INVESTMENT BRIEF

Lumicre Strategic Fund I

Future-Proofed Industrial Over-Indexed for Texas Growth Targeting 10X Power

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Important Information: Lumicre Strategic Fund I, LLC

Actual realized returns of the investment will depend on, among other factors, future operating results, interest rates, economic and market conditions, and the value of the underlying assets at the time of disposition or withdrawal, all of which may differ from the assumptions on which projections are based and therefore, the actual results achieved may vary significantly from the performance information presented, and the variations may be material. The performance information contained herein is inherently subject to substantial and numerous uncertainties and significant business, economic and competitive risks. PAST PERFORMANCE IS NOT INDICATIVE OF FUTURE RESULTS. Investors must realize they could lose all or a substantial amount of their investment.

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All market prices, data, and other information are not warranted as completeness or accuracy, are subject to change without notice, and will not be updated or otherwise revised to reflect information that subsequently becomes available or for circumstances or changes occurring after the date reflected. Interests in the Lumicre Industrial Fund I will be illiquid, as there is no public market for such interests, and no such market is expected to develop. The interests will be subject to restrictions on transferability and resale. They may not be transferred or resold except as permitted under the Securities Act of 1933 and applicable state securities laws.

Any targets, forecasts, projections, and past performance information contained herein have been prepared for illustrative purposes only. Investors should remember that past performance information does not necessarily indicate future results. "There is no assurance that target or projected returns will be achieved or that the VRLS, or any underlying Lumicre Industrial Fund I or manager, will achieve comparable results to any performance information presented.

The performance information presented is based on Lumicre's current investment plans, including the current investments Lumicre is currently planning or targeting for investment. Lumicre's plans may be subject to change, and/or the underlying assets may not continue to be available. The investment opportunities may not be available or materialize.

Non-historical statements, including those regarding current and future market conditions and trends, are forward-looking and based on current opinions, beliefs, estimates, forecasts, and expectations. They may be identified by using terms like "may," "will," "should," "expect," "anticipate," "target," "estimate," "intend," "continue," "believe," or comparable language. Due to various risks and uncertainties, actual events or results may differ materially from those reflected or contemplated in such forward-looking statements. Forward-looking statements are not a promise or guarantee about future events. Lumicre and its affiliates have no obligation to disseminate any updates or revisions to forward-looking statements in the event of any change in events, conditions, or circumstances.

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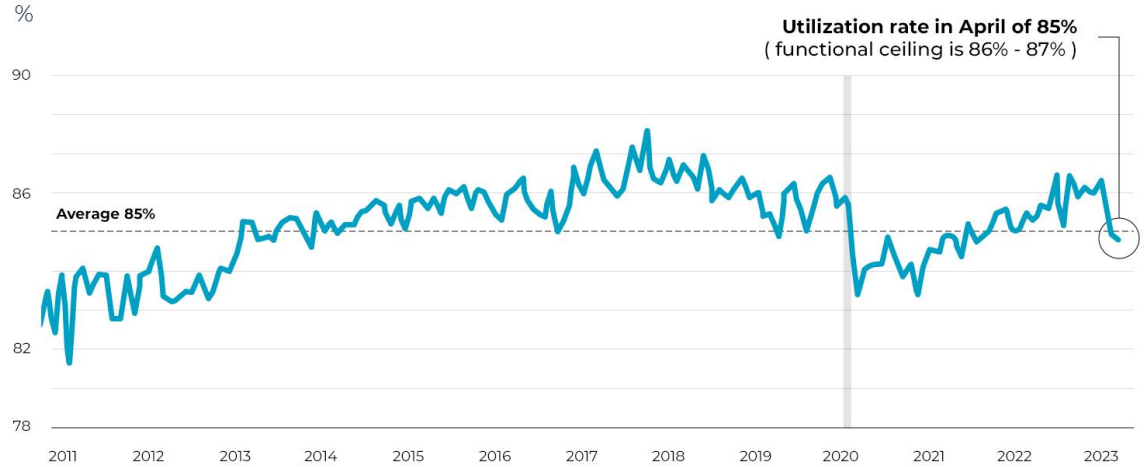
Executive Summary

Lumicre Capital is pleased to unveil **Lumicre Strategic Fund I, LLC** a strategic investment vehicle dedicated to acquiring and developing high-growth future-proofed industrial assets with **2X-to-10X power** over-indexed in **Texas**. This fund aims to tap into the immense potential of fully-automated battery-powered manufacturing and logistics by targeting modern logistics facilities with heavy power in high-barrier markets.

