

## Fund Strategy

The Accordant ODCE Index Fund's ("Fund") objective is to track the NFI-ODCE Index (Open-End Diversified Core Equity) on a net-of-fee basis with minimal tracking error. The NFI-ODCE Index is the most well-known and widely-used institutional benchmark for private real estate investment performance. The Fund seeks to deliver stable income and growth by investing in institutional funds diversified across markets, property types, and managers. It provides exposure to a strategy that has drawn investment from some of the nation's largest institutional investors.

## Portfolio Manager Commentary

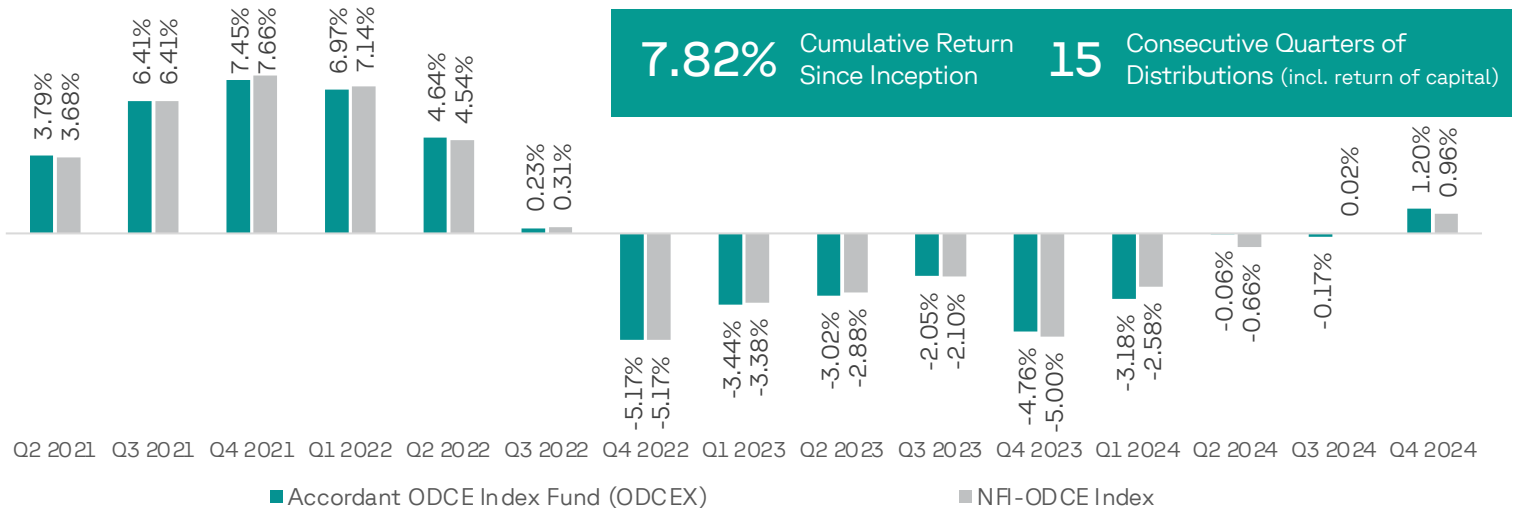
- Stock market price-to-earnings ratios are at rare highs, seen only in 2021's post-pandemic recovery and the 1999-2000 tech bubble—both followed by significant corrections. Such periods often highlight private real estate's diversification benefits.
- The Congressional Budget Office and Federal Open Market Committee project 2.1% Real GDP growth in 2025. We expect real estate fundamentals to strengthen alongside a healthy economy.
- Despite consumer price increases moderating over the last few years, the economy shows signs of continued elevated inflation in the near-term. It is therefore notable that the NFI-ODCE Index has historically acted as an inflation mitigant through growth of net operating income.
- The NFI-ODCE Index posted its second positive quarter after seven declines and has historically delivered strong returns post-revaluation.
- Significant construction in the multifamily and industrial sectors has led to some overbuilding, but the tailwinds associated with these sectors continue to create sufficient demand. Even retail is rebounding after a decade-long revaluation, while data centers are drawing significant investment.

## Quarterly Returns (as of 12/31/2024)

ODCEX	1.20%
NFI-ODCE INDEX <sup>1</sup>	0.96%
STOCKS	2.41%
BONDS	-2.07%
REITS	-8.15%

Over the last 30 years, the **NFI-ODCE Index** has experienced only 14 negative performing quarters compared to 37 for REITs.

