

Private Capital Indexes





Contents

Overview	3
Desmoothed returns	6
Private equity	9
Venture capital	11
Real estate	13
Real assets	15
Private debt	17
Funds of funds	19
Secondaries	21
Appendix	23

Select PitchBook Private Capital Indexes quarterly returns

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Index	Q2 2024	Q3 2024	Q4 2024	Q1 2025	
Private equity	2.4%	3.4%	2.0%	0.3%	
Buyout	2.5%	3.6%	1.7%	0.1%	
Growth/expansion	2.1%	1.9%	3.3%	1.7%	
Venture capital	-0.6%	1.4%	2.3%	-1.1%	
Sub-\$250M	-2.5%	-0.2%	-0.6%	0.6%	
\$250M+	-0.4%	1.5%	2.6%	-1.4%	
Real estate	-0.5%	0.4%	-0.7%	-0.3%	
Opportunistic	-0.1%	0.6%	-1.6%	-0.5%	
Value-add	-1.2%	-0.6%	-0.4%	0.0%	
Real assets	2.5%	3.0%	0.4%	-0.1%	
Infrastructure	1.5%	3.9%	0.7%	0.2%	
Natural resources	6.3%	-0.6%	-0.9%	-1.4%	
Private debt	2.1%	2.0%	0.6%	2.4%	
Direct lending	3.0%	2.1%	0.9%	2.7%	
Distressed	4.0%	0.6%	1.7%	1.1%	
Mezzanine	-5.2%	3.9%	-0.9%	3.3%	
Funds of funds	-0.2%	1.1%	1.2%	2.0%	
PE FoFs	0.0%	1.4%	1.3%	0.5%	
VC FoFs	-1.8%	0.4%	1.9%	3.0%	
Secondaries	3.2%	1.2%	3.3%	0.6%	
Private capital	1.9%	2.7%	1.4%	0.5%	

Source: PitchBook • Geography: Global • As of March 31, 2025

Note: Q1 2025 data in this report is preliminary. As of Q4 2024, the total net asset value (NAV) of included funds was \$4.1 trillion.

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For further information on our methodologies, please review <u>PitchBook's Fund Benchmarks Data and Methodology technical explainer.</u>



Overview

What are the PitchBook Private Capital Indexes?

The PitchBook Private Capital Indexes are quarterly return benchmarks for the private market industry. These indexes are built with PitchBook's fund cash flow and NAV data and serve as a supplement to our quarterly PitchBookBenchmarks report.

This report is organized into sections for each of the seven strategies, with subcategories within private equity, venture capital, real estate, real assets, private debt, and funds of funds. We also track returns by fund quartile ranking, bucketed according to a fund's class and vintage year benchmark. For the overall Private Capital Index, we include versions by global region. These various combinations provide an overall view of private market performance by money-weighting the cash flows and NAV changes of active funds in a respective fund category.

Our Benchmarks report has been providing quarterly returns since 2018, with our data series extending back to the late 90s. By calculating the change in NAV from one quarter to the next, adjusting for cash flows coming into and out of funds via capital calls and distributions, we can get a sense of each asset class's performance in a pseudotime-weighted manner. Linking the quarterly return figures allows us to construct an index, providing a useful alternative comparison with other portfolio holdings such as public markets.

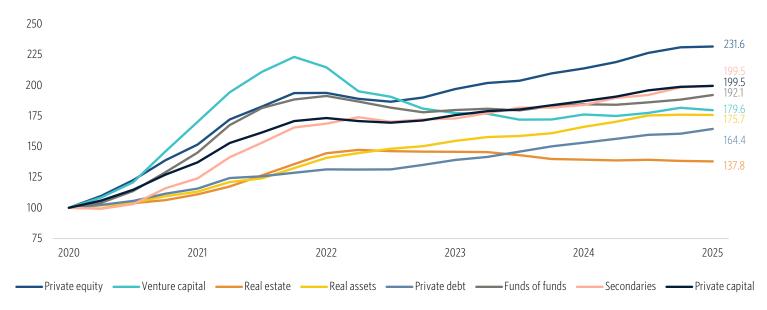
Additionally, the indexes unlock useful analysis on private market volatility and drawdowns during difficult environments. One known limitation of private market performance and risk measurement is the tendency for fund returns to appear overly "smooth," with asset pricing slow to change from one period to the next. This smoothing results in lower perceived volatility than what is likely realistic, which can impact diversification decisions and risk/reward estimations based on reported returns. To address this limitation, this report includes adjusted returns for private market risk measurement.

