

INVESTMENT ADVISER BROCHURE

ACORE CAPITAL, LP

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March 31, 2017

This Investment Adviser Brochure (“Brochure”) provides information about the qualifications and business practices of *ACORE Capital, LP*. If you have any questions about the contents of this Brochure, please contact us at (415) 917-4403. The information in this Brochure has not been approved or verified by the United States Securities and Exchange Commission (the “SEC”) or by any state authority.

ACORE Capital, LP is an investment adviser registered with the SEC under the Investment Advisers Act of 1940, as amended (the “**Advisers Act**”). However, such registration does not imply a certain level of skill or training.

Additional information regarding *ACORE Capital, LP* is also available on the SEC’s website at www.adviserinfo.sec.gov.

ITEM 2 MATERIAL CHANGES

This Brochure, dated March 31, 2017, serves as an update to our Brochure dated March 23, 2016.

Effective February 2017, we made certain material changes to our compliance policies and procedures, which included, without limitation, updates to the following policies, as further discussed herein:

- Investment Allocation Policy – as discussed in Item 11 “*Code of Ethics, Participation or Interest in Client Transactions and Personal Trading;*” and
- Third-Party Service Providers – as discussed in Item 10 “*Other Financial Industry Activities and Affiliations.*”

In addition, this Brochure contains certain non-material changes, including routine annual updating changes and enhanced disclosures. We recommend that all recipients read this Brochure carefully and in its entirety.

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ITEM 4 ADVISORY BUSINESS

ACORE Capital, LP (“**ACORE**”) is a Delaware limited partnership and a registered investment adviser that began operations in April 2015. ACORE provides investment advisory services to its clients with respect to real estate debt and securities investments, which include separately managed accounts (“**Separate Accounts**”) and is expected to in the future include private investment funds (each an “**ACORE Fund**”, together with “**Separate Accounts**”, each a “**Client**” and collectively, the “**Clients**”).

ACORE is controlled by its general partner, which, in turn, is controlled by a seven-member board of directors (the “**Board**”). ACORE’s day-to-day investment management activities are undertaken by its principals (the “**Principals**”).

As of the date of this Brochure, ACORE provides non-discretionary investment advice to Separate Account Clients for which it primarily originates, acquires and manages commercial real estate loans and securities and other commercial real estate-related debt investments. ACORE’s investment advisory services to its Separate Account Clients consist of identifying and evaluating investment opportunities, negotiating, managing, financing and monitoring investments and achieving dispositions for such investments. ACORE expects to provide similar investment advisory services with respect to both real estate-related debt and equity investments to future Clients (including, for the avoidance of doubt, one or more ACORE Funds), on a discretionary or non-discretionary basis.

ACORE’s investment advisory services to each Client are tailored in accordance with such Client’s investment strategy as set forth in the applicable private placement memorandum (or other applicable disclosure documents), partnership agreement or declaration of trust (or similar governing document) and/or investment management agreement (each a “**Governing Document**”, and collectively, the “**Governing Documents**”). ACORE’s advisory services are further described below under Item 8 “*Methods of Analysis, Investment Strategies and Risk of Loss.*”

ACORE expects that all investors in the ACORE Funds will participate in the overall investment program for the applicable ACORE Fund, but investors may in certain cases be excused or excluded from a particular investment due to legal, regulatory or other applicable constraints. ACORE may enter into other written agreements (“**Side Letters**”), subject to any applicable requirements or limitations in the respective Governing Documents, with certain ACORE Fund investors that have the effect of establishing, supplementing or altering rights under the applicable Governing Documents or an investor’s subscription agreement. Separate Account Clients negotiate the terms of their investments on a case-by-case basis.

As of December 31, 2016, ACORE has approximately \$4,672,000,000 in regulatory assets under management (which amount includes future funding obligations), which it manages on a non-discretionary basis.

ITEM 5 FEES AND COMPENSATION

The following provides a general description of fees, compensation and expenses for ACORE Clients. With respect to any particular Client, while the description below is generally applicable, fees and expenses can vary as they are individually negotiated with each Client, and Clients or ACORE Fund investors should review the applicable Governing Documents for further information.

Fees for Separate Accounts

For its services provided to Separate Account Clients, ACORE generally is entitled to receive quarterly: (i) a management fee (“**Management Fees**”), which is based on the cost or value of the investments managed and payable in arrears based on a stated rate; and (ii) if and to the extent earned, an incentive fee (the “**Incentive Fee**”), which is based on the performance of the applicable investments. ACORE is in some instances also entitled to a fee based on the amount of the Client’s commitment (the “**Commitment Fee**”), which is payable in arrears and assessed at a stated rate during the investment period. With respect to each of the foregoing, such fees are calculated in accordance with the terms and conditions set forth in the applicable Governing Documents.

Separate Account Client fees are either deducted from an investor’s assets invested with ACORE at the payment date, withheld from distributions or invoiced at an appropriate time. Management Fees generally are prorated for any quarterly period that is less than a full three months. As further described in the applicable Governing Documents, Separate Account Clients that invest in illiquid investment strategies generally have a limited ability to withdraw from their account.

Further, the Incentive Fee charged by ACORE may, in some instances, be subject to a clawback, depending upon the performance of the applicable investments following the payment of such Incentive Fee. Such clawback provisions, where applicable, are further described in detail in the applicable Governing Documents.