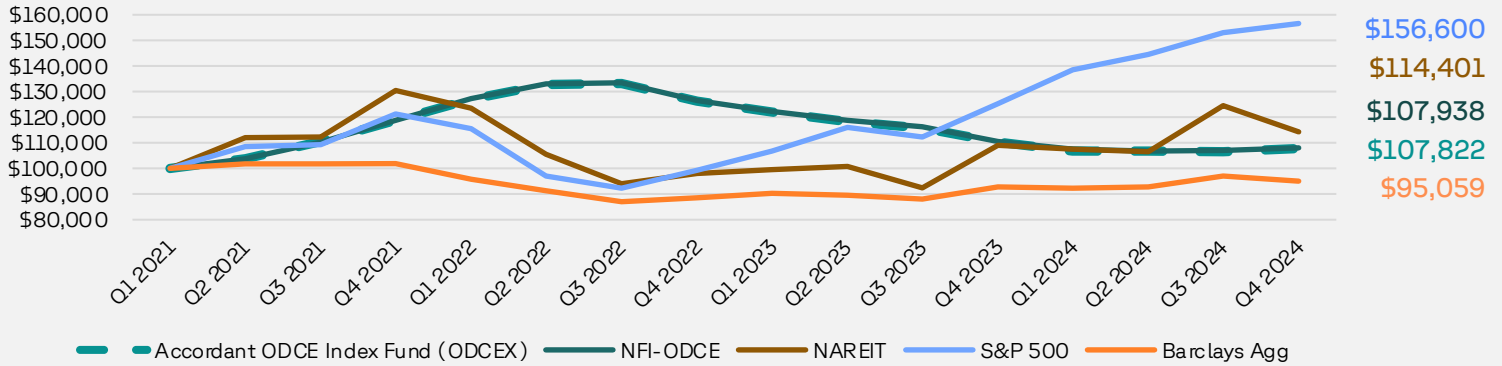
## Historical Net Quarterly Returns (since inception through 12/31/2024)



Sources: Stocks: S&P 500 Total Return, Bonds: Bloomberg U.S. Aggregate Bond Index, REITS: NAREIT All Equity REIT. Performance data quoted represents past performance; the past performance does not guarantee future results. Current performance may be lower or higher than the performance data quoted. Performance shown for the Fund before September 11, 2023, reflects a management fee of 40bps and the performance shown after September 11, 2023, reflects a management fee of 60bps. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges. <sup>1</sup>From April 1, 2021, through September 10, 2023, the Fund's predecessor used NFI-ODCE X as its custom performance benchmark. The NFI-ODCE X excluded funds which only accepted ERISA investors. Starting on September 11, 2023, the Fund's benchmark is NFI-ODCE. The Benchmark, as shown throughout this document, is the NFI-ODCE benchmark.

**Growth of \$100,000** (Total Return 4/1/2021 – 12/31/2024)

While consistently tracking the NFI-ODCE Index, the Fund has returned attractive total returns since inception through Q4 2024.



**Net Returns** (as of 12/31/2024)

		Q1	Q2	Q3	Q4	YEAR
2024	ODCEX	-3.18%	-0.06%	-0.17%	1.20%	-2.24%
	NFI-ODCE INDEX	-2.58%	-0.66%	0.02%	0.96%	-2.27%
2023	ODCEX	-3.44%	-3.02%	-2.05%	-4.76%	-12.65%
	NFI-ODCE INDEX	-3.38%	-2.88%	-2.10%	-5.00%	-12.73%
2022	ODCEX	6.97%	4.64%	0.23%	-5.17%	6.39%
	NFI-ODCE INDEX	7.14%	4.54%	0.31%	-5.17%	6.55%
2021	ODCEX	-	3.79%	6.41%	7.45%	18.68%
	NFI-ODCE INDEX	-	3.68%	6.41%	7.66%	18.78%