U.S. SPACE UTILIZATION



Highlights

Comprehensive Strategy

- Combines meticulous market analysis and diligent due diligence
- Identifies well-positioned assets in the major Texas growth corridors

Light Industrial Properties

- Caters to the evolving needs of retail and light manufacturing businesses
- Aligns with the growing demand

True Operating Partner

- Transparency
- Fiduciary Oversight
- 25+ years of Texas commercial real estate investing and transactions

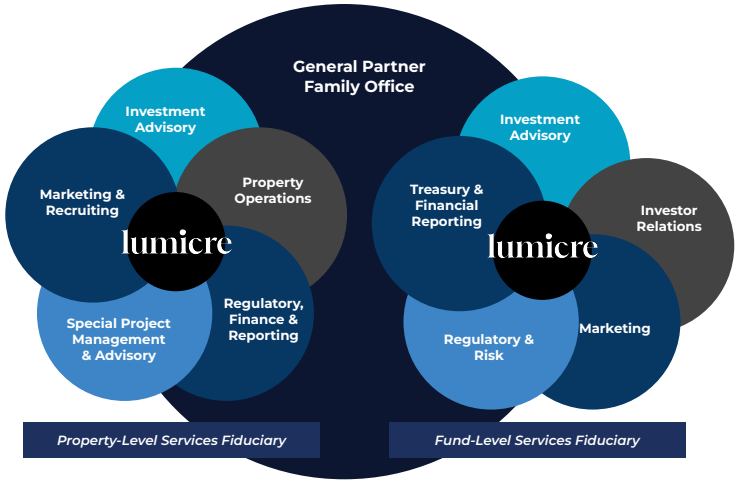
FULLY-ALIGNED: INVESTING ALONGSIDE OUR INVESTORS

Lumicre Investments: fully-aligned with our limited partner investors:

- $5,000,000 of GP Capital Contributed by Affiliate
- $10,000,000+ in Available Personally Guaranteed Property Loans by Lumicre Leadership
- No Fees on Uncalled and Undeployed Capital

Lumicre Asset Management: an aligned, performance-based operating partner

- 100% of Property Management Fees are a Percentage of Revenues
- 100% of Buyer-Side Brokerage Fees Rolled Into Fund as Affiliate Equity
- 100% of Leasing Fees are a Percentage of New Leasing



2026 — **Lumicre Launches Industrial Fund**

2023 — **Affiliate Launches Urban Fund**

Capitalizing on 25 years of commercial property data, analytics, and investing, Lumicre Affiliate offers its first external investments.

2019 — **Lumicre (spinoff of CXRE)**

Lumicre's predecessor is formed by a group of 11 family offices and CXRE to acquire commercial real estate and operating equity.

2018 — **CXRE (spinoff of GreenEfficient)**

The CXRE business spinoff of GreenEfficient takes the commercial real estate investing and management business while leaving the federal business as GreenEfficient. Wholly-owned office assets now surpass 500,000 square feet.

2012 — **Private Purchases of Institutional Office**

Lumicre's general partners begin acquiring mid-rise/high-rise offices.

2000 — **GreenEfficient Predecessor Founded**

Rick Walker founds the predecessor to GreenEfficient, with a fixed-fee repair and maintenance offering to green commercial buildings based on accumulated building operations and lifecycle data analytics. By 2009, GreenEfficient has 400 W2 employees and expands its LEED and sustainability advisory business into other regions.

1997 — **Analytical Property Forecasting**

Rick Walker begins work as a consultant for a Military Base Operations contractor and found a data hosting and advisory company in Corpus Christi and Oklahoma City. He begins to forecast and sell 5-year fixed-fee property repair and maintenance contracts for 1,000,000+ square foot portfolios, assuming operational risk as a service for the federal government.

