

## Fund Strategy

The Accordant ODCE Index Fund's ("Fund") objective is to track the NFI-ODCE Index (Open-End Diversified Core Equity) on a net-of-fee basis with minimal tracking error. The NFI-ODCE Index is the most well-known and widely-used institutional benchmark for private real estate investment performance. The Fund seeks to deliver stable income and growth by investing in institutional funds diversified across markets, property types, and managers. It provides exposure to a strategy that has drawn investment from some of the nation's largest institutional investors.

## Portfolio Manager Commentary

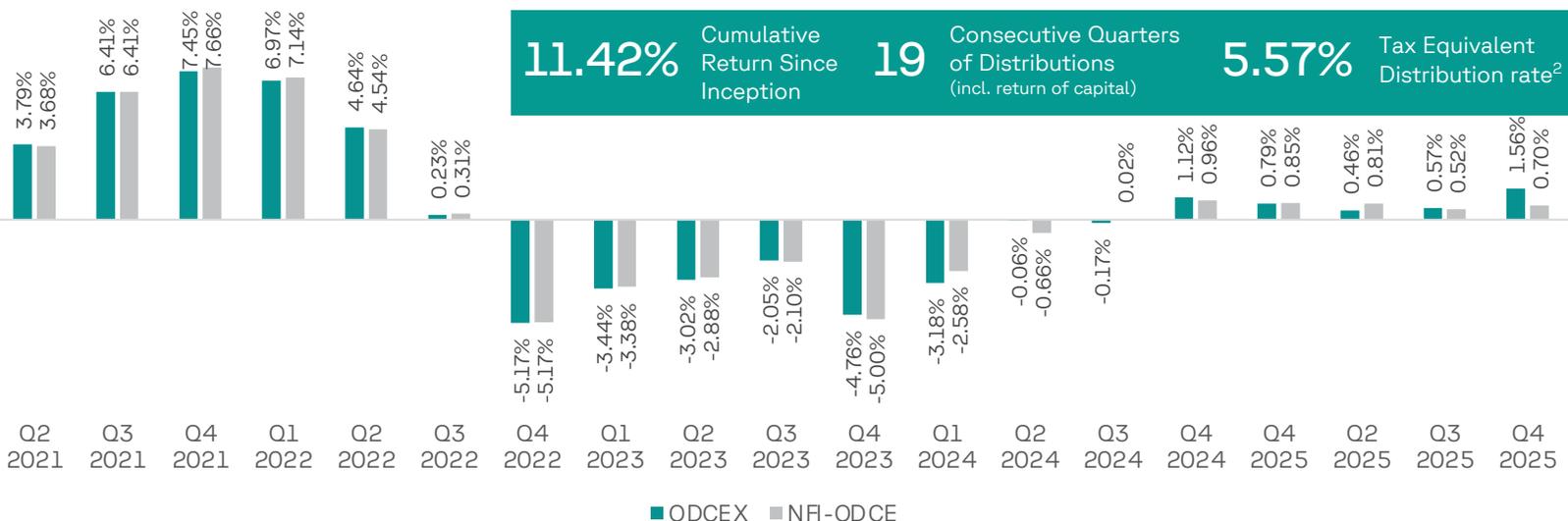
- Stock market valuations remain historically elevated, with the S&P 500's price-to-earnings ratio exceeding levels last seen during the post-pandemic rally in 2021 and the tech bubble of 1999-2000.
- We are seeing investors pick up their rebalancing pace, increasing their investment in real estate, which in turn is bringing price discovery and liquidity to the broader CRE market.
- The NFI-ODCE Index posted its sixth positive quarterly return, which has been a clear sign of a recovery in prior cycles.
- High quality real estate with high occupancy is supported by healthy fundamentals and moderated construction activity; however, not all sectors will recover at the same pace. The NFI-ODCE Index has less than 5% exposure to new construction, which is limiting risk and providing strong current cash flows.
- New construction starts in the apartment and industrial sectors are down over 50%, and as supply is absorbed, we believe this will drive strong NOI increases in the second half of 2026.

## Quarterly Returns (as of 12/31/2025)

|                             |        |
|-----------------------------|--------|
| ODCEX                       | 1.56%  |
| NFI-ODCE INDEX <sup>1</sup> | 0.70%  |
| STOCKS                      | 2.66%  |
| BONDS                       | 2.36%  |
| REITS                       | -2.15% |

Over the last 30 years, the **NFI-ODCE Index** has experienced only 14 negative performing quarters compared to 38 for REITs.