Fees for ACORE Funds

While the terms of any ACORE Fund will be determined at the time any such fund is formed, ACORE generally expects it will receive similar management fees in connection with providing investment advisory services to an ACORE Fund. Such management fees may be reduced by the amount of any placement agent fees paid by such ACORE Fund (see Item 14

“Client Referrals and Other Compensation” below). The amount and manner of such reduction will be set forth in the Governing Documents of the applicable ACORE Fund.

Due to the illiquid nature of certain investment strategies, ACORE Fund investors will generally have a limited ability to withdraw from their fund. An affiliate of ACORE is also expected to receive carried interest distributions from each ACORE Fund (see *“Performance-Based Fee and Side-by-Side Management”* below).

In the event ACORE forms co-invest vehicles, such vehicles may not be subject to management fees or carried interest. ACORE may also reduce management fees, performance-based fees and/or carried interest distributions for certain large or strategic investors through Side Letter arrangements. To the extent any fees or carried interest distributions would be charged or received by ACORE with respect to co-invest vehicles, such fees or distributions will generally be negotiated on a vehicle-by-vehicle basis, but may include commitment-based fees, management fees, performance-based fees and/or carried interest distributions, expense reimbursements or other administrative fees similar to those described above.

Additional specific details of management fees, performance-based fees or carried interest distributions, fund expenses and fee waivers for ACORE Funds will be set forth in the ACORE Funds’ respective private placement memoranda and partnership agreements.

Certain investors in an ACORE Fund or Separate Account, for instance, related persons and employees of ACORE, may not pay management fees and/or are not subject to performance-based fees and/or carried interest distributions in connection with their investment.

Additional Fees and Expenses:

The fees described above are not inclusive of all the fees and expenses which Clients would bear.

The following are examples of certain fees and/or expenses that Clients may bear (directly or indirectly): (i) all fees and expenses relating to the custody of a Client’s assets; (ii) all expenses in respect of income taxes payable in respect of the investments made on behalf of a Client; (iii) fees and expenses which are directly attributable to the enforcement of a Client’s rights and remedies with respect to any investment having been made on behalf of a Client; (iv) attorneys’ fees and expenses in connection with litigation with respect to any investments; (v) fees and expenses associated with borrowing and loan servicing fees; (vi) diligence and research-related expenses, including news and quotation equipment and services, and travel expenses, including in relation to researching potential or unconsummated investments; and (vii) expenses related to negotiating, entering into, holding, monitoring, servicing, enforcing rights related to, and disposing of investments, including legal expenses, broken deal expenses, servicing fees, collateral manager expenses, margin and hedging expenses.

In addition, ACORE Funds are expected to bear some or all additional fees and/or expenses (directly or indirectly), including, but not limited to (i) offering and organizational expenses incurred in the formation of the ACORE Fund and the offering of the share or interests in the ACORE Fund, including fees and expenses related to registering the ACORE Fund for marketing in any jurisdiction, (ii) legal, regulatory, and other organizational expenses, (iii) all investment-related expenses, including due diligence and research expenses, travel expenses, including in relation to researching potential or unconsummated Investments, expenses related to negotiating, entering into, holding, monitoring, servicing, enforcing rights related to, and disposing of Investments, including legal expenses, broken deal expenses, servicing fees, collateral manager expenses, margin and hedging expenses, (iv) expenses in connection with any credit facility, including legal expenses and interest expenses, (v) all other expenses associated with the operation of the ACORE Fund, including insurance premiums, legal expenses, and ongoing expenses related to complying with regulatory and reporting requirements following registration to market in any jurisdiction (including ongoing fees charged by regulators and any fees, costs, and expenses incurred in complying with the disclosure, reporting, and other similar obligations) and other fees, costs, and expenses incurred in relation to compliance with applicable laws and regulations and the operation and administration of the Partnership generally, (vi) expenses related to the operation and meetings of any advisory committee, (vii) expenses related to meetings of and reporting to the investors in the ACORE Fund, including financial statements, tax returns, and K-1s, as applicable, (viii) custodian and/or depositary, administrator, accounting, audit, and tax preparation expenses, placement agent fees and expenses, rating agency expenses, and all other service provider expenses, (ix) expenses related to any special purpose vehicles or subsidiaries of the ACORE Fund, (x) taxes (other than taxes treated as allocable to and properly borne by an investor), indemnification expenses, litigation and settlement expenses, (xi) expenses of forming the ACORE Fund's general partner or compensating the ACORE Fund's board of directors, and certain ongoing out-of-pocket day-to-day administration expenses of the general partner or board of directors and (xi) all other expenses associated with the operation of the ACORE Fund.

The list above is not intended to be exhaustive; prospective and existing investors are advised to review the applicable Governing Documents for a more extensive description of the fees and expenses associated with an investment with ACORE.

Subject to the provisions of the applicable Governing Documents, ACORE may in certain circumstances also be entitled to upfront fees from borrowers in connection with the processing and administration of loans it manages on behalf of Clients. Such fees are generally expected to be borne by borrowers, but may be remitted to ACORE by a Client on behalf of such borrower.

ITEM 6 PERFORMANCE-BASED FEES AND SIDE-BY-SIDE MANAGEMENT

As described under Item 5 “*Fees and Compensation*” ACORE receives performance-based fees based upon the performance of a Separate Account and expects to receive such performance-based fees and/or carried interest distributions from any future ACORE Fund. In any particular strategy, there may be differences in the terms of the performance-based fees and/or carried interest distributions. The fact that ACORE is in part compensated based on the performance of an ACORE Fund or a Separate Account may create an incentive for ACORE to make investments on behalf of Clients that are riskier or more speculative than would be the case in the absence of the performance-based arrangement.