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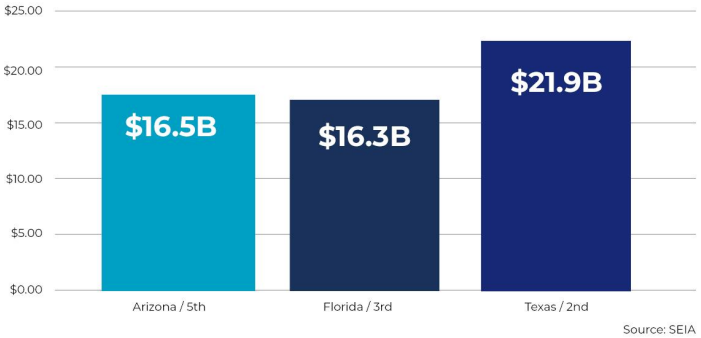
Solar Powered Utility Income as an Add-On

Proposed Solar Footprint at Valley Ranch Logistics Warehouse (Seed Property I)

The Lumicre Industrial Fund I offers investors an innovative investment opportunity with a potential **15.8 percent Internal Rate of Return (IRR)** over a 25-year hold. These returns are not included in the Pro Forma. The fund includes a solar project that can generate 97 percent of the power usage for a given tenant profile.

The surplus energy will be **sold back to the tenant** through a utility contract. The Lumicre Industrial Fund I's solar power generation add-on presents a unique opportunity for investors to capitalize on sustainable ESG optics and additional revenue streams while taking advantage of Houston's thriving industrial and logistical market.

SOLAR INVESTMENT BY STATE



Source: SEIA

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Texas Logistics Map & Major Ports

Global Gateway Status: The Texas Triangle manages 25% of all U.S. international trade volume, anchored by the Port of Houston, the nation's top energy export hub.

Nearshoring Epicenter: Port Laredo, the #1 U.S. inland port, serves as the primary "nearshoring" artery, funneling nearly $300 billion in annual cross-border manufacturing trade.

The 1,000-Mile Advantage: Its central location provides 48-hour truck access to 50% of the U.S. population and direct multimodal links to every major North American market.

Economic Scale: If the Triangle were a standalone nation, its $1.3 trillion+ GDP would rank as the 12th largest economy globally, rivaling Mexico and Australia.

Intermodal Resilience: With 19 maritime ports and extensive Class-I rail, the Triangle provides investors a "hedge" against single-port disruptions like West Coast labor strikes.

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Case Study: Why Texas Industrial?

- **The "Texas Triangle" Dominance:** The region connecting Houston, Dallas-Fort Worth, and San Antonio accounts for **80% of Texas's GDP** and is home to over **22 million residents**. This "megaregion" is the logistics backbone of the Southern United States.
- **Population Explosion:** Texas remains the #1 state for population growth, adding over **3 million residents to the DFW area alone since 2000**. More people equals a permanent, structural need for "last-mile" warehousing and consumer goods distribution.
- **The Nearshoring Epicenter:** As global supply chains decouple from Asia, Texas has become the primary beneficiary of **Nearshoring**. With the Port of Houston and the Laredo inland port (the busiest in the U.S.), Texas is the critical gateway for North American trade.
- **Recession-Resistant Fundamentals:** Low regulatory hurdles, a pro-landlord legal environment, and **no state income tax** continue to drive corporate relocations (Tesla, Oracle, SpaceX), ensuring a steady pipeline of high-credit industrial tenants.

Key Logistics Stats (2026):

- **Reach:** 50% of the U.S. population is within a 1,000-mile radius of the Texas Triangle.
- **Infrastructure:** Over 313,000 miles of public roads—the most in the nation—ensuring superior multimodal connectivity.
- **Manufacturing Surge:** Roughly **25% of all industrial absorption** in Texas is now tied to manufacturing and assembly, shifting away from simple storage to high-utility "light industrial" assets.

