



Cityfunds Investors,

We are pleased to announce the launch of our secondary trading platform (the “Trading Platform”) for Cityfunds. This platform allows Cityfunds investors the opportunity to list their current holdings for sale or purchase additional shares of a Cityfund.

Trading Platform

The Trading Platform is powered by PPEX, an alternative trading system operated by [North Capital](#), a leading provider of technology and brokerage services for private offerings. The Trading Platform can be [accessed here](#). In addition, investors can access the Trading Platform directly from their Portfolio page.

Setting up a Trading Account

Investors who wish to use the Trading Platform will need to open a custodial bank account on Homeshares. This is necessary to receive sale proceeds or to fund purchases. Funds can be transferred between this account and your other bank accounts through ACH.

Trading

Selling Shares: An investor that would like to sell shares can enter an offer on the Trading Platform, specifying the following information:

- Cityfund
- Number of Shares
- Price

Once an order has been placed, it is routed to PPEX. If there is a match between a buy order and a sell order, the trade will be processed. Funds will be debited from the purchaser’s account and credited to the seller’s account.

Fees

There is a 1% broker-dealer fee for any transaction on that Trading Platform.

Cityfunds Available for Trading

At this time, the following Cityfunds are available for trading on the Trading Platform:

- Austin
- Dallas
- Denver
- Los Angeles
- Miami
- Tampa

We will be adding Houston and Phoenix at a future date.

Cityfunds Contribution to US Home Equity Fund I

As we shared in our February updates, each of the Cityfunds have contributed their HEA assets to US Home Equity Fund I, L.P. [Here is a link to that announcement](#). This means that, as a Cityfunds investor, you now benefit from exposure to a nationwide, diversified portfolio of home equity agreements. This new structure reduces concentration risk and enhances potential return opportunities by pooling assets across multiple cities and states.

Updated Valuations

With the launch of the Trading Platform, we have updated the net asset value (NAV) per share for each Cityfund. These NAVs are determined based on the estimated value of a Cityfund's investments, including related liabilities, using input from automated valuation models (AVMs) or appraisals, as well as factors such as liquid asset prices, distribution accruals, and estimated revenues, fees, and expenses. Our objective is to provide a reasonable estimate of the market value of the shares of each Cityfund; however, secondary market transactions may occur at any price, regardless of a Cityfunds NAV.

There have been changes in the Net Asset Value for each Cityfund since it was last reported. For some Cityfunds, the NAV has increased; in others it has decreased. The declines in Cityfunds such as Austin and Tampa are due to declines in the market values of the underlying properties. Both of these markets have experienced sharp declines in home values over the past 12 months, following an extended period of home price appreciation. It is important to note that many of the home equity agreements that these Cityfunds hold were structured in a way where any losses in home value were shared between the homeowner and Cityfunds.

We intend to provide updated NAVs for each Cityfund on a quarterly basis beginning in July 2025.

Tutorial Video

To learn more about how to use the new Trading Platform please see [this short video](#). .

Thank you,
Cityfunds Team