PSERB Resolution 2026-35
Re: EQT Exeter Industrial Core-Plus Fund V, LP
August 13, 2026

RESOLVED, that the Public School Employees' Retirement Board (the "Board") adopts the recommendation of the Investment Committee to invest an amount not to exceed $100 million, plus reasonable and normal investment expenses, in EQT Exeter Industrial Core-Plus Fund V, LP, and/or related investment vehicles.

The final terms and conditions of the investment are subject to legal due diligence and must be satisfactory to the Investment Office, the Office of Chief Counsel, and the Office of Executive Director, as evidenced either by the appropriate signatures on, or by a memo to that effect appended to, the implementing investment contract.

EQT Exeter Industrial Core-Plus Fund V
Private Real Estate Recommendation

Jarrett Richards
Senior Portfolio Manager

Tyler Howell
Investment Professional

July 2026

1. Recommendation Overview

PSERS IO and Aksia recommend committing $100 million to EQT Exeter Industrial Core-Plus Fund V

Firm Name	EQT
Investment Professionals / Employees	235 US Real Estate / 1,800 Firmwide
Fund Name	EQT Exeter Industrial Core-Plus Fund V, LP
Strategy Invested Capital [1]	U.S. Industrial: $19B
Target Return	8.5-11% Net IRR / 1.8x Net MoC
Target Fund Size / Hard Cap	$2.0B / Negotiating Hard Cap / USD
Recommended Commitment	$100M
GP Commitment	1% of Capital Commitments
Fund Structure	Closed-End
PSERS Existing Relationship	Yes
Notable Investment Committee Disclosures [2]	None

1. As of December 2025
2. Detail in appendix (Slide 8)

2. EQT Strategy & Expertise

Specialist logistics investors focused on modern, well-leased warehouses in the US

1. **Market Opportunity:** The market is rapidly absorbing the wave of new supply of industrial warehouses that was delivered in 2022-2025 with vacancy rates stabilizing at long-term averages and limited new construction in progress given elevated construction and borrowing costs. At the same time, “core” capital in the market is limited as open-end funds and non-traded REITs face redemption queues.

2. **Strategy:** The Fund will invest in modern, well-occupied, cash-flowing warehouse properties leased to many of the largest, most creditworthy national and international tenants.

3. **Portfolio Fit:** A commitment to Fund V supports several goals of the Private Real Estate portfolio including (i) achieving day-one income while meeting the portfolio’s cost of capital, (ii) partnering with a specialist manager in a sector with long-term, secular tailwinds, and (iii) identifying opportunities to complement and outperform the public market equivalent.

3. Investment Considerations

The risks are consistent with logistics-focused strategies alongside experienced partners

Risk	Detail	Mitigating Factors
Leadership Transition in 2024	Ward Fitzgerald, the founder and CEO of Exeter Property Group, became CEO of EQT Real Estate when EQT acquired Exeter in 2021. Mr. Fitzgerald departed the organization in late 2024, and two long-time Exeter/EQT executives were appointed to lead EQT Real Estate. Henry Steinberg is Global CEO and Matt Brodnik is Global CIO.	*Staff views favorably the elevation of Messrs. Steinberg and Brodnik, who have been key contributors to the success of prior funds. Notably, there has been limited turnover since Mr. Fitzgerald's departure.*
AI Impact on Supply Chains	Staff expects that the use of artificial intelligence in supply chains will result in long-term efficiency gains, with leading retailers and 3PLs already investing heavily in AI. This is likely to result in demand shifts in building types and property locations during the life of Fund V.	*Recognizing that there is no current consensus on AI impact, the Fund will address AI risk through geographical diversification and established relationships with the largest global tenants at the forefront of the AI impact to understand how their space needs are evolving.*
Macroeconomic Outlook	Demand for industrial property tends to be positively correlated with GDP, and cyclical contraction in GDP can result in weaker demand for warehouse leasing.	*While cyclical contraction in GDP will likely dampen demand, secular long-term trends – e-commerce, supply chain modernization, inventory redundancy, and faster delivery expectations – should insulate the industrial property type.*

4. Investment Highlights

EQT's specialized expertise matches today's market opportunity

Highlight	Detail
Deeply Experienced, Specialist Industrial Team	EQT Real Estate, with its Exeter Property Group legacy, is one of the longest tenured and most successful national investors in logistics properties in the United States with consistent top-quartile performance. The team is vertically integrated with specialists in each stage of the investment lifecycle.
Returns Driven by Current Income	The Fund will invest in well-leased properties with significant remaining lease term to create compelling income returns with market rent and appreciation upside.
Long-term, Creditworthy Tenancy	The tenants are generally large credit-worthy businesses, providing a level of certainty in the cashflows that can weather economic dislocations.