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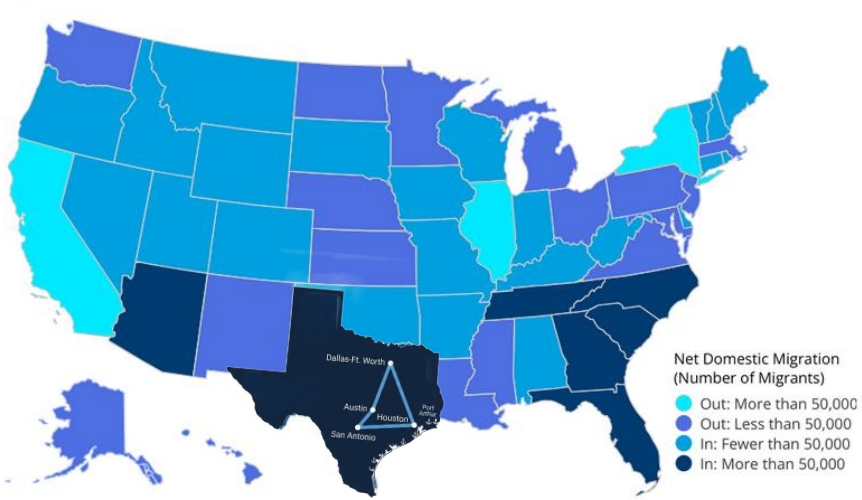
Sun Belt Region Overview



Source: Harvard Joint Center for Housing Studies Tabulations of U.S. Census Bureau, Population Estimate Program

The Sun Belt region offers a highly favorable investment landscape characterized by robust economic growth, business-friendly environments, and significant demographic shifts. Lumicre Industrial Fund I strategically targets high-barrier, high-growth markets, including states like Florida, Texas, and Arizona, which have witnessed substantial population growth and increased business activity. By capitalizing on these positive regional trends, the fund is well-positioned to deliver attractive investment opportunities to its stakeholders.

The light industrial asset class presents compelling income generation and capital appreciation prospects. Driven by the exponential growth of e-commerce and evolving consumer preferences, there is a rising demand for logistics and light manufacturing spaces. Lumicre Industrial Fund I intends to leverage this market demand to generate competitive returns for its investors, making it an attractive investment opportunity.

620,000

TOTAL POPULATION GAIN IN TEXAS, ARIZONA, AND FLORIDA DURING THE PANDEMIC

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United States National Overview

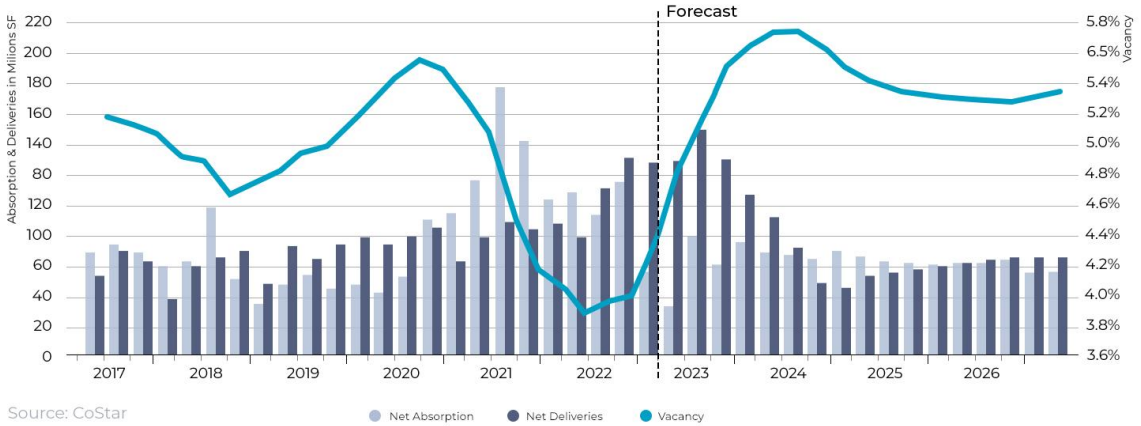
The U.S. industrial vacancy rate is projected to experience enhancement, from **3.9% to 1.9% over 5 years**. The rate is expected to remain below the market's average vacancy rate of 7.3% observed over the past two decades. Additionally, the **12-month rent growth** for industrial properties stands at a **robust 9.1%**, reflecting a strong demand and potential for continued market growth.

