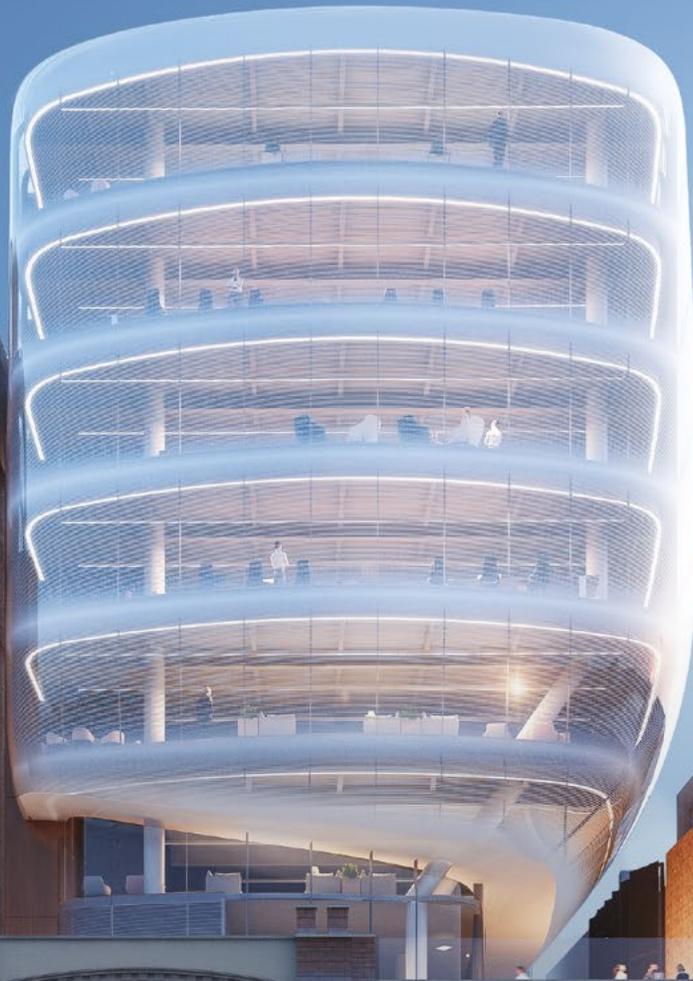


nuveen
REAL ESTATE



Global real estate capabilities

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Nuveen Real Estate is one of the largest real estate investment managers in the world with \$154 billion of assets under management.

With more than 765 employees¹ located across over 30 cities throughout the United States, Europe and Asia Pacific, our global platform offers unparalleled geographic reach and depth of sector expertise.

Our investment, asset management and corporate strategies grow from a deep understanding of the structural trends that we believe will shape the future of real estate and responsible investing beyond market cycles. This 'tomorrow's world' approach sits at the core of our investment process and business operations.

Our local presence & expertise

\$154B equity & debt AUM

● Americas (80%)

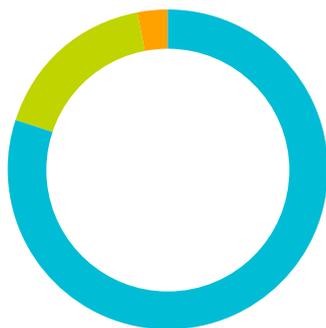
\$123B AUM
321 employees

● Europe (17%)

\$26B AUM
393 employees

● Asia Pacific (3%)