## Historical Net Quarterly Returns (since inception through 12/31/2025)

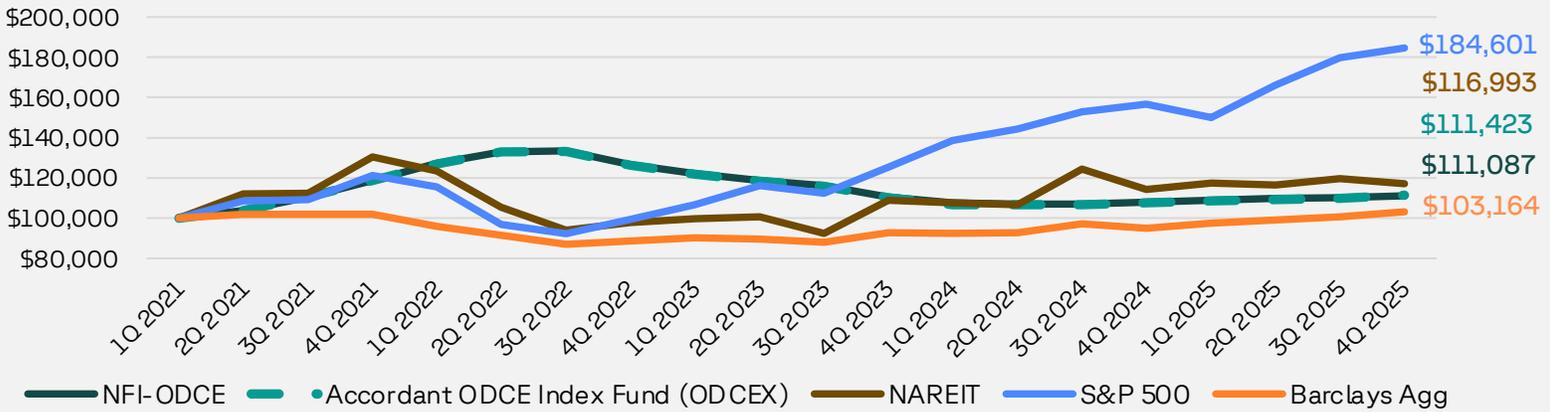


Sources: Stocks: S&P 500 Total Return, Bonds: Bloomberg U.S. Aggregate Bond Index, REITS: NAREIT All Equity REIT.

Performance data quoted represents past performance; the past performance does not guarantee future results. Current performance may be lower or higher than the performance data quoted. Performance shown for the Fund before September 11, 2023, reflects a management fee of 40bps and the performance shown after September 11, 2023, reflects a management fee of 60bps. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges. <sup>1</sup>From April 1, 2021, through September 10, 2023, the Fund's predecessor used NFI-ODCE X as its custom performance benchmark. The NFI-ODCE X excluded funds which only accepted ERISA investors. Starting on September 11, 2023, the Fund's benchmark is NFI-ODCE. The Benchmark, as shown throughout this document, is the NFI-ODCE benchmark. <sup>2</sup>Further detail regarding calculation assumptions and methodology can be found in the back disclosure pages.

**Growth of \$100,000** (Total Return 4/1/2021 – 12/31/2025)

While consistently tracking the NFI-ODCE Index, the Fund has returned attractive total returns since inception through Q4 2025.



**Net Returns** (as of 12/31/2025)

|      |                | Q1     | Q2     | Q3     | Q4     | YEAR    |
|------|----------------|--------|--------|--------|--------|---------|
| 2025 | ODCEX          | 0.79%  | 0.46%  | 0.57%  | 1.56%  | 3.43%   |
|      | NFI-ODCE INDEX | 0.85%  | 0.81%  | 0.52%  | 0.70%  | 2.92%   |
| 2024 | ODCEX          | -3.18% | -0.06% | -0.17% | 1.12%  | -2.32%  |
|      | NFI-ODCE INDEX | -2.58% | -0.66% | 0.02%  | 0.96%  | -2.27%  |
| 2023 | ODCEX          | -3.44% | -3.02% | -2.05% | -4.76% | -12.65% |
|      | NFI-ODCE INDEX | -3.38% | -2.88% | -2.10% | -5.00% | -12.73% |
| 2022 | ODCEX          | 6.97%  | 4.64%  | 0.23%  | -5.17% | 6.39%   |
|      | NFI-ODCE INDEX | 7.14%  | 4.54%  | 0.31%  | -5.17% | 6.55%   |
| 2021 | ODCEX          | -      | 3.79%  | 6.41%  | 7.45%  | 18.68%  |
|      | NFI-ODCE INDEX | -      | 3.68%  | 6.41%  | 7.66%  | 18.78%  |

