The NCREIF Farmland Index is a quarterly time series composite return measure of investment performance of a large pool of individual farmland properties acquired in the private market for investment purposes only.

All properties in the Farmland Index have been acquired, at least in part, on behalf of tax-exempt institutional investors - the great majority being pension funds. As such, all properties are held in a fiduciary environment.
Properties classified by type and region

- **Type**
  - Annual Cropland
    - Leased
    - Directly Operated
    - by Crop Types
  - Permanent Cropland
    - Lease Type
    - Crop Types

- **Regions (similar to USDA)**
  - Pacific NW
  - Mountain
  - Lake
  - Corn Belt
  - Northeast
  - Southeast
  - Delta
  - Southern Plains
  - Pacific West
  - Appalachian
  - Northern Plains
Index and Returns Construction

- Fully accounted, managed returns
- Reported on unlevered basis
- Management Fees by case
- Identical conventions for cap-ex, partial sales, etc.
- Quarterly geometric returns, as basis of index
- Income and Appreciation returns separately
- By property type, lease type, region, mgt. type
Permanent Cropland

Total Market Value: $6,305,420,280.00

FILTER BY PROPERTY TYPE

0.90%  0.68%  0.17%  -0.62%  1.13%
3Q2022  4Q2022  1Q2023  2Q2023

NCREIF Farmland Property Index
Total Return – Rolling 4-quarter Total to 2023:Q2

Source: NCREIF and TIAA Center for Farmland Research
Income Return – Rolling 4-quarter Total to 2023:Q1

Source: NCREIF and TIAA Center for Farmland Research
Appreciation Return – Rolling 4-quarter Total to 2023:Q1

Source: NCREIF and TIAA Center for Farmland Research
Seasonality of Returns – Total Farmland by quarter

Source: NCREIF and TIAA Center for Farmland Research
Pacific Northwest – Annual Cropland

Map of the United States showing different regions and their market values.

Total Market Value: $571,099,420.00

Filter by Property Type:
- Permanent Cropland
- Annual Cropland
- All

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>3Q 2022</td>
<td>1.40%</td>
</tr>
<tr>
<td>4Q 2022</td>
<td>0.50%</td>
</tr>
<tr>
<td>1Q 2023</td>
<td>4.77%</td>
</tr>
<tr>
<td>2Q 2023</td>
<td>0.51%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7.32%</strong></td>
</tr>
</tbody>
</table>
Pacific West – Permanent Cropland

Total Market Value: $5,369,439,442.00

FILTER BY PROPERTY TYPE

1.02% 0.26% 0.08% -1.03% 0.32%
3Q2022 4Q2022 1Q2023 2Q2023
NCREIF Farmland Property Index

Pacific West – Annual Cropland

Total Market Value: $1,012,086,815.00

FILTER BY PROPERTY TYPE

- Permanent Cropland
- Annual Cropland
- All

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>3Q2022</td>
<td>3.79%</td>
</tr>
<tr>
<td>4Q2022</td>
<td>1.44%</td>
</tr>
<tr>
<td>1Q2023</td>
<td>2.04%</td>
</tr>
<tr>
<td>2Q2023</td>
<td>1.02%</td>
</tr>
</tbody>
</table>

8.52%
NCREIF Farmland Property Index

Southern Plains – Annual (All)

Total Market Value:
$297,007,373.00

FILTER BY PROPERTY TYPE
Permanent Cropland
Annual Cropland
All

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>3Q2022</td>
<td>1.18%</td>
</tr>
<tr>
<td>4Q2022</td>
<td>1.59%</td>
</tr>
<tr>
<td>1Q2023</td>
<td>4.01%</td>
</tr>
<tr>
<td>2Q2023</td>
<td>2.32%</td>
</tr>
<tr>
<td><strong>All</strong></td>
<td><strong>9.39%</strong></td>
</tr>
</tbody>
</table>
NCREIF Farmland Property Index

Lake States – Annual Cropland

Total Market Value: $562,049,596.00

FILTER BY PROPERTY TYPE

Permanent Cropland
Annual Cropland
All

1.71%
3Q2022

8.88%
4Q2022

3.09%
1Q2023

1.11%
2Q2023

15.43%
Lake States – Permanent Cropland

Total Market Value: $114,119,562.00

FILTER BY PROPERTY TYPE
- Permanent Cropland
- Annual Cropland
- All

-0.45%  13.95%  1.02%  -0.07%  14.51%

3Q2022  4Q2022  1Q2023  2Q2023
Delta States – Annual (All)

NCREIF Farmland Property Index

Total Market Value: $2,981,645,431.00

FILTER BY PROPERTY TYPE

Permanent Cropland Annual Cropland All

2.47% 3.89% 2.92% 1.43% 11.14%
3Q2022 4Q2022 1Q2023 2Q2023
Southeast – Annual Cropland

Total Market Value: $612,470,572.00

FILTER BY PROPERTY TYPE

Permanent Cropland  Annual Cropland  All

<table>
<thead>
<tr>
<th></th>
<th>3Q2022</th>
<th>4Q2022</th>
<th>1Q2023</th>
<th>2Q2023</th>
<th>13.89%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>4.48%</td>
<td>1.66%</td>
<td>3.11%</td>
<td>4.00%</td>
<td>13.89%</td>
</tr>
</tbody>
</table>
Southeast – All

Total Market Value: $858,153,085.00

FILTER BY PROPERTY TYPE
- Permanent Cropland
- Annual Cropland
- All

3.25%  0.46%  2.24%  3.14%  9.38%
3Q2022  4Q2022  1Q2023  2Q2023
Farmland Markets – rationality of returns

- Long term linkage between cap rate plus appreciation, and values infrequently tested
- Very different sources of divergence in 1980s compared to present
- Expectations for longer term discount rate mainly consistent with forward interest rate markets
Farmland Opportunity provides direct investments in high quality, consistently productive row crop farmland located in the United States.

**Target Inefficient Transactions**
Focus exclusively on private party transactions
Asset prices obtained at a discount to market

**Unlock Value Through Improvements**
Increase tillable acres and rental rates through drainage tile, tree or acreage removal and pooled leasing
Relationships with dairies, cattle feedlots, hog confinements to access manure for fertilizer and supply feed

**Proven Track Record**
$900M of assets under management, 163K acres in 11 states
Management team with expertise in land acquisition, soil fertility, drainage and operator relationships

**Provide Direct Ownership**
No forced exit of an illiquid asset
No conflicts with other limited partners at the end of a term

**Target Markets**
Midwest (IA, IL, MN, MO, NE, ND, SD, WI), Pacific Northwest (ID, OR, WA), lease to 101 operators in 103 counties
Row crop only (Corn to Grass), non-irrigated (96% of portfolio), 26% organic, many windmill/ solar leases, bin sites

**Efficient Fee Structure**
Within the US, we target locations with the highest crop yield productivity growth, the best relative value, benefitting from climate change and fragmented, restricted ownership.

* Row crops consist of corn, soybeans, wheat, hay, alfalfa, oats, legume, milo, rice planted annually.
Permanent crops consist of various fruits and nuts that grow on trees or vines. (e.g. grapes and apples)
Specialty crops consists of various fruits and vegetables that grow on the ground or bushes. (e.g. broccoli and tomatoes)
Farmland Markets — current issues:

- Transactions highly variable – volumes mixed but mostly down
- Permanent vs. row crop performance – current vs. long term
- Inflation levels, correlation of farmland values through time
- Interest rates – cash vs. leveraged buyers
- Income expectations remain positive
- World Production, trade, and demand
Thanks - feel free to contact us via:

sherrick@illinois.edu