March 7, 2023

XA INVESTMENTS

XAI Monthly Update on Listed CEF and Interval Fund Market Developments

Interval and Tender Offer Fund Education

INTERVAL FUND EDUCATION XAI CONSULTING

The health of the non-listed market is strong, highlighted by 189 total funds, $132bn in AUM, and 28 new funds launched in 2022. Below is the non-listed fund market at-a-glance. For more interval fund insights, follow XA Investments on LinkedIn.

Interval and Tender Offer Fund Market Overview

Market Size	189 total funds
New SEC Filings	35 new SEC filings in 2022
Market Leaders	$6.04bn raised by the Cliffwater Corporate Lending Fund in 2022
1st Movers	14 of the top 20 funds launched prior to 2020
New Fund Launches	28 new funds launched in 2022
Time in SEC Registration	2022 offerings spent an average of 245 days in registration prior to going effective
Market Scale	$132bn in AUM
Market Entrants	13 new fund sponsors entered in 2022
Blockchain	Hamilton Lane: First interval fund to offer digital share class via blockchain
Impact	4 impact funds in the marketplace

*Data reflects most recent available as of 2/24/2023.

Top 10 Interval/Tender Offer Funds by AUM

Fund	Type	Ticker	Asset Class	Wire Platform	AUM (bn)*	As of
Cliffwater Corporate Lending Fund	Interval	CCLFX	Direct Lending	-	$16.1	12/31/2022
Partners Group Private Equity Fund	Tender	N/A	Private Equity	ML, MS, Wells	$13.3	12/31/2022
ACAP Strategic Fund	Interval	XCAPX	Long / Short Equity	ML, MS, UBS, Wells	$10.0	12/31/2022
Apollo Diversified Real Estate Fund	Interval	GRIFX	Real Estate	MS	$8.5	12/31/2022
Total Income+ Real Estate Fund	Interval	TIPWX	Real Estate	MS	$7.7	12/31/2022
PIMCO Flexible Credit Income Fund	Interval	PFLEX	Global Credit	ML, MS, UBS, Wells	$4.8	1/31/2023
Cion Ares Diversified Credit Fund	Interval	CADUX	Loans / Structured Credit	MS, UBS, Wells	$3.6	1/31/2023
AIP Alternative Lending Fund P	Tender	N/A	Marketplace Loans	MS	$3.1	1/31/2023
Versus Capital Real Assets Fund	Interval	VCRRX	Real Asset	-	$3.0	2/28/2023
Versus Capital Real Estate Income Fund	Interval	VCMIX	Real Estate	-	$2.7	2/28/2023

*Data may be delayed due to timing of shareholder reports issued by the respective funds.

Other Interval/Tender Offer Funds on Wirehouse Platforms

Fund	Type	Ticker	Asset Class	Wire Platform	AUM (mm)*	As of
PIMCO Flexible Municipal Income Fund	Interval	PMFLX	Municipal Bonds	ML, MS, UBS	$1,709	1/31/2023
AMG Pantheon Fund	Tender	XPEIX	Private Equity	MS	$1,500	12/31/2022
Lord Abbett Credit Opportunities Fund	Interval	LCRDX	Global Credit	UBS, ML	$1,242	1/31/2023
KKR Credit Opportunities Portfolio	Interval	KCOPX	Global Credit	MS, UBS, ML	$736	12/31/2022
FS Credit Income Fund	Interval	FCRIX	Global Credit	MS	$619	10/31/2022
Invesco Senior Loan Fund	Interval	VSLAX	Loans / Structured Credit	UBS	$485	12/31/2022
Blackrock Credit Strategies Fund	Interval	CREDX	Global Credit	MS, UBS	$444	1/31/2023
Blackstone / GSO Floating Rate Enh. Inc. Fd	Interval	BGFLX	Loans / Structured Credit	MS, UBS	$372	12/31/2022
Voya Credit Income Fund	Interval	XSIIX	Loans / Structured Credit	UBS	$154	12/31/2022
Nuveen Enhanced HY Muni. Bond Fund	Interval	NHYEX	Municipal Bonds	ML, UBS	$108	1/31/2023

*Data may be delayed due to timing of shareholder reports issued by the respective funds.

Non-listed Fund Market Summary Stats		
Fund Structure	**Total Funds (#)**	**AUM***
Interval Funds	87	$82.0bn
Tender Offer Funds	102	$49.5bn
Total	**189**	**$131.5bn**

*Data reflects most recent available as of 2/28/2022.

Recent CEF N-2 Filings with the SEC

Filing Date	Name	Asset Class	Structure
2/03/2023	YieldStreet Multi-Asset Fund	Multi-Asset	Tender Offer
1/05/2023	MBC Total Private Markets Access Fund	Private Equity	Tender Offer
12/27/2022	Morrison Street Income Fund	Real Estate	Interval Fund
12/23/2022	StepStone Private Infrastructure Fund	Infrastructure	Interval Fund
12/22/2022	Oxford Park Income Fund, Inc.	CLOs / Structured Credit	Tender Offer
12/22/2022	Redwood Real Estate Income Fund	Real Estate	Interval Fund
12/20/2022	Mammoth Institutional Credit Access Fund	Private Credit	Tender Offer
12/20/2022	Mammoth Institutional Equity Access Fund	Private Equity	Interval Fund

Forward Listed CEF IPO Calendar*

Month	Sponsor	Fund Name	Strategy
TBD	Nuveen	Nuveen Municipal Opportunities Fund	Municipal Bonds
TBD	First Eagle	First Eagle Global Opportunities Fund	Equity / Debt
[Oct]	PIMCO	PIMCO Municipal Credit Income Fund (PMC)	Municipal Bonds

*Subject to market conditions.

