

MISSION

We're on a mission to use technology to build a better financial system for the individual.

ABOUT FUNDRISE

Fundrise is America's largest direct-to-investor real estate investment platform. We make it easier than ever for anyone to diversify into high-end private real estate. Our investments are engineered to deliver growth and stability. These are the same kind of investments powering the world's largest pension funds, endowments, and sovereign wealth funds.

Over the past decade, we've digitized, automated, and integrated nearly every inch of the private investment industry. As a result, we're able to produce exceptional performance potential and an investing experience that's as simple as buying stocks.

210K+

ACTIVE
INVESTORS

\$2.4B+

AUM

360+

TOTAL ACTIVE AND
COMPLETED ASSETS

\$7B+

TOTAL ASSET
TRANSACTION VALUE

Figures as of 1/6/2022

How It Works

YOUR PORTFOLIO IS POWERED BY HIGH-QUALITY, RESILIENT ASSETS.

We follow a "value investing" strategy of acquiring assets for less than what we believe is their intrinsic value, and typically less than their replacement cost. Our team then works to increase the value of each asset over time through hands-on management and in partnership with local operators.

YOUR RETURNS ARE MAXIMIZED THROUGH OUR LOW-FEE APPROACH.

Fundrise arguably offers the most cost efficient way to own real property—ever. We've reduced our costs and your fees to ensure you keep more of what you earn. We did this by vertically integrating and designing new software that makes dozens of expensive-but-required processes much cheaper at scale.

YOUR FIRST INVESTMENT IS JUST THE BEGINNING.

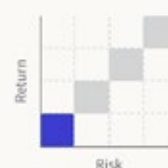
Within minutes, you can create an account, choose your portfolio strategy, and watch as your dollars are diversified across a series of investment funds tailored to your selected strategy. Even after you place your initial investment, we'll keep working to find and add new assets to your portfolio over time — with no additional investment required on your end.

Fundrise has grown to become America's largest direct-to-investor real estate investment platform.

By employing a combination of strategies, we aim to build well-rounded, resilient portfolios targeted to deliver consistently strong results based on our clients' goals and appetite for risk.

FIXED INCOME

Our Fixed Income strategy seeks to generate above-market yields by providing creative and comprehensive financing solutions underpinned by high-quality real estate. We seek to lend with a margin of safety to product types with high durability of demand (e.g., housing) and real constraints on new supply, thereby supporting property values.



Typical return profile*
Cash flowing at acquisition
Income: 6-8%
Total return: 6-8%



Station East

Finance a master-planned community in one of the fastest-growing parts of the Bay Area.

\$28.0 million invested



New apartment development

Finance the redevelopment of an underutilized site located in the heart of Atlanta Georgia's growing West Midtown neighborhood.

\$9.5 million invested



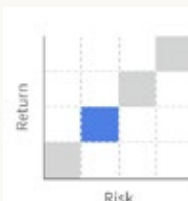
Elysium 14

Finance the development of a premier mixed-use destination in the heart of Washington, DC's booming 14th Street corridor.

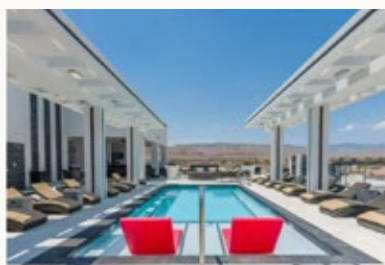
\$6.5 million invested

CORE PLUS

Our Core Plus strategy features stabilized real estate with a long investment horizon and moderate leverage, where we can unlock additional value through focused asset management. We aim to buy quality assets at an attractive basis in growing markets across residential and industrial asset classes.



Typical return profile*
6-12 months to first cash flow
Income: 4-6%
Total return: 8-10%



Interwest EVO

376-unit luxury apartment community in fast-growing Las Vegas, which continues to absorb new residents from California.

\$43.3 million invested



Amber Pines at Fosters Ridge

Acquisition of 120 unit single family rental community in suburban Houston, TX.

\$32.3 million invested



Williamson at the Overlook

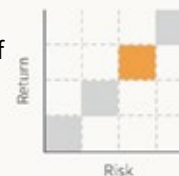
Brand new 330-unit apartment community outside Austin, TX.

\$25.0 million invested

*of a general private real estate investment of this type. There is no guarantee that the manager will achieve such results.

VALUE ADD

Our opportunistic strategy seeks to acquire underutilized, well-located properties in the most dynamic markets. With the combined expertise of our in-house development team and best-in-class partners, we reimagine these properties, often from the ground up. These business plans are the most complex and longest-dated that we execute, but carry the potential for the greatest reward.