	Q4 2024	YTD	1 YR	3 YR	SINCE INCEPTION <sup>1</sup>
ODCEX	1.20%	-2.24%	-2.24%	-3.15%	2.03%
NFI-ODCE INDEX	0.96%	-2.27%	-2.27%	-3.14%	2.06%
STOCKS	2.41%	24.91%	24.91%	8.91%	12.71%
BONDS	-2.07%	2.47%	2.47%	-2.29%	-1.34%
REITS	-8.15%	4.92%	4.92%	-4.28%	3.65%

	TOTAL ANNUALIZED RETURN	STANDARD DEVIATION	SHARPE RATIO
ODCEX	2.03%	8.66%	-0.12
NFI-ODCE INDEX	2.06%	8.68%	-0.12
STOCKS	12.71%	15.48%	0.62
BONDS	-1.34%	6.53%	-0.68
REITS	3.65%	20.72%	0.03



**ODCEX**  
successfully tracking the benchmark since inception.

**Standard Deviation** measures volatility by calculating the quarterly dispersion of returns from the mean.  
**Sharpe Ratio** is a measure of the return of an investment based on the level of risk (volatility). A higher number indicating a higher return per unit of risk.

Sources: IDR, Stocks: S&P 500 Total Return, Bonds: Bloomberg U.S. Aggregate Bond Index, REITS: NAREIT All Equity REIT  
Additional fund performance details available at [accordantinvestments.com](http://accordantinvestments.com). There are limitations when comparing across various asset classes. Equities, bonds and real estate have distinct risk and liquidity factors. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges. There are limitations when comparing the Fund and institutional private real estate to stock, bond, and public real estate indices. Stocks, bonds and public real estate securities offer daily liquidity, while closed-end interval funds offer liquidity only on a periodic basis. Public stocks are subject to market fluctuations and deteriorating general market conditions will reduce the value of stock securities. When interest rates rise, the value of bond securities tends to fall. Real estate securities may decline because of adverse developments affecting the real estate industry and real property values. Real estate securities may possess certain tax benefits such as depreciation which are not typically available in stock and bond securities. Please see definitions for a description of the risks and comparisons of the investment indexes selected. <sup>1</sup>Since Inception date of the Fund is April 1, 2021. For additional information, please see disclosure pages. All figures are net of fees.

# THE BENCHMARK OF PRIVATE REAL ESTATE NFI-ODCE INDEX

Q4 2024

## Tracking the NFI-ODCE Index, the Benchmark for Private Real Estate

The NFI-ODCE Index has been widely used by institutional investors as the benchmark for private real estate performance, similar to how the S&P 500 Index measures the composite performance of the 500 largest publicly traded stocks.

**Core Assets** Generally regarded as well-occupied, high-quality properties in major metros with low leverage.

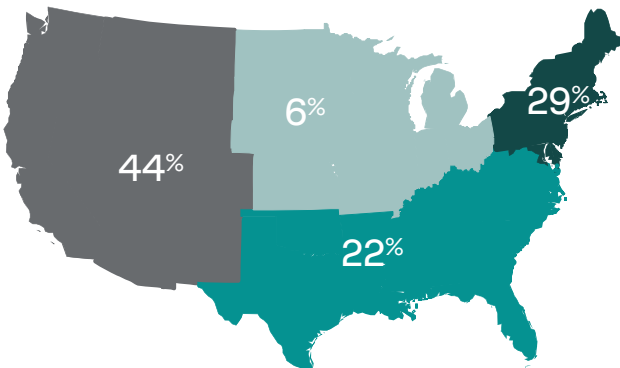
**3,290** prime, income-producing properties

**91%** average occupancy

**27%** average loan-to-value

### Diversified Across the U.S.

**\$278B** allocated throughout four regions of the U.S.

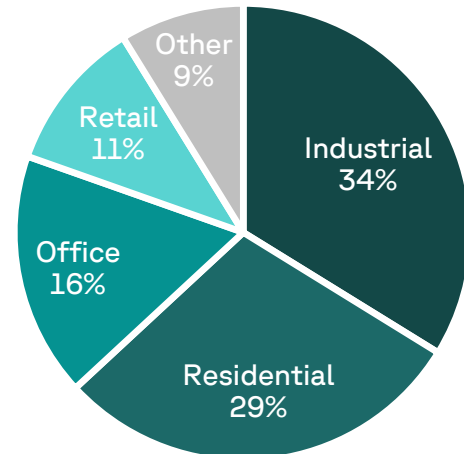


### Largest Private Real Estate Funds

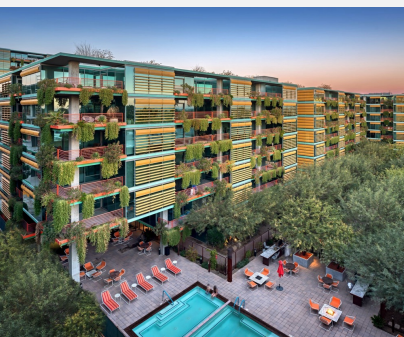
**25** preeminent institutional core real estate funds

