

Evergreen Fund Fact Sheet

Q2 2026

MARLOWE
Chicago, IL

A perpetual, open-end fund focused on **long-term appreciation, tax efficiency, & reinvestment strategies** that preserve and compound wealth across market cycles

Performance To Date

The Evergreen Fund leverages Virtú's 30-year track record to deliver **consistent quarterly distributions and a bespoke vehicle for long-term wealth preservation**. As Virtú's flagship, it uniquely integrates 1031 exchanges within the fund and provides an enduring engine for compounding capital.

	Total Annual Return (Net to LP)	Distribution (On Contributed)	Distribution (On NAV)
2017	14%	3.2%	3.2%
2018	18%	3.4%	3.1%
2019	16%	3.2%	2.7%
2020	9%	1.6%	1.2%
2021	38%	3.1%	2.1%
2022	-2%	3.2%	2.0%
2023	-14%	4.3%	3.3%
2024	2.4% ²	4.1%	3.5%

¹ Annualized rate calculated on Net Asset Value (NAV).

² Actual Net to LP Return is range from 2.1% -2.9% depending if the Lot has met the cumulative annual hurdle.

QUARTER-END Portfolio Highlights

(As of 9/30/2025)

100%
Multifamily Sector

\$639,730,720
Current NAV

3.5%
Current Yield (on NAV)¹

\$1.2B
Real Estate Value

51.0%
Leverage Ratio
(Loan-to-Value)

3,989
Multifamily Units

17
Market Count

2016
Fund Inception

Key Offering Terms

Fund Type	Open-end
Asset Type	Existing US multifamily properties
Fund Size - NAV	\$640,000,000 (as of September 30, 2025)
Current Portfolio Size	24 assets; 3,989 units
Long Term Target Return	11-13% Internal Rate of Return (IRR)
Target Cash-on-Cash	4-6% annually
Investment Strategy	Exploit cyclical opportunities across markets and product qualities to achieve the best risk-adjusted returns available at any time, execute impact-oriented, value-add business plans, exit opportunistically and re-invest pre-tax gains via 1031 exchanges
Redemption Opportunities	Biennially following a five year lock-up period
Minimum Investment	\$500,000 Individuals / \$250,000 RIAs
First Close	December 2015
Next Close	June 2026

This document contains preliminary, limited information regarding the Virtú Evergreen Fund, L.P. and is subject to change. It is not an offer to sell or the solicitation of an offer to purchase any security, investment product or advisory service. Any such offer or solicitation may only be made by means of a current Private Placement Memorandum provided by Virtú Investments, LLC. Descriptions of prior performance in this document should not be regarded as representations of future performance by the Fund. Past performance is not indicative of future Fund performance. Certain of the statements in this document consist of, or contain, forward-looking statements. Those statements include references to the Fund's investment objectives, targeted return, targeted cash flow, investment strategy, anticipated or estimated performance and risk management, as well as statements containing words such as expects or expected, projected, estimated, believe or belief. Forward-looking statements are inherently speculative and should not be relied upon in making an investment. There can be no assurance that the results reflected in any such anticipated or estimated summaries of performance, targeted returns or targeted cash flows will be realized by the Fund. Actual Fund results will vary from the estimates of performance and targets contained herein, and those variations may be material. Furthermore, the Fund may not be able to achieve its investment objectives due to various risks. This document is not intended to provide legal, business or financial advice. Please consult your applicable professional for such advice.

SKYGLASS
Seattle, WA