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NEWS HIGHLIGHTS

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OUR VIEWS ON ECONOMIC AND OTHER EVENTS AND THEIR EXPECTED IMPACT ON INVESTMENTS

JUNE 16, 2025

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OWNER OPERATED COMPANIES



GO TO
PORTLAND 15 OF 15
ALTERNATIVE FUND



PORTLAND 15 OF 15
ALTERNATIVE FUND
COMPANY NEWS

Ares Management Corporation (Ares) – has closed its inaugural Japan-focused data center development fund, Japan Data Center (DC) Partners I Limited Partnership (LP), with US\$2.4 billion in capital commitments. The fund will support the development of three hyperscale data center campuses in the Greater Tokyo area, delivering a combined ~240 megawatts (MW) of Information Technology (IT) load. The projects will be developed and operated by Ada Infrastructure (Ada), Ares' global data center platform, acquired via GCP International. These facilities will feature carrier-neutral designs, and incorporate renewable energy and water-efficient cooling, aligning with institutional Environmental, Social and Governance (ESG) mandates. The fund attracted a strong investor base, led by Canada Pension Plan (CPP) Investments committing \$1.3 billion, alongside Global Logistic Properties Private Limited (GLP Pte Ltd) and other institutional Limited Partners (LPs). Ares and its affiliates also committed capital. This launch marks a strategic expansion of Ares' Real Assets platform into digital infrastructure in Asia, tapping into Japan's surging demand for cloud and Artificial Intelligence (AI) computing. With full development and operational control via Ada, Ares positions itself to generate core-plus to value-add returns in one of the world's most data-constrained Tier 1 markets, adding a powerful new vertical to its alternatives platform.

Brookfield Asset Management Ltd. (Brookfield) – announced it extended a US\$750 million credit facility to Crusoe Energy Systems LLC

(Crusoe) through its infrastructure debt platform, marking a significant deployment aligned with Brookfield's energy transition and digital infrastructure strategy. The financing will support Crusoe's buildout of "AI factories", data centers co-located with stranded, flared, or renewable energy sources to deliver low-cost, lower-emission compute infrastructure. Crusoe is a founding member of Stargate LLC, a coalition challenging hyperscale's with cleaner, decentralized AI compute capacity. This transaction follows Crusoe's \$600 million Series D and a \$15 billion joint venture for a 1.2 Gigawatt (GW) AI campus in Abilene, Texas, indicating strong momentum behind its model. Brookfield's involvement reflects its ability to underwrite complex, next-generation infrastructure opportunities that sit at the intersection of AI demand and clean energy deployment.

Additionally, Brookfield has named Mark Baron as the new Chief Executive Officer (CEO) of its real estate group, replacing Brian Kingston, who will now serve as Vice Chair of the business. Baron, a veteran within Brookfield and former head of European real estate, will now lead one of the world's largest property portfolios at a time when Brookfield is signaling readiness to pursue acquisitions. Kingston's move to Vice Chair ensures continuity while allowing Baron to drive operational execution and capital deployment.

LVMH Moët Hennessy Louis Vuitton SE (LVMH) – French cognac producers, including major names like Jas Hennessy & Cie. (LVMH), Martell & Co (Pernod Ricard S.A.), and Rémy Cointreau S.A., have proposed establishing minimum import prices for their products exported to China in an effort to avoid steep anti-dumping tariffs. The pricing framework ranges from approximately Chinese Yuan ¥145 per litre for entry-level Very Special (VS) cognacs to over ¥2,100 per litre for ultra-premium Extra Extra Old (XXO) varieties. This offer, submitted through a Paris-based law firm representing the industry, aims to demonstrate compliance with fair trade practices and counter allegations

of underpricing. The proposal was delivered to China's Ministry of Commerce as part of ongoing negotiations ahead of the July 5 deadline for concluding Beijing's anti-dumping investigation, which could result in duties of up to 39%.