\$5B AUM
55 employees

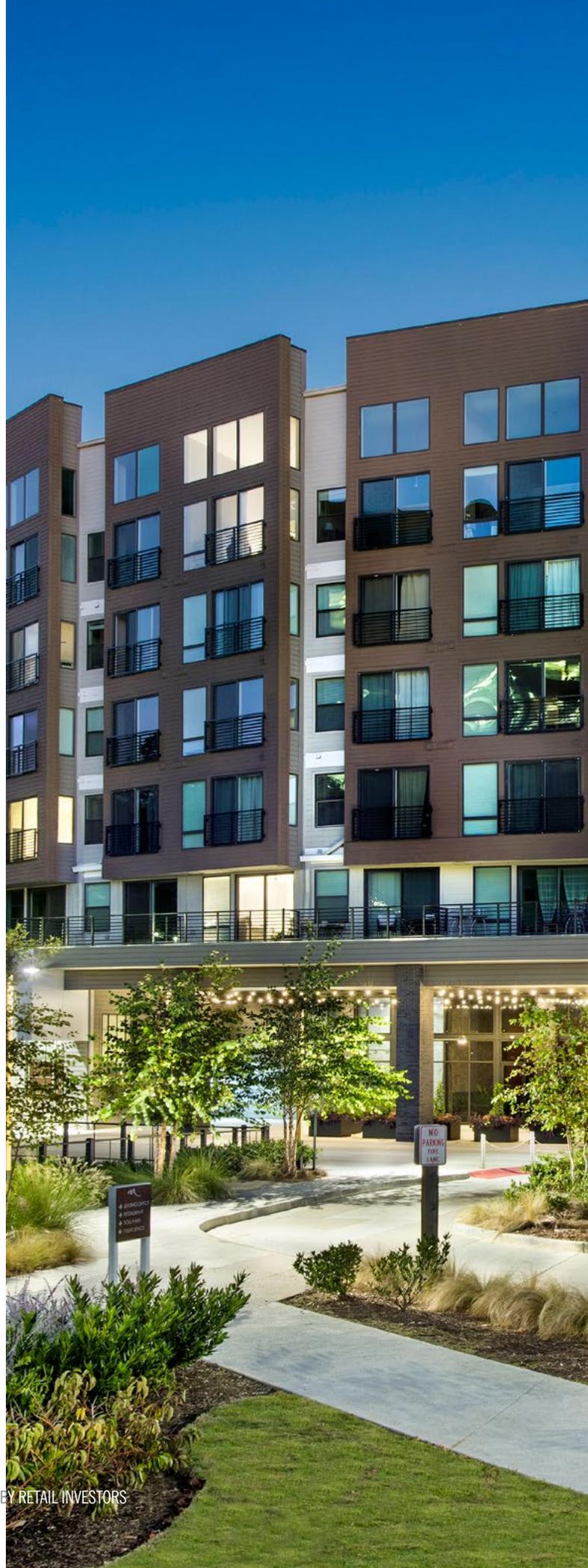


Source: Nuveen Real Estate, all figures as at 30 Sep 2022. Total may not equal 100% due to rounding. 1 Includes 385+ real estate investment professionals, supported by a further 380 Nuveen employees.

Responsible investing incorporates Environmental Social Governance (ESG) factors that may affect exposure to issuers, sectors, industries, limiting the type and number of investment opportunities available, which could result in excluding investments that perform well.

Real estate investments are subject to various risks, including fluctuations in property values, higher expenses or lower income than expected, and potential environmental problems and liability. A portfolio's concentration in the real estate sector makes it subject to greater risk and volatility than other portfolios that are more diversified and its value may be substantially affected by economic events in the real estate industry. International investing involves risks, including risks related to foreign currency, limited liquidity particularly where the underlying asset comprises real estate, less government regulation in some jurisdictions, and the possibility of substantial volatility due to adverse political, economic or other developments. Past performance is no indication of future results. The value of an investment and the income from it can fall as well as rise and you may not get back the amount originally invested.
YOUR CAPITAL IS AT RISK.

