

RXR Real Estate Opportunity Fund Realized Investments							
As of June 30, 2018							
Investment	Geographic Region	Total Invested Equity Capital (000s)	Total Realized Equity Proceeds (000s)	Gross Leveraged IRR ¹	Gross Multiple on Invested Equity ²	Net Leveraged IRR ³	Net Multiple on Invested Equity ⁴
Emerging Sub-Market Strategy Investments							
1 Park Avenue ³	New York, NY	\$2,059	\$18,136	8,296.4%	8.8x	6,730.2%	7.9x
540 Atlantic Avenue	Brooklyn, NY	4,780	5,080	16.1	1.1x	13.4	1.1x
Starrett Lehigh ⁴	New York, NY	35,941	101,807	28.5	2.8x	24.0	2.5x
620 Avenue of the Americas ⁴	New York, NY	21,044	34,784	15.4	1.7x	11.7	1.5x
Emerging Sub-Market Strategy Investments Combined		\$63,824	\$159,808	38.2%	2.5x	30.8%	2.2x
Other Value Added Strategy Investments							
1166 Member Loan	New York, NY	\$2,711	\$3,292	13.3%	1.2x	11.1%	1.2x
Landmark Square	Stamford, CT	23,081	24,558	39.9	1.1x	33.8	1.1x
Nassau County Ground Leases ⁵	Long Island, NY	13,197	30,540	44.4	2.3x	39.6	2.1x
1166 Avenue of the Americas ⁴	New York, NY	23,239	58,381	21.2	2.5x	16.9	2.2x
Woodbury Portfolio (49% sold)	Long Island, NY	12,846	28,892	15.5	2.2x	12.0	2.0x
340 Madison Avenue ⁴	New York, NY	41,731	67,807	14.4	1.6x	9.9	1.4x
Other Value Added Strategy Investments Combined		\$116,805	\$213,471	19.8%	1.8x	15.4%	1.6x
All Realized Investments Combined		\$180,629	\$373,279	25.5%	2.1x	20.3%	1.9x

Note that none of the above investments are considered to be within a Qualified Opportunity Zone.

- Gross IRR and equity multiple refers to the internal rate of return to the fund on its investments calculated based on when such fund made the investment and received the distributions, before taking into consideration any carried interest, management fees, investment or fund-level expenses or taxes (which amounts may be significant and may materially impact returns).
- Not representative of the Fund's fees; Net IRR and equity multiple are calculated based on timing of the fund's investment of capital and receipt of distributions, less allocated fund level carried interest, management fees and other costs, but do not take into consideration any taxes borne by individual investors, which may vary by investor. Fund level costs were allocated to individual investments as follows: (i) anticipated fund level costs, except carried interest, were weighted by equity invested (or anticipated to be invested) and anticipated investment hold period, with an additional allocation to common equity interests in real estate properties/projects and reduced allocation to structured finance investments, and (ii) anticipated fund level carried interest was allocated based on anticipated profit from each investment. In some instances, funds borrowed amounts under a subscription facility in advance of or in lieu of calling capital, resulting in fund investors making correspondingly later and/or smaller capital contributions to such fund. Accordingly, the use of a subscription facility by a fund resulted in higher investor-level returns than if capital had been called, even after taking into account the associated interest expense of the borrowing.
- Represents the acquisition of a participating interest in a non-performing senior mezzanine loan at a 92% discount to par. RXR believed this loan was in a "fulcrum" debt position, potentially providing for the opportunity to participate in the recapitalization of the property. However, as the market heated up, the valuation of the property increased allowing the equity holder to raise sufficient capital to negotiate a buyout of RXR Real Estate Opportunity Fund's position for over \$18.0 million, after only six months, resulting in the returns noted above.
- Comprised of investments realized as part of a portfolio transaction with affiliates of Blackstone Group LP which closed June 2015. Returns above do not include additional potential future proceeds from three of the investments where the RXR Real Estate Opportunity Fund retained a carried interest and/or minority ownership interest.
- Investment comprised of the acquisition of (and later sale of) an assignment of rents from 18 separate ground leases, encumbering approximately 200 acres of commercial property located in Nassau County, NY.

Past performance is not indicative of future results.