- J.P. Morgan
- Morgan Stanley
- Blackrock
- Clarion
- PGIM
- CBRE
- DWS
- Invesco

### Property Type



## Sample Properties within the Fund's Underlying Investments



**SONORAN VILLAGE**  
Scottsdale, AZ  
**93%** Occupancy



**NEPTUNE AT MARINA DEL RAY**  
Los Angeles, CA  
**95%** Occupancy



**10 HUDSON YARDS**  
New York City, NY  
**99%** Occupancy



**FASHION VALLEY CENTER**  
San Diego, CA  
**96%** Occupancy

Source: IDR, Component Funds. NFI-ODCE Index data as of 12/31/2024. Percentages may not sum to 100 due to rounding. Property level occupancy data as of 9/30/2024.

Photos are actual properties comprised within the NFI-ODCE Index component funds.

# COMPONENT FUNDS

## NFI-ODCE INDEX

Q4 2024

COMPONENT FUND NAME	GAV (\$Billions)	# OF INVESTMENTS	AVG INVESTMENT SIZE (\$Millions)	OCCUPANCY	LOAN TO VALUE	FUND INCEPTION
AEW Core Property (U.S.) LP	\$9.23	70	\$132	93%	28%	2007
ARA Core Realty Fund *(2%)	\$7.12	82	\$87	94%	25%	2003
ASB Allegiance Real Estate Fund *(3%)	\$4.54	71	\$64	91%	31%	1984
Barings Core Property Fund	\$2.68	36	\$74	91%	25%	2004
Bentall Green Oak Diversified US Property Fund *(4%)	\$8.61	92	\$94	92%	28%	1982
Blackrock US Core Property Fund *(3%)	\$2.63	29	\$91	94%	29%	1981
CBRE U.S. Core Partners *(7%)	\$11.56	231	\$50	94%	32%	2013
Clarion Lion Property Fund *(6%)	\$18.50	195	\$95	91%	27%	2000
DWS Rreef America REIT II *(6%)	\$15.96	126	\$127	92%	24%	1998
Heitman America Real Estate Trust *(6%)	\$11.73	104	\$113	89%	26%	2007
Intercontinental US Real Estate Fund *(3%)	\$12.14	129	\$94	91%	29%	2007
Invesco Core Real Estate-U.S.A. *(6%)	\$14.81	121	\$122	91%	32%	2004
JP Morgan Strategic Property Fund *(10%)	\$34.59	140	\$247	91%	30%	1998
LaSalle Property Fund	\$8.46	92	\$92	94%	27%	2010
MetLife Core Property Fund	\$6.08	86	\$71	94%	35%	2013
Morgan Stanley Prime Property Fund *(15%)	\$40.20	534	\$75	92%	26%	1973
PGIM Prisa LP (Prudential) *(9%)	\$28.48	283	\$101	91%	25%	1970
Principal US Property Account *(3%)	\$11.74	140	\$84	87%	26%	1982
Stockbridge Smart Markets Fund *(4%)	\$4.53	60	\$76	97%	26%	2011
TA Realty Core Property Fund *(3%)	\$7.91	95	\$83	91%	29%	2018
UBS Trumbull Property Fund *(2%)	\$13.22	115	\$115	92%	23%	1978
<b>Total/Average</b>	<b>\$274.72</b>	<b>2,831</b>	<b>\$97</b>	<b>92%</b>	<b>28%</b>	<b>1997</b>

\*Asterisk represents NFI-ODCE Index Component Funds currently included in Accordant ODCE Index Fund, and the portfolio weighting represented by each individual security rounded to the nearest percent (as of 12/31/2024).

Source: IDR. GAV is defined as Total Assets. Eligible Component Fund data as of 9/30/2024.

