CORE FINANCIAL LLC

July 13, 2026

# Form CRS – Customer Relationship Summary

Core Financial, LLC ("Core Financial") is registered as a broker dealer with the Securities and Exchange Commission (SEC) and is a member of the Financial Industry Regulatory Authority (FINRA). Core Financial does not offer investment advisory accounts or services. Brokerage and investment advisory services and fees differ, and it is important for you to understand the differences. Free and simple tools are available to research firms and financial professionals at Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

## What investment services and advice can you provide me?

Core Financial is a limited purpose broker-dealer whose business is limited to offering real estate investment related private placements sponsored by an affiliate. Our firm serves as placement agent to these offerings and the capacity in which it acts is disclosed in the private placement memorandum (PPM) of each offering. Core Financial does not offer any other kind of investments. Other firms may offer a wider range of choices, some of which might have lower costs. The private placements offered by us are limited partnership and limited liability company interests representing equity ownership in commercial real estate, primarily in the multi-family residential property sector. They include privately placed fund offerings (Fund(s)) that are advised by an affiliate investment adviser that only provides advisory services to the Funds and not to individual clients. We make our private placement offerings available to investors that are qualified to invest in private placements under applicable securities laws and pursuant to stated investor eligibility requirements of an offering's PPM, e.g., minimum net worth or gross income amounts. Private placements also have a minimum investment amount that is set forth in each offering's PPM.

We may provide investment recommendations to you with respect to the private placements we offer. When we make a recommendation, you make the ultimate decision regarding the purchase or sale of your investment. You may accept or reject any recommendation we make. We do not monitor your interests in any investment unless we state otherwise in writing. In addition, our firm does not accept discretionary authority over any assets or securities, nor do we recommend any specific type of accounts. Moreover, our firm does not hold customer accounts, funds, or securities. The investment accounts of investors who elect to invest in a private placement offered by us are directly with the issuer of the offering.

Conversation Starters to Ask Your Financial Professional

- Given my financial situation, should I choose a brokerage service? Why or Why Not?
- How will you choose investments to recommend to me?
- What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?

## What fees will I pay?

All the fees that you pay when you invest in a private placement offered by us are through the investment product itself and are specifically described in each offering's PPM. You will not pay any fees directly to Core Financial related to your investment. The fees paid through the investment are earned by our affiliates, all of which are under common control, and any joint venture partners that are part of the real estate investment(s) held by the limited liability company or limited partnership interests you purchase. The types of fees may include property management fees, acquisition and financing fees, disposition fees, and performance-based fees.

Core Financial receives no fees for serving as placement agent for Fund offerings. However, investments in our Fund offerings include an investment management fee that our affiliate investment adviser receives for its contracted investment management services to a respective Fund.

For non-Fund offerings only, Core Financial receives commission/concession fees based on the percentage stated in the offering's PPM related to its services as placement agent. You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying.

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For additional information, please refer to the PPM for the particular private placement offering you are considering. The specific fees and expenses associated with each private placement are listed in its PPM.

Conversation Starter to Ask Your Financial Professional

- Help me understand how these fees and costs might affect my investments. If I give you $10,000 to invest, how much will go to fees and costs, and how much will be invested for me?

**What are your legal obligations to me when providing recommendations? How else does your firm make money and what conflicts of interest do you have?**

**When we provide you with a recommendation**, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the recommendations we provide you. Here are some examples to help you understand what this means.

- When you invest in a private placement that we offer, our firm and certain of its affiliated entities receive fees, which are stated in the offering's PPM. This compensation creates an incentive for us to recommend the private placements that we offer.
- Certain associated persons of Core Financial, including one of its financial professionals, have an ownership interest in the firm and certain of its affiliates. This creates additional incentives for the firm and them to have you invest more of your assets in the firm's offerings.

Additional information about our conflicts of interest is available in each offering's PPM.

Conversation Starter to Ask Your Financial Professional

- How might your conflicts of interest affect me, and how will you address them?

**How do your financial professionals make money?**

Core Financial's financial professionals: (i) are employed by and earn a salary from its parent company, Core Real Estate Capital LLC; (ii) may receive a salary bonus based on the overall performance of the company and employee; (iii) may receive a sales-based transaction fee from an affiliate entity of our firm that is based on the amount invested in one or more of our firm's offerings as a result of the services of the financial professional; and (iv) may receive a percentage of the carried interest which is tied to the managing member or general partner's share of the profits of the limited partnership or limited liability company interests that you purchase.

**Do you or your financial professionals have legal or disciplinary history?**

Yes, our firm has one disciplinary matter from 2015, and our financial professionals do not. Visit Investor.gov/CRS for a free and simple search tool to research our firm and our financial professionals.

Conversation Starter to Ask Your Financial Professional

- As a financial professional, do you have any disciplinary history? For what type of conduct?

**Additional Information**

For additional information about us and our services, or to request a copy of our Form CRS, please contact our investor relations team via e-mail at InvestorRelations@crecrealestate.com, or phone at (614) 485-2500.

Conversation Starters to Ask Your Financial Professional

- Who is my primary contact person? Is he or she a representative of an investment adviser or broker-dealer? Who can I talk to if I have concerns about how this person is treating me?