Relatedly, we also publish Private Capital Return Barometers, which are available for our US indexes and measure macrofinancial factors' influence on returns. On our News & Analysis web page, we include nowcasts implied by our Barometers to provide a more timely estimate for US private capital returns.

PitchBook clients have access to all the aggregate data in the accompanying XLS, as well as the underlying constituent funds in the PitchBook Platform. Please reach out with any questions or feedback.

The indexes provided are meant to be estimates of asset class performance, hypothetically creating a return if one had access to all active funds on a capital-weighted basis. They are not practically investable and are subject to change as we continually update our datasets.

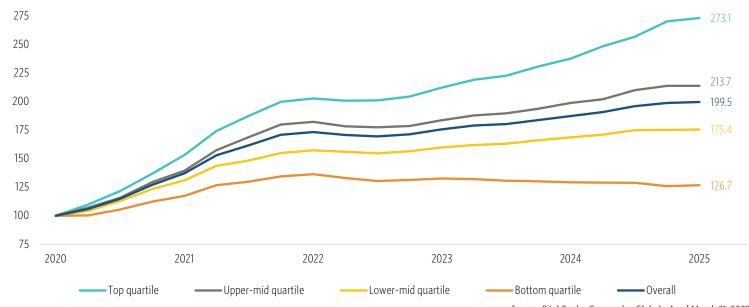
PitchBook Private Capital Indexes five-year return (indexed to 100)



^{1:} Specifically, we include active funds for which PitchBook has adequate returns history. As of Q4 2024, the total NAV of included funds was \$4.1 trillion.



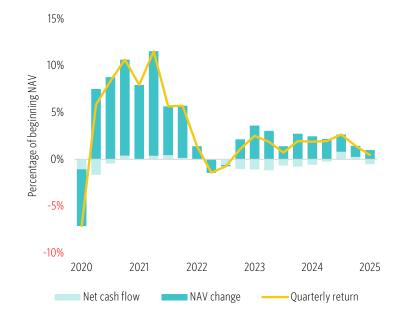
Private Capital Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

Source: PitchBook • Geography: Global • As of March 31, 2025

Private Capital Index quarterly return by source



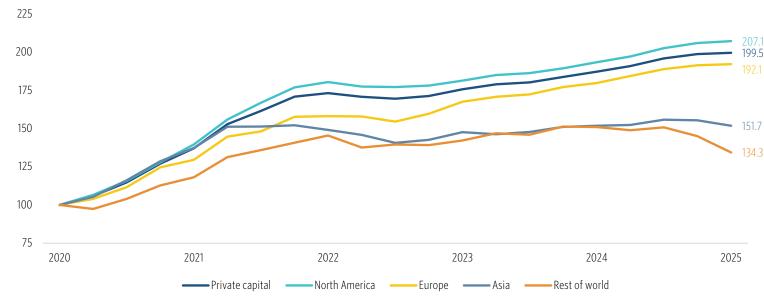
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Private Capital Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Private equity	8.4%	18.3%	14.9%	14.7%
Venture capital	2.0%	12.4%	11.4%	12.7%
Real estate	-1.0%	6.6%	7.4%	9.3%
Real assets	5.9%	11.9%	7.3%	7.7%
Private debt	7.4%	10.4%	7.8%	9.0%
Funds of funds	4.2%	13.9%	12.2%	11.8%
Secondaries	8.5%	14.8%	12.7%	13.7%
Private capital	6.6%	14.8%	12.0%	12.4%



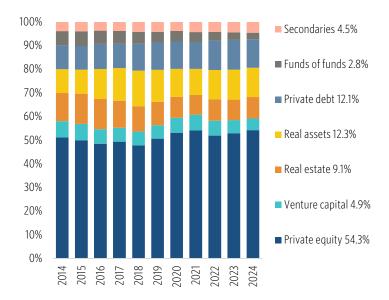
Private Capital Index five-year return by region (indexed to 100)



Note: The regional breakouts are based on known fund locations.

Source: PitchBook • Geography: Global • As of March 31, 2025

Private Capital Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$4.1 trillion.