Typical return profile*
12-18 months to cash flow
Income: 2 - 4%
Total return: 10 - 12%



South LA creative office

Acquisition of a commercial building with an in-place creative tenant in the booming West Jefferson area of South LA.

\$3.5 million invested



Carlyle Corner

Mixed-use development located in the main corridor for defense contractors, 10 minutes from the Pentagon

\$35.9 million invested



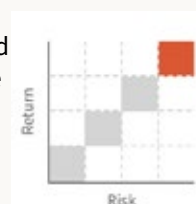
Enclave Lake Ellenor

Renovation and expansion of suburban apartment community in Orlando, FL

\$7.7 million invested

OPPORTUNISTIC

Our opportunistic strategy seeks to acquire underutilized, well-located properties in the most dynamic markets. With the combined expertise of our in-house development team and best-in-class partners, we reimagine these properties, often from the ground up. These business plans are the most complex and longest-dated that we execute, but carry the potential for the greatest reward.



Typical return profile*
2-3 years to first cash flow
Income: 0 - 2%
Total return: 12 - 15%



West Jefferson

Creative office redevelopment

\$3.6 million invested



Electronic Drive

Redevelopment of one-of-a-kind industrial site to a new Class A industrial terminal

\$15.7 million invested



Hampton Station

Development of 150-unit residential community adjacent to walkable local retail destination

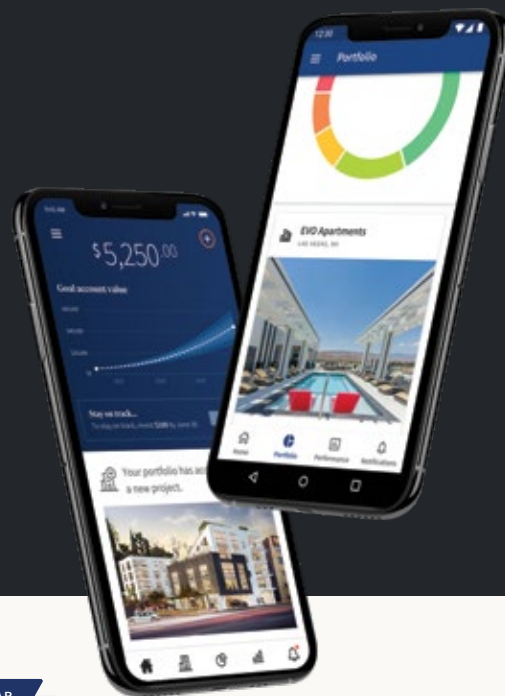
\$2.2 million invested

*of a general private real estate investment of this type. There is no guarantee that the manager will achieve such results.

WAYS TO INVEST

Investors can start investing in only a few minutes, and with as little as \$10.

At Fundrise.com or by downloading our mobile app in the Apple App Store or Google Play Store.



	Starter Initial investment \$10+	Basic Initial investment \$1,000+	MOST POPULAR Core Initial investment \$5,000+	Advanced Initial investment \$10,000+	Premium Initial investment \$100,000+
ACCOUNT FEATURES					
Dividend reinvestment	X	X	X	X	X
Auto-invest	X	X	X	X	X
Create and manage investment goals		X	X	X	X
Invest via IRA		X	X	X	X
Customize portfolio strategy ①			X	X	X
Directly allocate to funds			X	X	X
Priority access to investments team					X
OFFERINGS					
Registered products ①	X	X	X	X	X
Non-registered products ①			X	X	X
Plus plans ①				X	X
Periodic accredited offerings ①					X
Access to Fundrise IPO ①		X	X	X	X
FEES AND WAIVERS					
Annual advisory fee ①	0.15%	0.15%	0.15%	0.15%	0.15%
Annual asset management fee ①	up to 0.85%	up to 0.85%	up to 0.85%	up to 0.85%	up to 0.85%
Days of advisory fee waiver per successful invite ①	90 days	90 days	180 days	270 days	365 days

TRACK RECORD

Annual returns of client accounts

	Fundrise (all clients) ¹	Public REITs (all U.S. REITs) ³	Public stocks (S&P 500) ²
2021	22.99%	39.88%	28.71%
2020	7.31%	-5.86%	18.40%
2019	9.16%	28.07%	31.49%
2018	8.81%	-4.10%	-4.38%
2017	10.63%	9.27%	21.83%
Best quarter	9.40%	16.70%	20.54%
Worst quarter	1.15%	-25.42%	-19.60%
Positive quarters	20	17	17

1. Figures represent the weighted average aggregate performance of all client accounts during the periods indicated, including any shares acquired as a result of the reinvestment of dividends, and net of a 0.15% advisory fee, if applicable. Commissions are not considered since clients of Fundrise Advisors are not charged trading commissions or any other transaction-based fees. Returns were calculated using the Modified Dietz method. This information is presented for informational purposes only. Past performance is not indicative of future results, and any investment carries with it the risk of loss.