|                | Q4 2025 | YTD    | 1 YR   | 3 YR   | SINCE INCEPTION |
|----------------|---------|--------|--------|--------|-----------------|
| ODCEX          | 1.56%   | 3.43%  | 3.43%  | -4.08% | 2.30%           |
| NFI-ODCE INDEX | 0.70%   | 2.92%  | 2.92%  | -4.25% | 2.24%           |
| STOCKS         | 2.66%   | 17.88% | 17.88% | 22.97% | 13.78%          |
| BONDS          | 2.36%   | 8.53%  | 8.53%  | 5.19%  | 0.66%           |
| REITS          | -2.15%  | 2.27%  | 2.27%  | 6.11%  | 3.36%           |

|                | TOTAL ANNUALIZED RETURN | STANDARD DEVIATION | SHARPE RATIO |
|----------------|-------------------------|--------------------|--------------|
| ODCEX          | 2.30%                   | 7.65%              | -0.14        |
| NFI-ODCE INDEX | 2.24%                   | 7.65%              | -0.15        |
| STOCKS         | 13.78%                  | 14.74%             | 0.71         |
| BONDS          | 0.66%                   | 6.10%              | -0.44        |
| REITS          | 3.36%                   | 18.40%             | 0.00         |



**ODCEX**  
successfully tracking the benchmark since inception.

**Standard Deviation** measures volatility by calculating the quarterly dispersion of returns from the mean.  
**Sharpe Ratio** is a measure of the return of an investment based on the level of risk (volatility). A higher number indicating a higher return per unit of risk.

Sources: IDR, Stocks: S&P 500 Total Return, Bonds: Bloomberg U.S. Aggregate Bond Index, REITS: NAREIT All Equity REIT  
Additional fund performance details available at [accordantinvestments.com](http://accordantinvestments.com). There are limitations when comparing across various asset classes. Equities, bonds and real estate have distinct risk and liquidity factors. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges. There are limitations when comparing the Fund and institutional private real estate to stock, bond, and public real estate indices. Stocks, bonds and public real estate securities offer daily liquidity, while closed-end interval funds offer liquidity only on a periodic basis. Public stocks are subject to market fluctuations and deteriorating general market conditions will reduce the value of stock securities. When interest rates rise, the value of bond securities tends to fall. Real estate securities may decline because of adverse developments affecting the real estate industry and real property values. Real estate securities may possess certain tax benefits such as depreciation which are not typically available in stock and bond securities. Please see definitions for a description of the risks and comparisons of the investment indexes selected. For additional information, please see disclosure pages. All figures are net of fees.

# THE BENCHMARK FOR PRIVATE REAL ESTATE NFI-ODCE INDEX

Q4 2025

## Tracking the NFI-ODCE Index, the Benchmark for Private Real Estate

The NFI-ODCE Index has been widely used by institutional investors as the benchmark for private real estate performance, similar to how the S&P 500 Index measures the composite performance of the 500 largest publicly traded stocks.

**Core Assets** Generally regarded as well-occupied, high-quality properties in major metros with low leverage.

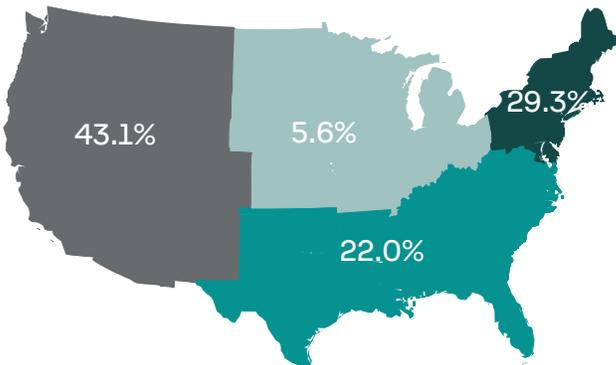
**3,791** prime, income-producing properties

**91%** average occupancy

**26%** average loan-to-value

### Diversified Across the U.S.

**\$277B** allocated throughout four regions of the U.S.

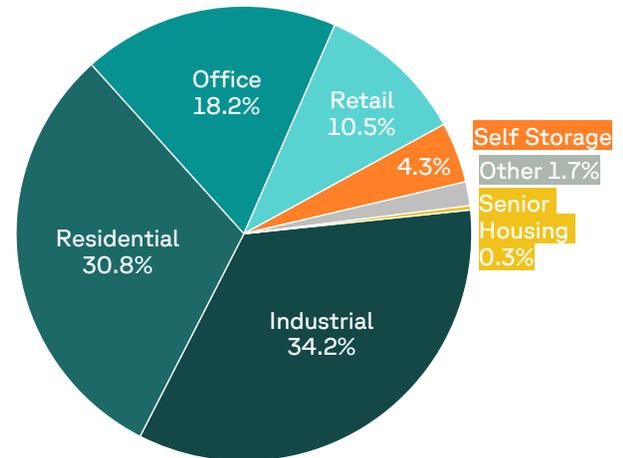


## Largest Private Real Estate Funds

**25** preeminent institutional core real estate funds

- J.P. Morgan
- Morgan Stanley
- Blackrock
- Clarion
- PGIM
- CBRE
- DWS
- Invesco

