

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 ¹ :	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 IRR²

-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.

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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


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