ACORE has adopted policies and procedures to operate in a manner whereby all of its Clients are treated fairly and equitably and to minimize the risk of any potential conflicts of interest. In doing so, ACORE and its personnel endeavor to ensure that all Clients are treated fairly as to the investments purchased or sold for their accounts and are treated fairly in the allocation of investments (see Item 11 “*Code of Ethics, Participation or Interest in Client Transactions and Personal Trading – Conflicts of Interest*” below).

ITEM 7 TYPES OF CLIENTS

As of the date of this Brochure, ACORE provides non-discretionary investment advisory services to its Separate Account Clients, and expects to provide discretionary investment advisory services to one or more ACORE Funds in the future. ACORE may also provide discretionary or non-discretionary investment advisory services to additional Clients. ACORE’s Clients generally invest in debt interests in commercial real estate-related assets. ACORE Funds may include investment partnerships or other investment entities formed under U.S. or non-U.S. laws and operated pursuant to exemptions from registration under the Investment Company Act of 1940, as amended (the “**1940 Act**”). Investors in ACORE Funds, Separate Accounts or other real estate-related vehicles may include, but are not limited to, pension plans, endowments, corporate and business entities, foundations, trusts, sovereign wealth funds and high net worth individuals, as well as ACORE’s Principals and employees. Minimum account balances for Separate Account Clients and minimum capital commitments for investors in ACORE Funds are established on a case-by-case basis, but may be subject to waiver in certain instances. ACORE Fund interests or shares are generally expected to be offered and sold only to investors that are (i) “accredited investors” as defined under Regulation D of the Securities Act of 1933, as amended and (ii) “qualified purchasers” as defined under Section 2(a)(51) of the 1940 Act. Additional eligibility requirements may apply to certain ACORE Funds.

General

ACORE is a private investment firm focused on providing investment advice related to debt investments backed by commercial real estate-related assets. ACORE's investment advisory services to its Clients consist of identifying and evaluating investment opportunities, negotiating investments, managing, financing and monitoring investments, and achieving dispositions for such investments. ACORE identifies potential investment opportunities for its Clients through a variety of sources and bases a portion of its investment analyses on information obtained from working with industry professionals, such as industry consultants, property management and leasing professionals, other investors, brokers, and other real estate specialists.

There can be no assurance that ACORE will achieve the investment objectives of its Clients and a loss of investment is possible.

Investment Strategy

ACORE intends to provide investors with attractive risk-adjusted returns through various real estate market cycles by primarily investing in public and/or private mortgage or other real estate-related debt and in controlling or non-controlling equity and other interests, in each case, in or relating to real estate-related investments.

ACORE's likely investment targets, either originated directly or acquired, include, but are not limited to:

- First mortgage loans;
- Second mortgage loans;
- Mezzanine debt;
- Loan participations;
- Senior or subordinated mortgage loan components;
- Controlling and non-controlling equity;
- CMBS bonds;
- Public and private debt securities; and
- Preferred and non-preferred equity.

ACORE's investment team is responsible for evaluating lending and other real estate-related debt and equity investment opportunities, and making asset allocations and security selections on a daily basis for its Clients. The screening process for potential investments involves several steps, which vary depending on the type of asset being proposed for origination/acquisition. ACORE pursues a disciplined investment strategy on behalf of its Clients, with a focus on fundamental research and bottom-up valuation. ACORE's investment analysis methods may include fundamental, technical and/or cyclical research. With respect to mortgage-related investments, ACORE analyzes the underlying collateral, including the fair market value, physical condition, projected cash flow and interest coverage, competitive position in the relevant market, and the abilities of the asset or property manager. In the normal course, ACORE typically (1) meets with or interview local industry experts and local asset and property managers and professionals and (2) review industry periodicals and newsletters to develop its analysis for investment recommendations. ACORE generally evaluates investment decisions by paying attention to underlying asset-by-asset valuation, potential downside protection, long-term supply-demand fundamentals, financial sponsorship, and the ability of the collateral to service the debt. In formulating its investment recommendations, a written memorandum is typically prepared for the applicable Client's investment committee (each, an "**Investment Committee**") describing the due diligence conducted on the proposed origination/acquisition, and this summary is provided to such Investment Committee.

Subject to the foregoing, the applicable Investment Committee will generally meet as necessary to control, manage, direct and approve (i) all acquisitions of, or investments in, loans or properties, in each case in respect of the Separate Account Clients, ACORE Funds, any other related investment entities or any of their respective subsidiaries, and (ii) all debt or equity financings in connection with such acquisitions or investments.

ACORE also makes investment recommendations in cash management instruments from time to time for purposes of capital preservation or short-term re-investment.

Risks

Generally, investing in securities and other investment assets involve risk of loss of the principal amount invested. Clients and investors should be prepared to bear any risk of loss. Investing in the real estate sector raises unique investment risks, as summarized below. The risk summary contained herein is intended solely as a summary and is not an exhaustive list of risks. ACORE believes the risk summary will be generally applicable to any ACORE Fund formed in the future. Clients and ACORE Fund investors should review the applicable Governing Documents for additional information.

- ACORE's investment strategies and expertise rely on key professionals. The departure of any of these key professionals from ACORE could adversely impact ACORE's investment performance.

