TERMS OF USE

These Terms of Use ("Terms and Conditions") are a binding agreement between you and Artemis Real Estate Partners, LLC and its affiliates (collectively "Artemis"). By using or accessing this website, you accept and agree to be bound by these Terms and Conditions. For the avoidance of doubt, any references herein to "we," "our," "us" or any derivation thereof refer to Artemis.

NO INVESTMENT ADVICE

This website is intended only for your personal, non-commercial use, unless you and Artemis have agreed otherwise in writing. The information on this website is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase interests in any investment vehicle sponsored by Artemis and may not be used or relied upon in connection with any offer or sale of securities. No investment or other advice, is intended and nothing on this website is to be deemed a recommendation that an investor buy, sell or hold any security or other investment or that such investor pursue any investment style or strategy. Investors should consult with their own investment, accounting, tax or legal advisers with respect to their individual circumstances and needs.

Disclaimer of Warranties

This website is provided on an "AS IS," "WHERE IS" and "WHERE AVAILABLE" basis. Artemis does not make any express or implied warranties about this website (including the "Investor Portal") or the information or services provided herein, including any implied warranties of merchantability, non-infringement, or fitness for a particular purpose. Artemis will not be responsible for any loss or damage that could result from interception by third parties of any information or services made available to you via this website. Although the information provided to you on this website is obtained or compiled from sources we believe to be reliable, Artemis cannot and does not guarantee the accuracy, validity, timeliness or completeness of any information or data.

Limitations of Liability

Neither Artemis, nor any of its affiliates, related parties, directors, officers or employees (the "Affiliates"), will be liable or have any responsibility of any kind for any loss or damage that you incur in the event of any failure or interruption of this website (including the Investor Portal), or resulting from the act or omission of any other party involved in making this website, the data contained herein, or from any other cause relating to your access to, inability to access, or use of the website or these materials, whether or not the circumstances giving rise to such cause may have been within the control of Artemis or of any vendor providing software or services. In no event will Artemis, its Affiliates or any service provider parties be liable to you, whether in contract or tort, for any direct, special, indirect, consequential or incidental damages or any other damages of any kind even if Artemis or any other such party has been advised of the possibility thereof. This limitation on liability includes, but is not limited to, the transmission

of any viruses which may infect a user's equipment, failure of mechanical or electronic equipment or communication lines, telephone or other interconnect problems (e.g., you cannot access your internet service provider), unauthorized access, theft, operator errors, strikes or other labor problems or any force majeure. Artemis cannot and does not guarantee continuous, uninterrupted or secure access to the website.

Indemnity

By accessing this website, you agree to indemnify Artemis and its Affiliates, and our and their respective direct or indirect partners, owners stockholders, members, managers, officers, directors, employees and agents (collectively, the "Artemis Indemnities") against, and hold the Artemis Indemnities harmless from, any and all claims and expenses, including attorneys' fees, arising from your use of this website. You hereby release the Artemis Indemnities from any and all claims, demands, debts, obligations, damages (actual, consequential or special), costs and expenses of any kind whatsoever that you may have against the Artemis Indemnities' arising out of or in any way related to such disputes.

Restrictions on Use of Website You agree not to:

- 1. take any action that imposes an unreasonable or disproportionately large load on this website's infrastructure;
- use any device, software or routine to interfere or attempt to interfere with the proper working of this website or any activity being conducted on this website;
- use or attempt to use any engine, software, tool, agent or other device or mechanism (including, without limitation, browsers, spiders, robots, avatars or intelligent agents) to navigate or search this website to harvest or otherwise collect information from this website to be used for any commercial purpose;
- 4. allow any other person or entity to use your user-id or password on the Investor Portal; or
- 5. attempt to decipher, decompile, disassemble or reverse engineer any of the software comprising or in any way making up a part of this website.

