

XA Investments (XAI) Monthly Update on Listed CEF and Interval Fund Market Developments

2023 Year In Review: Credit Funds in the Non-listed CEF Market

Credit Categories	12/31/2022		12/31/2023		% Change AUM
	# of Funds	AUM (\$mm)*	# of Funds	AUM (\$mm)*	
Asset Backed Lending	5	1,641	6	2,631	60.3%
Direct Lending	3	15,970	3	21,325	33.5%
Global Credit	26	17,259	28	19,193	11.2%
Loans / Structured Credit	22	9,919	25	10,049	1.3%
Totals	56	44,789	62	53,197	18.8%

Credit Categories	Launched	Exited Market	In Registration
Asset Backed Lending	1	0	1
Direct Lending	0	0	0
Global Credit	8	6	9
Loans / Structured Credit	5	2	5
Totals	14	8	15

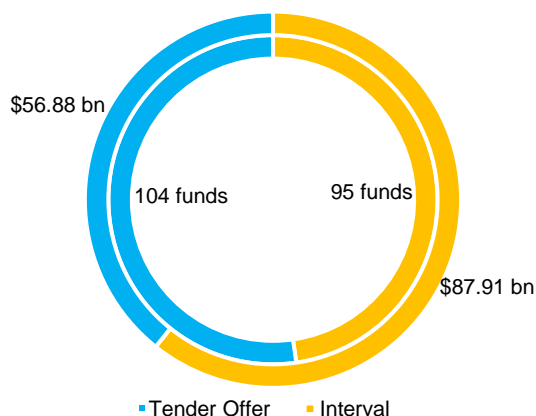
* Figures represent total managed assets using the latest publicly available data as of year-end.

- Due to the growth in the credit category, XAI has established 4 sub-groups within private credit and categorized funds according to strategy
- The private credit segment of the non-listed CEF market includes 62 funds, accounting for 31% of funds and \$53bn in AUM, or 37% of the market
- 14 new credit funds launched in 2023; 15 credit funds are in the SEC registration process now
- Direct lending and asset backed lending sub-groups both had strong AUM growth in 2023

Current Total Managed Assets

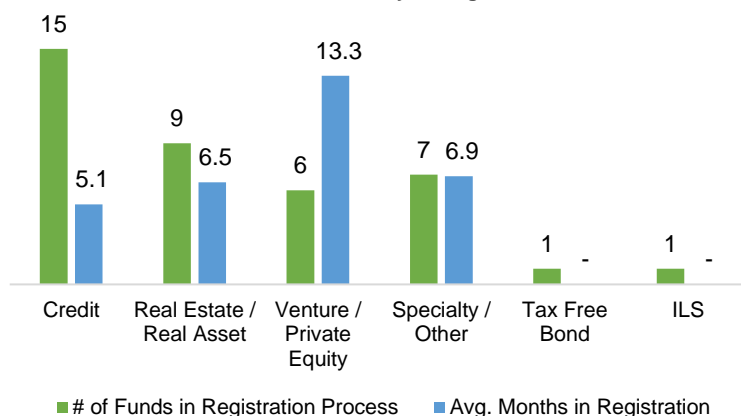
Overview of Non-Listed CEF SEC Registrations

Non-Listed CEF Market: 199 Funds with \$145bn



As of 12/31/2023. External circle represents total managed assets. Inner circle represents number of funds.

39 Non-Listed CEFs Currently in Registration Process



As of 12/31/2023. Avg. Months in Registration represents the average time in registration for funds that have gone effective with an initial filing date after 1/1/2022.

Largest Interval / Tender Offer Funds

Fund	Type	Ticker	Asset Class	Wire Platform	Net Assets (\$M) ¹	As of
Cliffwater Corporate Lending Fund	Interval	CCLFX	Credit	-	14,900	11/30/2023
Partners Group Private Equity Fund	Tender	N/A	Venture / Private Equity	ML, MS, WF	14,206	9/30/2023
ACAP Strategic Fund	Interval	XCAPX	Equity	ML, MS, UBS, WF	6,793	9/30/2023
Bluerock Total Income + Real Estate Fund	Interval	TIPWX	Real Estate / Real Asset	MS, UBS	5,826	9/30/2023
Apollo Diversified Real Estate Fund	Interval	GRIFX	Real Estate / Real Asset	MS, UBS	4,742	10/2/2023
CION Ares Diversified Credit Fund	Interval	CADUX	Credit	MS, UBS, WF	3,557	11/30/2023
Variant Alternative Income Fund	Interval	NICHX	Specialty / Other	-	2,975	10/31/2023
Versus Capital Real Assets Fund	Interval	VCRRX	Real Estate / Real Asset	-	2,888	10/31/2023
PIMCO Flexible Credit Income Fund	Interval	PFLEX	Credit	ML, MS, UBS, WF	2,747	10/31/2023
AMG Pantheon Fund	Tender	XPEIX	Venture / Private Equity	MS	2,550	10/31/2023