## Property Type



## Sample Properties within the Fund's Underlying Investments



**SONORAN VILLAGE**  
Scottsdale, AZ  
**94%** Occupancy



**NEPTUNE AT MARINA DEL RAY**  
Los Angeles, CA  
**99%** Occupancy



**10 HUDSON YARDS**  
New York City, NY  
**99%** Occupancy



**FASHION VALLEY CENTER**  
San Diego, CA  
**96%** Occupancy

Source: IDR, Component Funds. NFI-ODCE Index data as of 9/30/2025. Percentages may not sum to 100 due to rounding. Property level occupancy data as of 9/30/2025.

Photos are actual properties comprised within the NFI-ODCE Index component funds.

## Private Real Estate has Grown into the Third Largest Asset Class



### Third Leg of a Truly Diversified Portfolio

Many investment experts have cautioned that the traditional 60/40 (stocks/bonds) model portfolio may not be equipped to meet client expectations in the 2020s. We believe the potential benefits of including private real estate in a portfolio are more compelling than ever.

- Strong historical risk-adjusted returns
- Low volatility
- Opportunity for consistent income
- Inflation hedge

### Real Estate with *REAL* Diversification (Past 15 years as of 12/31/2025)

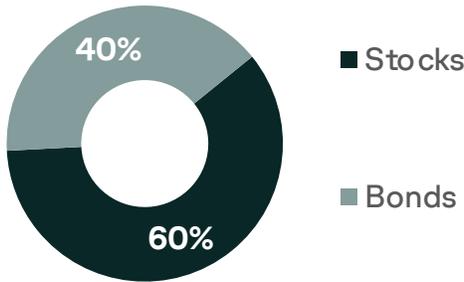
Private real estate's diversification potential as an asset class is evident through its low correlation to stocks and bonds, which is why it can serve as an attractive option for investors seeking income and to reduce portfolio volatility.

|                     | Private Real Estate | REITs | US Stocks | Bonds |   |
|---------------------|---------------------|-------|-----------|-------|---|
| Private Real Estate | 1.00                | -0.06 | -0.25     | -0.31 | LOW CORRELATION<br>between Private Real Estate<br>and US Stocks |
| REITs               | -0.06               | 1.00  | 0.72      | 0.41  |   |
| US Stocks           | -0.25               | 0.72  | 1.00      | 0.17  | HIGH CORRELATION<br>between REITs<br>and US Stocks              |
| Bonds               | -0.31               | 0.41  | 0.17      | 1.00  |   |

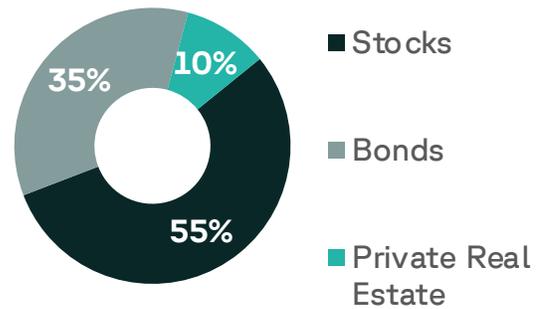
Source: NFI-ODCE Index ("Private Real Estate"), FTSE Nareit Equity ("REITs"), S&P 500 ("U.S. Stocks"), Bloomberg Barclays U.S. Aggregate Bond Index ("Bonds"). 15-year correlation of total gross returns for all asset classes as of Q4 2025. Past performance is not indicative of future results. All indices are unmanaged and not directly investable.

## The Portfolio Benefits of PRE

Traditional Portfolio



Diversified Portfolio



Including just a 10% allocation to private real estate over the past 10 years would have outperformed the traditional 60/40 portfolio with higher returns in nearly 52% of quarters and lower risk every quarter.<sup>1</sup>

HIGHER RETURN & LOWER RISK

**52%** of quarters

LOWER RETURN & LOWER RISK

**48%** of quarters

HIGHER RETURN & HIGHER RISK

**0%** of quarters

LOWER RETURN & HIGHER RISK

**0%** of quarters

For the trailing 25 years through Q4 2025, a 10% private real estate allocation would have resulted in a -0.4% change in return in a traditional 60/40 stock/bond portfolio, while decreasing yield by 6.4%, reducing volatility by 8.2%, improving the Sharpe Ratio by 8.4%, and increasing returns during inflationary periods by 41.4%.