Private Capital Index weighting by region





Desmoothed returns

Adjusting for return smoothing

Interpreting interim returns for private markets can be challenging due to the inherent smoothing that takes place as a result of infrequent and disparate valuation adjustments to a fund's assets. This smoothing produces a potential bias in estimating volatility and correlations, which are necessary inputs for many allocators' risk modeling in portfolio construction and monitoring. If left unadjusted, our indexes are subject to this bias.

To address the issue, we have used a common approach to desmooth private market returns. This section provides adjusted return series using a first-order autoregression model. In simple terms, we have found evidence that private market returns are correlated from one quarter to the next by about 50%, although this varies across asset classes and time.

By using a single-lag autocorrelation function (ACF), the adjusted return series yields higher volatility estimates than would be calculated using the traditional reported figures. The adjusted series should be taken into consideration when evaluating the risk/return characteristics of each asset class. Importantly, these are still just estimates of what the "true" returns of the asset class are, but they nonetheless provide a useful barometer for comparison.

We also display the reported and adjusted volatility estimates for each private fund asset class and correlations between the desmoothed quarterly returns and the quarterly returns of select public market indexes. If the ACF adjustments are not made, the private market asset classes will appear more attractive on a risk-adjusted basis because of the understated volatility measures. The correlations between the Private Capital Indexes and public markets may also be lower, potentially overstating the diversification benefits. We provide historical context on how the relationship with public equities has changed, as well as the overall correlation coefficients since 2000.

The following page also includes peak-to-trough drawdowns in the unadjusted reported returns during select time frames, including the dot-com crash and global financial crisis (GFC). We leave these drawdowns unadjusted to recognize the magnitude of the reported NAV change experienced by LPs through market downturns. While not necessarily indicative of volatility, the drawdowns provide historical context to answer the question, "How much do reported NAVs fall during a correction?" This provides a starting point for considering the impact of various environments on a private market portfolio.

For further reading on fund return smoothing, please review our <u>Analyst Note</u>: <u>Return Smoothing in Private Markets</u>.

Reported versus adjusted Private Capital Index quarterly returns



Note: The adjusted quarterly returns are desmoothed.



Annualized volatility estimates since 2000



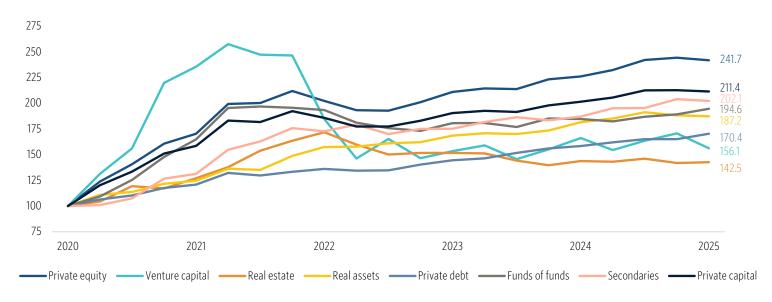
Note: Public indexes are based on quarter-end total returns. Public indexes aside from the S&P 500 are provided by Morningstar Indexes. Peak-to-trough drawdowns use the reported series.

Peak-to-trough drawdowns in select periods

Index	Dot-com bubble	GFC	COVID-19 pandemic	Post- pandemic
Private equity	-21.4%	-27.5%	-8.8%	-3.7%
Venture capital	-66.1%	-17.1%	-2.1%	-23.0%
Real estate	-2.7%	-53.9%	-3.8%	-6.5%
Real assets	-6.3%	-10.2%	-11.4%	-0.1%
Private debt	-3.4%	-28.3%	-6.2%	-0.2%
Funds of funds	-56.4%	-23.9%	-1.0%	-6.9%
Secondaries	-13.3%	-17.1%	-4.5%	-2.1%
Private capital	-23.5%	-26.3%	-7.1%	-2.2%
S&P 500	-43.8%	-45.8%	-19.6%	-23.9%
Global Markets	-43.1%	-48.7%	-22.1%	-25.4%
Global Real Estate	-9.0%	-63.3%	-25.8%	-29.4%
Global Energy	-21.6%	-45.4%	-44.4%	-6.4%
Global High Yield	-8.2%	-26.9%	-13.8%	-17.8%

Sources: Morningstar and PitchBook • Geography: Global • As of March 31, 2025

Adjusted Private Capital Indexes five-year return (indexed to 100)