- Failure of ACORE Fund investors to fund commitments when due could adversely affect an ACORE Fund's ability to complete its investment program and, if substantial defaults on commitments, to continue operations.
- Real estate asset investing can include the use of leverage which, among other things, can increase the risk of loss during unfavorable economic conditions.
- Assets in which ACORE invests on behalf of its Clients are often illiquid, thus making them hard to value and liquidate, particularly in unfavorable market conditions. Additionally, interests in ACORE Funds are expected to be subject to restrictions on transfer pursuant to the Securities Act.
- There is 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.
- To the extent assets are backed by mortgage instruments, prepayment may adversely affect the total return from any debt investments.
- Some mortgage-related instruments may include distressed opportunities, which can increase the potential for risk of loss.
- Clients may be subject to various state and federal regulatory requirements, including, without limitation, in respect of their business as an originator, lender, acquirer, or servicer of commercial real estate loans.
- There are risks related to a real estate investment vehicle's organization such as limitations prescribed by the 1940 Act in the case of an ACORE Fund.
- Investment strategies and analysis may not always accurately project targeted returns because the considerations and assumptions underlying any projected returns are subject to uncertainty.
- The performance of investments in real estate-related assets can be influenced by the performance of counterparties under leases and other contracts, the performance of which will be dependent on the credit quality of such counterparties. Defaults by such counterparties could adversely affect the value of these assets and the ability of borrowers to service related debt.
- Real estate and real estate-related debt investments may be subject to risks not associated with investments in more liquid assets. For instance, real estate and real estate-related debt investments can experience fluctuations and cycles in value during any holding period. Some factors attributable to the marketability and value of real property and related debt include, but are not limited to, the following: (i) changes in general or local economic conditions; (ii) changes in supply or demand for the

particular property type; (iii) fluctuations in occupancy and rents for real property; (iv) changes in interest rates; (v) government regulation related to land-use and zoning, environmental protection and occupational safety; (vi) unavailability of mortgage funds, making property disposition difficult; (vii) the financial condition of consumers of real property; (viii) insurance coverage; and (ix) natural disasters and threat of terrorism.

- Real estate-related investments are subject to certain environmental risks associated with environmental claims, environmental regulations and occupational safety issues and concerns.
- Any changes in the insolvency laws in a jurisdiction in which such assets are acquired could affect ACORE's ability to collect under personal guarantees and other types of borrower-specific credit enhancements.
- Real estate-related asset investing may lack a diversified pool of assets compared to other types of investment funds, such as funds that trade in publicly traded securities.
- Typically, distributions from and contributions by an investor to an ACORE Fund or an ACORE Separate Account Client account 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 relative to the value of the currency in which the investment is denominated at many points throughout the life of the investment.

Additional Risks

Interest Rate Risk

As outlined in Item 8 "*Methods of Analysis, Investment Strategies and Risk of Loss*" above, ACORE generally invests on behalf of its Clients in real estate-related debt investments. During periods of falling interest rates and/or contracting credit spreads, the values of real estate-related debt investments generally rise. Conversely, during periods of rising interest rates or increasing credit spreads, the values of real estate-related debt investments generally decline. Moreover, the prices of longer maturity debt securities are subject to greater market fluctuations as a result of changes in interest rates over time than is the case for shorter term investments. Real estate-related debt investments are also subject to the risk of an issuer's ability to meet principal and interest payments on the obligation (credit risk), and may also be subject to risks associated with market perception of the creditworthiness of the issuer/borrower and general market liquidity.

Interest Rate and/or Currency Hedging

In the future, ACORE may participate in interest rate hedging and/or currency hedging strategies on behalf of its Clients. Subject to any limitations in the applicable Governing

Document, ACORE, on behalf of a Client, may enter into interest rate and/or currency forward contracts, futures contracts, swaps, swaptions, caps, collars, and other options contracts. In general, these hedging transactions are entered into with the expectation of mitigating to varying degrees the risks associated with future changes in either interest rates or currency exchange rates. However, there is no assurance that these hedging transactions will be effective as anticipated and investing in these instruments can increase the risk to the Client. Additionally, such hedging arrangements may also cause the Client to be exposed to the creditworthiness of the selected hedging provider(s) from time to time. If the hedging arrangements are terminated at any time in accordance with their terms, the Client may be liable to make a payment to or receive a payment from the hedging provider in connection with such termination reflecting the market value of the transactions comprising such hedging arrangements. If a Client is required to make such a payment, it may be required to liquidate investments to do so. If permitted by a Client's Governing Documents, ACORE may also temporarily invest the Client's assets in money market funds and/or other liquid, short term securities for cash management purposes.

Lack of Operating History and Experience

Although the Principals have significant experience in making investments consistent with ACORE's investment strategy, ACORE has limited operating history upon which a prospective Client is able to evaluate an investment with ACORE. The performance of any of the Principals' prior investments is not necessarily indicative of the future results of ACORE's Clients.

Cyber Security Breaches and Identity Theft

ACORE's information and technology systems may be vulnerable to damage or interruption from computer viruses, network failures, computer and telecommunication failures, infiltration by unauthorized persons and security breaches, usage errors by its professionals, power outages and catastrophic events such as fires, tornadoes, floods, hurricanes and earthquakes. If any systems designed to manage such risks are compromised, become inoperable for extended periods of time or cease to function properly, ACORE may have to make a significant investment to fix or replace them. The failure of these systems and/or of disaster recovery plans for any reason could cause significant interruptions in ACORE's operations and result in a failure to maintain the security, confidentiality or privacy of sensitive data, including personal information relating to investors (and the beneficial owners of investors). Such a failure could harm ACORE's reputation, subject it to legal claims and otherwise affect its business and financial performance.

