

Opportunity Fund V Fact Sheet

Q2 2026

A closed-end multifamily investment vehicle capturing today's opportunistic returns with an asymmetric risk/return profile

A Successful Fund Lineage

The **Virtú Opportunity Fund Series** has consistently outperformed **Virtú's three-decade track record**. Initially launched in 2011 to capitalize on distressed sales following the Global Financial Crisis, the Series was restarted in 2023 to pursue high-yield opportunities created by the rate shock of 2022–2023. Virtú Opportunity Fund V builds on this strategy and will additionally target select opportunities in oversupplied, high-growth markets. **The timing of Virtú Opportunity Fund V is expected to realize the asymmetric return potential that accompanies the early stages of a cyclical recovery.**

Virtú Opportunity Funds | Historical Performance

As of Q3 2025				
	Fund I	Fund II	Fund III	Fund IV
Fund Name	<i>Virtú Multifamily Opportunity Fund</i>	<i>Virtú Multifamily Opportunity Fund II</i>	<i>Virtú Multifamily Opportunity Fund III</i>	<i>Virtú Joint Venture Opportunity Fund</i>
Vintage Year	2011	2012	2013	2024
Gross IRR (Avg)¹	25.80%	32.12%	28.68%	N/A
Net IRR (Avg)²	19.89%	23.84%	20.36%	N/A
Net Return Multiple³	1.66	1.92	1.84	N/A
Assets Acquired	13	10	12	9
Assets Currently Held	0	0	0	9

¹ Average Internal Rate of Return (IRR) of all liquidated investments, weighted by invested equity. Fund-I figure is the actual return after sale of its final asset. Fund-I is weighted in the historic average as a single asset. Returns from the disposition of assets within an active fund portfolio are averaged as individual investments.

² Average Internal Rate of Return (IRR) of all liquidated investments, weighted by invested equity, net to investors. Fund-I figure is the actual return after sale of its final asset. Returns from the disposition of assets within an active fund portfolio are averaged as individual investments, net of fees and carried interest.

³ Total equity returned divided by invested equity, net to investors. If an active fund (e.g. Funds II & III), Net Return Multiple is calculated as a weighted average of all sold assets, net of fees and carried interest.



Key Offering Terms

Fund Type	Closed-end
Asset Type	US multifamily properties
Target Return	15-20% internal rate of return (IRR)
Target Cash-on-Cash	4-5% annually upon stabilization
Investment Strategy	Exploit opportunities of capital market disruption and owner distress. Execute value-add business plans and exit opportunistically. Co-invest alongside the Virtú Evergreen Fund and/or other strategic partners for enhanced diversification and scale. Certain assets may be wholly owned.
Target Markets	Western United States
Target Leverage	Not to exceed 70% portfolio level
Distributions	8% preferred return with 50/50 catch-up 80% to limited partners 20% to the general partner
Asset Management Fee	1.5% of contributed capital
Reporting Schedule	Quarterly
Investment Period	30 months following Initial Close
Fund Term	Six years commencing with Final Close
Minimum Investment	\$100,000
Target Total Commitments	\$400,000,000
Capital Closes	Initial Close: June 30, 2026 Second Close: December 31, 2026 Final Close: June 30, 2027
Early Close Benefits	First Close subject to 1.350% Asset Management Fee and 18% Promote Percentage (10% discount off standard) Second Close subject to 1.425% Asset Management Fee and 19% Promote Percentage (5% discount off standard)