

# PREDEX

(<https://predexfund.com>)

## A GATEWAY TO PRIVATE CORE REAL ESTATE

**PREDEX invests in institutional U.S. core real estate funds utilizing a low-cost, passive strategy, providing access to investors through the convenience of an interval fund.**

There's a reason private core real estate has long been an investment of choice among large institutions. Pension funds, insurance companies, endowments and foundations have looked to private core real estate seeking stability and potential diversification benefits that are hard to find elsewhere.<sup>1</sup>

Today, an option once limited to institutional investors is now available through PREDEX.

PREDEX is a real estate [interval fund \(https://predexfund.com/about/\)](https://predexfund.com/about/) that was created specifically for investors seeking the potential for:<sup>2</sup>

Total Returns with Consistent  
Income

Low Correlation

Lower Fees

<p>Total Returns with Consistent Income</p>	<p>Low Correlation</p>	<p>Lower Fees</p>
<p>Institutional investors have sought private core real estate for the opportunity to generate total returns backed by a consistent source of income.</p> <p><a href="/why-invest/?slide=key-benefits">Examine the data (/why-invest/?slide=key-benefits)</a></p>	<p>PREDEX offers access to an asset class that has the potential to be less volatile and less sensitive to movements in the stock market, offering the opportunity to mitigate portfolio risk.</p> <p><a href="/why-invest/?slide=low-correlation">See the evidence (/why-invest/?slide=low-correlation)</a></p>	<p>By investing in a more passively managed strategy, PREDEX investors avoid the higher fees often associated with active management.</p> <p><a href="/why-invest/?slide=lower-fees">Learn more about our fees (/why-invest/?slide=lower-fees)</a></p>

<sup>1</sup> No amount of diversification or correlation can ensure profits or prevent losses.

<sup>2</sup> There is no guarantee that any investment strategy will achieve its objectives.

The Fund is a continuously offered, closed-end management Investment Company that is operated as an interval fund. Shares of the Fund will not be listed on any securities exchange, are not redeemable and not appropriate for investors requiring liquidity. You may receive little or no return on your investment or you may lose money by investing in the Fund.

The Fund will not invest in real estate directly but will concentrate its investments in other funds that invest principally in real estate and real estate related industry securities ("Underlying Investment Vehicles"). Portfolio returns will be significantly impacted by the performance of the real estate market. In general, real estate values can be affected by a variety of factors: supply and demand for properties, the economic health of the country or of different regions, and the strength of specific industries that rent properties.

PREDEX's distribution policy may, under certain circumstances, have certain adverse consequences to the Fund and its shareholders because it may result in a payment that is a return of capital, rather than a distribution. Fund shareholders will bear two layers of fees and expenses: asset-based fees and expenses at the PREDEX level, and asset-based fees, incentive allocations or fees and expenses at the Underlying Investment Vehicle level. PREDEX's performance depends in large part upon the performance of the Underlying Investment Vehicle managers and their selected strategies. The Fund is non-diversified and its performance may be more sensitive to any single economic, business, political or regulatory occurrence because PREDEX may invest more than 5% of its total assets in the securities of one or more issuers.

Liquidity only provided through quarterly repurchase offers for no less than 5% of the Fund's shares at net asset value. There is no guarantee that an investor will be able to sell all shares in a repurchase offer. Quarterly repurchases by PREDEX of its shares typically will be funded from available cash or sales of portfolio securities. Payment for repurchased shares may require PREDEX to liquidate portfolio holdings earlier than the Adviser otherwise would liquidate such holdings, potentially resulting in losses. The use of leverage (borrowing money to purchase properties or securities) will cause an Underlying Investment Vehicle to incur additional expenses and significantly magnify losses in the event of underperformance of the assets purchased with borrowed money.

**Investors should carefully consider the investment objectives, risks, charges and expenses of the PREDEX Fund. This and other important information about the Fund is contained in the prospectus, which can be obtained by calling 1-877-940-7202. The prospectus should be read carefully before investing. The PREDEX Fund is distributed by Northern Lights Distributors, LLC, Member FINRA (<http://www.finra.org/>)/SIPC (<http://www.sipc.org/>). PREDEX Capital Management, LLC is not affiliated with Northern Lights Distributors, LLC.**

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