4.7%

US VACANCY RATE

U.S. Industrial

Net Absorption, Net Deliveries & Vacancy



Source: CoStar

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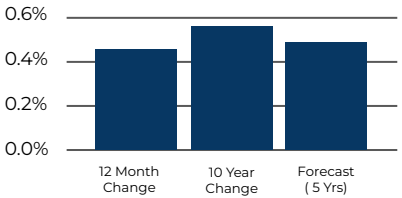
Demographics

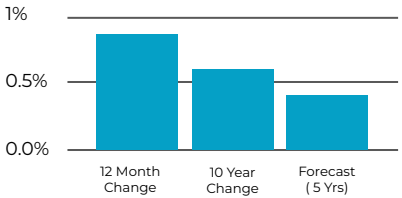
United States

	Current Level	12 Month Change	10 Year Change	5 Year Forecast
Demographic Category	**US**	**US**	**US**	**US**
Population	345,000,000	0.4%	0.6%	350,000,000
Households	134,000,00	0.8%	0.9%	138,300,000
Labor Force	171,495,000	0.8%	0.6%	171,495,000
Unemployment	4.4%	0.3%	0.6%	4.7%

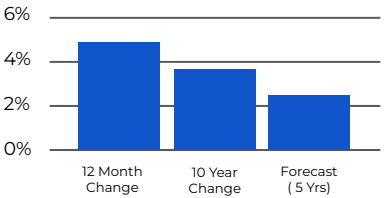
Population Growth



Labor Force Growth



Income Growth



Source: Oxford Economics, CoStar

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PORTFOLIO LEVEL VALUE CREATION

Fund-Level Timeline

2026-2029

Raise & place investor capital across identified strategies

2027-2030

Optimization of portfolio debt, tenant-mix and cash flow from operations to investors

2030-2033

Recapitalization of debt, distribution of capital to investors and long-term permanent financing

7-Year IRR Optimization Period

Our model includes returning maximum investor capital via potential recapitalizations during the 7-year target hold period. Significant factors in timing are remaining lease terms for existing tenants, market cycles, and debt terms.

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TERMS AT A GLANCE

Target Raise	$50,000,000 Total
GP Commitment	$5,000,000 or 10% (Affiliates of GP)
Minimum Commitment	$100,000
Target Returns	18% IRR / 2.0X MOIC (7-10 Year Hold Period Targets)
Lumicre Fees	0% on Committed/Uncalled Capital
	1% Annually on Called Capital for Asset Manager
	1% of Property Value + Development Acquisition Fee
	3% of Sales Price on Exit Fee (Success Fee)
	5% of Construction and Architectural Magnitude
GP Hurdles	I 100% to LP, up to 8% hurdle
	II 80% to LP, 20% to GP up to 20% hurdle
	III 65% to LP, 35% to GP above 20% IRR
Target Leverage	50-70% Debt on Assets (Asset Dependent)
Target Cadence	Quarterly Reporting & Distributions upon stabilization
Fund Term	7-year hold target, with a maximum of 9 years
Acquisition Period	3 Years
Co-Investment	Opportunities for Commitments over $2,500,000

Target returns are based upon certain assumptions about future events or conditions that Lumicre considers reasonable and is intended only to illustrate hypothetical projected results under those assumptions. Not all relevant circumstances or conditions may have been considered in developing such assumptions. The success or achievement of various outcomes and objectives, including targeted or projected performance data, depends upon a multitude of factors, many of which are beyond the control of Lumicre. No representations are made of the accuracy of such targets or projections or that such targets or projections will be realized. Actual events or conditions are unlikely to be consistent with and may differ materially from those assumed for purposes of targets or projections.

Key Service Providers

Foley & Lardner LLP *(Fund Legal Counsel)*

Moody Law Group *(Property Transaction Counsel)*

BDO *(Tax Preparation & Advisory)*

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Strategic Wealth Preservation & Tax Efficiency

Core Objective: Maximizing After-Tax Alpha

While high-yield targets are essential, the Lumicre Industrial Fund I is structured to prioritize the **protection of principal** and the **minimization of tax friction**.

- **Accelerated Depreciation (Cost Segregation):** We utilize institutional-grade cost segregation studies on every acquisition. By accelerating the depreciation of non-structural components, we aim to pass through significant "paper losses" to our investors, often shielding cash distributions from immediate taxation.
- **Asset-Backed Security:** Unlike volatile public equities, your investment is secured by fee-simple ownership of "dirt" and physical structures in the most resilient industrial corridors in the United States. We focus on **replacement cost insulation**, ensuring we acquire assets at a basis that protects against market cycles.
- **Fiduciary-First Alignment (The "Anti-Woke" Approach):** Our "Anti-Woke" ESG framework is a commitment to **pecuniary returns**. We do not sacrifice yield for social agendas. Every sustainability initiative—such as our Solar Utility Add-On—is implemented solely to increase yield and asset value, and reduce risk.
- **Long-Term Capital Gains treatment:** Our 7-year optimization window is designed to move investors out of high-velocity ordinary income tax brackets and into favorable long-term capital gains treatments upon exit.

