

Fidelis Private Fund, LP – 1st Quarter 2024 Performance Report

Message from John Lloyd, Co-Founder, President & CEO

On behalf of the General Partner of Fidelis Private Fund, LP, I would like to thank the Limited Partners for their investment in and commitment to Fidelis.

I am delighted to inform you that Fidelis Private Fund continues to experience ongoing success, as demonstrated by the following significant performance indicators:

- 9.31% annualized average investor yield for the 1st quarter of 2024.
- Increased Limited Partner capital balances by \$4,855,275 in the 1st quarter of 2024
- Fidelis Funded \$12,742,250 in loan commitments and additional advances in the 1st quarter of 2024
- We achieved a loan/loss reserve of \$1,998,486 or 2.29% of total loan commitments.

We are excited to deliver an average annualized 1st quarter yield to our Limited Partners of 9.31%.

Fidelis Private Fund – Q1 2024 – Financial Performance

In this quarterly report, we provide a comprehensive summary of our financial performance, a glimpse into our future prospects, and additional details about our Fund and strategic approach. We have also included a financial performance dashboard for your reference.

Q1 2024 Investor Annualized Return & Loan/Loss Reserve

- Fidelis Private Fund generated for the 1st quarter an average annualized return of **9.31%** for those Limited Partners invested in the Fund before the last month of the quarter.
- With the 9.31% Quarter 1 annualized yield, the fund maintained a separate Loan/Loss Reserve of \$1,998,486 or 2.29% of total loan commitments. This reserve protects our partnership against unforeseen future pitfalls in the economy.

Limited Partner Capital

- For the 1st quarter, as of 3/31/24, the Limited Partner's ending capital balance was \$61,603,149. This increase in capital was due to a combination of earnings and new capital net of redemptions, an 8.56% increase over the last quarter.

Loan Commitments/Performance/LTV

- We closed \$12,742,250 in new loan commitments and additional advances in the 1st quarter for a total gross notes receivable of \$87,194,683, with existing loan balances outstanding of \$73,798,873, resulting in \$13,395,811 in undisbursed loan commitments. We had \$5,583,266 in loan principal paydowns in the 1st quarter of 2024. Out of 109 loans in the portfolio, we have one delinquent loan, \$100,000, which is expected to be fully repaid by the 2nd quarter 2024. The average loan portfolio LTV ratio was approximately 59%.

Community Impact

- Since its inception, Fidelis Private Fund has worked with investors who see value and potential in the commercial and residential real estate investment sectors. We have been privileged to help investors from diverse backgrounds while doing business primarily in San Diego County. The results are an overall improvement in the quality of individual properties with net gains in terms of economic development and the increase of residential housing units. We feel that in addition to striving to be a valuable financial partner to entrepreneurs and developers, Fidelis Private Fund is contributing to strengthening neighborhoods, serving diverse urban communities, and improving property values and related tax bases for the city and regional government.

4th Qtr. 2023 Highlights

- The rental market in San Diego remains robust due to its ranking among the ten most expensive real estate markets in the country. With a median rent of \$2,700, there is significant demand for rental properties from those unable to afford home purchases.
- Shorter Market Times: The San Diego housing market is highly competitive, with homes receiving multiple offers and selling rapidly. Properties tend to go pending within approximately 15 days, highlighting the fast-paced nature of the market.

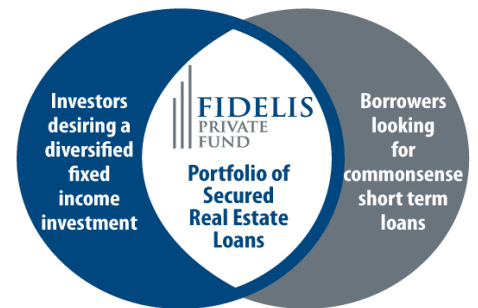
1st Qtr. 2024 Outlook

- **Residential Market:** Appears to be characterized by tight inventory, rising prices, and a fast-paced market environment. Suggests a competitive market with properties selling close to or above their listing prices.
- **Office Space Evolution:** As companies reassess their needs post-pandemic, the demand for office spaces will likely continue evolving. Watch for trends such as downsizing, upgrades to more flexible or higher-quality spaces, and increased interest in locations that support hybrid work models.
- **Retail Sector:** The retail sector will continue to adapt to changing consumer behaviors. Expect to see more experiential retail spaces, integration of e-commerce with physical locations, and re-purposing of traditional retail spaces to meet current market demands.
- **Industrial and Warehouse Demand:** With the growth of e-commerce and the need for efficient supply chains, demand for industrial spaces and warehouses in strategic locations around San Diego is expected to remain strong. This sector may see further investments and development activity.

Our Model: Growing Value with Purpose

- The Fidelis business model is simple: We operate as a direct portfolio lender, focusing on providing commercial and residential investment real estate loans. Through our platform, accredited investors can invest in a pool of real estate-secured loans that offer an attractive rate of return, along with a moderate level of risk and reasonable liquidity. [Click to see an Overview of our Business Model](#) to share with prospective Fidelis investors you may know.

"We Provide Real Estate Financing Solutions for Timely Execution."



Investor Insights



If you know of an accredited investor who would benefit from an investment in Fidelis, please pass along this information. Potential investors may contact John Lloyd at 760-258-4486. Visit our website at Fidelispf.com for more information about Fidelis Private Fund. Thank you for the opportunity to help make Fidelis a successful investment vehicle for fixed-income investors.



John P. Lloyd
President & CEO

FIDELIS PRIVATE FUND

Growing Value with Purpose

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