|  | Traditional 60/40 Portfolio | +10% Private Real Estate | Change   | % Change |
|--|-----------------------------|--------------------------|----------|----------|
| YIELD  | 10.29%                      | 9.64%                    | -66 bps  | ▼ 6.4%   |
| RETURN   | 7.17%                       | 7.14%                    | -3 bps   | ▼ 0.4%   |
| VOLATILITY                                     | 9.93%                       | 9.11%                    | -82 bps  | ▼ 8.2%   |
| SHARPE RATIO                                   | 0.54                        | 0.59                     | +5 bps   | ▲ 8.4%   |
| RETURN DURING INFLATIONARY PERIOD <sup>2</sup> | 3.54%                       | 5.01%                    | +147 bps | ▲ 41.4%  |

<sup>1</sup>Analysis based on 3-year rolling periods as of Q4 2025; Stocks (S&P 500), Bonds (U.S. Agg Bond Index), PRE (NFI-ODCE Index).

<sup>2</sup>Source: Bloomberg, NCREIF, Affinius Capital. 1) Studied inflationary environment. Since 1978, there have been 27 quarters where annualized inflation was 6% or greater. Average annualized returns for these quarters were – Stocks: 1.5%, Fixed Income: 0.8%, Real Estate: 16.9%. Stocks – S&P 500; Bonds – Bloomberg US Aggregate; Private Real Estate – NFI-ODCE Index.

# ACCORDANT ODCE INDEX ALLOCATIONS & NFI-ODCE INDEX TRACK RECORD

Q4 2025

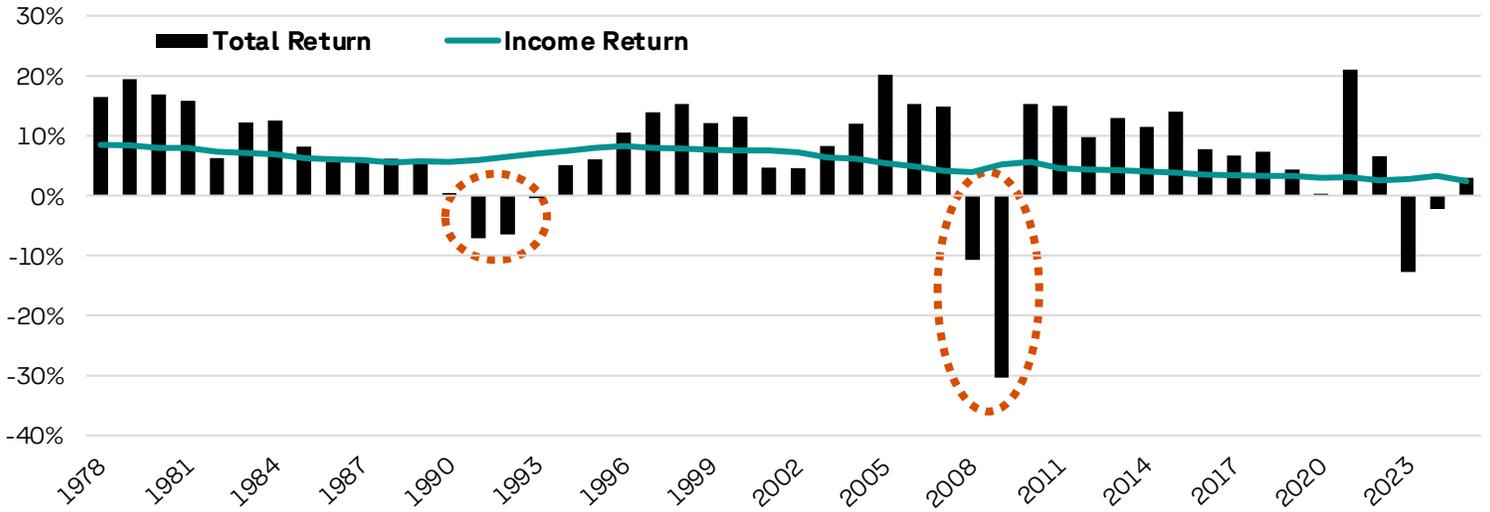
## NFI-ODCE Index Historical Returns (1978-2025 as of 12/31/2025)