Litigation

Some of the activities that ACORE engages in as part of its operations may result in litigation in which ACORE or Clients could be a party. There can be no assurance that any such litigation, once begun, would be resolved in favor of any Client.

Service Providers

ACORE and/or its affiliates may engage or refer certain service providers to provide services to ACORE, Clients and/or Clients' portfolio companies. Such service providers are, in certain circumstances, investors in a Client or affiliates of such investors and may include, for example, investment bankers, outside legal counsel, pension consultants and/or other investors who provide services. The engagement of any such service provider may be concurrent with an investor's admission to a Client, or during the term of such investor's investment in Clients. Additionally, employees of ACORE or its affiliates, and/or their family members or relatives may have ownership, employment, or other interests in such service providers. These relationships can create a conflict of interest or the appearance of a conflict of interest, for example, as ACORE may give such investor preferred economics or other terms with respect to its investment in a Client, may have an incentive to offer such investor co-investment opportunities that it would not otherwise offer to such investor, or these relationships could influence ACORE in determining whether to select, or recommend such service provider to perform services for a Client or a portfolio company. Although ACORE selects service providers that it believes will enhance the performance of the relevant Client(s), there is a possibility that ACORE, because of financial, business interest, or other reasons, may favor such retention or continuation even if a better price and/or quality of service could be obtained from another person. While ACORE often does not have visibility or influence regarding advantageous service rates or arrangements, there may be situations in which ACORE receives more favorable service rates or arrangements than Clients or their portfolio companies.

ITEM 9 **DISCIPLINARY INFORMATION**

Neither ACORE nor any of its Principals or other management persons have been subject to any material legal or disciplinary events required to be discussed in this Brochure.

ITEM 10 **OTHER FINANCIAL INDUSTRY ACTIVITIES AND AFFILIATIONS**

Three of the members of ACORE's general partner's Board are executives, board members or both of certain Separate Account Clients ("**Initial Clients**"), as well as the parent companies of those Initial Clients. Such Board members have invested their personal capital and have a significant equity ownership in ACORE and its affiliates. One such Board member, along with an employee of an affiliate of the Initial Clients, serves on ACORE's Investment Committee for such Initial Clients, and may participate on other ACORE Investment

Committees (any such participation will be disclosed to the applicable Clients), and therefore would participate in decisions such Investment Committees make with respect to investment opportunities for Clients. Please see Item 11 “*Code of Ethics, Participation or Interest in Client Transactions and Personal Trading*” for a fuller description of the conflicts of interest presented by these circumstances and how ACORE addresses such conflicts.

Third-party service providers, including attorneys, appraisers and insurance brokers are typically engaged by ACORE to close loan transactions. While neither ACORE nor its Principals are affiliated with such service providers, employees or Clients might be affiliated with certain vendors. Expenses relating to such services are typically borne by borrowers; however, in certain circumstances, ACORE Clients might pay for such expenses. ACORE has established policies and procedures to ensure that third-party service providers of good quality are selected and are appropriately supervised.

ITEM 11 CODE OF ETHICS, PARTICIPATION OR INTEREST IN CLIENT TRANSACTIONS AND PERSONAL TRADING

Code of Ethics

ACORE has adopted a Code of Ethics and Securities Trading Policy and Procedures (the “**Code**”), which sets forth standards of conduct that are expected of ACORE’s Principals and employees, and addresses conflicts that arise from personal trading. The Code requires certain ACORE personnel to report their personal securities transactions and to obtain pre-approval from ACORE’s Chief Compliance Officer before acquiring or disposing of, directly or indirectly, beneficial ownership of certain categories of securities. A copy of the Code will be provided to any Client or prospective Client upon request to ACORE’s Chief Compliance Officer at (415) 917-4418. Personal securities transactions by employees who manage Client accounts are required to be conducted in a manner that prioritizes the Client’s interests in Client eligible investments.

Material Nonpublic or Other Confidential Information

ACORE and its affiliated persons may come into possession, from time to time, of material nonpublic or other confidential information about public companies which, if disclosed, might affect an investor’s decision to buy, sell or hold a security. Under applicable law, ACORE and its affiliated persons are prohibited from improperly disclosing or using such information for their personal benefit or for the benefit of any person, regardless of whether such person is a Client of ACORE. Accordingly, should ACORE or any of its affiliated persons come into possession of material nonpublic or other confidential information with respect to any public company, ACORE would be prohibited from communicating such information to Clients and may be prohibited from engaging in a transaction that it would otherwise undertake on behalf of a Client. ACORE will have no responsibility or liability for failing to disclose such information

to, or undertake a transaction on behalf of, Clients as a result of following its policies and procedures designed to comply with applicable law.

Personal Trading

Subject to the Code and other applicable compliance policies and procedures adopted by ACORE from time to time, the Principals and other employees of ACORE may carry on personal investment activities for their own account and for family members, friends or others who are not ACORE Clients or who do not invest in any ACORE Funds. The investment advice that such Principal or other employees give to such persons may differ from advice given to, or securities recommended or bought for, any ACORE Clients even though their investment objectives may be the same or similar.