You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges.

## Private Real Estate has Grown into the Third Largest Asset Class



## Third Leg of a Truly Diversified Portfolio

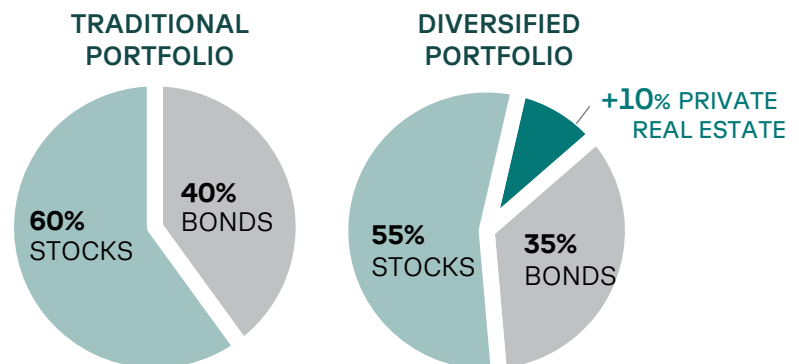
Many investment experts have cautioned that the traditional 60/40 (stocks/bonds) model portfolio may not be equipped to meet client expectations in the 2020s. We believe the potential benefits of including private real estate in a portfolio are more compelling than ever.

- Strong historical risk-adjusted returns
- Low volatility
- Opportunity for consistent income
- Inflation hedge

## Portfolio Effect

For the trailing 20 years through Q4 2024, a 10% private real estate allocation would have reduced returns by 1.6% on a traditional 60/40 stock/bond portfolio, but had a more significant effect on volatility, reducing it by 8.3%.

	TRADITIONAL PORTFOLIO	DIVERSIFIED PORTFOLIO	% CHANGE
TOTAL RETURN	7.42%	7.30%	-12 bps
VOLATILITY	9.84%	9.02%	-82 bps



Source: Bloomberg, NCREIF, Affinius Capital  
Annualized investment portfolio characteristics, 20 years as of 12/31/2024. Stock – S&P 500; Bonds – Bloomberg US Aggregate; Private Real Estate – NFI-ODCE Index.

# THE BENCHMARK OF PRIVATE REAL ESTATE NFI-ODCE INDEX

Q4 2024

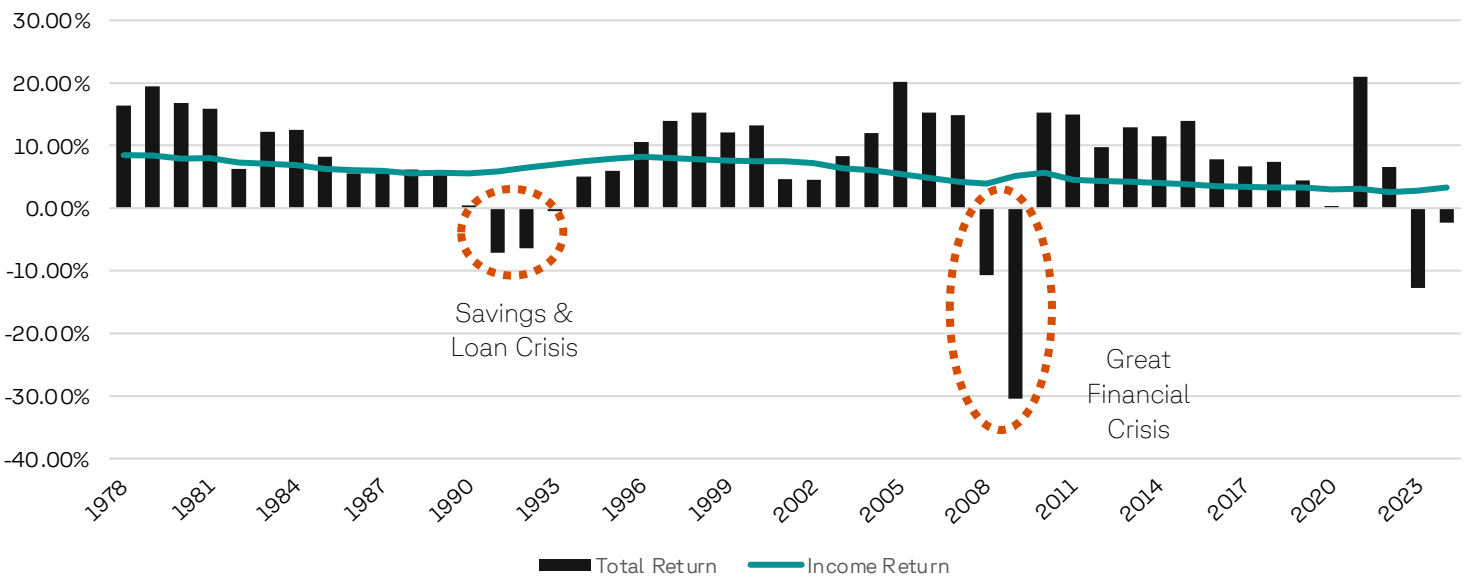
## Real Estate with *REAL* Diversification (Past 20 years as of 12/31/2024)