Reliance Industries Ltd. (RIL) –divested about 3.7% stake in Asian Paints Ltd. (Asian Paints) by selling shares in a block trade, raising 77 billion Indian Rupees INR (US\$900 million), according to an exchange filing on Thursday. The company, which owned stake in the country's biggest paint-maker through unit Siddhant Commercials Private Ltd., said it sold 35 million shares at 2,201 INR apiece. It continues to own 8.7 million shares in Asian Paints. SBI Mutual Fund, the country's biggest manager by asset size, acquired the entire block, according to data available on National Stock Exchange's website. Shares of Asian Paints closed 0.5% higher in Mumbai. The stock is down 2.7% this year, following a 33% plunge in 2024 amid growing competition as billionaire Kumar Mangalam Birla's conglomerate entered the sector. The paint sector in India is witnessing a period of hyper competition, and Asian Paints is expected to lose more than two percentage points of market share in the medium term.

RIL - OpenAI is in discussions with Saudi Arabia's Public Investment Fund, India's RIL, and existing investor United Arab Emirates' (UAE) Mubadala Group Exchange (MGX) about its US\$40 billion financing round, according to a report from The Information on Wednesday. Each investor could contribute at least hundreds of millions of dollars to the fundraising effort, which is being led by SoftBank Group Corp., the report said. The Microsoft-backed AI company is seeking additional capital to support its model development and ambitious infrastructure initiative called Stargate LLC. OpenAI has also reportedly discussed raising at least \$100 million each from investment firms Coatue and Founders Fund as part of the current fundraising effort. The company expects to raise an additional \$17 billion in 2027, according to The Information. Earlier this year, OpenAI CEO Sam Altman met with India's Information Technology (IT) Minister to discuss India's plans for creating a low-cost AI ecosystem. Following that meeting, Altman planned to visit the UAE to discuss fundraising with Abu Dhabi investment group MGX. MGX is already an existing shareholder in the ChatGPT maker, which has been rapidly expanding its AI capabilities and infrastructure needs.



BeOne Medicines Ltd. (formerly BeiGene, Ltd.) (BeOne Medicines)

– BeOne Medicines announced that the U.S. Food and Drug Administration (FDA) has approved a new tablet formulation of its Bruton's Tyrosine Kinase (BTK) inhibitor, BRUKINSA® (zanubrutinib), for all five of its currently approved indications. The tablets are bioequivalent to the existing capsules and offer the same efficacy and safety, based on Phase 1 crossover studies. BRUKINSA, which now leads the U.S. BTK inhibitor market, including new chronic lymphocytic leukemia

(CLL) patient starts, will become more convenient with the tablet format: patients can take two 160 milligram (mg) tablets daily instead of four 80 mg capsules. The tablets are also smaller and film-coated for easier swallowing. Tablet rollout will begin in October 2025, and a European approval is pending.

Clarity Pharmaceuticals Limited (Clarity) – has reported positive topline results from its Phase II SABRE trial of 64Cu-SAR-Bombesin, a Positron Emission Tomography (PET) imaging agent targeting Gastrin Releasing Peptide Receptor (GRPR) in patients with Prostate Specific Membrane Antigen (PSMA) - negative biochemical recurrence (BCR) of prostate cancer. The agent was safe, well tolerated, and detected lesions in up to 43% of participants who had no identifiable disease on standard-of-care imaging. All biopsied lesions detected by SAR-Bombesin (16% of participants) were confirmed as prostate cancer, indicating a 100% true-positive rate in sampled cases. The study highlights the agent's value in detecting otherwise undetectable disease due to prostate cancer's biological heterogeneity and PSMA expression variability. Clarity believes SAR-Bombesin could fill a critical diagnostic gap and offer a new option for patients underserved by current imaging technologies. The company is planning a registrational trial and is engaging with regulatory agencies to define the path forward. Clarity is also exploring broader applications in other GRPR-expressing cancers, including breast cancer. This adds to Clarity's growing pipeline of advanced diagnostic agents, alongside 64Cu-SAR-bisPSMA and 64Cu-SARTATE.