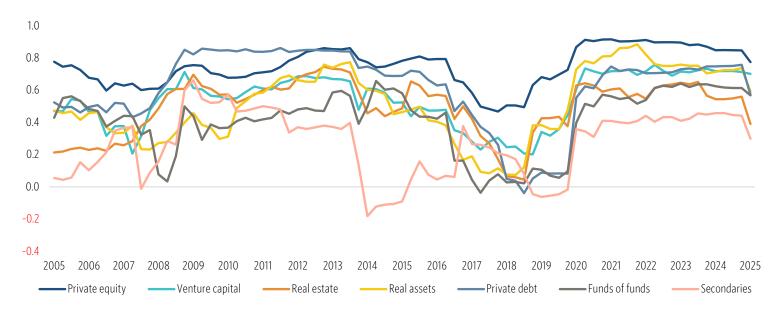


Note: The adjusted quarterly returns are desmoothed.

Sources: Morningstar and PitchBook • Geography: Global • As of March 31, 2025



Private Capital Indexes rolling five-year correlation with S&P 500 quarterly returns



Note: Correlations are calculated using the ACF-adjusted quarterly return series for the PitchBook Private Capital Indexes.

Sources: Morningstar and PitchBook • Geography: Global • As of March 31, 2025

Return correlation matrix using adjusted returns

ation	matrix	using	aujusteu	returns

	kes Public market indexes				Public		PitchBook Private Capital Indexes							
	US Treasuries	Global High Yield	Global Energy	Global Real Estate	Global Markets	S&P 500	Second- aries	Funds of funds	Private debt	Real assets	Real estate	Venture capital	Private equity	Private capital
Private capital	-0.36	0.65	0.58	0.65	0.78	0.74	0.33	0.61	0.72	0.52	0.69	0.62	0.98	1.00
Private equity	-0.34	0.63	0.57	0.65	0.79	0.75	0.34	0.57	0.65	0.47	0.65	0.55	1.00	
Venture capital	-0.33	0.41	0.29	0.32	0.47	0.49	0.20	0.60	0.42	0.35	0.23	1.00		
Real estate	-0.14	0.30	0.29	0.41	0.41	0.39	0.20	0.27	0.50	0.31	1.00			
Real assets	-0.20	0.37	0.48	0.35	0.41	0.38	0.06	0.40	0.34	1.00				
Private debt	-0.37	0.71	0.60	0.64	0.67	0.60	0.35	0.42	1.00					
Funds of funds	-0.15	0.36	0.28	0.33	0.43	0.41	0.25	1.00						
Secondaries	-0.17	0.13	0.34	0.30	0.31	0.28	1.00							
S&P 500	-0.40	0.75	0.65	0.76	0.96	1.00								
Global Markets	-0.38	0.82	0.72	0.84	1.00									
Global Real Estate	-0.14	0.79	0.58	1.00										
Global Energy	-0.52	0.61	1.00											
Global High Yield	-0.25	1.00												
US Treasuries	1.00													

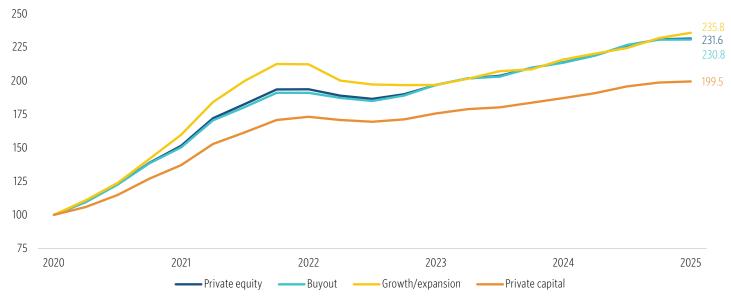
Note: This matrix shows the correlation of quarterly returns since the beginning of 2000. Public indexes aside from the S&P 500 are provided by Morningstar Indexes.

Sources: Morningstar and PitchBook • Geography: Global • As of March 31, 2025



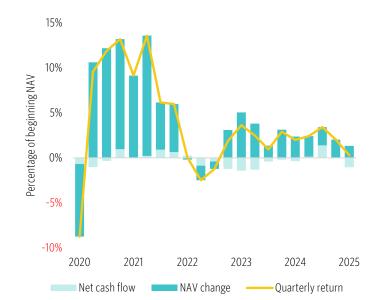
Private equity

Private Equity Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Private Equity Index quarterly return by source