1. Net asset data is sourced from regulatory filings and fund websites and may be delayed due to reporting lags.

Sources: XA Investments; SEC.gov; CEFData.com; CEFConnect.com; Fund Sponsor Websites

www.xainvestments.com

Developments in Non-Listed CEF Registrations

Initial Registration Statement Filings	Structure	Asset Class	Filing Date
Jackson Real Assets Fund	Interval	Real Estate / Real Asset	12/15/2023
Beacon Pointe Multi-Alternative Fund	Interval	Specialty / Other	12/15/2023
Lord Abnett Flexible Income Fund	Interval	Credit	12/26/2023
StepStone Private Credit Income Fund	Interval	Credit	12/29/2023
First Eagle Real Estate Lending Fund	Interval	Real Estate / Real Asset	12/29/2023
Post-Launch Filings	Structure	Asset Class	Filing Date
PGIM Credit Income Fund	Interval	Credit	12/6/2023
Niagara Income Opportunities Fund	Interval	Credit	12/27/2023

Historical Listed CEF Premium/Discount Averages (as of 12/31/2023)

Current	-9.63%
11/30/2023	-9.67%
2023 YTD	-8.59%
2022	-5.78%
2021	-3.13%
2020	-7.36%
10 Year Historical	-5.86%
10 Year – Munis	-4.93%
10 Year – Taxable	-6.19%

Top 10 Current Average Listed CEF Premium / Discount

Equity / Hybrid	Premium / Discount	Fixed Income	Premium / Discount
Commodities	-4.11%	Multi-Sector	-1.95%
Sector Equity	-6.22%	Limited Duration	-2.35%
Covered-Call Funds	-8.59%	Global Income	-2.62%
Real Estate	-8.72%	Investment Grade	-3.60%
MLP	-11.57%	Taxable Muni	-4.86%
U.S. Equity	-12.23%	Senior Loans	-5.72%
U.S. Allocation	-13.12%	High Yield	-6.90%
Emerging Market Equity	-13.30%	Convertibles	-7.63%
Global Allocation	-13.32%	Preferreds	-8.33%
Global Equity	-14.22%	Emerging Market Income	-10.28%

Forward Listed CEF IPO Calendar (IPO Market Currently Closed)¹

IPO Month	Sponsor	Fund Name	Initial Filing Date	Strategy
TBD	DoubleLine	DoubleLine Shiller CAPE Enhanced Income Fund	6/10/2021	Equity
TBD	First Eagle	First Eagle Global Opportunities Fund	8/4/2021	Equity / Debt
TBD	PIMCO	PIMCO Municipal Credit Income Fund	10/3/2022	Municipal Bonds
TBD	Nuveen	Nuveen Municipal Opportunities Fund	10/4/2022	Municipal Bonds
TBD	BlackRock	BlackRock 2038 Municipal Target Term Trust	6/23/2023	Municipal Bonds

CEF Industry News and Upcoming Events

Date	Source	Summary
Dec 19	Cliffwater	According to a Cliffwater press release, the Cliffwater Corporate Lending Fund ("CCLFX"), the largest interval fund and market leader, announced the closing of its fifth privately-placed Senior Secured Notes offering, totaling \$760 million in principal. The fund will use the Senior Secured Notes as a form of leverage to further deploy capital across its flagship direct lending strategy. For more information visit prnewswire.com .
Feb 5-7	IPA	On February 5-7th, the Institute for Portfolio Alternatives ("IPA") will host their IPACONnect Private Markets Due Diligences Symposium in Newport Beach CA. The event will be an opportunity for private market thought leaders to meet and collaborate with industry professionals. For more information or to register visit ipa.com .
Feb 6-8	ICI	On February 6-8th, the Investment Company Institute ("ICI") will host its 2024 ICI Innovate conference in San Diego, CA. The conference will explore how technology is shaping the future of the funds industry. For more information or to register visit ici.org .
Mar 11-13	Blue Vault	On March 11-13th, Blue Vault will host its annual alts summit in Frisco TX. The event brings together some of the leading voices in the growing alternative investments industry. For more information or to register visit bluevaultpartners.com .

CEF Market: Legal & Regulatory Update

It's a new year, which means a new regulatory agenda for the SEC. The SEC Staff released the 2024 rulemaking agenda on December 6, 2023, and as expected, it includes a number of items that will impact registered funds and their investment advisers. Additional information regarding the new proposals and previous proposals, for which the SEC Staff is expected to propose final rules, can be found [here](#). Here are the highlights of the expected new proposals:

Incentive-Based Compensation Arrangements—Division of Trading and Markets may recommend to the Commission (along with various bank and credit union regulators) to propose regulations and guidelines around incentive-based compensation for financial institutions that have \$1 billion or more in total assets. The idea behind this derives from Dodd Frank and incentivized excessive risk taking in the eyes of regulators.

Reg D and Form D—Division of Corporate Finance may recommend updates to Reg D and Form D, including updates to the accredited investor definition.

Human Capital Management and Board Diversity Disclosure—Division of Corporate Finance may recommend proposals to enhance human capital disclosures by firms; separately, the Division may also seek proposals that also enhance disclosures regarding board and nominee diversity.

Fund Fee Disclosure—Division of Investment Management may consider a proposal to update and potentially reform registered fund fee disclosures.

Exchange-Traded Products (ETPs)—Division of Trading and Markets is considering proposals regarding ETPs; the key to look for here is some proposed additional consistency across products and their disclosures.

1. Subject to market conditions.

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