fund, not the investment, tax or other objectives of any investor individually.

Generally, each Fund will establish an advisory committee, consisting of representatives of investors. A conflict of interest can exist when some, but not all, limited partners are permitted to designate a member to the advisory committee. The advisory committees also have the ability to approve the resolution of conflicts of interest between Balbec and the applicable Fund, which could be disadvantageous to investors, including those investors who do not designate a member to the advisory committee.

Additionally, the governing documents of the Funds have “clawback” provisions that require the general partners to restore amounts to a Fund for distribution to the limited partners to the extent that the general partner has received cumulative carried interest distributions in excess of amounts otherwise distributable to it, but in no event more than the cumulative distributions received by the general partner with respect to its 20% carried interest less an amount representing income taxes thereon with respect to the general partner.

Item 12 Brokerage Practices

Selection of Broker-Dealers

Balbec primarily focuses on making investments in private securities. However, certain investments, such as CMBS and RMBS transactions, require Balbec to engage a trading counterparty. Balbec’s selection of a such counterparty is based upon its ability to provide best execution for the Funds, including, by way of illustration, price, the size of the transaction, the nature of the market for the security, the timing of the transaction taking into account market prices and trend, the range and quality of its services, its execution capability, price, financial responsibility and responsiveness to us, among other factors. Balbec is generally authorized to make the following determinations, subject to the Funds’ investment objectives and restrictions, without obtaining prior consent from the relevant Fund or any of its investors: (1) which securities or other instruments to buy or sell; (2) the total amount of securities or other instruments to buy or sell; (3) the executing broker dealer for any transaction; and (4) the commission rates or commission equivalents charged for the transactions. At least annually, Balbec reviews its

relationship with its trading counterparties to ensure the selection and execution quality are in line with Balbec's fiduciary duty to the Funds.

Soft Dollars

Balbec does not utilize soft dollar arrangements. While Balbec may receive routinely available research, Balbec does not direct trading activity in lieu of payments for research or other services.

Cross Trades

A cross trade consists of a pre-arranged transaction between two or more different funds or accounts, each of which are managed by the same advisor. To date, Balbec has not engaged in cross trades. Balbec may utilize cross trades in the future when it specifically deems the practice to be advantageous for each participant. Prior to effecting a cross trade, Balbec will seek the approval of the Limited Partnership Advisory Committees of the relevant clients.

Item 13 Review of Accounts

Balbec actively monitors and manages the assets and the performance of the Funds that it advises, as well as potential exit strategies and other means of adding value to the investors with respect to fund assets. Asset managers monitor assets on an ongoing basis and report to the firm's senior management.

Investors in the Funds will typically receive, among other information, a copy of the audited financial statements of the relevant Fund within one hundred twenty (120) days after the fiscal year end of such Fund. Additionally, on a quarterly basis, Balbec issues an interim written report to investors describing revenues and expenses for the quarter, and market developments that might impact the value of the Fund's underlying investments.

Item 14 Client Referrals and Other Compensation

From time to time, Balbec may enter into contractual arrangements with third-parties (the "Agents") to solicit investors for the Funds. The amount of compensation Balbec pays the Agent is based on the value of assets managed by Balbec for the investors introduced by the Agent. Balbec may enter into an arrangement with other Agents in the future without notice to or consent of its clients.

Item 15 Custody

The Funds maintain cash at "qualified custodians" (e.g. banks) and rely on an exception available to "pooled investment vehicles" from various reporting and surprise audit obligations imposed by the SEC's custody rule. This exception requires the firm to engage a qualified independent public accounting firm and to distribute audited annual financial statements, prepared in accordance with GAAP or other substantially similar accounting standards, to investors within a prescribed period

as discussed in Item 13 above. Limited partners do not receive statements from the custodians. Balbec does not maintain custody over any other client accounts.

Item 16 Investment Discretion

Balbec accepts discretionary authority to manage the assets of the Funds that are its clients. The firm's discretion is limited by the investment guidelines and conditions contained either in its investment advisory agreement with each fund and/or in the limited partnership agreements of the fund. All investors receive disclosure of investment guidelines and client operations prior to their commitment to a fund. As stated previously, Balbec provides non-discretionary investment advice to a client under an investment management agreement with that client.

Item 17 Voting Client Securities

The Funds are primarily invested in private securities which typically do not issue proxies. To the extent that Balbec is in a position to exercise voting authority, it will do so in the best interests of the Funds and the overriding principle of the voting will be to maximize the financial interests of the Funds. Investors may contact compliance@balbec.com for a copy of the policy or information with respect to a specific proxy vote, at no cost.

Item 18 Financial Information

Balbec is not aware of any financial condition that is reasonably likely to impair Balbec's ability to meet contractual commitments to clients. Neither Balbec nor its affiliates assess any fees more than six months in advance.