2Q 2026 COMMENTARY

CROMWELL CENTERSQUARE REAL ESTATE FUND

REITs outperformed the broader market in the first quarter of 2026. Portfolio Manager Eric Rothman discusses the drivers of performance, including improving rate stability, attractive valuations, and rotation into value sectors, as well as where he is seeing opportunities in public real estate.

Would you please discuss REITs’ strong year-to-date performance versus the overall market?

On a year-to-date basis, the FTSE Nareit All Equity REITs Index rose an impressive 15% compared to the S&P 500 Index’s 10%. REITs’ relative strength reflects several factors, including renewed investor appreciation for diversification, durable income, and low correlation to other financial assets. After several years of underperformance versus the broader equity market, REITs entered the period with attractive relative valuations, particularly as market leadership is concentrated in artificial intelligence (AI) driven areas of the S&P 500.

The interest rate backdrop has also become less disruptive. While REITs remain sensitive to rate expectations, the sharp move from near-zero rates to more than 4% is behind us, and smaller changes in rates are less impactful than they were earlier in the cycle.

Historically, REITs have held up relatively well during periods of market volatility and have often performed differently than AI-driven sectors. REITs’ diversification benefit, combined with real asset exposure and durable income streams, has helped support investor interest in the space.

How has the changing interest rate outlook impacted REITs?

At the beginning of the year, the market expected one or two Federal Reserve rate cuts. Today, expectations have shifted, with the possibility of a rate hike by year-end. Importantly, we continue to believe REITs do not need rate cuts to perform well, and year-to-date performance has reinforced our view.

For real estate, the long end of the yield curve matters more than the short end, particularly the 10-year Treasury. While the 10-year yield moved higher following the geopolitical conflict and reached the mid-4% range, it has generally remained relatively contained. That is very different from the sharp reset in rates we experienced several years ago, when the move from near-zero rates to more than 4% had a significant impact on real estate values.

Inflation remains an important variable, particularly given recent volatility in energy prices. However, oil prices have since moved back closer to pre-conflict levels, which could make any inflationary impact more temporary. If inflation remains contained, the Federal Reserve may not need to take significant action.

CROMWELL FUNDS

CLASS	INCEPTION	TICKER
Institutional	2/24/17	MRASX
Investor	12/31/97	MRESX

Fund Facts

Specialty: **Real Estate**

Fund AUM: **$93.8 million**

Holdings: **58**

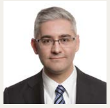
Sub-Advisor

CenterSquare
REAL ASSET INVESTMENT LEADERSHIP

CenterSquare Investment Management, the Fund’s sub-advisor, is a management-owned firm specializing in real estate strategies, with roughly $14 billion in assets as of 5/31/26 and approximately 100 employees in 5 offices throughout the world. The Fund’s portfolio managers have managed the Fund since 2006.

PORTFOLIO MANAGERS

Dean Frankel, CFA
Managing Director
Head of Real Estate Securities



Eric Rothman, CFA
Portfolio Manager
Real Estate Securities

What is your outlook for data centers given their strong performance and connection to AI infrastructure spending?

Data centers remain one of the clearest beneficiaries of AI infrastructure spending, and demand continues to be supported by hyperscale cloud growth, enterprise adoption, and the need for additional computing capacity. At the same time, the sector has become closely tied to AI sentiment, which can create short-term volatility as the market evaluates the pace and sustainability of future growth.

We remain constructive on the long-term opportunity but are also mindful of elevated valuations and the potential for supply to eventually catch up with demand. Expectations are high, and even a modest slowdown in growth could weigh on sentiment.

As a result, we are maintaining a measured overweight to data centers, with a focus on established companies with a strong access to capital, development capabilities, existing campus expansion opportunities, and diversified customer demand across hyperscale, co-location, enterprise, and retail.

Where do you see the opportunities within healthcare real estate?

We continue to see the greatest opportunity in seniors housing. As we discussed last quarter, the demographic backdrop remains highly favorable, with demand supported by the aging baby boomer population. At the same time, operating fundamentals continue to improve, lease structures have become more attractive, and new supply remains limited following a prior period of overbuilding.

The shortage of senior housing is important. Even if development were to pick up today, it would take several years before new supply became meaningful. In our view, this trend creates a long runway for continued occupancy gains, rent growth, and consolidation across the industry.

We are also finding select opportunities in skilled nursing facilities, an area that has been somewhat overlooked. We have modestly increased exposure there, although seniors housing remains the primary focus within healthcare real estate.

About Cromwell Funds

Headquartered in Baltimore, MD, the Cromwell Funds provide Financial Advisors with high-quality, differentiated and actively managed strategies in a mutual fund format. The Funds are sub-advised by asset managers who have built a national reputation managing their investment strategies.

Cromwell Funds' Sub-Advisors:

- CenterSquare Investment Management
- Corbyn Investment Management
- Foresight Group
- Mutual of America Capital Management
- Tran Capital Management

Contact Us

888.844.4110

advisors@thecromwellfunds.com

thecromwellfunds.com

Investors should carefully consider the Fund's investment objectives, risks, charges and expenses before investing. For this and other information, please call 855.625.7333 or visit thecromwellfunds.com for a prospectus or summary prospectus. Read it carefully before investing or sending money.

Mutual fund investing involves risk. Principal loss is possible. The Fund is subject to special risk considerations similar to those associated with the direct ownership of real estate. Real estate valuations may be subject to factors such as changing general and local economic, financial, competitive, and environmental conditions. A greater percentage of the Fund's holdings may be focused in a smaller number of securities which may place the Fund at greater risk than a more diversified fund. Investing in initial public offerings (IPOs) is risky and the prices of stocks purchased in IPOs tend to fluctuate more widely than stocks of companies that have been publicly traded for a longer period of time. Stocks purchased in IPOs generally do not have a trading history, and information about the companies may be available for very limited periods. Market prices of investments held by the Fund may fall rapidly or unpredictably due to a variety of economic or political factors, market conditions, disasters or public health issues, or in response to events that affect particular industries or companies. Companies that are in similar industry sectors may be similarly affected by particular economic or market events; to the extent the Fund has substantial holdings within a particular sector, the risks associated with that sector increase.

The FTSE Nareit All Equity REITs Index is an index of U.S. equity REITs. Constituents include all tax-qualified REITs with more than 50% of total assets in qualifying real estate assets other than mortgages secured by real property. The S&P 500 Index is a capitalization-weighted index of 500 stocks. Indices are unmanaged, are not available for investment and do not incur expenses.

Earnings growth is the annual compound annual growth rate (CAGR) of earnings from investments.

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