Investor Alignment

GP Commitment: $5,000,000 of principal capital. We are invested alongside you on the same terms.

No "Zombie" Fees: Management fees are only charged on **invested** capital, not committed capital. We only win when your capital is working.

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Seed Property 1
Valley Ranch Logistics Warehouse
Houston MSA, Texas

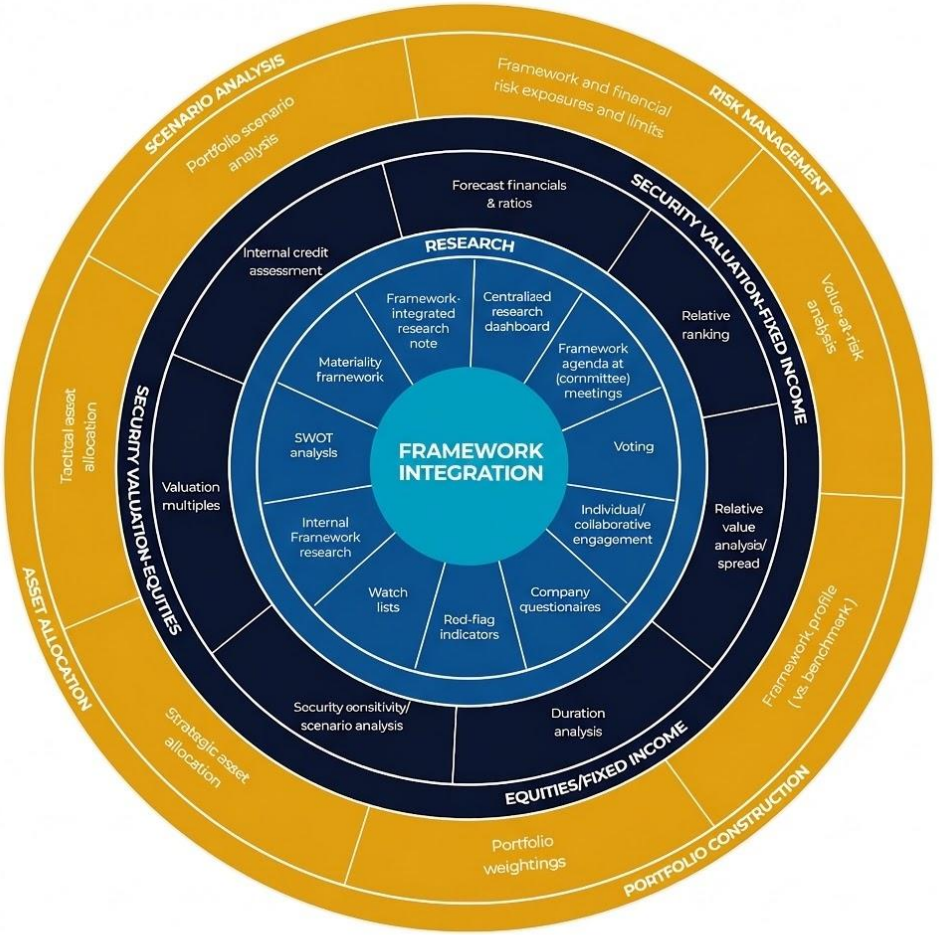
Awaiting permitting, we expect this 148,000 square foot heavy-power industrial asset, near Grand Parkway and US-69 in Porter, Texas to break ground in 2026.