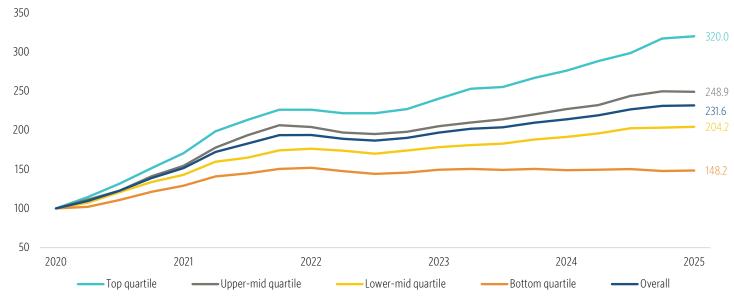
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Private Equity Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Private equity	8.4%	18.3%	14.9%	14.7%
Buyout	8.1%	18.2%	14.8%	14.7%
Growth/expansion	9.3%	18.7%	15.6%	15.3%
Private capital	6.6%	14.8%	12.0%	12.4%



Private Equity Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

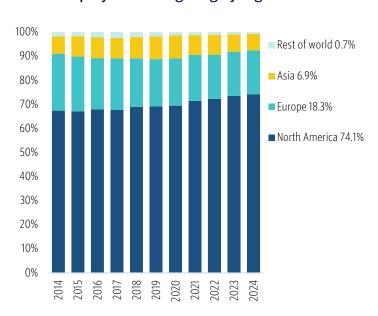
Source: PitchBook • Geography: Global • As of March 31, 2025

Private Equity Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$2.2 trillion. See the appendix for fund types included in the "other" category.

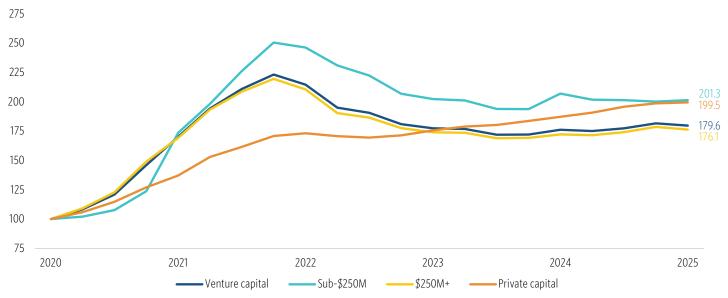
Private Equity Index weighting by region





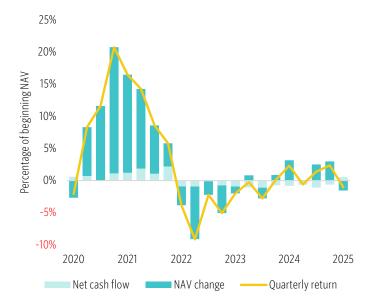
Venture capital

Venture Capital Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Venture Capital Index quarterly return by source



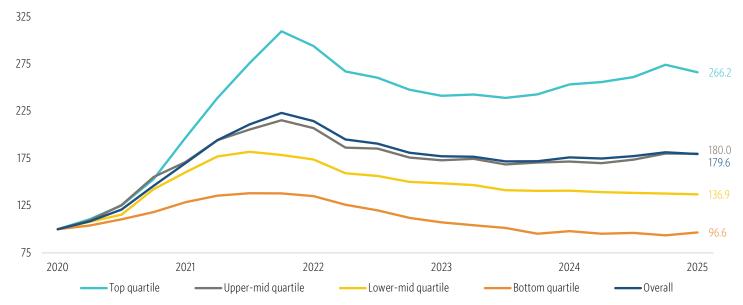
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Venture Capital Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Venture capital	2.0%	12.4%	11.4%	12.7%
Sub-\$250M	-2.7%	15.0%	12.3%	13.8%
\$250M+	2.3%	12.0%	11.2%	12.6%
Private capital	6.6%	14.8%	12.0%	12.4%



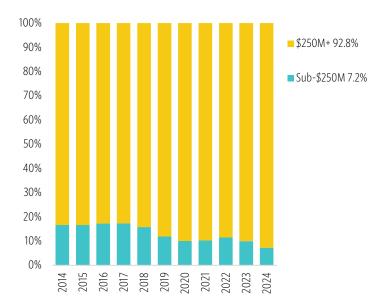
Venture Capital Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

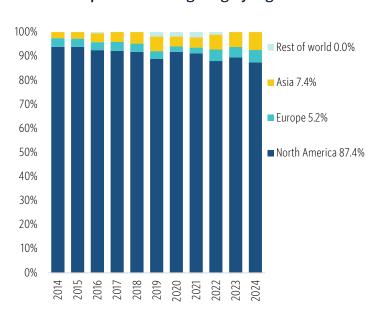
Source: PitchBook • Geography: Global • As of March 31, 2025

Venture Capital Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$201.7 billion.