2. Specifically, the S&P 500 index total return, which includes both dividends and capital gains / losses, for the period indicated. The index includes 500 leading companies and covers approximately 80% of available market capitalization of US publicly listed stocks. As an index, the S&P 500 is inherently not investable, and is presented for informational purposes only.

3. Specifically, the National Association of Real Estate Investment Trusts (NAREIT) All US REITs index total return, which includes both dividends and capital gains / losses, for the period indicated. This index covers all publicly listed US REITs and is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy, with exposure to all investment and property sectors. As an index, the FTSE NAREIT All REITs index is inherently not investable, and is presented for informational purposes only.

RECENT PRESS



5-star NerdWallet Rating¹



Can an App Renovate a Neighborhood?



Goldman Sachs Backs Single-Family Rental Fund for Small Investors



How to get in on the booming single-family rental market without buying a house

1 NerdWallet receives cash compensation for referring potential clients to Fundrise via advertisements placed on their respective websites. NerdWallet and Fundrise are not associated with one another and have no formal relationship outside of this arrangement. NerdWallet's opinions are their own. NerdWallet's ratings are determined by their editorial team. The scoring formula takes into account over 15 factors, including account fees and minimums, investment choices, customer support and mobile app capabilities. Nerdwallet's ranking is as of August 2021. Fundrise provides cash compensation in connection with obtaining this ranking.

Fundrise is regulated by the SEC under the rules of the Investment Advisers Act of 1940.

Accordingly, we ask that all of our Partners work to adhere to the following guidelines in order to maintain regulatory compliance. Failure to comply with the following guidelines could result in the termination of our partnership.

Please don't hesitate to reach out to media@fundrise.com if you have any questions.

1. Partners must link to the Fundrise Platform through their specific partnership link in all published content.
2. Partners must include a succinct statement describing:
 - a. whether the published content is an “endorsement” (i.e., the Partner is not a client/investor with Fundrise) or “testimonial” (i.e., the Partner is a client/investor with Fundrise);
 - b. that cash or non-cash compensation was provided; and
 - c. a brief statement of material conflicts of interest.

For example, any of the following, or substantially similar statements, would satisfy these requirements:

#paidtestimonial

#paidendorsement

“This paid endorsement has been sponsored by Fundrise”

“This paid testimonial has been sponsored by Fundrise”
3. Partner's published content is prohibited from including:
 - a. any untrue statement of a material fact, or omits to state a material fact necessary in order to make the statement made, in the light of the circumstances under which it was made, not misleading;
 - i. For example, published content should not guarantee anything - whether it be for specific returns or a specific investing experience.
 - b. information that would reasonably be likely to cause an untrue or misleading implication or inference to be drawn concerning a material fact relating to Fundrise;
 - i. For example, published content should not reference old/stale rankings, ratings, or third party awards that are no longer generally applicable.
 - c. discussion of any potential benefits to clients or investors connected with or resulting from Fundrise's services or methods of operation without providing fair and balanced treatment of any material risks or material limitations associated with the potential benefits;

- i. For example, published content should not promise returns of any amount to potential investors.
- d. a reference to specific investment advice provided by Fundrise where such investment advice is not presented in a manner that is fair and balanced;
- e. performance results, or performance time periods, in a manner that is not fair and balanced;
 - i. For example, if Partners discuss investment performance results, they must explicitly state that investment results may vary and it is possible to lose money investing.
- f. any statement that may otherwise be materially misleading.
 - i. For example, published content should not reference “crowdfunding”. Fundrise no longer operates as a crowdfunding platform.

Fundrise, LLC (“Fundrise”) operates a website at fundrise.com and certain mobile apps (the “Platform”). By using the Platform, you accept our Terms of Service and Privacy Policy. Past performance is no guarantee of future results. Any historical returns, expected returns, or probability projections may not reflect actual future performance. All securities involve risk and may result in partial or total loss. While the data we use from third parties is believed to be reliable, we cannot ensure the accuracy or completeness of data provided by investors or other third parties. Neither Fundrise nor any of its affiliates provide tax advice and do not represent in any manner that the outcomes described herein will result in any particular tax consequence. Prospective investors should confer with their personal tax advisors regarding the tax consequences based on their particular circumstances. Neither Fundrise nor any of its affiliates assume responsibility for the tax consequences for any investor of any investment. Full Disclosure

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Fundrise takes any potential security issues seriously, and encourages the responsible and timely reporting of unknown security issues. Please send any discovered security concerns to securitydisclosure@fundrise.com

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