Target IRR: 22%
Target Hold: 5-7 Years
GP Commitment: $2,000,000
Target Fund Holding: 25% of Seed Property

Lumicre's Anti-Woke Integration Framework

Maximizing fiduciary returns by avoiding non-pecuniary social agendas

- Research Level
- Security Level
- Portfolio Level



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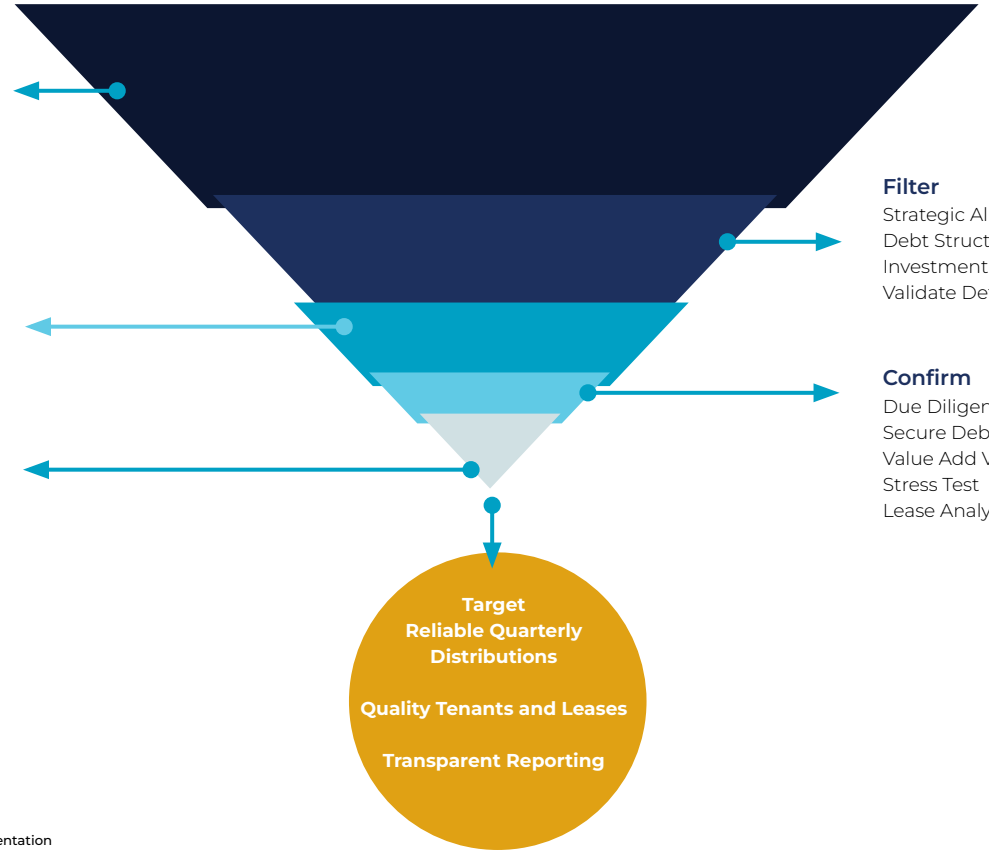
Acquisition Funnel: Proprietary Off-Market Opportunities

Off-Market Reach
153,212 website visitors
2,439 inbound off-market seller calls
CMBS debt analysis
High-quality market research

Negotiate
Letter of Intent: Intentional
Purchase and Sale Agreement

Close
Design and Plant Upgrades
Tenant-Centric
Financial Controls (Cost and Profit Management)



Filter
Strategic Alignment: Scorecard evaluation
Debt Structure: Underwriting and debt sourcing
Investment Committee: Challenge assumptions
Validate Defense-First Strategy

Confirm
Due Diligence
Secure Debt
Value Add Validation
Stress Test
Lease Analysis and Strategy Formation

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Disclaimers

From time to time, the Managing Member or its Affiliates may be offered the option to participate in co-investment opportunities. Should a co-investment opportunity arise, the Managing Member will first provide such opportunity to the Limited Members to participate pro rata in proportion to their commitments. If the Limited Members elect not to participate on a pro-rata basis, then the Managing Member, in its sole discretion, will allocate the co-investment among the other Partners (and their designated Affiliates) electing to participate based upon such members' capital commitments to the LLC, date of becoming a Limited Member and other factors that the Managing Member deems appropriate; and should any co-investment capacity remain available, the Managing Member may offer such opportunity to any other qualified Person.

This material contains forward-looking statements relating to the business and financial outlook of investment programs sponsored by Lumicre, LLC that are based on current expectations, estimates, forecasts, and projections and are not guarantees of future performance. Forward-looking statements can generally be identified by the use of forward-looking terminology, such as "may," "anticipate," "expect," "intend," "plan," "believe," "seek," "estimate," "would," "could," "should," and variations of these words and similar expressions.