Private real estate's diversification potential as an asset class is evident through its low correlation to stocks and bonds, which is why it can serve as an attractive option for investors seeking income and to reduce portfolio volatility.

	Private Real Estate	REITs	US Stocks	Bonds	
Private Real Estate	1.00	0.13	0.02	-0.25	<b>LOW CORRELATION</b> between Private Real Estate and US Stocks
REITs	0.13	1.00	0.76	0.25	
US Stocks	0.02	0.76	1.00	0.06	<b>HIGH CORRELATION</b> between REITs and US Stocks
Bonds	-0.25	0.25	0.06	1.00	

## NFI-ODCE Index Historical Returns (1978-2024 as of 12/31/2024)

**5.7%** Historical Average Annual Income Return    
 **7.4%** Historical Average Annual Total Return    
 **47+** Year History    
 **40** Years of Positive Returns



Sources: IDR, Stocks: S&P 500 Total Return, Bonds: Bloomberg U.S. Aggregate Bond Index, REITs: NAREIT All Equity REIT, Private Real Estate: NFI-ODCE Index; NFI-ODCE Index returns as of 12/31/2024 (NCREIF).

**Past performance does not guarantee future results.** Additional fund performance details available at [accordantinvestments.com](http://accordantinvestments.com). There are limitations when comparing across various asset classes. Equities, bonds, and real estate have distinct risk and liquidity factors. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges.

accordant

FUND ADVISER

Accordant is a Registered Investment Adviser, built to deliver the benefits of private real estate through its outcome-oriented investment funds.

PORTFOLIO  
STRATEGY

INVESTMENT  
COMMITTEE

INVESTMENT  
EXECUTION

OPERATIONAL  
OVERSIGHT

IDR INVESTMENT  
MANAGEMENT

SUB ADVISER

PORTFOLIO  
ALLOCATION

ALLOCATION  
INSIGHTS

PATENTED INDEX  
PROCESS

## Summary of Terms

STRUCTURE	Non-Diversified, Closed-End Interval Fund
INVESTMENT SUB-ADVISER	IDR Investment Management, LLC
NAV FREQUENCY	Daily
LIQUIDITY <sup>1</sup>	Quarterly Share Repurchase Program
LOCK-UP PERIOD <sup>2</sup>	None
RETURN OBJECTIVE	Seeks to track the NFI-ODCE on a net-of-fee basis with minimal tracking error
MANAGEMENT FEES	60 bps of NAV annually
MINIMUM INVESTMENT	\$500,000 (minimum investment may be waived with Adviser approval)
TAX REPORTING	Form 1099

Inception date of the I shares is September 11, 2023. Inception date of the Class A and Class Y Shares is November 1, 2023. Please see the prospectus for more details on the Class A Shares and Class Y Shares. Past performance is not a guarantee of future results. <sup>1</sup>Quarterly repurchase is required to occur in an amount no less than 5% of the Fund's Net Asset Value. <sup>2</sup>While the Fund is not subject to a lock-up period, certain Eligible Component Funds may be subject to lock-up periods during which the Fund may not redeem its investment in that Eligible Component Fund. Please see final page for footnote and disclosure information.