Top 10 Current Average Listed CEF Premium/Discount

Equity/Hybrid	Premium / Discount	Fixed Income	Premium / Discount
Sector Equity	-1.54%	Limited Duration	2.87%
Covered-Call Funds	-1.83%	Multi-Sector	-0.08%
Commodities	-3.51%	Taxable Muni	-0.43%
Real Estate	-3.83%	Convertibles	-0.95%
U.S. Equity	-8.42%	Investment Grade	-2.74%
U.S. Allocation	-9.00%	Global Income	-3.41%
Emerging Market Equity	-9.07%	Emerging Market Income	-3.46%
Global Equity	-9.79%	Senior Loans	-5.39%
Global Allocation	-10.27%	Preferreds	-5.42%
Single-Country Equity	-11.18%	High Yield	-5.53%

Historical CEF Listed Premium/Discount Averages
(as of 2/28/2023)

Current	-6.40%
1/31/2023	-6.15%
2023 YTD	-6.61%
2022	-5.78%
2021	-3.13%
2020	-7.36%
10 Year Historical	-5.54%
10 Year – Munis	-4.48%
10 Year – Taxable	-5.94%

CEF Industry News and Upcoming Events

Date	Source	Summary
March 6-8	BlueVault	BlueVault Partners will hold their 2023 Blue Vault Alts Summit on March 6-8 in Atlanta, Georgia. Go to www.bluevaultpartners.com to register.
March 19-22	ICI	ICI, the Investment Company Institute, will hold its 2023 Investment Management Conference on March 19-22 in Palm Springs, California, Go to www.ici.org to register.
April 3-4	FRA	The 34th Sub-Advised Funds Forum, hosted by Foundation Research Associates (FRA), will be held on April 3-4 in New York City. Go to www.fraconferences to register.
April 4	AICA	AICA, the Active Investment Company Alliance, will hold its AICA 2023 Spring Roundtable on April 4th in New York. Go to www.aicalliance.org to register.
April 26-28	IPA	IPA, the Institute for Portfolio Alternatives, will hold its 2023 IPA Summit on April 26-28 in Washington, DC. Go to www.ipa.com to register.
April 26-28	ADISA	ADISA, the Alternative & Direct Investment Securities Association, will hold its 2023 Spring Conference on April 26-28 in San Diego, California. Go to www.adisa.org to register.

CEF Market: Legal & Regulatory Update

US regulators remain under fire for new ESG-related rule proposals. On February 22, the Texas, Louisiana, Utah and West Virginia Attorneys General filed a petition asking the Fifth Circuit court to throw out the SEC's recent proxy rule amendments, which would add a number of voting categories to fund N-PX filings to exhibit their ESG-related voting history.

The suit over the SEC's proxy rule ESG components is followed by Congress voting along party lines to reject the DOL's recent ESG rule. The rule, which would allow retirement plan fiduciaries to consider ESG and climate change factors when selecting retirement account investments, was voted down in a 216-204 vote. The rule will now rest in the hands of President Biden, who has vowed to veto Congress's resolution if given the opportunity.

XA Investments

321 North Clark Street, Suite 2430
Chicago, Illinois 60654
888-903-3358
info@xainvestments.com

Disclaimer

The information presented herein is presented in summary form and is, therefore, subject to qualification and further explanation. It is intended for informational purposes only. Further, the information is not all-inclusive and should not be relied upon as such. XAI does not warrant the accuracy, timeliness, or completeness of the information herein, and this publication is not offered as advice on any particular matter and must not be treated as a substitute for specific advice. In particular, information in this publication does not constitute legal, tax, regulatory, professional, financial or investment advice and nothing contained herein should be construed as such advice. **Performance data quoted represents past performance. Past performance does not guarantee future results. Current performance may be lower or higher than the performance data quoted.**

This publication may contain "forward looking" information that is not purely historical in nature, including projections, forecasts, estimates of market returns, and proposed portfolio compositions. There is no guarantee that any forecasts will come to pass. This information does not constitute a solicitation of an offer to sell and buy any specific security offering. Such an offering is made by the applicable prospectus only. A prospectus should be read carefully by an investor before investing. Investors are advised to consider investment objectives, risks, charges and expenses carefully before investing. Financial advisors should determine if the risks associated with an investment are consistent with their client's investment objective.

Investing in closed-end funds involves risk; principal loss is possible. There is no guarantee a fund's investment objective will be achieved. Closed-end funds ("CEFs"), interval funds and tender offer funds are designed for long-term investors who can accept the special risks associated with such investments. Interval and tender offer CEFs are not intended to be used as trading vehicles. An investment in an interval or tender offer CEF is not suitable for investors who need access to the money they invest. Unlike open-end mutual funds, which generally permit redemptions on a daily basis, interval and tender offer CEF shares may not be redeemable at the time or in the amount an investor desires. An investment in CEFs involves risks, including loss of principal.