Actual results may differ materially from those expressed in these forward-looking statements, and you should not place undue reliance on any such information. Several important factors could cause actual results to differ materially from the forward-looking statements contained in this material. Such factors include those described in the Risk Factors section of the applicable offering document. Forward-looking statements in this material speak only as of the date on which such statements were made, and we undertake no obligation to update any such information that may become untrue because of subsequent events.

Affiliate of Managing Member may be utilized, reimbursed, and paid fees by the investment sponsor for third-party services such as, but not limited to, property management, leasing, marketing, brokerage, advisory, debt placement, construction management, engineering, software services, financial services, and acquisition or disposition fees. Please see the affiliated fee disclosure.

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Affiliate Fee Disclosures

MANAGING MEMBER INTENDS TO UTILIZE AFFILIATED ENTITIES, INCLUDING Lumicre LLC (TREC BROKERAGE LICENSE: 9007756), FOR BROKERAGE, DEVELOPMENT, LEASING, MANAGEMENT, ACCOUNTING, ADVISORY, DISPOSITION, MAINTENANCE, STAFFING, AND SHARED SERVICES. THESE FEES ARE NOT INCLUDED IN FUND MANAGEMENT FEES OR FUND MANAGEMENT INCENTIVES (PREVIOUSLY LISTED).

Anticipated property-level fees are as follows:

- *Property-Level Accounting & Management Fees: 3.7% of gross revenues per building + expense reimbursement,*
- *Construction, Development, Redevelopment, and Project Management Fees: 5% of total construction costs + expense reimbursement, and*
- *All other property-level and fund-level services & expenses provided by affiliates are to be reimbursed to the affiliate.*

Anticipated brokerage fees, which do not include fees paid to counterparty brokers, are as follows:

- *Acquisition Brokerage Fees (on gross): 3% as buyer's broker unless otherwise paid by seller or seller's broker,*
- *Disposition Brokerage Fees (on gross): 3% as seller's broker, and*
- *Leasing and Renewal Fees (on gross): 4% (if tenant representation), or 6% as landlord's broker with no tenant representation.*

If Lumicre, LLC is paid a Buyer's Broker commission by Seller, Lumicre, LLC will convert 100% of the net of that commission received into limited equity investment crediting a Lumicre, LLC affiliate.

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Accredited Investors Only

THE PURCHASE OF THE SECURITIES INVOLVES A HIGH DEGREE OF RISK AND SHOULD BE CONSIDERED ONLY BY PERSONS WHO CAN BEAR THE RISK OF THE LOSS OF THEIR ENTIRE INVESTMENT. THIS DOCUMENT IS ONLY FOR ACCREDITED INVESTORS AND SHOULD NOT BE SHARED WITH ANYONE. THIS DOCUMENT IS PROPRIETARY AND CONFIDENTIAL.

The reader of this document understands that Lumicre, LLC is offering an investment opportunity only to accredited investors in a private placement under Regulation D. This offering is made pursuant to the Offering Memorandum. The purchaser further understands that the offering is being made without registration of the securities under the Securities Act of 1933 or any securities law of any state of the United States or any other jurisdiction. The offering is only made to "accredited investors" (as defined in Rule 501 of Regulation D under the Securities Act).

An "accredited investor" is:

- a bank, insurance company, registered investment company, business development company, or small business investment company;
- an employee benefit plan (within the meaning of the Employee Retirement Income Security Act) if a bank, insurance company, or registered investment adviser makes the investment decisions or if the plan has total assets in excess of $5 million;
- a tax-exempt charitable organization, corporation, or partnership with assets in excess of $5 million;
- a director, executive officer, or general partner of the company selling the securities;
- an enterprise in which all the equity owners are accredited investors;
- an individual with a net worth of at least $1 million, not including the value of his or her primary residence;
- an individual with income exceeding $200,000 in each of the two most recent calendar years or joint income with a spouse exceeding $300,000 for those years and a reasonable expectation of the same income level in the current year; or
- a trust with assets of at least $5 million, not formed only to acquire the securities offered, and whose purchases are directed by a person who meets the legal standard of having sufficient knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of the prospective investment.

Purchasers receive "restricted securities" in a Rule 506 offering. Therefore, they may not freely trade the securities after the offering.
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