RadNet, Inc. (RadNet) – announced it has secured a US\$100 million incremental term loan from Barclays under an amendment to its existing credit agreement. This new loan, which matures in April 2031 alongside RadNet's existing \$868.4 million term loan, increases quarterly principal payments slightly from \$2.2 million to \$2.4 million. The funding will be used to support future acquisitions and general corporate initiatives, enhancing RadNet's strategic flexibility. With this financing, RadNet holds an estimated \$817 million in liquidity (\$717 million in cash as of March 31, 2025, plus the \$100 million incremental term loan), strengthening its ability to pursue growth opportunities across its national imaging and technology platforms.

Relay Therapeutics, Inc. (Relay) – announced the appointment of Dr. Claire Mazumdar to its Board of Directors, effective June 9. Dr. Mazumdar brings deep experience in oncology and precision medicine, currently serving as CEO of Bicara Therapeutics Inc., a clinical-stage oncology company. Her previous roles include leading business development at Rheos Medicines, Inc., where she helped secure a global partnership with F. Hoffmann-La Roche AG, and working at Third Rock Ventures, LLC on company formation. Relay CEO Dr. Sanjiv Patel stated that her strategic and operational expertise will support the company as it prepares to initiate its Phase 3 ReDiscover-2 trial in breast cancer.

Telix Pharmaceuticals Limited (Telix) – has announced the launch of Gozellix® (Gozellix) in the US, a next-generation gallium-68-based PSMA-PET (Prostate-Specific Membrane Antigen Positron Emission Tomography) imaging agent for prostate cancer. The product is now commercially available nationwide through a broad distribution network including Cardinal Health, Inc., Jubilant Radiopharma, and others. Gozellix offers logistical advantages over existing agents, notably a six-

hour hot shelf-life that extends reach to underserved imaging centers and enables greater scheduling flexibility. Its dual production capability, via either centralized cyclotron or local generator, adds operational scalability. Telix has also applied for Medicare reimbursement for Gozellix in the outpatient hospital setting, which could drive adoption and revenue growth. The announcement demonstrates Telix's progress in both product innovation and international market expansion, reinforcing its strategy to broaden access to advanced diagnostic imaging and drive long-term growth.



NUCLEAR ENERGY

BWX Technologies, Inc. (BWXT) – announced that a joint venture it leads, Nuclear Laboratory Partners of Canada Incorporation. (NLPC), has been awarded a Canadian Dollar (CAD) \$1.2 billion/year, six-year contract (with potential extensions up to 20 years) to manage and operate Canadian Nuclear Laboratories (CNL), following a competitive process initiated in 2023. The NLPC consortium includes BWXT, Kinectrics Inc., Amentum Holdings, Inc., and subcontractor Battelle Memorial Institute. BWXT executive Dennis Carr will become president and CEO of CNL on September 13, 2025, following a transition period. CNL's core missions will focus on nuclear science and technology, waste management, and revitalizing Chalk River Laboratories.

In parallel with this milestone, BWXT announced key leadership changes designed to support its expanding nuclear and government services portfolio. Kevin M. McCoy, formerly President of Government Operations, has been promoted to Chief Nuclear Officer, where he will oversee the company's nuclear operations and long-term strategic initiatives. Joe Miller has been appointed President of Government Operations, assuming responsibility for all of BWXT's government-facing business units. And last but not least, Katherine (Kate) Haggerty Kelly succeeds Miller as President of Advanced Technologies, bringing extensive experience leading BWXT's space and emerging programs to drive growth in advanced nuclear applications.