## Important Footnotes and Disclosures

The Fund currently offers Class A Shares, Class I Shares, and Class Y Shares which will all be continuously offered at the Fund's net asset value ("NAV") per share; plus, in the case of Class A Shares, a maximum sales load of up to 5.75%, from which a dealer-manager fee of up to 0.75% of offering proceeds may also be paid. Holders of Class A Shares, Class I Shares, and Class Y Shares have equal rights and privileges with each other, except that Class I Shares and Class Y Shares do not pay a sales load or dealer manager fees. See "Ongoing Distribution and Servicing Fees" and "Summary of Fund Expenses" for information on servicing and distribution fees in the prospectus. Class I Shares and Class Y Shares are each not subject to a sales load; however, investors could be required to pay brokerage commissions on purchases and sales of Class I or Class Y Shares to their selling agents. Inception date of the Class I Shares is September 11, 2023. Inception date of the Class A and Class Y Shares is November 1, 2023.

The Accordant ODCE Index Fund (the "Fund") was previously registered as the IDR Core Property Index Fund, Ltd. (the "Predecessor Fund"). The Fund's investment adviser is Accordant Investments LLC ("Adviser") and the Fund's sub-adviser is IDR Investment Management, LLC ("Sub-Adviser"). The Predecessor Fund was a quarterly valued closed-end tender offer fund only available to accredited investors. Pursuant to a proxy filed with SEC and a special shareholder meeting that occurred on August 31, 2023, the Predecessor Fund converted into the Fund which is a daily valued registered closed-end interval fund ("Conversion"). The Predecessor Fund previously charged a management fee of 40bps while the Fund now charges 60bps. Fund performance shown in this presentation is net of fees and for performance prior to September 11, 2023, reflects a 40bps management fee and for performance on and after September 11, 2023, reflects a 60bps management fee. The performance shown reflects a continuation of performance from the Predecessor Fund to the Fund. While the Fund has a different investment adviser than the Predecessor Fund, the Fund's portfolio management is substantially similar to the Predecessor Fund. The Conversion was a non-taxable event for existing shareholders.

The total fund operating expense ratio of Class I shares, including fee waivers or expense reimbursements, was 0.92% for the year ending June 30, 2024. The Adviser, the Sub-Adviser and the Fund have entered into an expense limitation and reimbursement agreement (the "Operating Expense Limitation Agreement") under which the Adviser has contractually agreed to waive its fees and to pay or absorb the organizational and offering-related expenses of the Fund (the "O&O Expenses") and the ordinary operating expenses of the Fund (excluding non-administrative expenses incurred by the Fund). For additional detail, please see "Summary of Fund Expenses" in the Prospectus.

## Risks

**Investing in the Fund involves a high degree of risk. The following list is not exhaustive. Please review risks related to an investment in the Fund set forth in the "Risk Factors" section of the prospectus. These include, but are not limited to the following: convertible securities risk, correlation risk, credit risk, fixed income risk, leverage risk, and risk of competition between underlying funds.**

### Past Performance is No Guarantee of Future Results.

Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The Fund's investment objective is to employ an indexing investment approach that seeks to track the NFI-ODCE Index on a net-of-fee basis while minimizing tracking error. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sales charges. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Advisor to allocate effectively the Fund's assets across the various asset classes in which it invests and to select investments in each such asset class. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% of the Fund's shares outstanding at net asset value. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer.

An investment in shares represents an indirect investment in the securities owned by the Fund. The value of these securities, like other market investments, may move up or down, sometimes rapidly and unpredictably. The Fund is "non-diversified" under the Investment Company Act of 1940 and therefore may invest more than 5% of its total assets in the securities of one or more issuers. As such, changes in the financial condition or market value of a single issuer may cause a greater fluctuation in the Fund's net asset value than in a "diversified" fund. The Fund is not intended to be a complete investment program.

The Fund will concentrate its investments in real estate industry securities. The value of the Fund's shares will be affected by factors affecting the value of real estate and the earnings of companies engaged in the real estate industry. These factors include, among others: (i) changes in general economic and market conditions; (ii) changes in the value of real estate properties; (iii) risks related to local economic conditions, overbuilding, and increased competition; (iv) increases in property taxes and operating expenses; (v) changes in zoning laws; (vi) casualty and condemnation losses; (vii) variations in rental income, neighborhood values, or the appeal of property to tenants; (viii) the availability of financing; (ix) climate change; and (x) changes in interest rates. Many



real estate companies utilize leverage, which increases investment risk and could adversely affect a company's operations and market value in periods of rising interest rates. The value of securities of companies in the real estate industry may go through cycles of relative under-performance and over-performance in comparison to equity securities markets in general.