Differing Investment Advice

ACORE's Principals and employees may also give advice and recommend investments to one Client which may differ from advice given to, or investments recommended for, another Client, even though each Client's investment objectives may be the same or similar. ACORE determines its investment advisory recommendations to Clients in a manner that it believes is fair and equitable and taking into consideration factors such as the following: the Client's investment restrictions and objectives (including those set forth in the relevant Client's Governing Documents, where applicable), strategy, risk profile, time horizon, tax sensitivity, tolerance for turnover, asset composition and cash level and applicable regulatory restrictions.

Performance-based Consideration

Although the performance-based consideration received by certain of ACORE's affiliates may create an incentive for ACORE's Principals to cause Clients to make riskier or more speculative investments than would otherwise be the case, ACORE's allocation policies prohibit it from allocating investments based on the potential for ACORE to earn performance-based consideration.

Conflicts of Interest

ACORE and its affiliates engage in a broad spectrum of investment activities. In the future, there may be instances where the interests of ACORE and its affiliates conflict with the interests of Clients or investors in ACORE Funds. The following discussion sets forth certain potential conflicts of interest, but does not necessarily describe all of the conflicts that may arise. Other conflicts may be disclosed throughout this Brochure and the Brochure should be read in its entirety for other conflicts.

Allocations

ACORE currently advises and manages Separately Managed Accounts and expects that it will in the future advise and manage additional Separately Managed Accounts and ACORE Funds with investment strategies substantially similar in whole or in part to those of Clients.

Investments that are suitable for more than one Client will be allocated in a fair and equitable manner as determined by ACORE and its Affiliates. ACORE's policy is that such investment opportunities are generally expected to be allocated among Clients pro rata based on relative available capital; provided that ACORE expects that in many cases ACORE will determine that structural and other considerations make dividing an investment opportunity between more than one Client impracticable or inappropriate, and so the opportunity will be allocated to one Client or a subset of Clients pursuant to a rotation policy. Under the rotation policy, investment opportunities are offered to Clients based on one or more rotation queues, independent of remaining investment capital.

Notwithstanding the foregoing, such pro rata allocation or rotational basis may be adjusted as determined by ACORE in its sole discretion for certain additional considerations that ACORE may deem appropriate, including but not limited to (i) any strategic value a particular Client might potentially add to the opportunity; (ii) investment objectives and limitations; (iii) the source of the investment and any relationship to a particular Client and the relationship of the opportunity to existing investments held by a Client; (iv) any potential conflicts of interest created by the investment opportunity or any reporting, public relations, competitive or confidentiality concerns that may arise in connection with providing the opportunity to a particular Client; (v) the ability of the Client to accommodate structural, timing and other aspects of the investment process; (vi) cash flow and liquidity requirements; (vii) life-cycle of the Client, including ramping up and ramping down; (viii) avoiding de minimis allocations; (ix) risk tolerances and/or diversification and current portfolio compositions; (x) legal, tax, contractual, exclusivity, regulatory or other considerations deemed relevant; and (xi) the availability of suitable investments for each Client.

Management of Clients

The existence of current Clients and other future accounts or funds may pose conflicts of interest, including with respect to the devotion of time and allocation of resources by ACORE and its principals and employees as well as the allocation of investment opportunities. See "*Allocations*" above for more information. The Governing Documents of ACORE Funds are expected to contain certain requirements with respect to the devotion of time of ACORE and its key employees, as well as certain restrictions on the formation of certain successor funds. ACORE also anticipates having the ability to resolve certain conflicts as set forth in the Governing Documents of an ACORE Fund, including the submission of certain conflicts to an advisory committee established in respect of such ACORE Fund for approval. Subject to the

provisions of the applicable Governing Documents, on a matter constituting a conflict of interest, the general partner of an ACORE Fund and ACORE will be guided by their respective fiduciary duties to the investors in such ACORE Fund as well as to other Clients and will manage such conflicts of interest in good faith. If necessary to resolve such conflicts, ACORE may cause Client to take such steps as foregoing an investment opportunity or divest investments that it might otherwise have taken advantage of or continued to hold in the absence of such conflict, or otherwise take other actions that it might not have taken and there is no guarantee that such actions would not ultimately have the result of disadvantaging such Client.

In addition, certain employees, representatives or persons associated with current Clients may have observer rights with respect to an ACORE Fund's investment committee and the investment committee of other Clients.

Certain Affiliations

Certain members of the Board hold various executive-level positions and board memberships at companies that are Clients of ACORE and their parent companies. One such Board member, along with an employee of an affiliate of the Initial Clients, serves on ACORE's Investment Committee for such Initial Clients, and may participate on other ACORE Investment Committees (any such participation will be disclosed to the applicable Clients), and therefore would participate in decisions such Investment Committees make with respect to investment opportunities for Clients. Such persons may have a conflict of interest in being incentivized to allocate favorable investment opportunities to the Initial Clients rather than to other Separate Account Clients with whom they have no relationship. Additionally, in light of the Initial Clients' role as ACORE's first Clients, ACORE agreed to give them certain preferential terms, including fee breaks and rebates based on ACORE's overall performance, and observer rights with respect to other ACORE Investment Committees. Other investors may have broad observer rights on ACORE Investment Committees. However, consistent with ACORE's fiduciary duty as a registered investment adviser, ACORE will, in its decision-making processes, see to it that all investors are treated fairly as to the investments purchased or sold for their accounts and are treated fairly in the allocation of investments.

