



Investment Strategy

- **Access**

The Fund seeks to provide both current income and capital appreciation through access to private real estate funds that are members of the NFI-ODCE NR Index.

- **Moderate Volatility**

The underlying private real estate funds invest in commercial properties with limited leverage and high occupancy rates, and are generally leased to tenants with high credit ratings.

- **Low Correlation**

Diversification benefits may be obtained when private real estate is added to a traditional equity/bond portfolio.

Market Overview

The 4th quarter of 2018 was a reminder for equity investors that markets can be volatile. U.S. equities led the way down, with the S&P 500 losing a staggering -13.52% during the quarter. International and emerging market equities offered little solace with the MSCI EAFE and MSCI EM index returning -12.54% and -7.47%, respectively. Fixed income offered investors some protection with the BBgBarc U.S. Aggregate Bond Index returning 1.64% for the quarter. The 10-year treasury yield retreated, falling below 2.70% by the end of the quarter, as investors looked for safety. Real estate returns were mixed between the public and private markets with publicly traded REITs (as measured by the MSCI US Real Estate Index NR) delivering a negative return of -7.05% and core private real estate (as measured by the NFI-ODCE NR) returning a positive 1.53%.

The 4th quarter volatility was a result of numerous factors creating uncertainty in the markets. Federal Reserve Chairman Jerome Powell began the quarter giving no indication of slowing the pace of interest rate hikes. However, by the end of the quarter Chairman Powell indicated there would likely be just two interest rate hikes in 2019, down from the three previously projected. Although the Federal Reserve lowered its projections, markets were expecting an even more dovish tone and responded by selling equities. Investors also started to fear a global economic slowdown given the current trade issues between China and the U.S., as well as weaker than expected data coming out of Europe. Finally, the quarter ended with a U.S. government shutdown with no signs of compromise from either party. As the fiscal stimulus fades in 2019, investors will likely remain cautious and we believe the volatility in the markets will continue. We are paying close attention to developments in the trade conflicts and government shutdown, as well as other indicators of a slowing economy. We believe there is still time, even this late in the cycle, for the U.S. economy to grow, albeit at a slower pace than we experienced in 2018.

Quarterly Fund Highlights

As the U.S. economy continues to grow, the fundamentals underpinning commercial real estate are generally stable. As a result, the Fund (USQIX) delivered a positive quarterly return and paid a 1.00% quarterly distribution.

The Fund marked its first full calendar year in December, delivering a one-year total return in line with expectations.

The Fund increased its allocation to private real estate securities to approximately 95% of its net assets at the end of the 3rd quarter. This increase was accretive to the Fund's returns in the 4th quarter, given the volatility in the public equity markets. The Fund will maintain liquid assets of at least 5%, using a combination of cash and publicly traded REIT ETFs.

As we progress further into the current real estate cycle, it will be increasingly important to maintain our risk-adjusted approach of allocating investments across property types, geographies, and maintaining limited leverage.

The Fund seeks this diversification by investing its private real estate allocation exclusively in private funds comprising the NFI-ODCE, which should help maintain stable returns in this environment. Through its investments in the private funds comprising the NFI-ODCE, the Fund is concentrated in the top U.S. real estate markets which may be less susceptible to the risks of over-supply and more resilient in a downturn.

The Fund's private real estate holdings have a current leverage profile of 23.2% and an occupancy rate of 93.7%.

Returns for periods ended 12/31/2018

	Annualized Total Return					
	QTD	YTD	1 Yr	3 Yr	5 Yr	Since Inception 9/27/2017
Class I Shares: USQIX	1.49%	6.33%	6.33%	N/A	N/A	6.36%
Class IS Shares: USQSX	1.49%	6.33%	6.33%	N/A	N/A	6.36%
S&P 500 TR	-13.52%	-4.38%	-4.38%	9.26%	8.49%	1.98%
Bloomberg Barclays U.S. Agg. Bond Index TR	1.64%	0.01%	0.01%	2.06%	2.52%	0.37%
MSCI U.S. REIT NR Index	-7.05%	-5.83%	-5.83%	1.53%	6.43%	-3.29%
NFI-ODCE NR	1.53%	7.37%	7.37%	7.27%	9.41%	7.36%

The performance quoted represents past performance. Past performance does not guarantee future results. The current performance may be lower or higher than the performance data quoted. Short term performance, in particular, is not a good indication of the Fund's future performance, and an investment should not be made solely based on returns. The investment return and principal value of the Fund will fluctuate; an investor's shares, when redeemed, may be worth more or less than their original cost. Performance data current to the most recent month end may be obtained by calling 1-833-877-3863.

