

## Partners Finance Disclosure

### IMPORTANT INFORMATION ABOUT WORKING WITH Partners Finance

In compliance with applicable rules, regulations and requirements, Partners Finance is providing you with the following information and disclosures.

#### 1. Terms of Use

Please consult our Terms of Use for important terms governing your access to and use of [www.precfinance.com](http://www.precfinance.com) (our “Website”).

#### 2. Our Services

Through the Website, Partners Finance provides an array of services and content, investment information, investment opportunities, and securities brokerage services and facilitates investment transactions. Partners Finance does not provide any tax, legal, financial, or accounting advice.

**Brokerage Services.** Brokerage services are provided in connection with the placement of certain securities by Partners Finance, a broker dealer registered with [FINRA](#) and a member of [SIPC](#). Information on all FINRA registered representatives can be found on FINRA’s [BrokerCheck](#).

#### 3. Risks of Commercial Real Estate (“CRE”) Investing

In connection with any investment you may consider and purchase, it is important to read, review and understand all related information, including but not limited to our Investment Risks Disclosure, all the features, risks, benefits, terms and conditions, as well as the other factors associated with the product or service, before making any financial decisions. In particular, it is your responsibility to read thoroughly the specific product materials you receive from the sponsor, including prospectuses and offering materials. All investments involve some degree of risk, and the outcome of any investment is uncertain. Investment opportunities available through Partners Finance are speculative and involve substantial risk. Investors should not invest unless they can sustain the risk of loss of capital, including the risk of total loss of capital. Direct and indirect purchase of real property and commercial real estate involves significant risk, including, market risks, risks related to the sale of land, risks specific to a given property, principal risk and liquidity risk. All investors must make their own determination of whether or not to make an investment, based on their own independent evaluation of the investment and their risk tolerance. Investments should be chosen based on your objectives, timeframe, and risk tolerance. Investors should consult with a financial advisor, attorney, accountant, and any other professional that can help in understanding and assessing the risks associated with any investment opportunity and deciding if an investment is appropriate. Private placements are illiquid investments and are intended for investors who do not need a liquid investment.

#### 4. Privacy

Your privacy is important to us. Partners Finance and its affiliates are committed to maintaining the confidentiality and privacy of individuals who use our website and related services. Our privacy policy explains how we collect, use, and share information from users of our services. By using our services, you agree to the collection, use, disclosure and procedures our Privacy Policy describes. Please note that certain details of the privacy policy may depend on whether you invest directly on our Marketplace, you receive advisory services from Partners Finance Advisors, or you are a

customer of Partners Finance. The privacy policy is reviewed annually. Our online notice is then updated to reflect any changes. Please see the complete Partners Finance Privacy Policy for additional information.

California Resident Privacy Notice Our California Resident Privacy Notice supplements the information and disclosures contained in Partners Finance’s Privacy Policy. It applies to individuals residing in California from whom we collect personal information as a business under the CCPA.

## **5. Partners Finance Disclosures**

The Financial Industry Regulatory Authority (“FINRA”) requires that we provide you with the following information concerning its BrokerCheck program. You can obtain an investor brochure that includes information describing FINRA BrokerCheck directly from FINRA by calling the FINRA BrokerCheck hotline number at (800) 289-9999. The FINRA website address is [www.finra.org](http://www.finra.org).

Complaints. Any client wishing to file a complaint against Partners Finance, please kindly report through one of the means indicated here: By mail: 98 San Jacinto Blvd. 4th floor, Austin, TX 78701, by email: [info@precfinance.com](mailto:info@precfinance.com), by telephone: (713)985-4413. Partners Finance will respond to you as promptly as possible.

SIPC. SIPC protects customers of brokerage firms that are closed due to bankruptcy or other financial difficulty. Each customer may be protected up to \$500,000, including up to \$250,000 in cash held in the account. SIPC will cover any missing customer securities when the brokerage fails, whether the securities are missing due to conversion, theft, unauthorized trading or other reasons. SIPC does not protect against ordinary market loss. Not every investment is protected by SIPC and some customers may be ineligible to have their claims satisfied with SIPC funds. More information can be found at [www.sipc.org](http://www.sipc.org) or by calling 1-202-371-8300, including the SIPC brochure, by contacting SIPC.

Business Continuity Plan. Partners Finance has developed a Business Continuity Plan that describes how we will respond to events that significantly disrupt our business. Please review our Business Continuity Summary Disclosure Statement for more information.

Disclosure of Financial Condition. Partners Finance will make available to inspection by any bona fide regular customer, upon request, the information relative to its financial condition as disclosed in its most recent balance sheet prepared either in accordance with our usual practice or as required by any state or federal securities laws thereunder. In lieu of making Partners Finance’s balance sheet available for inspection, we may deliver the balance sheet to the requesting bona fide regular customer in paper or electronic form, provided that, with respect to electronic delivery, the customer consents to receive the balance sheet in electronic form.

Client Relationship Summary. It is important for you to understand the differences between the types of products offered by Partners Finance and the fees and costs associated with those products. Our Form CRS summarizes this information for you. Free and simple tools are available to research firms and financial professionals at [www.Investor.gov/CRS](http://www.Investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers, and investing.