Other Investments

The general partner of an ACORE Fund, principals, members of the investment committee of ACORE, and employees of ACORE currently have and may in the future acquire other investments or organize other investment funds with overlapping objectives with those of Clients. In addition, ACORE or its affiliates may serve as investment adviser or manager for Clients whose mandate includes investing in assets that would be suitable for another Client. However, the policies of ACORE currently prevent employees of ACORE from investing in investments eligible for a Client's mandate, other than (i) through certain investment accounts or vehicles managed by ACORE and (ii) certain investments of less than a de minimus amount and

therefore outside of such Client's investment parameters. In addition, while ACORE and its affiliates will attempt to fairly allocate investment opportunities between Clients as set forth above under "*Allocations*" above, such attempts may result in a Client not participating in certain investments, and may result in better returns for another Client that did participate in such investment. Principals, members of the investment committee of ACORE, and employees of ACORE may have investments in one or more other investment funds or entities sponsored by ACORE in the future, and such investments could create an incentive for such principals or employees of ACORE or investment committee member to act in a manner more beneficial to such other investments in order to increase the value of such investments to the detriment of a Client. Notwithstanding the foregoing, principals, members of the investment committee of ACORE, and employees of ACORE may also make investments in one or more other investment funds or entities sponsored by unaffiliated third parties, and such funds or entities may pursue investment strategies substantially similar in whole or in part to those of a Client. As previously noted, ACORE has adopted policies and procedures to ensure that employees place the interests of Clients first and all clients are treated fairly.

Board Membership

Employees and principals of the ACORE and members of the investment committee of ACORE with or without compensation, hold positions on the boards of directors of certain private and/or public companies or in certain charitable organizations. Any such person who so serves will devote a portion of his or her time in the future to their duties associated with such positions.

Co-Investment Opportunities

ACORE may, in its sole discretion, offer co-investment opportunities to one or more Clients, investors in ACORE Funds or third parties. In certain circumstances, ACORE may receive compensation from a third party for a co-investment opportunity.

Side Letter Agreements; Advisory Committee Rights

ACORE expects to enter into side letter arrangements to or with one or more investors in ACORE Funds providing such investors with different or preferential rights or terms, including but not limited to different or preferential information rights, economics, fees and liquidity or transfer rights. Except as otherwise agreed with an investor, ACORE (or applicable general partner of an ACORE Fund) does not expect to be required to disclose the terms of side letter arrangements to any investors not subject to such side letter arrangements.

ACORE expects to establish advisory committees, consisting of representatives of investors of ACORE Funds. A conflict of interest may exist when some, but not all investors are permitted to designate a member to the advisory committee. The advisory committee may also

have the ability to approve conflicts of interests with respect to ACORE and the applicable ACORE Fund, which could be disadvantageous to the investors, including those investors who do not designate a member to the advisory committee.

Service Providers

ACORE, its affiliates and Clients will often engage common legal counsel and other advisers in a particular transaction, including transactions in which there may be conflicts of interest. Members of the law firms engaged to represent Clients may be investors in a Client, or other clients advised or managed by ACORE's affiliates, and may also represent one or more borrowers or investors in a Client or client advised or managed by ACORE's affiliates. In the event of a significant dispute or divergence of interest between Clients and ACORE and/or its affiliates, the parties may engage separate counsel in the sole discretion of ACORE and its affiliates. Moreover, in litigation and certain other circumstances separate representation may be required. Additionally, ACORE, its affiliates and Clients and borrowers may engage other common service providers. In such circumstances, there may be a conflict of interest between ACORE, on the one hand, and Clients and borrowers, on the other hand, in determining whether to engage such service providers, including the possibility that ACORE may favor the engagement or continued engagement of such persons if it receives a benefit from such service providers, such as lower fees, that it would not receive absent the engagement of such service provider by Clients and/or the borrowers.

Investor Due Diligence Information

Due in part to the fact that potential investors in an ACORE Fund (including any potential purchaser of an interest in a secondary transaction) may ask different questions and request different information, ACORE may in the future provide certain information to one or more prospective investors that it does not provide to all of the prospective or current investors of an ACORE Fund. In addition, certain investors in the ACORE Funds may be strategic investors directly or indirectly into ACORE, which would result in such investors receiving greater or different information regarding ACORE.

ITEM 12* **BROKERAGE PRACTICES*

In certain instances, ACORE may have the authority, without obtaining specific Client consent, to buy or sell publicly traded commercial real estate securities, to determine the amount of such securities to be bought or sold, and to determine which broker or dealer is to be used to execute any securities transaction. Transactions in these types of securities are anticipated to be infrequent and ACORE does not have such authority with respect to its existing Separate Account Clients. However, to the extent ACORE does so in the future, it generally intends to follow the brokerage practices described below.

If ACORE sells publicly traded securities for an ACORE Client, it is responsible for directing orders to broker-dealers to effect securities transactions for accounts managed by ACORE. In such event, ACORE will seek to select brokers on the basis of best execution, but ACORE will consider a number of factors when selecting a broker and is not required to obtain the lowest price. In selecting a broker to execute Client transactions, ACORE may consider a variety of factors, including: (i) execution capabilities with respect to the relevant type of order; (ii) commissions charged; (iii) the reputation of the firm being considered; and (iv) responsiveness to requests for trade data and other financial information.

Brokerage commissions on Client transactions may be directed to brokers in recognition of research furnished by them, although ACORE generally does not make use of such services at the current time and has not made use of such services since its inception. However, any such research services could include economic research, market strategy research, industry research, company research, fixed income data services, computer-based quotation equipment and research services and portfolio performance analysis.