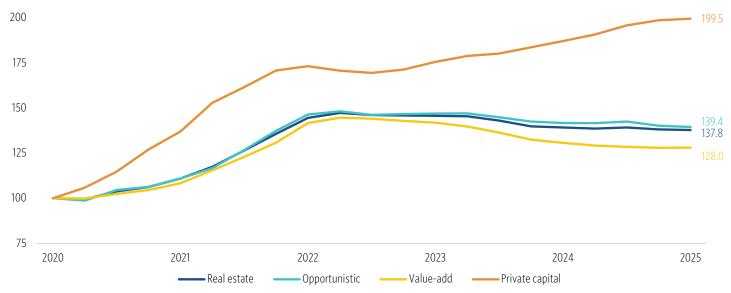
Venture Capital Index weighting by region





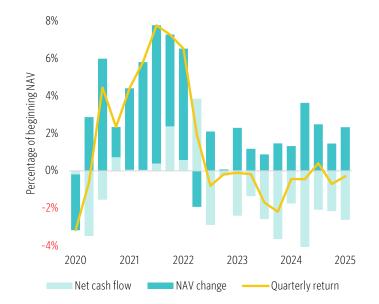
Real estate

Real Estate Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Real Estate Index quarterly return by source



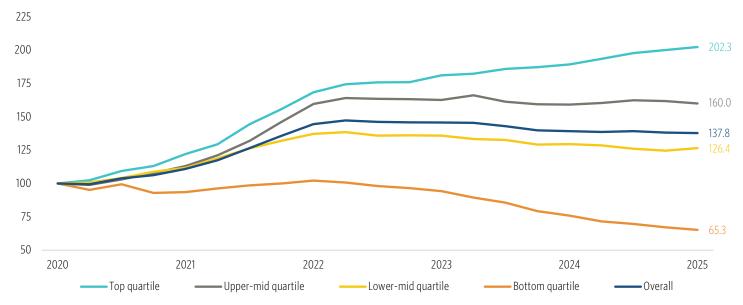
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Real Estate Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Real estate	-1.0%	6.6%	7.4%	9.3%
Opportunistic	-1.6%	6.9%	7.8%	10.3%
Value-add	-2.1%	5.1%	7.2%	8.7%
Private capital	6.6%	14.8%	12.0%	12.4%



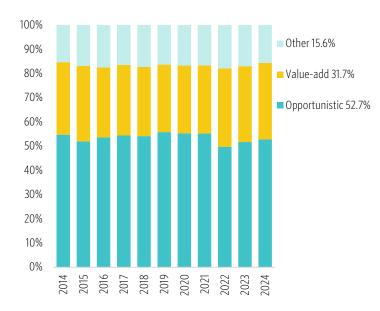
Real Estate Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

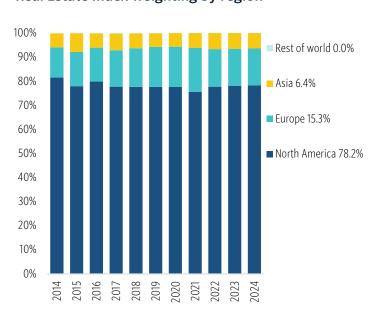
Source: PitchBook • Geography: Global • As of March 31, 2025

Real Estate Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$376.1 billion. See the appendix for fund types included in the "other" category.

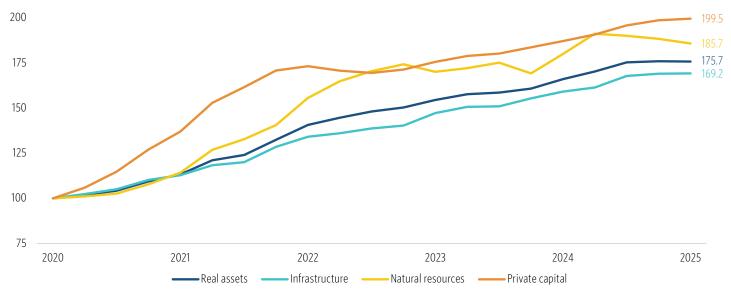
Real Estate Index weighting by region





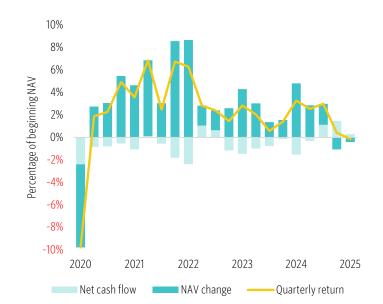
Real assets

Real Assets Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Real Assets Index quarterly return by source



