

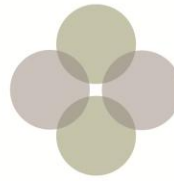
CLOVERLEAF

Investment Performance History **Inception (1982) – June 2026**

Investment Vehicles Still in Progress

| Investment | Beginning | Equity Multiple to Date | Percent of Accrued Preferred Return Distributed | Percent of Capital Plus Accrued Preferred Return Distributed | Property-Level IRRs - Sold Properties¹ |
|-------------------------|------------------|--------------------------------|--|---|--|
| AMOCL-Northview, LLC | Dec-25 | .04 | N/A | N/A | N/A (still owned) |
| AMOCL-SCGA, LLC | Nov-25 | .04 | N/A | N/A | N/A (still owned) |
| AMOCL-Bannockburn, LLC | Oct-25 | .04 | N/A | N/A | N/A (still owned) |
| AMOCL-Lodi, LLC | Jul-25 | .08 | N/A | N/A | N/A (still owned) |
| NGCL Gateway, LLC | Mar-25 | .04 | N/A | N/A | N/A (still owned) |
| East Peoria Center, LLC | Aug-24 | .11 | 82.44% | 9.31% | N/A (still owned) |

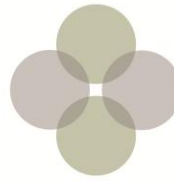
¹ Property-level IRRs for sold properties within Funds that still own other properties do not contemplate the Manager’s “back-end” participation because such amount will not be known until the overall Fund is completed. Additionally, property-level IRRs for sold properties within Funds are not necessarily indicative of what the IRR will be for the overall Fund once it is completed.



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Investment Performance History Inception (1982) – June 2026

| Investment | Beginning | Equity Multiple to Date | Percent of Accrued Preferred Return Distributed | Percent of Capital Plus Accrued Preferred Return Distributed | Property-Level IRRs - Sold Properties ¹ |
|--|-----------|---|---|--|--|
| The Cloverleaf Fund IX, LLC <ul style="list-style-type: none"> Pyramid Place, LLC Hales Corner Center, LLC Florence-Houston, LLC | July-21 | 0.24 With all properties still owned | 78.14% | 18.83% | N/A (all properties still owned) |
| MM Center, LLC | Jan-20 | 0.55 | 100% | 38.53% | N/A (still owned) |
| The Cloverleaf Fund VIII, LLC <ul style="list-style-type: none"> Lombard-Highland, LLC Portage Center, LLC Bittersweet Plaza, LLC | Jan-18 | 0.75 With 2 of 3 properties, and a portion of a 3rd, still owned | 84.36% | 51.43% | <ul style="list-style-type: none"> Bittersweet Plaza: TBD – a portion of the property was sold with the remainder still owned |



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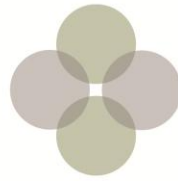
| Investment | Beginning | Equity Multiple to Date | Percent of Accrued Preferred Return Distributed | Percent of Capital Plus Accrued Preferred Return Distributed | Property-Level IRRs - Sold Properties ¹ |
|--|-----------|---|---|--|--|
| The Cloverleaf Fund VII, LLC <ul style="list-style-type: none"> • Schererville Main Street, LLC • Granger LLC • Lincoln Ridge, LLC • 3150 Aurora, LLC • 5601 Clark, LLC • Glen Ellyn Center, LLC | Dec-15 | 1.15 With 2 of 6 properties still owned | 100.00% | 75.34% | <ul style="list-style-type: none"> • Granger: 11.00% • Glen Ellyn Center: Approximately 15% of capital returned • 5601 Clark: 4.00% • Schererville Main Street: 12% |
| The Cloverleaf Fund VI, LLC <ul style="list-style-type: none"> • Franklin-Wyndham, LLC • Army Trail 130, LLC • Greenwood-Emerson, LLC • Noblesville SC, LLC • Elmster, LLC • Pepper Valley, LLC • Schererville Main Street, LLC | Nov-13 | 2.00 With 1 of 7 properties, still owned | 100% | 100% | <ul style="list-style-type: none"> • Noblesville: 14.6% • Franklin-Wyndham: 11.87% • Greenwood-Emerson: 19.30% • Elmster: 2.64% • Army Trail: 11.64% • Schererville Main Street: 12% |
| The Cloverleaf Horizon Fund I, LLC <ul style="list-style-type: none"> • 5818 Capitol Drive, LLC • Eola, LLC • Franklin-Wyndham, LLC | Feb-13 | 1.59 | 100% | 100% | <ul style="list-style-type: none"> • 5818 Capitol: 20.53% • Eola: 22.49% • Franklin-Wyndham: 11.87% |



