

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

REQUEST FOR ACTION

Subject: Alternative Assets Commitment

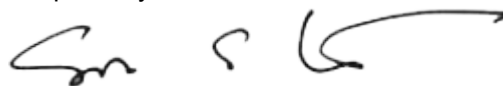
Action Requested: Merit Hill Self-Storage, L.P.

Background and Summary: We recommend a commitment of up to \$40 million from the Long Term Portfolio to an investment vehicle sponsored by Merit Hill Capital (“Merit Hill”), Merit Hill Self-Storage, L.P. Merit Hill is a New York, NY, based fund manager that acquires value-add self-storage facilities throughout the U.S.

Founded in 2016 by Elizabeth “Liz” Schlesinger, Merit Hill seeks to create a diversified portfolio of self-storage facilities through one-off or small portfolio investments. The investment team uses a data-driven, programmatic underwriting process to quickly transact on attractive properties sourced from its well-established, broad network. Merit Hill engages third-party property managers, including large publicly-traded REITs, to manage daily operations, and works alongside them to add value at the asset level.

This commitment offers the Long Term Portfolio the opportunity to invest alongside a nimble, experienced team in an historically resilient real estate property type.

Respectfully submitted,



Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

July 2022