Freestone LP Real Estate Fund ("FRE") Acquires 580 Industrial

June 2026

580 Industrial

Lewisberry, PA

Property Type	Industrial
Sq. Feet / Tenant	30,000 SF 1 Tenant
Expected Hold	5 years
Purchase Price	$3.1M

In June 2026, FRE acquired 580 Industrial, a 30,000-square-foot industrial building in Lewisberry, Pennsylvania, as part of the broader Central Pennsylvania industrial portfolio acquisition. The property is located within a well-established industrial hub that services major metropolitan areas across the Eastern Seaboard via Highways 76, 78, and 83. This is FRE's third acquisition with Spectre, a regional industrial operator with deep real estate expertise in the Central Pennsylvania market.

Built in 2007, the property features 20-foot ceiling heights, 5 dock doors, and ample car parking on nearly 9 acres of land. The building is 100% occupied by a well-established door and hardware distribution company with approximately five years of weighted-average remaining lease term (WALT). The property's functional layout and strong physical attributes position it well for a range of industrial users.

FRE will partner with Spectre to manage the asset through its current lease term and pursue a re-leasing strategy upon lease expiration, provided the tenant does not exercise its renewal options. The seller maintained the building well, limiting near-term capital expenditure needs, and Spectre's local presence should help monitor building condition moving forward.

Important Disclosures

General Disclosures

This presentation is for discussion and educational purposes only. Nothing in this presentation is intended to provide, and it should not be relied upon for, accounting, legal, tax or investment advice or recommendations. This presentation is general in nature and may contain illustrations of our approach to investing. We are not making any specific recommendations regarding any security or investment strategy, and you should not make any investing decisions based on the information in this presentation. Rather, any mention or discussion regarding a specific investment is intended to illustrate one or more of our investment strategies or approaches to investment processes. No regulatory authority has reviewed, approved or endorsed this document or the merits of investing in the strategy. Past performance is not indicative of future results.

Investment Case Study

This investment case study is provided for information and discussion purposes only and to illustrate the types of investments made by the Freestone LP Real Estate Fund ("FRE"), but does not purport to be a complete list of all investments. No representation is being made with regards to the profitability of this investment, in fact, investments may lose some or all of their value. It is not intended as a recommendation of any specific strategy or fund. Investment case studies have been prepared for all investments in FRE. If you would like to obtain a copy of other investment case studies for FRE, please reach out to your Freestone Client Advisor.

Forward-Looking Statements and Opinions

To the extent that this document contains opinions and commentary regarding events that might occur in the future, such opinions and commentary are forward-looking in nature and are subject to many significant risks and uncertainties. Any forward-looking information should not be relied upon as predictions of future events. Such forward-looking information depends heavily on a variety of assumptions, data or methods that may be incorrect, may not be realized or may change materially, any of which could negatively affect the projections and estimates included herein.

Fund-Related General Disclosures

This document is for discussion purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase an interest in the fund. Interests in the fund may only be purchased pursuant to the fund's confidential private placement memorandum, subscription agreement, organizational documents and audited financial statements (the "Fund Documents"). The Fund Documents supersede this document in all respects, and you should rely only on the information contained in the Fund Documents. In this document and various other documents, and in due diligence meetings, telephone conversations, email exchanges and other communications, we provide a range of information to investors and prospective investors in the fund. In every case, such information is qualified by the Fund Documents. No other document or communication is intended to, and no one has been authorized to, make any representation or statement regarding the fund that is inconsistent with the Fund Documents or that qualifies, limits or contradicts any of the risk factors, conflicts of interest or other cautionary disclosures contained in the Fund Documents. An investment in the fund is suitable only for certain sophisticated investors who have no need for immediate liquidity from their investment. Interests in the fund are not freely transferable and may be withdrawn infrequently and only under certain limited circumstances. Voluntary withdrawals are not permitted, unless otherwise allowed in the Fund Documents. The fund is not required to provide periodic pricing or valuation information to investors. No regulatory authority has reviewed, approved or endorsed this document, the Fund Documents or the merits of investing in the fund. The information contained herein does not consider the particular investment objective or financial or other circumstances of any individual existing or prospective investor. Investors must be willing and able to evaluate an investment in the fund for themselves and to review and understand the applicable fund documents in their entirety.

Fund-Related Risks

You must review the applicable Fund Documents in their entirety, including the risk factors, conflicts of interest and other cautionary disclosures contained therein, before making any investment decision. The fund's investment programs involve substantial risk, and there can be no assurance that its investment, risk management or other objectives will be achieved. **Past performance is not a reliable indicator of future results.** The investment objectives and strategies of the fund have varied over time and may, in the future, vary materially from those used in generating past results. The fund is permitted to invest in a broad range of instruments and may pursue many different investment strategies, including strategies not previously pursued or described to investors. Invested capital returned to the fund may be reinvested in new, unrelated investments. The performance of any investment in the fund will be affected by a variety of items, including management fees and performance allocations. Investment losses may occur, and investors may lose some or all of their investment. The fund's portfolio generally is not subject to any fixed limits on concentration by industry, company, geographic region, asset type, degree of leverage, liquidity, exposure to market risk or any other risks, or otherwise. The fund is not required to hedge any risk and may take risk on a completely unhedged basis. Nothing in this document is intended to imply that an investment in the fund is "safe," "conservative" or "risk-free."

Strictly Confidential

This document is strictly confidential. The information contained in or provided in connection with this document may be used only to discuss and evaluate a potential or existing investment and may not be disclosed or distributed by the recipient to any other person. Your receipt and review of this document constitutes your agreement to comply with these confidentiality provisions