**5.6%** Historical Average Annual Income Return

**7.3%** Historical Average Annual Total Return

**48+** Year History

**41** Years of Positive Returns



## 10 Largest Accordant ODCE Index Fund Allocations

| COMPONENT FUND NAME                 | ALLOCATION PERCENTAGE | GAV (\$Billions) | # OF INVESTMENTS | AVG INVESTMENT SIZE (\$Millions) | OCCUPANCY  | LOAN TO VALUE | FUND INCEPTION |
|-------------------------------------|-----------------------|------------------|------------------|----------------------------------|------------|---------------|----------------|
| Morgan Stanley Prime Property Fund* | 18%                   | \$41.80          | 520              | \$80                             | 90%        | 27%           | 1973           |
| PGIM PRISA LP (Prudential)*         | 16%                   | \$29.26          | 293              | \$100                            | 92%        | 25%           | 1970           |
| JP Morgan Strategic Property Fund*  | 10%                   | \$34.86          | 139              | \$251                            | 90%        | 27%           | 1998           |
| CBRE U.S. Core Partners*            | 7%                    | \$11.11          | 228              | \$49                             | 88%        | 29%           | 2013           |
| Clarion Lion Property Fund*         | 7%                    | \$18.41          | 189              | \$97                             | 90%        | 27%           | 2000           |
| TA Realty Core Property Fund*       | 6%                    | \$8.51           | 96               | \$89                             | 93%        | 26%           | 2018           |
| DWS RREEF America REIT II*          | 5%                    | \$15.65          | 122              | \$128                            | 91%        | 23%           | 1998           |
| LaSalle Property Fund*              | 5%                    | \$8.98           | 101              | \$89                             | 95%        | 24%           | 2010           |
| MetLife Core Property Fund*         | 5%                    | \$5.81           | 99               | \$59                             | 93%        | 33%           | 2013           |
| Principal US Property Account*      | 4%                    | \$11.15          | 125              | \$89                             | 91%        | 26%           | 1982           |
| <b>Total/Average</b>                | <b>83%</b>            | <b>\$185.54</b>  | <b>1912</b>      | <b>\$103</b>                     | <b>91%</b> | <b>27%</b>    | <b>1998</b>    |

NFI-ODCE Index Component Funds currently included in Accordant ODCE Index Fund, and the portfolio weighting represented by each individual security rounded to the nearest percent (as of 9/30/2025).

Sources: IDR. GAV is defined as Total Assets. Eligible Component Fund data as of 9/30/2025. NFI-ODCE Index as of Q3 2025. Past performance is no guarantee of future results. The NFI-ODCE Index is not directly investable. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sale charges.

accordant

FUND ADVISER

Accordant is a Registered Investment Adviser, built to deliver the benefits of private real estate through its outcome-oriented investment funds.

PORTFOLIO  
STRATEGY

INVESTMENT  
COMMITTEE

INVESTMENT  
EXECUTION

OPERATIONAL  
OVERSIGHT

IDR INVESTMENT  
MANAGEMENT

SUB ADVISER

PORTFOLIO  
ALLOCATION

ALLOCATION  
INSIGHTS

PATENTED INDEX  
PROCESS

## Summary of Terms

|                                 |   |
|---------------------------------|---|
| STRUCTURE                       | Non-Diversified, Closed-End Interval Fund                                     |
| INVESTMENT SUB-ADVISER          | IDR Investment Management, LLC  |
| NAV FREQUENCY                   | Daily   |
| LIQUIDITY <sup>1</sup>          | Quarterly Share Repurchase Program  |
| LOCK-UP PERIOD <sup>2</sup>     | None  |
| RETURN OBJECTIVE                | Seeks to track the NFI-ODCE on a net-of-fee basis with minimal tracking error |
| MANAGEMENT FEES                 | 60 bps of NAV annually  |
| MINIMUM INVESTMENT <sup>3</sup> | As low as \$2,500   |
| TAX REPORTING                   | Form 1099   |

Inception date of the I shares is September 11, 2023. Inception date of the Class A and Class Y Shares is November 1, 2023. Please see the prospectus for more details on the Class A Shares and Class Y Shares. Past performance is not a guarantee of future results. <sup>1</sup>Quarterly repurchase is required to occur in an amount no less than 5% of the Fund's Net Asset Value. <sup>2</sup>While the Fund is not subject to a lock-up period, certain Eligible Component Funds may be subject to lock-up periods during which the Fund may not redeem its investment in that Eligible Component Fund. Please see final page for footnote and disclosure information. <sup>3</sup>The Fund is currently accepting investments as low as \$2,500, pursuant to its prospectus provision allowing the \$500,000 I Share minimum to be waived with Adviser approval.

## Important Footnotes and Disclosures

The Fund currently offers Class A Shares, Class I Shares, and Class Y Shares which will all be continuously offered at the Fund's net asset value ("NAV") per share; plus, in the case of Class A Shares, a maximum sales load of up to 5.75%, from which a dealer-manager fee of up to 0.75% of offering proceeds may also be paid. Holders of Class A Shares, Class I Shares, and Class Y Shares have equal rights and privileges with each other, except that Class I Shares and Class Y Shares do not pay a sales load or dealer manager fees. See "Ongoing Distribution and Servicing Fees" and "Summary of Fund Expenses" for information on servicing and distribution fees in the prospectus. Class I Shares and Class Y Shares are each not subject to a sales load; however, investors could be required to pay brokerage commissions on purchases and sales of Class I or Class Y Shares to their selling agents. Inception date of the Class I Shares is September 11, 2023. Inception date of the Class A and Class Y Shares is November 1, 2023.