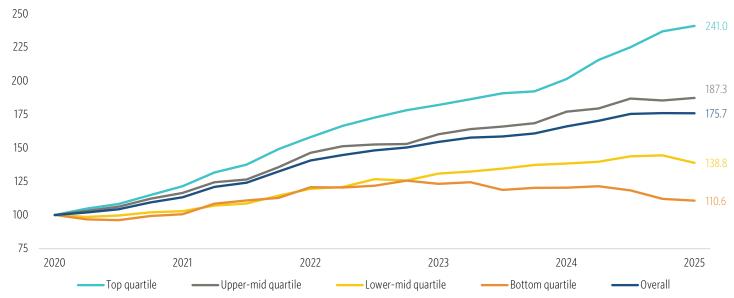
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Real Assets Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Real assets	5.9%	11.9%	7.3%	7.7%
Infrastructure	6.4%	11.1%	9.4%	9.3%
Natural resources	3.2%	13.2%	4.1%	5.3%
Private capital	6.6%	14.8%	12.0%	12.4%



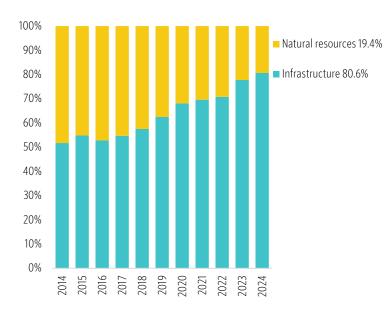
Real Assets Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

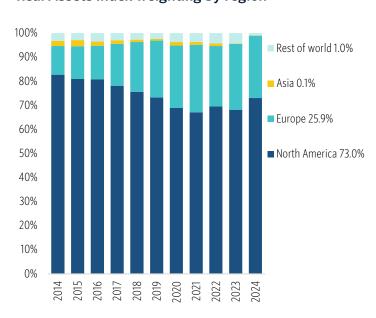
Source: PitchBook • Geography: Global • As of March 31, 2025

Real Assets Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$509.7 billion.

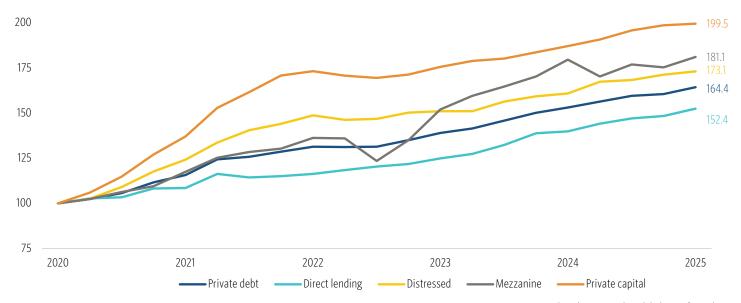
Real Assets Index weighting by region





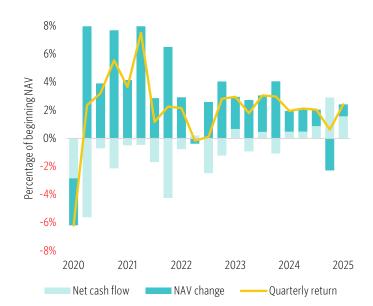
Private debt

Private Debt Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Private Debt Index quarterly return by source



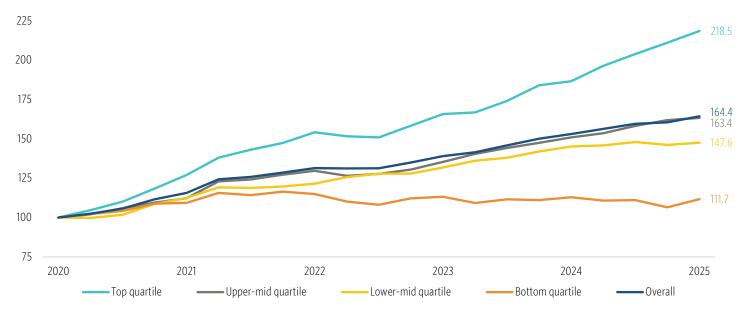
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Private Debt Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Private debt	7.4%	10.4%	7.8%	9.0%
Direct lending	9.0%	8.8%	7.2%	7.9%
Distressed	7.6%	11.6%	7.9%	8.5%
Mezzanine	0.9%	12.6%	8.0%	10.7%
Private capital	6.6%	14.8%	12.0%	12.4%