You further agree not to violate or attempt to violate the security of this website, including, without limitation:

- 1. accessing data not intended for you or logging into a server or account that you are not authorized to access;
- 2. attempting to probe, scan or test the vulnerability of a system or network or to breach security or authentication measures without proper authorization; or

3. attempting to interfere with service to any user, host or network, including, without limitation, by way of submitting a virus to, or overloading, "flooding", "spamming" or "crashing", this website.

We may investigate occurrences that may involve violations of the security of this website or of the law and we may involve, and cooperate with, law enforcement authorities in prosecuting users who are involved in such violations. We reserve the right to disclose any information about you or your use of our website in connection with any investigations by us or law enforcement authorities.

We cannot and do not assure that other users are or will be complying with these Terms and Conditions, and, as between you and us, you hereby assume all risk of harm or injury resulting from any such lack of compliance.

We may change this website or delete content or features in any way, at any time and for any reason or no reason.

Restrictions on Use of Materials

Any person using this website is permitted to copy and print a minimal number of individual website pages solely for informational use. Users may also copy or print a minimal number of copies of any research or reports posted on the site solely for informational use. These copies must not alter the original website content, including, without limitation, any legal notices or legends. Our prior permission is required for (a)any commercial use of materials on this website; (b) making more than a minimal number of copies of such materials; and (c) copying portions of our website, such as by bots, robots or spiders that "harvest" the website. If you seek permission for any such use of our website, please contact us at info@artemisrep.com.

Linking and Framing

We do not permit others to link to or frame this website or any portion thereof.

Please note that this Privacy Policy and Terms and Conditions applies only to this website and not to other websites that may be accessible from this website via hyperlink. We encourage you to review the privacy policies and terms and conditions of all other websites that you visit.

These third party websites are not maintained by Artemis and are provided only as a convenience. The inclusion of any link is not and does not imply an affiliation, sponsorship, endorsement, approval, investigation, verification or monitoring by Artemis of any information contained in any third party website. In no event shall Artemis be responsible for the information contained on that site or your use of or inability to use such site. Artemis expressly disclaims any

responsibility for access to our use of such other websites.

Ownership

All content included on this website, such as graphics, logos, articles and other materials, is the property of Artemis or others and is protected by copyright and other laws. All trademarks and logos displayed on this website are the property of their respective owners, who may or may not be affiliated with our organization. You may not modify, copy, distribute, transmit, display, perform, reproduce, publish, license, frame, create derivative works from, transfer, or otherwise use in any other way for commercial or public purposes in whole or in part any information, software, products or services obtained from this website, except for the purposes expressly provided herein, without Artemis' prior written approval.

Submissions

As our website indicates, the information on these pages is intended solely for the benefit of persons who might be aware of investment opportunities that would interest Artemis. Please be advised that any comments, suggestions, ideas or other information that you send to us through our website will not be treated as confidential, and that we will own and have the right to use them as we choose, without payment to you. Artemis's services are provided only to a limited number of private investment funds, private separate account vehicles and certain investors; Artemis does not make its services available to the public.

International Use

Due to the global nature of the Internet, this website may be accessed by users in countries other than the United States. This website is provided for informational purposes only and is not directed at, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any jurisdiction where such distribution, publication, availability or use would be contrary to applicable law or regulation or which would subject that Artemis and/or its subsidiaries or Affiliates to any registration or licensing requirements with such jurisdiction. Those who choose to access this site outside the United States do so on their own initiative and are responsible for compliance with all local laws and regulations.

Financial Information

This website may contain information that includes or is based upon forward-looking statements within the meaning of federal securities laws. Forward-looking statements are made based on Artemis's current expectations and beliefs concerning future developments and their potential effects. You can identify these statements by the fact that they do not relate solely to historical or current facts. They generally include words such as "believe", "expects", "anticipates", "intends" and similar words. There can be no assurance that future developments will be in accordance with Artemis's expectations or that the effect of future developments will be those anticipated by Artemis. The following important

factors, risks, and uncertainties are among those that may affect such statements: (a) changes in performance of financial markets and interest rates; (b) development of new financial products; and (c) regulatory, accounting or tax changes that may affect the cost of, or demand for, our financial products or services. While Artemis periodically reassesses material factors, risks and uncertainties, we do not intend to revise any forward-looking statements to reflect changes in events, circumstances or expectations or to reflect the occurrence of unanticipated events after the date on which a statement is made.

