

DEAL TRACKING REPORT

Guardian Value-Add Portfolio



THE GREENWICH GROUP
INTERNATIONAL LLC
REAL ESTATE INVESTMENT BANKING

Term Sheets Received:

Executed Confidentiality Agreement Received:

#	Company / Firm	Comments
1	Blue Vista Capital Partners LLC	3/28/19 - Followed up to see if they want to tour - 3.25.19

Detailed Discussions:

Initial Discussions:

#	Company / Firm	Comments
1	Ardent	
2	Baupost Group LLC, The	4/11/19 - Client reviewing CA - 4.11.19
3	Bedrock Capital Associates	3/29/19 - Sent follow up email 3.29.19
4	Bridge Investment Group Partners	4/11/19 - 4.11.19 - sent email asking if they wanted to tour the properties and meet with Guardian.
5	Calmwater	4/11/19 - Followed up with CA 4.11.19
6	Torchlight Investors	4/11/19 - Awaiting CA from Guardian - 4.1.19

Groups that have Passed:

#	Company / Firm	Comments
1	AEW Capital Management, L.P.	
2	Alex Brown Investment Management	
3	American Realty Advisors	
4	Dominion Corp	4/11/19 - Sent follow up email - 4.11.19
5	DRA Advisors	
6	Fremont Realty Capital	
7	JCR Capital	
8	KKR	
9	LONE STAR FUNDS	

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Groups that have Passed (Cont.):

#	Company / Firm	Comments
10	Silverpoint Capital	4/11/19 - Sent follow up email - 4.11.19
11	W Financial Fund LP	

Uncategorized:

#	Company / Firm	Comments
1	Allstate Investments LLC	
2	Apollo Global Real Estate	
3	Ares Management	
4	AVIVA Investors	
5	Basis Investment Group, LLC	
6	Bay North	
7	Berkshire Realty Ventures	
8	Broadreach Capital Partners, LLC	
9	Centerbridge	
10	Clarion Partners	
11	Colony Northstar	3/29/19 - Sent follow up email 3.29.19
12	CRESCENT REAL ESTATE EQUITIES COMPANY	
13	Cross Harbor Capital Partners	
14	DAVIS COMPANIES	
15	DLJ Real Estate Capital Partners	
16	Dunamis Capital Partners	
17	Dune Capital Management LP	3/29/19 - Sent follow up email 3.29.19
18	Edgewood Capital	3/29/19 - Sent follow up email 3.29.19

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Uncategorized (Cont.):

#	Company / Firm	Comments
19	Fortress Investment Group	3/29/19 - Sent follow up email 3.29.19
20	Great Point Investors LLC	
21	Greenfield Partners	
22	Guggenheim Real Estate	
23	Heitman	
24	Hudson Realty Capital LLC	3/29/19 - Sent follow up email 3.29.19
25	iStar Financial	
26	KBS Realty Advisors	
27	LoanCore Capital	3/29/19 - Sent follow up email 3.29.19
28	Long Wharf Capital	
29	Macquarie Bank Limited Representative Office	
30	Madison Realty Capital	3/29/19 - Sent follow up email 3.29.19
31	McMorgan & Company	
32	Melody Capital Partners	
33	MSD Capital, L.P.	
34	Northwestern Mutual Real Estate Investments, LLC	
35	Och-Ziff Real Estate	
36	Pembroke Capital Management	
37	Pine River Capital Management	3/29/19 - Sent follow up email 3.29.19
38	RAIT investment trust	
39	RCG Longview	
40	Related Capital Corporation	

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Uncategorized (Cont.):

#	Company / Firm	Comments
41	SCS Strategic Capital, LLC	3/29/19 - Sent follow up email 3.29.19
42	Square Mile Capital	
43	Stonebeck Capital	3/29/19 - Sent follow up email 3.29.19
44	Terra Capital Partners	
45	The Davis Companies	
46	USAA Real Estate Company	
47	Walton Street Capital, LLC	
48	Westbrook Partners	
49	Westport Capital Partners	