

To: Nebraska Investment Council
From: JoLynn Winkler, CFA, Senior Portfolio Manager
Date: May 28, 2026

Re: Ares Real Estate Secondaries X

Background

The annual Real Assets Pacing Plan specified approximately \$150 million to \$200 million in commitments across 4-6 real estate funds. Since December 2025, the Council has approved the following fund commitments:

- \$20 million: Northwood U.S. Real Estate Fund (residential, industrial, retail/mixed use)
- \$50 million: Wheelock Street Real Estate Fund VIII (residential land, retail/mixed use, hospitality)
- \$40 million: Focus Senior Housing Fund III (Senior Housing)

Staff is recommending a \$50 million commitment to Ares Real Estate Secondaries X, a closed-end fund-of-funds focused on acquiring real estate partnerships in the secondary market. Secondary investments provide broad diversification across fund structures, vintages, property types, and geographies. Fund X would be our fifth commitment to this fund series.

- Landmark Real Estate Partners VI - \$40 million (2010)
- Landmark Real Estate Partners VII - \$57.5 million (2014)
- Landmark Real Estate Partners VIII - \$40 million (2017)
- Landmark Real Estate Partners IX - \$63 million (2022)

Following Ares' acquisition of Landmark Partners, the series now operates under the Ares name. The investment strategy for Fund X remains consistent with that of prior funds in the series.

Staff held a meeting with the Ares real estate secondaries investment team in February 2026, as well as attending Ares annual meeting in April. Aksia has completed both investment and operational due diligence on the Fund and has issued an approved rating.

Jaime Sunday, Partner and Co-Head of Real Estate Secondaries, and Juliette Schainuck, Managing Director, will present Fund X at the June Council meeting.

Proposed Commitments - \$50 million

- \$40 million Defined Benefit and Cash Balance Benefit Plans
- \$5 million Omaha School Employees' Retirement System
- \$3 million General Endowments
- \$2 million Health Care Endowments

Meeting Materials

- Ares Real Estate Secondaries X – Aksia Memo
- Ares Real Estate Secondaries X – Presentation