Miscellaneous

Any failure or delay by us in enforcing an obligation or exercising a right under this Privacy Policy and Terms and Conditions does not amount to a waiver of that obligation, or right or any other obligation or right. If any term or provision hereof is illegal or invalid for any reason whatsoever, such term or provision will be enforced to the maximum extent permitted by law and, in any event, such illegality or invalidity shall not affect the validity of the remainder of this Privacy Policy and Terms and Conditions.

PRIVACY POLICY

Artemis respects the privacy of visitors to this website, those who invest in Artemis and tenants or others who visit Artemis properties. This Privacy Policy governs the online information and other personal information collection practices of Artemis. It outlines the types of information that we may gather about you and the ways in which we use and do not use this information.

What Information is Collected and How it May be Used

1. What is Personal Information:

The term "Personal Information" as used in this policy means any information that identifies, relates to, describes, or is reasonably capable of being associated with, directly or indirectly, a particular individual or household. The kinds of Personal Information that Artemis may collect depends on the nature of our relationship with you, but may include name, telephone number, e-mail address or SSN. In addition to the information stated above, Artemis may collect certain information about your use of our online services, for example, we may capture information such as IP address, operating system, browser, or other information collected through cookies.

2. How Personal Information May be Collected, Used, or Shared

Through your use of our website:

This website may collect information, such as your IP address, which is associated with the access point through which you enter the Internet, and is

typically controlled by your Internet Service Provider (ISP). Information such as is this may be collected from you and other users to perform statistical analyses of user behavior and characteristics, such as the frequency with which people visit various parts of this website. Aggregated statistics may be used to improve this website and for other business purposes.

This website may also collect information through a variety of technical methods, including, without limitation, cookies. Cookies are pieces of information that a website sends to your computer while you are viewing the website. Cookies and other technical methods may involve the transmission of information either directly to us or to another party authorized by us to collect information on our behalf. We may use cookies to store information such as which of our web pages you have visited and other session information so that we can better understand how the website is used, resolve technical problems, monitor traffic, and enhance your experience at this website.

Your voluntary submission of additional Personal Information: If you voluntarily submit information to us through this website (for example, in a request for general information or through the submission of a business proposal) we may record and use any personally information that you provide, such as your name, telephone number and e-mail address. This information may be used to fulfill your request or for internal business purposes.

Investors of Artemis and Artemis personnel may have access to our Investor Portal. In order to obtain a user-id and password to access our Investor Portal, you may be asked to provide us with your name, telephone number and e-mail address. We may record and use any such Personal Information to monitor access to our Investor Portal and to ensure the security thereof.

We may collect personal information about you from other sources, including from our properties' tenant files, our investor master subscription materials, and from our joint venture partners.

3. How We May Share Your Personal Information

Artemis does not sell your Personal information. However, we may share your Personal Information with service providers who are contracted to operate our website, and employ other service providers to perform work on our behalf, such as hosting this website or operating our Investor Portal. These persons may have access to the Personal Information you submit through this website, but only for the purpose of performing their duties in connection with this website. These persons may not use your Personal Information for any other purpose.

We may also share your personal information for our business purposes with, for example, our joint venture partners, fund administrators, accountants, attorneys or other service providers as necessary to conduct business processes on behalf

of Artemis.

California Residents Privacy Notice

If you are a resident of California, please review the California Consumer Privacy Act Privacy Notice [here].

Questions and Contact Information

If you have any questions or concerns about this website and/or this Privacy Policy and Terms and Conditions email us at nfo@artemisrep.com, call 202.370.7450 or send your questions or concerns in writing to: 5404 Wisconsin Avenue Suite 1150 Chevy Chase, MD 2081