The Accordant ODCE Index Fund (the "Fund") was previously registered as the IDR Core Property Index Fund, Ltd. (the "Predecessor Fund"). The Fund's investment adviser is Accordant Investments LLC ("Adviser") and the Fund's sub-adviser is IDR Investment Management, LLC ("Sub-Adviser"). The Predecessor Fund was a quarterly valued closed-end tender offer fund only available to accredited investors. Pursuant to a proxy filed with SEC and a special shareholder meeting that occurred on August 31, 2023, the Predecessor Fund converted into the Fund which is a daily valued registered closed-end interval fund ("Conversion"). The Predecessor Fund previously charged a management fee of 40bps while the Fund now charges 60bps. Fund performance shown in this presentation is net of fees and for performance prior to September 11, 2023, reflects a 40bps management fee and for performance on and after September 11, 2023, reflects a 60bps management fee. The performance shown reflects a continuation of performance from the Predecessor Fund to the Fund. While the Fund has a different investment adviser than the Predecessor Fund, the Fund's portfolio management is substantially similar to the Predecessor Fund. The Conversion was a non-taxable event for existing shareholders.

The total annual fund operating expense ratios, gross of any fee waivers or expense reimbursements, are 5.32%, 5.07%, and 5.07% for Class A, Class I, and Class Y shares, respectively. Pursuant to a contractual agreement, the Fund's investment advisor has agreed to waive its fees and to pay or absorb the Fund's organizational and offering-related expenses, as well as ordinary operating expenses (excluding certain non-administrative expenses as detailed in the Fund's Prospectus), to the extent such expenses exceed 0.50% of the Fund's net assets. This waiver is designed to ensure that the net annual fund operating expenses do not exceed 1.37% for Class A shares and 1.11% for Class I and Class Y shares. The agreement remains in effect through September 11, 2026, and is subject to possible recoupment by the advisor in future periods, as described in the Prospectus. Fund performance and distributions are presented net of fees. Performance for short periods should not be the sole basis for an investment decision.

The tax-equivalent distribution rate is the rate a fully taxable investment needs in order to equal the after-tax rate on a comparable tax-advantaged investment. The example assumes 37% maximum federal income tax rate and includes the 3.8% Medicare surtax that is applied to the net investment income above certain thresholds. It does not include state taxes. 70% was the return of capital ("ROC") and non-dividend distribution portion of the Q4 2025 distribution. ROC, for tax purposes, should be distinguished from an economic return of capital, where an investor is repaid out of its own contributions rather than from the economic profits of the investment. As a tax law concept, an ROC is not tied to an investment's financial performance. ROC distributions reduce the stockholder's tax basis in the year the dividend is received. The stockholder's tax basis may be reduced by ROC distributions in the year the distribution is received and generally defer taxes on that portion until the stockholder's stock is sold via repurchase. Upon repurchase, the investor will calculate their gain by reference to the lower cost basis attributable to the ROC distributions, which gain may be subject to tax at capital gain rates.

## Risks

**Investing in the Fund involves a high degree of risk. The following list is not exhaustive. Please review risks related to an investment in the Fund set forth in the "Risk Factors" section of the prospectus. These include, but are not limited to the following: convertible securities risk, correlation risk, credit risk, fixed income risk, leverage risk, and risk of competition between underlying funds.**

### **Past Performance is No Guarantee of Future Results.**

Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The Fund's investment objective is to employ an indexing investment approach that seeks to track the NFI-ODCE Index on a net-of-fee basis while minimizing tracking error. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. It is not possible to invest in an index. You cannot invest directly in an index and unmanaged indices do not reflect fees, expenses, or sales charges. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Advisor to allocate effectively the Fund's assets across the various asset classes in which it invests and to select investments in each such asset class. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no less than 5% of the Fund's shares outstanding at net asset value. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer.

An investment in shares represents an indirect investment in the securities owned by the Fund. The value of these securities, like other market investments, may move up or down, sometimes rapidly and unpredictably. The Fund is "non-diversified" under the Investment Company Act of 1940 and therefore may invest more than 5% of its total assets in the securities of one or more issuers. As such, changes in the financial condition or market value of a single issuer may cause a greater fluctuation in the Fund's net asset value than in a "diversified" fund. The Fund is not intended to be a complete investment program.