Cameco Corporation and ČEZ a.s. (ČEZ) – Westinghouse Electric Corporation has completed its first water-water energetic reactor (VVER) fuel reload deliveries to ČEZ's Temelín and Dukovany nuclear power plants in the Czech Republic, marking a major milestone in ČEZ's strategy to enhance long-term energy security and diversify nuclear fuel supply. For Temelín Water Energetic (VVER-1000) reactors, Westinghouse delivered its Robust Fuel Assembly design (RWFA-T), part of a long-term agreement signed in June 2022. For Dukovany (VVER-440 reactors), the company delivered its NOVA E-6 fuel, following a March 2023 deal. Both fuel types are manufactured in Västerås, Sweden, and are fully compatible with existing non-Westinghouse fuel, enabling smoother transition and improved fuel economics. ČEZ CEO Daniel Beneš emphasized the deliveries as a critical step for Czech energy security, while Westinghouse highlighted its position as the largest VVER fuel supplier in Europe.

Constellation Energy Corporation (Constellation) – Following last week's approval from the Public Utility Commission of Texas (PUCT), Constellation's proposed acquisition of Calpine has now received regulatory clearance from the New York Public Service Commission

(PSC), representing continued momentum toward closing the transaction. While the PUCT endorsement was significant due to Calpine's large operational footprint in Texas, the New York PSC approval reflects progress in a different dimension, affirming the deal's viability in a jurisdiction focused heavily on energy market structure, emissions policy, and customer protections. With two key state-level approvals in hand, attention now shifts to the remaining federal reviews from the Department of Justice and the Federal Energy Regulatory Commission (FERC), both of which will evaluate potential competition and market power concerns before the transaction is expected to close in the fourth quarter of 2025.

Oklo, Inc. (Oklo) – has been selected by the U.S. Department of Defense to supply a microreactor to Eielson Air Force Base in Alaska as part of the Air Force's first microreactor pilot program. The Aurora fast reactor will provide both electricity and heat under a long-term, firm-fixed-price power purchase agreement. Oklo will design, build, own, and operate the plant. The selection followed a comprehensive federal evaluation process, culminating in a new Notice of Intent to Award from the Defense Logistics Agency, re-affirming Oklo as the preferred vendor after a prior award was rescinded in 2023. The project supports military energy resilience in remote environments and aligns with broader federal initiatives to deploy small reactors for defense and national security. Formal contract negotiations are now underway.

Separately, the U.S. Nuclear Regulatory Commission (NRC) has accepted Oklo's Licensed Operator Topical Report for formal review. The report details Oklo's approach to training and licensing operators for its advanced microreactors, an area where no standardized framework currently exists for fast-spectrum reactors. Acceptance of the report into the formal review process is a key milestone, and although it does not imply approval, it indicates the NRC considers the submission complete and worthy of technical evaluation. This step underscores Oklo's strategy of vertical integration and regulatory leadership: rather than relying on traditional utility staffing models, Oklo is proactively shaping the licensing environment for its own operators, which aligns with its goal of owning and operating its reactors across diverse end markets. If approved, the report could establish a scalable, repeatable pathway for operator licensing, reducing a key barrier to future deployment.



ECONOMIC CONDITIONS

U.S. Consumer Price Index (CPI) rose 0.1% in May, one tick less than the median economist forecast calling for a +0.2% increase. This came in the wake of a +0.2% print the prior month. Prices in the energy segment eased 1.0% on declines in both the gasoline (-2.6%) and utility gas services (-1.0%) segments. The price of electricity, on the other hand, rose 0.9%. The cost of food, for its part, rose 0.3%. The core CPI, which excludes food and energy, rose 0.1%. This was also one tenth below consensus expectations. The price of core goods was flat, as gains for tobacco/smoking products (+0.8%) and medical care commodities (+0.6%) were offset by declines for apparel (-0.4%) as well as new (-0.3%) and used vehicles (-0.5%). Prices in the ex-energy services segment were up 0.2% despite another steep drop in the airline fares segment (-2.7%). This reflected gains in the following categories: shelter (+0.3%), medical care services (+0.2%) and motor vehicle



insurance (+0.7%). Year on year (y/y), headline inflation came in at 2.4%, up from 2.3% and in line with consensus expectations. The 12-month core measure, meanwhile, stayed unchanged at a 4-year low of 2.8% instead of rising to 2.9% as per consensus (cons).

