

Bridgeport Real Estate & Infrastructure Fund

February 2025

About Bridgeport

Founded in 2007, Bridgeport Asset Management is a Toronto-based asset management firm that offers both publicly traded and private asset investment solutions.







Fund Strategy

Provides investors with turnkey access to a diversified portfolio of global institutional private real estate and infrastructure investments with low correlation to publicly traded markets.

Why Invest?

- Global exposure to a diversified portfolio of alternative investments across multiple private real estate and infrastructure asset classes
- Low correlation to traditional investments and reduced volatility
- Access to strategies typically reserved for large institutional investors
- Actively managed with exposure to thousands of underlying investments

Representative Allocations

ASSET MANAGER	MANAGER DESCRIPTION	STRATEGY OVERVIEW	GEOGRAPHIC FOCUS
	Brookfield is one of the world's largest real estate investor and operator with more than \$200 billion of real estate AUM and over \$150 billion of infrastructure AUM.	Brookfield Strategic Real Estate Partners IV is the firm's flagship fund. It invests in control equity value-add opportunities across all real estate verticals.	Global
	Harrison Street was founded in 2005 and has invested \$53 billion and acquired or developed almost 1,400 real estate assets in North America and Western Europe since its inception.	Harrison Street Canada Alternative Fund focuses on control equity investments in student and seniors housing, medical offices, life sciences, data and storage properties. The fund typically targets stabilized assets, but opportunistically pursues ones that require additional investments to maximize value.	Canada
	Carlyle is one of the world's largest investment firms with nearly \$450 billion in AUM and has deployed \$19 billion across nearly 1,300 opportunistic real estate investments in the U.S.	Carlyle Realty Partners X provides capital for new developments in multifamily, garden-style, single-family, and industrial properties across the U.S. It strategically invests once key zoning and regulatory hurdles have been cleared, partnering with trusted local developers.	US
	Starwood Capital Group is a leading real estate investment firm and manages \$115 billion in real estate equity and credit worldwide.	Starwood Distressed Opportunity Fund XIII is the firm's flagship real estate fund. The fund targets value-add and distressed opportunities in both equity and credit across multifamily, data center, industrial, and hospitality properties, aiming to deliver opportunistic returns.	Global
	Blue Owl Capital is a leading global alternatives platform specializing in private equity, credit, and real estate. The firm manages over \$230 billion in AUM.	Blue Owl Real Estate Fund VI invests in sale-leaseback transactions with triple-net or absolute-net leases tied to mission-critical industrial, essential retail, and corporate or medical office properties. The fund primarily partners with large, investment-grade-rated corporations that are typically the sole occupants of the properties.	US & Canada
	Hamilton Lane is a global capital investment and advisory firm dedicated to private markets for over 30 years.	Hamilton Lane Infrastructure Opportunities Fund invests alongside specialist managers in both value add and stabilized infrastructure assets located in North America and Western Europe.	Global

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Fund Performance¹

Annualized Returns (except as noted)

One Month	Year to Date	1 Year	3 Year	Since Inception (cumulative)
0.9%	1.0%	2.7%	2.0%	1.9%

Returns By Year

2022 (11 Months)	2023	2024
1.7%	1.2%	1.8%

Top Private Asset Strategies Committed²

TYPE	WEIGHT
Global Infrastructure	19%
Global Value Add	13%
Global Opportunistic	10%
US Leasing	10%
Private Income Investments	6%
Canada RV Parks	6%
Canada Core Plus	5%
US Development	5%
Global Core	3%
Canada Alternative	3%
Canada Development	3%
Global Hybrid	2%
Canada Single Family Rental	1%

General Fund Information

Purchases:	Monthly
Liquidity:	Quarterly*
Fund Inception:	February 2022
Fund Structure:	Open-ended Mutual Fund
Registered Account Eligible:	Yes

*Please see Fund documentation for certain limitations

Fund Service Providers

Administrator:	SGGG Fund Administration
Custodians:	Canadian Western Trust & National Bank Independent Network
Auditor:	PricewaterhouseCoopers LLP
Legal:	Borden Ladner Gervais

Bridgeport Team



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¹ Performance is calculated before fees based on Bridgeport Real Estate & Infrastructure Fund's Series H. Fund inception is February 2022.
² As of January 31, 2025

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