

Nontraded REIT Industry Review: First Quarter 2023

Terminating Events in 2023

In Blue Vault's **Seventh Edition Nontraded REIT Full-Cycle Performance Study (November 2022)** we define a full-cycle event to occur when common stockholders achieve full liquidity for all their common shares.

Terminating Events in Q4 2022

Watermark Lodging Trust, Inc.

On May 6, 2022, Watermark Lodging Trust, Inc., along with the Operating Partnership, entered into a definitive merger agreement with affiliates of private real estate funds managed by Brookfield under which Brookfield would acquire all of the outstanding shares of common stock of the Company in an all-cash transaction. Each holder of common stock of Watermark Lodging Trust received \$6.768 per share in cash for each share of Class A common stock and \$6.699 per share in cash for each share of Class T common stock. The transaction closed on October 21, 2022. This constituted a full-liquidity event.

Hines Global REIT / HGR Liquidating Trust

On October 20, 2022 Hines Global REIT completed its full-cycle liquidation with a distribution of approximately \$0.03 per unit to unit holders from HGR Liquidating Trust. Shortly after the payment of the final distribution, it completed the dissolution and winding down of the Trust.

Rodin Income Trust

On December 19, 2022, Rodin Income Trust distributed the net proceeds from the Asset Assignment, along with all other cash on hand after the payment of all liabilities. Stockholders received an aggregate of \$22.52 for each outstanding share of the Company's common stock.

Terminating Events in Q1 2023

There were no terminating events by nontraded REITs in Q1 2023.

Terminating Events After March 31, 2023

Peakstone Realty Trust

Peakstone Realty Trust listed its shares on the NYSE and began trading on April 14, under the ticker "PKST." Peakstone Realty Trust was formerly known as Griffin Realty Trust. The name was changed in February 2023, prior to the public listing. The REIT was founded in 2009 as Griffin Capital Essential Asset REIT, Inc. On March 10, 2023, the Company completed a one-for-nine reverse share split with respect to each class of its common shares, converting every nine shares of the Company's issued and outstanding common shares of each class into one share of such class.

On the first day of trading, the shares closed at \$18.00 or \$2.00 per share on a pre-split basis. Common shares in the REIT's public offering in 2014 were priced at \$10.00 per share.

KBS Real Estate Investment Trust II

On April 28, 2023, the REIT made a final liquidating distribution of \$0.734 per share of common stock to stockholders of record as of April 25, 2023. The final liquidating distribution was funded by the proceeds from the sale of Union Bank Plaza and the remaining net proceeds from the REIT's liquidation. The REIT was declared effective on April 22, 2008, and the offering broke escrow on June 24, 2008. In 2016, the board of directors determined that it would be in the best interest of shareholders to sell some assets and adopt a plan of liquidation. Over its life, KBS Real Estate Investment Trust II paid special distributions related to the sale of properties totaling approximately \$7.78 per share.

Curious about Blue Vault Full-Cycle Performance Studies?

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