Appendix

Investment Committee Disclosure

Disclosure	Response
Relationship with Aksia	As of April 30, 2026, thirteen (13) current Aksia advisory and investment management clients have made total aggregate commitments of $4,914.1 million across investments managed by EQT Partners AB, including twelve (12) advisory accounts ($4,905.1 million) and one (1) investment management account ($9.0 million). As of July 14, 2026, there are currently no other Aksia clients considering a commitment to EQT Exeter Industrial Core-Plus Fund V.
Introduction Source	Existing Relationship
Compliance with Placement Agent Policy	As confirmed by PSERS' Office of Chief Counsel on July 14, 2026, this investment complies with the Public School Employees' Retirement Board Placement Agent Policy.
PA Political Contributions	No reportable political contributions
PA Presence	Please see confidential memo
Potential Conflicts	PSERS is not aware of any actual or potential conflicts of interest that would be created by PSERS' investment in the Fund.
Litigation Disclosure	None reported
Has the Firm reimbursed and/or paid for PSERS IOP travel in the past two calendar years?	Yes, EQT reimbursed PSERS for LPAC-related travel expenses for funds whose investment contracts were entered into prior to July 2021.
Certification of Diligence Costs	IOP certifies that PSERS paid all travel costs, if any, and was not reimbursed for the travel costs related to due diligence of the fund.

July 14, 2026

Board of Trustees
Commonwealth of Pennsylvania, Public School Employees' Retirement System ("PSERS")
5 North Fifth Street
Harrisburg, PA 17101

Re: EQT Exeter Industrial Core-Plus Fund V

Aksia LLC ("Aksia"), having been duly authorized by Board of PSERS, has evaluated and hereby recommends, in line with PSERS' Investment Policy Statement, Objectives, and Guidelines, an amount not to exceed $100 million in EQT Exeter Industrial Core-Plus Fund V ("the Fund" or "Fund V").

Founded in 1994 as Investor AB's private equity arm, EQT gradually transitioned to team ownership and pursued a buyout strategy in the Nordic region given EQT's heritage. EQT held its initial public offering in 2019 on the Nasdaq Stockholm stock exchange (under the ticker EQT.ST) and has since become one of the world's largest investment firms, with assets under management of €270 billion at December 31, 2025. EQT has strategies across Private Equity, Infrastructure and Real Estate. In 2022, EQT acquired BPEA, later rebranded as EQT Private Capital Asia. In 2026, EQT acquired Coller Capital, later rebranded as Coller EQT.

Fund V is expected to invest in income-producing logistics assets across the U.S., continuing EQT Real Estate's established industrial core-plus strategy. The Fund intends to build a diversified portfolio of modern big-box and last-mile warehouses in key consumption and distribution hubs, targeting assets with at least 93% occupancy and a four-year weighted average lease term at acquisition. Investments are expected to be core-plus in nature, with value creation driven by active lease rollover management to capture embedded mark-to-market upside, enhancing NOI and capital appreciation.

Aksia's recommendation is based upon the following analytical factors and is made within the context of PSERS' investment guidelines:

- Due diligence of the Fund's investment process, including a review of the sponsor, investment strategy, market positioning, investment personnel, and risk management;
    - Most recent investment due diligence review conducted July 2026
- Due diligence of the Fund's operations, including a review of its organizational structure, service providers, regulatory and compliance, and financial statement analysis;
    - Most recent operational due diligence review conducted July 2026
- Consideration of the Fund's strategy within the context of the current investment environment; and
- Consideration of the Fund's strategy as a component of PSERS' portfolio

This recommendation is given solely for the benefit of PSERS and cannot be relied upon by other investors considering an investment in the Fund, since their needs, objectives, and circumstances may not be identical to those of PSERS. In addition, please consult your tax, legal and/or regulatory advisors before allocating to any private investment fund.

Please feel free to contact us should you have any questions about this recommendation.

Respectfully,

Michael Brand
Managing Director, Co-Head of Real Assets

Simon Fludgate
Senior Advisor, Operational Due Diligence