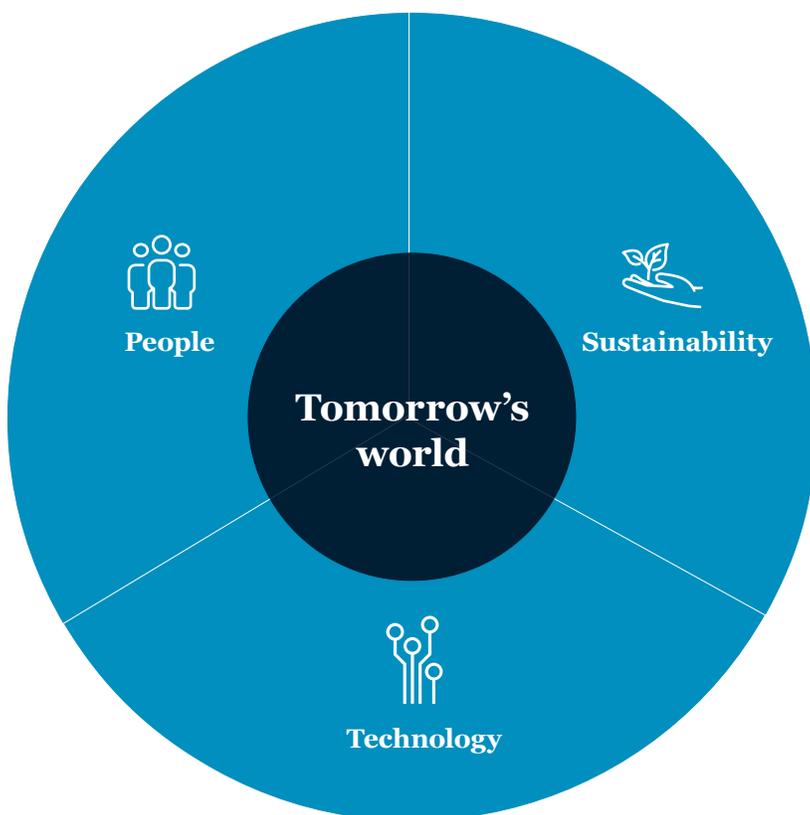
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Our tomorrow's world strategy

Our tomorrow's world approach, a philosophy that sits at the core of our investment process and business operations, informs our long-term view of real estate investments for the enduring benefit of both clients and society. It goes beyond incorporating ESG factors into our analysis. It embraces the structural changes that the real estate industry and society face. The three main disruptors that are shaping the future of real estate are people, sustainability and technology.

We believe structural changes present significant opportunities to create value, and the key to capitalising on these is to have a deep understanding of these disruptors and their effects.



“Sustainability sits at the core of our tomorrow's world strategy. We believe that the transition to a low-carbon economy presents both opportunities and risks which, when effectively managed, can create value for our investors.”



Abigail Dean
*Global Head of Strategic Insights,
Nuveen Real Estate*

Our sector expertise



Workplace/Office
\$39.1B

Equity
\$24.3B

Debt
\$14.8B

Providing best in class workplace solutions as a top office owner globally

Investing in tomorrow's world workplace/office assets with a focus on innovative centers of employment such as life science labs, medical offices, tech R&D facilities, studio production space and highly amenitized modern office buildings.

Chad Phillips

*Global Head of Workplace,
Retail & Mixed-use*



Retail & Mixed-use
\$32.7B

Equity
\$24.2B

Debt
\$8.6B

Robust local presence and long-standing relationships with retailers

With seasoned investment professionals in key markets across the globe, we are focused on identifying disruptive market trends and evolving retailer business models that we believe are positioned to succeed in today's retail environment.

Chad Phillips

*Global Head of Workplace,
Retail & Mixed-use*



Industrial
\$34.1B

Equity
\$26.5B

Debt
\$7.6B

Investing in industrial since 1953

Multi-tenant and single tenant configurations comprised of light industrial, bulk logistics and cold storage assets. Diverse tenant base and low capital expenditure needs are drivers of historically solid returns. The industrial sector continues to benefit from shifts in the supply chain related to consumer trends in e-commerce.

Graydon Bouchillon

Global Head of Industrial



Housing
\$33.8B

Equity
\$21.8B

Debt
\$12.0B

Extensive history and experienced team

Focused on the living sector, with housing sector specialists in the U.S., across Europe and in the Asia Pacific region, creating a truly global housing platform.

Jay Martha

Global Co-head of Housing and Alternatives

Michael Hunter

Global Co-head of Housing and Alternatives



Alternatives
\$12.2B

Equity
\$9.2B

Debt
\$3.0B

Focused on investing in non-traditional real estate with a demographic-driven investment focus

Our alternatives investments comprise medical office, self-storage, data centres, student, co-living, manufactured and senior housing, single-family rentals, hotels and healthcare.