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Investment Performance History
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| Investment | Beginning | Equity Multiple to Date | Cash-on-Cash (Annual Avg - Investment to Date) |
|---|------------------|--------------------------------|---|
| 666 Dundee Road LLC (standalone entity; Cloverleaf's headquarters) | Dec-05 | 1.25 | 5.82% |



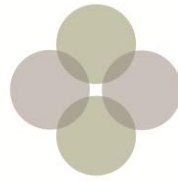
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Investment Performance History
Inception (1982) – June 2026

Completed Funds (1998-Present)

| Investment | Beginning | End | Equity Multiple | IRR² |
|--|------------------|------------|------------------------|--------------------------------------|
| The Cloverleaf Special Opportunity Fund, LLC <ul style="list-style-type: none"> • Long Grove (Old McHenry, LLC, Lot 6, LLC, and Lot 7, LLC) • Streeterville Land Parcel • Acadia on the Green • Grafton, LLC • Mil-Lake Investors, LLC • Eola, LLC • Chi-LaSalle, LLC | Jul-08 | 2022 | 1.15 | Class A: 5.01% Class B: 3.70% |
| The Cloverleaf Fund IV, LLC <ul style="list-style-type: none"> • Michigan Avenue 174 LLC • West Aurora Plaza, LLC • Glenwood Crossings-Kenosha, LLC • Sandee LLC | Dec-06 | 2022 | 1.39 | 8.41% |

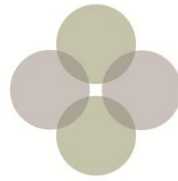
² IRRs shown for completed funds include (i.e., are net of) all fees, costs, and manager back-end participation.



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| Investment | Beginning | End | Equity Multiple | IRR ² |
|--|-----------|--------|-----------------|------------------|
| The Cloverleaf Fund V, LLC <ul style="list-style-type: none"> • Grafton, LLC • Romeoville, LLC • Willton, LLC • 5818 Capitol Drive, LLC | Feb-11 | 2020 | 1.63 | 11.72% |
| The Cloverleaf Fund III, LLC <ul style="list-style-type: none"> • Plaza Falls LLC • Eastwood Center LLC • Delavan Pointe LLC • Essub LLC • 8600 Brown Deer LLC • Glendale Business Center, LLC | Jan-04 | Sep-14 | 0.81 | -26.99% |
| The Cloverleaf Fund II, LLC <ul style="list-style-type: none"> • 1810 LLC • Arlington Business Center, LLC • Cog Circle, LLC • NYS, LLC | Oct-00 | Dec-07 | 1.58 | 21.85% |
| The Cloverleaf Fund I, LLC <ul style="list-style-type: none"> • 9600 Oak Lawn, LLC • Gross Point LLC • Tristate LLC • Matt Square LLC | Oct-98 | Dec-06 | 1.39 | 10.51% |



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Investment Performance History
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Completed Investment Vehicles (Pre-1998)

| Investment | Beginning | End | IRR³ |
|--------------------------------------|------------------|------------|------------------------|
| Route 14 LLC | Jun-98 | Jan-03 | 24.84% |
| HPS Limited Partnership | Nov-97 | Jul-01 | 26.15% |
| Northwest Corner Limited Partnership | Sep-97 | Feb-09 | - ⁴ |
| Shure Limited Partnership | Sep-97 | Jun-03 | 14.97% |
| Four Corners Limited Partnership | Jan-97 | May-07 | 12.19% |
| BV Properties | Oct-96 | May-97 | 17.01% |
| Itasca Limited Partnership | Mar-96 | Aug-02 | 17.00% |
| Addison Industrial | Jul-94 | Dec-96 | 26.60% |
| Entry Drive | Apr-93 | Sep-97 | 18.06% |

³ IRRs shown for completed investment vehicles include (i.e., are net of) all fees, costs, and manager back-end participation.