To the extent that ACORE engages in any public securities transactions, orders for purchase or sale of securities placed first will be executed first, and within a reasonable amount of time of order receipt. Where orders for ACORE Clients are completed independently, ACORE may also purchase or sell the same securities or instruments for several ACORE Clients simultaneously. From time to time, ACORE may, but is not obligated to, purchase or sell securities for several Client accounts at approximately the same time. Such orders may be combined or “batched” to facilitate obtaining best execution and/or to reduce brokerage commissions or other costs. Batched transactions are executed in a manner intended to ensure that no participating ACORE Client is favored over any other ACORE Client. When an aggregated order is filled in its entirety, each participating ACORE Client generally will receive the average price obtained on all such purchases or sales made during such trading day.

When an aggregate order is partially filled, the securities purchased or sold will normally be allocated on a pro rata basis to each ACORE Client participating in such buy or sell order in accordance with the amount of securities originally requested for such ACORE Clients.

Each ACORE Client generally will receive the average price obtained on all such purchases or sales made during such trading day. Exceptions to pro rata allocations are permissible provided they are fair and equitable to ACORE Clients over time.

ITEM 13 **REVIEW OF ACCOUNTS**

The investments made by ACORE on behalf of its Clients are generally private, illiquid and long-term in nature. Accordingly, ACORE’s review process is not directed toward a short-term decision to dispose of securities. However, ACORE actively monitors and manages the assets and performance of its Clients, as well as evaluates potential exit strategies and other

means of adding value for Clients with respect to the invested assets. Reviews are incorporated into quarterly reports to ACORE's Clients and such reports typically contain financial information and summaries, performance, current investments, recent acquisitions, portfolio activity, detailed investment activity, and relevant developments in the property and financial markets.

ACORE will prepare reports to its Clients regarding their investments with ACORE in the form and containing such information as determined between the parties and agreed upon in the applicable Governing Documents.

ITEM 14 CLIENT REFERRALS AND OTHER COMPENSATION

From time to time, ACORE may enter into placement arrangements pursuant to which it compensates third parties (i.e., "placement agents") for referrals that result in a potential investor becoming an investor in an ACORE Fund or becoming a Separate Account Client.

Any fees and expenses payable to any such placement agents will be borne by ACORE either directly or, in the case of any ACORE Fund, indirectly through a dollar-for-dollar offset against the management fee as described in Item 5 "*Fees and Compensation*" above. Any such placement agents soliciting third-party investors in the U.S. will be registered as broker-dealers with the SEC and placement agents soliciting third-party investors outside the U.S. will be registered with a non-U.S. regulatory body to the extent such registration is required in the applicable non-U.S. jurisdiction.

As of the date of this Brochure, ACORE has engaged a placement agent with respect to the solicitation of prospective investors for investments in investment vehicles managed by ACORE. The placement agent will generally be entitled to receive fees based on a percentage of (i) the capital commitments that are accepted by ACORE or its affiliates with respect to such potential investors and (ii) certain fees and distributions payable in respect of such investors. Such fees will offset the management fee payable to ACORE on a dollar-for-dollar basis as described in Item 5 "*Fees and Compensation*" above.

ITEM 15 CUSTODY

Client funds and securities over which ACORE has custody are held by a qualified custodian, to the extent required by the Advisers Act. Separate Account Clients will receive quarterly account statements from the qualified custodian to the extent required by the Advisers Act.

ITEM 16 INVESTMENT DISCRETION

ACORE will provide discretionary and non-discretionary investment advisory services to its Clients in accordance with, and subject to, the investment guidelines, objectives, limitations, other provisions and terms set forth in the applicable Client's Governing Documents.

Additionally, in the event ACORE forms an ACORE Fund, ACORE may enter into Side Letters with certain ACORE Fund investors whereby the terms applicable to such investor's capital commitment may be altered or varied, including, in some cases, to provide for reduced fees or the right to opt-out of certain investments for legal, tax, regulatory or other similar reasons. ACORE Separate Account Clients may negotiate limitations on ACORE's authority on a case-by-case basis.

ITEM 17 VOTING CLIENT SECURITIES

ACORE typically transacts in privately negotiated commercial real estate debt and securities and does not expect to vote proxies on behalf of its Clients, but has adopted proxy voting policies and procedures (the "**Proxy Policy**") to address how it will vote proxies, as applicable, for any Client's portfolio investments. The Proxy Policy seeks to ensure that ACORE votes proxies (or similar instruments) in the best interest of a Client including where there may be material conflicts of interest in voting proxies. ACORE believes that its interests are generally aligned with those of its Clients and therefore will not seek investor approval or direction when voting proxies. However, in the event that there is or may be a conflict of interest in voting proxies in a particular instance, the Proxy Policy provides that ACORE may address the conflict using several alternatives, including by seeking the approval or concurrence of the applicable Client or ACORE Fund's advisory board on the proposed proxy vote or through other alternatives set forth in the Proxy Policy. In addition, the Proxy Policy sets forth certain specific proxy voting guidelines followed by ACORE when voting proxies on behalf of an ACORE Client. If you would like a copy of ACORE's complete Proxy Policy or information regarding how ACORE voted particular proxies, please contact ACORE's Chief Compliance Officer at (415) 917-4418 and the information will be provided to you at no charge.

ITEM 18 FINANCIAL INFORMATION

ACORE does not require prepayment of management fees more than six months in advance or have any other events requiring disclosure under this item of the Brochure.