Fund returns reflect actual fee waivers and reimbursement of expenses for the time periods represented. Had fees and expenses not been waived and reimbursed, returns would have been lower. See the prospectus for more information on current fees and expenses. All investing involves risk, including the possible loss of principal. Performance for periods less than one year is not annualized. NFI-ODCE NR performance is preliminary and subject to change. Final performance is typically not available from NCREIF until up to 45 days after quarter-end; to distribute the Fund's Fact Sheet sooner, preliminary performance for NFI-ODCE NR has been shown. Since Inception performance of the NFI-ODCE NR is as of 10/2/2017, due to quarterly calculation of the index.

Fund Facts

	Ticker	CUSIP	Inception Date	Investment Minimum*	12b-1 Fee	Net Expense Ratio
Class I Shares	USQIX	90351Y101	9/27/2017	\$25,000	None	0.96%
Class IS Shares	USQSX	90351Y200	9/27/2017	\$5,000	0.25%	1.21%

Class I gross expenses are 3.73% and net expenses are 0.96%. Class IS gross expenses are 3.98% and net expenses are 1.21%. Net fees are based on a contractual fee waiver and reimbursement agreement. The Adviser has contractually agreed through at least July 31, 2019, to waive its advisory fees and/or assume expenses otherwise payable by the Fund.

*Investment minimums are waived for certain investors. See the Prospectus for additional details.

Definitions

Correlation is a statistic that measures the extent to which two asset classes (or securities) move in relation to each other. Two asset classes that have a high correlation move in the same direction as markets rise and fall. Two asset classes with negative or inverse correlation move in opposite directions as markets rise and fall. The closer the correlation statistic between two asset classes is to zero, the more independently the asset classes move with respect to each other.

Indexes

BBgBarc U.S. Agg Bond Index The Bloomberg Barclays U.S. Aggregate Bond Index is an unmanaged market value-weighted index for U.S. dollar denominated investment-grade fixed-rate debt issues, including government, corporate, asset-backed, and mortgage-backed securities with maturities of at least one year.

The MSCI EAFE Index is a stock market index that is designed to measure the equity market performance of developed markets outside of the U.S. & Canada.

The MSCI Emerging Markets Index stands for Morgan Stanley Capital International (MSCI), and is an index used to measure equity market performance in global emerging markets.

The MSCI US REIT Index is a free float-adjusted market capitalization index that is comprised of equity REITs. With 152 constituents, it represents about 99% of the US REIT universe and securities are classified in the Equity REITs Industry (under the Real Estate sector) according to the Global Industry Classification Standard (GICS®). It however excludes Mortgage REIT and selected Specialized REITs.

NFI-ODCE The NCREIF Fund Index — Open-end Diversified Core Equity (NFI-ODCE) consists of private real estate equity funds that meet certain criteria with respect to such things as leverage (less than 40%), operations (at least 80% leased or available to be leased), sector and geographic diversification, and investment in core real estate (at least 80% in office, industrial, apartment and retail properties).

S&P 500 Index S&P 500 Index is a market capitalization-weighted index of 500 common stocks chosen for market size, liquidity, and industry group representation to represent U.S. equity performance.

Fund holdings and sector and geographic allocations are subject to change and are not recommendations to buy or sell securities.

One cannot invest directly in an index.

Risk Disclosures

Investing in the Fund's shares involves substantial risks, including the risks set forth in the "Risk Factors" section of this prospectus, which include, but are not limited to the following: Investing in real estate entails special risks, including (i) changes in general economic and market conditions; (ii) changes in the value of real estate properties; (iii) risks related to local economic conditions, overbuilding and increased competition; (iv) increases in property taxes and operating expenses; (v) changes in zoning laws; (vi) casualty and condemnation losses; (vii) variations in rental income, neighborhood values or the appeal of property to tenants; (viii) the availability of financing and (ix) changes in interest rates and leverage. There are also special risks associated with particular real estate sectors, or real estate operations generally. The Fund is not intended to be a complete investment program, but instead as a way to help investors diversify into real estate. Diversification does not ensure a profit or guarantee against a loss. There currently is no secondary market for the Fund's shares and the Adviser does not expect that a secondary market will develop. Limited liquidity is provided to shareholders only through the Fund's quarterly Repurchase Offers for no less than 5% of the Fund's shares outstanding at net asset value. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly Repurchase Offer.

Before investing in the Fund, you should carefully consider the Fund's investment objectives, risks, fees and expenses. For a copy of a prospectus which contains this and other information, please visit our website at www.usqfunds.com or call 1-833-USQ-FUND [1-833-877-3863]. Please read the Fund's prospectus carefully before investing.

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USQ Core Real Estate Fund
235 Whitehorse Lane Suite 200 Kennett Square, PA 19348
www.usqfunds.com 833.USQ.Fund