Jay Martha

Global Co-head of Housing and Alternatives

Michael Hunter

Global Co-head of Housing and Alternatives



Impact
\$2.9B

Equity
\$2.9B

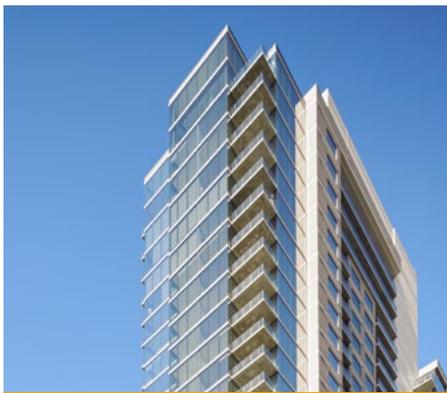
Provides strategies that address some of the most pressing social and environmental challenges

Our impact investments focus on early-stage projects and take an impact-led approach to increase the supply of social and affordable housing by targeting low-income and disadvantaged populations, while also focusing on regeneration projects.

Nadir Settles

Global Head of Impact

Our sector expertise



CRE Debt
\$44.9B

Investing in CRE debt since 1934

Nuveen offers core senior whole loans, transitional bridge loans, and subordinate debt for both long and short durations. Debt provides an attractive offering for any portfolio providing strong relative value and diversification benefits. We have the ability to tailor products and offerings to meet a wide variety of investor risk and return objectives.

Jack Gay
Global Head of Debt

“Our specialist sector model, although at different maturity levels across the globe, is proving to be a distinct advantage for our real estate platform. It is enabling us to improve investment performance across the board and raise capital into sector-specific strategies.”



Chris McGibbon
*Global Head of
Nuveen Real Estate*

Our global leadership team



Chris McGibbon
*Global Head of Nuveen
Real Estate*



Carly Tripp
*Global CIO and Head of
Investments*



Shawn Lese
*CIO and Head of Fund
Management, Americas*



Michael Neal
*CIO and Head of Fund
Management, Europe*



Louise Kavanagh
CIO and Head of Asia Pacific



Torrey Bartlett
*Global Head of Human
Resources*



Reisa Bryan
*Global Chief Operating
Officer*



Abigail Dean
*Global Head of Strategic
Insights*



Duncan Morton
*Head of Nuveen Finance,
Europe & Asia Pacific*



Chad Phillips
*Global Head of Workplace,
Retail & Mixed-use*



Graydon Bouchillon
Global Head of Industrial



Jay Martha
*Global Co-head of Housing
and Alternatives*



Michael Hunter
*Global Co-head of Housing
and Alternatives*



Jack Gay
Global Head of Debt



Jason Hernandez
Head of Debt, Americas



Nadir Settles
Global Head of Impact



Jenny Du
*Global Head of Product
and Solutions*

Contact us

Australia

Andrew Kleinig
andrew.kleinig@nuveenglobal.com

Benelux, Middle East & United Kingdom

Gabi Stein
gabi.stein@nuveenglobal.com

Canada

Nicholas Ricard
nicholas.ricard@nuveen.com

Central Europe

Romina Smith
romina.smith@nuveenglobal.com

Greater China

Kelvin Cheung
kelvin.cheung@nuveenglobal.com

Italy

Giampaolo Giannelli
giampaolo.giannelli@nuveenglobal.com

Japan

Michinobu Suzuki
michinobu.suzuki@nuveenglobal.com

Latin America

Oscar Isoba
oscar.isoba@nuveen.com

Northern Europe & Nordics

Addie Mynde
addie.mynde@nuveenglobal.com

South East Asia

Gracee Teo
gracee.teo@nuveenglobal.com

South Korea

Jae Ho Chang
jaeho.chang@nuveenglobal.com

Switzerland

Christian Leger
christian.leger@nuveenglobal.com

United States

Wendy Pryce
wendy.pryce@nuveen.com

For more information, visit us at nuveen.com/realestate

Note: All figures as at 30 Sep 2022 and sourced to Nuveen, unless otherwise specified.

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