⁴ Lost approximately \$5,527,965 pre-tax benefits.

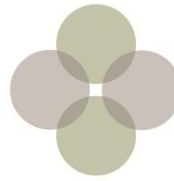


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Investment Performance History
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| Investment | Beginning | End | IRR³ |
|----------------------|------------------|------------|------------------------|
| Libertyville Land | Feb-93 | Oct-00 | 13.00% |
| Franklin Park Mall | Jun-92 | Sep-98 | 22.60% |
| Delany Road Apts. | Sep-90 | Feb-98 | 4.40% |
| Lake Zurich Land | Jun-90 | Mar-99 | 6.45% |
| Richmond Land | Dec-89 | Oct-99 | 5.73% |
| Elk Grove Industrial | Oct-89 | Dec-96 | 0.28% |
| Deer Park Land | Sep-89 | Sep-00 | 6.84% |
| Barrington | Dec-88 | Apr-94 | 15.85% |
| Streamwood | Sep-88 | Mar-98 | - ⁵ |
| Northbrook | Aug-88 | Jul-99 | -0.694% |
| Geneva Acres | Mar-88 | Feb-96 | 6.00% |

⁵ This investment was made in two tranches: Investors in the second tranche received an approximately 10% annualized return; investors in the first tranche received approximately 29% of capital back.



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**Investment Performance History
Inception (1982) – June 2026**

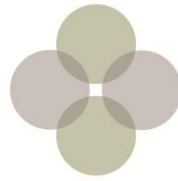
| Investment | Beginning | End | IRR ³ |
|------------------------|-----------|---------|------------------|
| Mor-Com | Dec-87 | Jul-99 | -1.314% |
| Tin Cup Pass | May-87 | June-95 | 2.20% |
| Auto-Tire Center, Ltd. | May-87 | Aug-02 | 4.52% |
| West Bend | Oct-86 | Apr-94 | -. ⁶ |
| Pine Court | Sep-86 | May-90 | 18.03% |

Prior to the Tax Reform Act of 1986, real estate investments produced more significant tax benefits than is presently the case. Therefore, after-tax IRRs are shown for investments that began prior to 1986.

| Investment | Beginning | End | Pre-Tax IRR | After-Tax IRR |
|--------------------------|-----------|--------|-------------|-----------------|
| 5005 Newport | Nov-85 | Aug-88 | - | -. ⁷ |
| Warner Bay (Model Homes) | Oct-85 | Dec-86 | 15.00% | 56.00% |
| Salem Square | Jun-85 | Aug-96 | 10.00% | 12.00% |

⁶ Lost approximately \$785,000 or \$19,625 per unit.

⁷ Lost approximately \$1,800,000 or \$45,000 per unit.



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| Investment | Beginning | End | Pre-Tax IRR | After-Tax IRR |
|-----------------------------|------------------|------------|--------------------|----------------------|
| Heather Ridge (Model Homes) | Apr-85 | Dec-86 | 12.99% | 45.00% |
| Village Plaza | Jan-85 | Dec-87 | 22.00% | 30.00% |
| Casas | Nov-84 | Jan-95 | - | ⁸ |
| Palm Dale (Model Homes) | Apr-84 | Apr-87 | 7.50% | 30.00% |
| Suburban Plaza | Feb-84 | Apr-90 | 17.91% | 28.00% |
| Gold Canyon | Oct-83 | July-86 | - | 10.00%+ |
| MV Homes (Model Homes) | Apr-83 | Jan-84 | 66.74% | 70.00% |
| Sun Brisas (Model Homes) | Dec-82 | Dec-86 | 11.83% | 29.00% |
| Mira Homes (Model Homes) | Nov-82 | Jul-86 | 10.03% | 35.00% |
| Southeast | Jul-82 | Mar-85 | 60.52% | 50.00% |

⁸ Lost approximately \$29,260 or \$2,600 per unit.