The Fund is subject to the risk that geopolitical and other similar events will disrupt the economy on a national or global level. For instance, war, terrorism, market manipulation, government defaults, government shutdowns, political changes or diplomatic developments, public health emergencies (such as the spread of infectious diseases, pandemics, and epidemics), and natural/environmental disasters can all negatively impact the securities markets.

A significant portion of the Fund's underlying investments are in private real estate investment funds managed by institutional investment managers that comprise the NFI-ODCE Index ("Eligible Component Funds"). Investments in Eligible Component Funds may pose specific risks, including: such investments require the Fund to bear a pro rata share of the vehicles' expenses, including management and performance fees; the Advisor and Sub-Advisor will have no control over investment decisions made by such vehicle; such vehicle may utilize financial leverage; such investments have limited liquidity; the valuation of such investment as of a specific date may vary from the actual sale price that may be obtained if such investment were sold to a third party.

An investment in the Fund is suitable only for investors who can bear the risks associated with investments in the Underlying Funds and the various real estate equity and debt strategies which such Underlying Funds utilize, with potential limited liquidity. Even though the Fund will make quarterly repurchase offers for its outstanding Shares, investors should consider the Shares to be viewed as a long-term investment within a multi-asset personal portfolio and should not be viewed individually as a complete investment program.

The Fund seeks to pay consistent quarterly distributions at an attractive distribution yield to shareholders of record. The Fund accrues and declares distributions quarterly and distributes them on a quarterly basis. In addition, the Fund distributes any net capital gains it earns no less frequently than annually; however, the Fund cannot guarantee that it will make distributions and the amount of distributions that the Fund may pay, if any, is uncertain.

The Fund may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital, or offering proceeds. Such distributions may constitute a return of capital and reduce the amount of capital available to the Fund for investment.

Investors will pay offering and organizational expenses and, with regard to Class A Shares, a frontend sales load of up to 5.75%, from which a dealer manager fee of up to 0.75% of the offering price may also be paid. Investors in Class I Shares may be charged transaction or other fees directly by financial intermediaries. You will have to receive a total return at least in excess of these expenses to receive an actual return on your investment.

The Shares have no history of public trading and are not currently listed on a public exchange. The Fund does not currently intend to list its Shares for trading on any securities exchange or any other trading market in the near future. There is currently no secondary market for its Shares and the Fund does not expect any secondary market to develop for its Shares.

There is no guarantee that an investor will be able to sell all the Shares that the investor desires to sell in a particular repurchase offer. An investor should consider an investment in the Fund to be illiquid. Investing in the Shares may be speculative and involves a high degree of risk, including the risks associated with leverage.

The Fund may use leverage within the levels permitted by the 1940 Act, including, without limitation, to meet repurchase requests and to provide it with temporary liquidity to acquire investments in Underlying Funds in advance of its receipt of redemption proceeds from an investment in another Underlying Fund. The Fund expects to borrow money through a credit facility or other arrangements in order to satisfy repurchase requests from shareholders and to otherwise provide the Fund with liquidity. The Fund itself uses entity level debt (borrowings at the Fund level) and expects the Underlying Funds may further utilize property-level debt financing (mortgages on the Underlying Fund's properties that are not recourse to the Underlying Fund except in extremely limited circumstances) or other fund-level financing. The Fund is subject to the 1940 Act's asset coverage requirement (the "Asset Coverage Requirement"), which requires a registered investment company to satisfy an asset coverage requirement of 300% of its indebtedness, including amounts borrowed, measured at the time the investment company incurs the indebtedness.

The Accordant ODCE Index Fund is distributed by ALPS Distributors, Inc (ALPS). Accordant Investments LLC is not affiliated with ALPS.

**Investors should carefully consider the investment objectives, risks, charges, and expenses of the Accordant ODCE Index Fund. This and other important information about the Fund is contained in the prospectus, which can be obtained online by visiting [www.accordantinvestments.com](http://www.accordantinvestments.com). The prospectus should be read carefully before investing. For differences between the Class I Shares, Class A Shares, and Class Y Shares, please see the prospectus of the Fund.**