China's economic activity remains buoyant in May with retail sales recording its fastest annual growth since Dec'23 and industrial production growth holding steady. Retail sales jumped to 6.4% y/y (cons: 4.9%, prior: 5.1%) as subsidies from the consumer-trade scheme and e-commerce discounts ahead of the annual 618 shopping festival (June 18) continue to drive sales. Household appliances (+53% y/y), office appliances (+31%), communication appliances such as phones (+33%) as well as holiday spending boost to jewelry (+22%) were the key contributors. It's doubtful the acceleration in retail sales is sustainable. Reports of localities running out of cash to implement the consumer trade-in program are circulating while certain localities have suspended or limited the program due to overwhelming take-up and excessive low prices. Industrial production eased to 5.8% y/y (cons: 6%, prior: 6.1%), partly due to slower output growth of mobile phones and integrated circuits. However the large monthly drop in housing prices prompted the State Council to issue a statement saying they will make greater efforts to help the property market recover. As we approach the half-year mark, China's economic performance likely exceeded expectations as investors likely expected China's economy to capitulate in an anti-trade global environment. Thus, we expect the stalemate between US-China to continue as China will want to extract more concessions from the US in terms of technology curbs and the economic data so far provides Chinese trade negotiators the flexibility to drag talks out.

UK April labour market surprised to the downside on all wage growth measures. Headline wage growth came in at 5.3% 3 month average year – over year (3m/y) (market (mkt): 5.5%; prior: 5.6%), with a decline in bonuses being the largest contributor to this drop. Excluding bonus releases also surprised to the downside at 5.2% 3m/y (mkt: 5.3%; prior: 5.5%) for total ex-bonus and 5.1% 3m/y (mkt: 5.3%; prior: 5.5%) for private earnings ex-bonus. This may give the Monetary Policy Committee comfort that there could be easing pressure on inflation from wages if these trends continue. Unemployment ticked up slightly to 4.6%. Payrolled employees fell -109 thousand (k) versus. -20k expected, jobless claims were 6x greater than expected.



FINANCIAL CONDITIONS

The U.S. 2 year/10 year treasury spread is now 0.47% and the U.K.'s 2 year/10 year treasury spread is 0.64%. A narrowing gap between yields on the 2 year and 10 year Treasuries is of concern given its historical track record that when shorter term rates exceed longer dated ones, such inversion is usually an early warning of an economic slowdown.

The U.S. 30 year mortgage market rate is now 6.84%. Existing U.S. housing inventory is at 4.4 months supply of existing houses as of May 22, 2025 - well off its peak during the Great Recession of 11.1 months and we consider a more normal range of 4-7 months.

The VIX (volatility index) is 18.89 and while, by its characteristics, the VIX will remain volatile, we believe a VIX level below 25 bodes well for quality equities.

And Finally: *"The meek shall inherit the Earth, but not the mineral rights."*
~J. Paul Getty

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Glossary of Terms: 'CET' core equity tier, 'EBITDA' earnings before interest, taxes, depreciation and amortization, 'EPS' earnings per share, 'FCF' free cash flow, 'GDP' gross domestic product, 'GAAP' Generally Accepted Accounting Principles, 'ROE' return on equity, 'ROTE' return on common equity, 'ROTCE' return on tangible common equity, 'conjugate' a substance formed by the reversible combination of two or more others, 'SG&A' Selling, General, and Administrative expense ratio.

1. Not all of the funds shown are necessarily invested in the companies listed.

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RISK TOLERANCE

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