

Evoke Industrial Real Estate Fund I (CHP), LP  
As of June 30, 2025  
(Unaudited)

JOHN F MEGRUE JR

STATEMENT OF PARTNER'S CAPITAL ACTIVITY	Quarter Ended	Year-To-Date	Inception-To-Date
Beginning Capital Account Balance	\$ 2,397,024.91	\$ 2,434,392.95	\$ 0.00
Capital Contributions/(Distributions)			
Capital Contributions:	186,083.95	186,083.95	2,636,750.08
Principal Distributions:	0.00	0.00	0.00
Profit Distributions:	(5,736.19)	(5,736.19)	(22,164.28)
Deemed Distributions – Tax Payments <sup>1</sup> :	0.00	0.00	0.00
Catch-Up Interest From Subsequent Closing:	0.00	0.00	0.00
Net Capital Contributions/(Distributions)	180,347.76	180,347.76	2,614,585.80
Change in Partner's Capital From Operations			
Investment Income/(Loss)			
Partner Earnings/(Losses):	5,632.62	(29,301.03)	(10,672.01)
Operating Income/(Expense)			
Management Fees:	(2,397.02)	(4,831.41)	(23,305.52)
Catch-Up Interest Inc/(Exp) – Subsequent Closing:	0.00	0.00	0.00
Total Change in Partner's Capital From Operations	3,235.60	(34,132.44)	(33,977.53)
Ending Capital Account Balance	\$ 2,580,608.27	\$ 2,580,608.27	\$ 2,580,608.27
Commitment Summary			
Commitment			\$ 3,750,000.00
Less: Invested Capital			(2,636,750.08)
Remaining Capital Commitment			\$ 1,113,249.92
Net IRR <sup>2</sup>			-0.59%

Footnote 1: These distributions represent composite and/or non-resident withholding taxes paid on your behalf by the Fund or the Fund's underlying manager(s).

Footnote 2: IRR is calculated based on actual investor cash flows which could differ from fund level cash flows presented.

THE FINANCIAL INFORMATION AND PERFORMANCE DATA CONTAINED IN THIS STATEMENT REPRESENTS UNAUDITED FINANCIAL INFORMATION AND MAY BE SUBJECT TO FUTURE ADJUSTMENT AND REVISION. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE PERFORMANCE. INHERENT IN ANY INVESTMENT IS THE POTENTIAL FOR LOSS. INVESTORS SHOULD NOT ASSUME THAT INVESTMENT DECISIONS MADE IN THE FUTURE WILL BE PROFITABLE. AN INVESTOR COULD LOSE ALL OR A SUBSTANTIAL AMOUNT OF ITS INVESTMENT. INFORMATION FURNISHED BY OTHERS IS PRESUMED TO BE RELIABLE, AND HAS NOT BEEN VERIFIED BY EVOKE WEALTH, LLC. NO RESPONSIBILITY, WHETHER LEGAL OR OTHERWISE, IS ASSUMED FOR ITS ACCURACY, AND IT CANNOT BE GUARANTEED AS BEING CERTAIN. NO SINGLE ITEM OF INFORMATION WAS COMPLETELY RELIED UPON TO THE EXCLUSION OF OTHER INFORMATION. INVESTORS SHOULD CONSIDER THE INVESTMENT OBJECTIVES, RISKS, CHARGES AND EXPENSES CAREFULLY. THERE IS NO GUARANTEE THAT ANY SPECIFIC INVESTMENT STRATEGY WILL WORK UNDER ANY OR ALL MARKET CONDITIONS OR ARE SUITABLE FOR ALL INVESTORS. YOU SHOULD EVALUATE YOUR ABILITY TO INVEST LONG-TERM, ESPECIALLY DURING PERIODS OF DOWNTURN IN THE MARKET. NOTHING HEREIN IS INTENDED TO IMPLY THAT ANY INVESTMENT INCLUDED IN THIS STATEMENT MAY BE CONSIDERED "CONSERVATIVE", "SAFE", "RISK FREE" OR "RISK AVERSE". THIS STATEMENT IS INTENDED FOR THE INFORMATION OF THE PERSON OR PERSONS TO WHOM THEY ARE ADDRESSED, SOLELY FOR THE PURPOSES STATED THEREIN AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. THE RECIPIENT SHALL NOT DISTRIBUTE THE REPORT TO ANY UNAUTHORIZED PARTIES WITHOUT PRIOR PERMISSION.

Note: The statement may not foot as a result of rounding.

For more information or any inquiries, please contact us at [EvokeWealth\\_PE@citco.com](mailto:EvokeWealth_PE@citco.com)



Evoke Industrial Real Estate Fund I (CHP), LP  
Capital Activity Summary  
For the Period Ending June 30, 2025  
(Denominated in U.S. Dollars)  
JOHN F MEGRUE JR

Date	Capital Calls	Late Investor Interest	Principal Distribution	Profit Distribution	Deemed Distribution	Net Activity
3/11/2022	\$479,378.94	\$0.00	\$0.00	\$0.00	\$0.00	\$479,378.94
6/21/2022	\$728,424.85	\$0.00	\$0.00	\$0.00	\$0.00	\$728,424.85
9/23/2022	\$88,120.75	\$0.00	\$0.00	\$0.00	\$0.00	\$88,120.75
12/16/2022	\$91,383.88	\$0.00	\$0.00	\$0.00	\$0.00	\$91,383.88
3/21/2023	\$312,553.99	\$0.00	\$0.00	\$0.00	\$0.00	\$312,553.99
9/21/2023	\$196,578.60	\$0.00	\$0.00	(\$3,998.05)	\$0.00	\$192,580.55
6/21/2024	\$307,892.52	\$0.00	\$0.00	(\$7,223.35)	\$0.00	\$300,669.17
12/16/2024	\$246,332.60	\$0.00	\$0.00	(\$5,206.69)	\$0.00	\$241,125.91
6/16/2025	\$186,083.95	\$0.00	\$0.00	(\$5,736.19)	\$0.00	\$180,347.76
	\$2,636,750.08	\$0.00	\$0.00	(\$22,164.28)	\$0.00	\$2,614,585.80

Note: The statement may not foot as a result of rounding