

# Alternative investment capabilities overview

*We partner with our clients to develop long-term strategic relationships, to understand their goals and meet their requirements by delivering solutions built from our best ideas — ideas that we invest in ourselves.*



## REAL ESTATE

*Spanning both debt and equity strategies across diverse geographies and sectors*



## PRIVATE CAPITAL

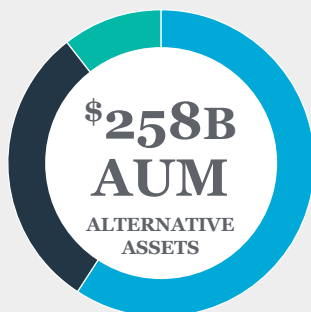
*Comprehensive range of capabilities at all levels of the capital structure*



## REAL ASSETS

*Array of strategies across agribusiness, commodities, farmland, timberland, infrastructure and energy*

**\$1.1 trillion in assets under management, including \$258 billion of alternative assets**



- **\$151B** Real estate
- **\$80B** Private capital
- **\$27B** Real assets

**Specialist investment teams that deliver results**

**Top 5** real estate manager globally<sup>1</sup>

**1st** largest manager of farmland assets worldwide<sup>2</sup>

**40+** years as an active private capital investor

**5 decades** of responsible investing leadership

Nuveen assets under management (AUM) is inclusive of underlying affiliates. Private capital AUM includes hedged strategies.

1 Source: ANREV/INREV/NCREIF Fund Manager Survey 2022. Survey illustrated rankings of 143 fund managers globally by AUM as at 31 Dec 2021. 2 Source: Pensions & Investments, 04 Oct 2021. Rankings based total worldwide farmland assets under management for the 12 months ending 30 Jun 2021 as reported by each responding asset manager.

Nuveen provides innovative investment strategies and portfolio management services through its independent investment affiliates: Nuveen Asset Management, TIAA Investments, AGR Partners, Churchill Asset Management, Glennmont Partners, Gresham Investment Management, Nuveen Green Capital, Nuveen Infrastructure, Nuveen Natural Capital, Nuveen Real Estate, and Winslow Capital Management.

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# Alternative strategy availability

Asset class	Fund	Targeted next close	Targeted final close
Real estate	<b>Diversified global real estate:</b> Aimed at providing both growth and income, this strategy is designed for individual investors providing exposure to direct real estate globally across multiple sectors	Open-ended (launched 2017)	
	<b>U.S. Strategic Alternatives Fund I:</b> Targets alternative property types with a near term focus on medical office buildings, single family rentals and self storage assets		3Q22
Municipal fixed income	<b>Nuveen Municipal Opportunities Fund LP:</b> A core municipal strategy that focuses primarily on investment grade municipal bonds, with the ability to opportunistically invest in non-investment grade municipal bonds	Open-ended (launched 2019)	
	<b>Nuveen High Yield Municipal Opportunities Fund LP:</b> A high yield municipal strategy that focuses primarily on non-investment grade municipal bonds as well as distressed municipal securities	Open-ended (launched 2019)	
	<b>Nuveen Enhanced High Yield Municipal Bond Fund:</b> A high yield municipal fund that focuses primarily on non-investment grade municipal bonds, as well as special situations* municipal securities	Open-ended (launched 2021)	

THE VEHICLES REFERENCED ABOVE MAY NOT BE AVAILABLE IN CERTAIN JURISDICTIONS.

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There is no guarantee that any of the strategies will achieve their stated objectives. There are risks inherent in any investment and these risks should be carefully considered before investing. Review the fees and expenses specific to each product. Not all products are available at all firms. Please check with your firm for availability.

Separately managed accounts, open-end mutual funds, closed-end funds, and limited partnerships are different types of investment vehicles with different expense structures and different inflows/outflows and distribution requirements. Income may be subject to state and local income taxes. Capital gains, if any, will be subject to capital gains tax.

### Risks and other important considerations

This does not constitute either an offer to sell or a solicitation of an offer to buy any interest in any unregistered fund. Any such offer would only be made by the fund's confidential offering memorandum and related subscription documents to be delivered to qualified investors and

where permitted by law. The information contained herein is current as of the date(s) indicated, subject to change at any time based on market or other conditions, and certain forward-looking statements may not come to pass. **Performance data shown represents past performance and does not predict or guarantee future results.**

Concentration in specific sectors may involve greater risk and volatility than more diversified investments: **real estate sector** involves the risk of exposure to economic downturns and changes in real estate values, rents, property taxes, interest rates and tax laws; **infrastructure-related securities** may involve greater exposure to adverse economic, regulatory, political, legal, and other changes affecting such securities. Investments in **commodity-linked derivative instruments** have a high degree of price variability and are subject to rapid and substantial price changes.

Institutional Separately Managed Accounts (ISMA), Mutual Funds (MF), Closed-End Funds (CEF), Collective Investment Trusts (CIT), and Undertakings for the Collective Investment of Transferable Securities (UCITS) are different types of investment vehicles with different expense structures and different inflows/outflows and distribution requirements.

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