The Fund will concentrate its investments in real estate industry securities. The value of the Fund's shares will be affected by factors affecting the value of real estate and the earnings of companies engaged in the real estate industry. These factors include, among others: (i) changes in general economic and market conditions; (ii) changes in the value of real estate properties; (iii) risks related to local economic conditions, overbuilding, and increased competition; (iv) increases in property taxes and operating expenses; (v) changes in zoning laws; (vi) casualty and condemnation losses; (vii) variations in rental income, neighborhood values, or the appeal of property to tenants; (viii) the availability of financing; (ix) climate change; and (x) changes in interest rates. Many real estate companies utilize leverage, which increases investment risk and could adversely affect a company's operations and market value in periods of rising interest rates. The value of securities of companies in the real estate industry may go through cycles of relative under-performance and over-performance in comparison to equity securities markets in general.

The Fund is subject to the risk that geopolitical and other similar events will disrupt the economy on a national or global level. For instance, war, terrorism, market manipulation, government defaults, government shutdowns, political changes or diplomatic developments, public health emergencies (such as the spread of infectious diseases, pandemics, and epidemics), and natural/environmental disasters can all negatively impact the securities markets.

A significant portion of the Fund's underlying investments are in private real estate investment funds managed by institutional investment managers that comprise the NFI-ODCE Index ("Eligible Component Funds"). Investments in Eligible Component Funds may pose specific risks, including: such investments require the Fund to bear a pro rata share of the vehicles' expenses, including management and performance fees; the Advisor and Sub-Advisor will have no control over investment decisions made by such vehicle; such vehicle may utilize financial leverage; such investments have limited liquidity; the valuation of such investment as of a specific date may vary from the actual sale price that may be obtained if such investment were sold to a third party.

An investment in the Fund is suitable only for investors who can bear the risks associated with investments in the Underlying Funds and the various real estate equity and debt strategies which such Underlying Funds utilize, with potential limited liquidity. Even though the Fund will make quarterly repurchase offers for its outstanding Shares, investors should consider the Shares to be viewed as a long-term investment within a multi-asset personal portfolio and should not be viewed individually as a complete investment program.

The Fund seeks to pay consistent quarterly distributions at an attractive distribution yield to shareholders of record. The Fund accrues and declares distributions quarterly and distributes them on a quarterly basis. In addition, the Fund distributes any net capital gains it earns no less frequently than annually; however, the Fund cannot guarantee that it will make distributions and the amount of distributions that the Fund may pay, if any, is uncertain.

The Fund may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital, or offering proceeds. Such distributions may constitute a return of capital and reduce the amount of capital available to the Fund for investment.

Investors will pay offering and organizational expenses and, with regard to Class A Shares, a frontend sales load of up to 5.75%, from which a dealer manager fee of up to 0.75% of the offering price may also be paid. Investors in Class I Shares may be charged transaction or other fees directly by financial intermediaries. You will have to receive a total return at least in excess of these expenses to receive an actual return on your investment.

The Shares have no history of public trading and are not currently listed on a public exchange. The Fund does not currently intend to list its Shares for trading on any securities exchange or any other trading market in the near future. There is currently no secondary market for its Shares and the Fund does not expect any secondary market to develop for its Shares.

There is no guarantee that an investor will be able to sell all the Shares that the investor desires to sell in a particular repurchase offer. An investor should consider an investment in the Fund to be illiquid. Investing in the Shares may be speculative and involves a high degree of risk, including the risks associated with leverage.

The Fund may use leverage within the levels permitted by the 1940 Act, including, without limitation, to meet repurchase requests and to provide it with temporary liquidity to acquire investments in Underlying Funds in advance of its receipt of redemption proceeds from an investment in another Underlying Fund. The Fund expects to borrow money through a credit facility or other arrangements in order to satisfy repurchase requests from shareholders and to otherwise provide the Fund with liquidity.

The Fund itself uses entity level debt (borrowings at the Fund level) and expects the Underlying Funds may further utilize property-level debt financing (mortgages on the Underlying Fund's properties that are not recourse to the Underlying Fund except in extremely limited circumstances) or other fund-level financing. The Fund is subject to the 1940 Act's asset coverage requirement (the "Asset Coverage Requirement"), which requires a registered investment company to satisfy an asset coverage requirement of 300% of its indebtedness, including amounts borrowed, measured at the time the investment company incurs the indebtedness.

The Accordant ODCE Index Fund is distributed by ALPS Distributors, Inc (ALPS). Accordant Investments LLC is not affiliated with ALPS.

**Investors should carefully consider the investment objectives, risks, charges, and expenses of the Accordant ODCE Index Fund. This and other important information about the Fund is contained in the prospectus, which can be obtained online by visiting [www.accordantinvestments.com](http://www.accordantinvestments.com). The prospectus should be read carefully before investing. For differences between the Class I Shares, Class A Shares, and Class Y Shares, please see the prospectus of the Fund.**