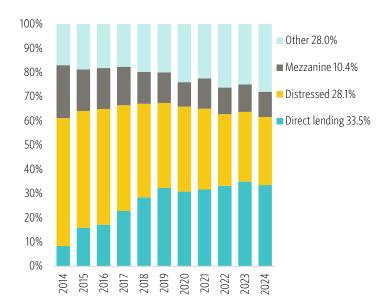
Private Debt Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

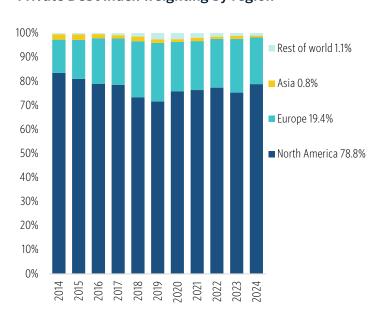
Source: PitchBook • Geography: Global • As of March 31, 2025

Private Debt Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$499.2 billion. See the appendix for fund types included in the "other" category.

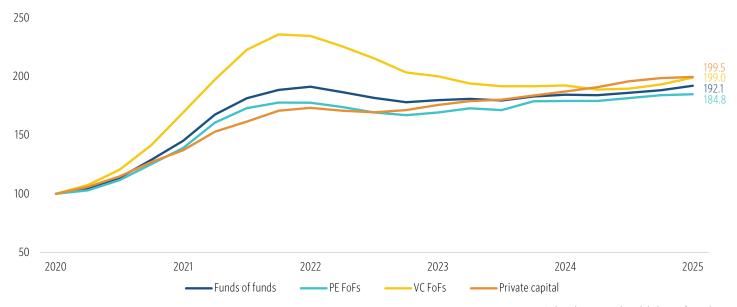
Private Debt Index weighting by region





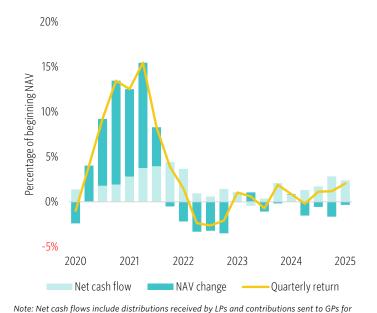
Funds of funds

Funds of Funds Indexes five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Funds of Funds Index quarterly return by source



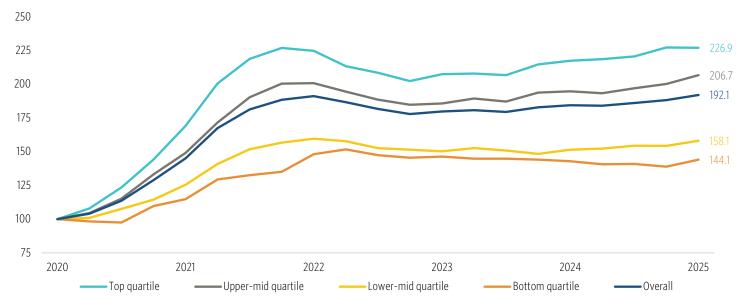
investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Funds of Funds Indexes annualized returns

Index	1-year	5-year	10-year	15-year
Funds of funds	4.2%	13.9%	12.2%	11.8%
PE FoFs	3.2%	13.1%	11.9%	11.5%
VC FoFs	3.5%	14.8%	12.8%	13.2%
Private capital	6.6%	14.8%	12.0%	12.4%



Funds of Funds Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

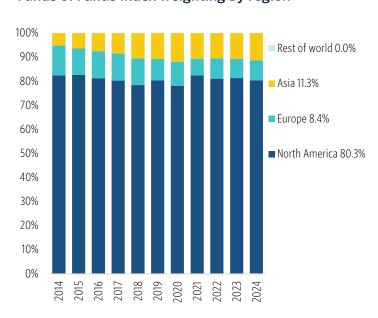
Source: PitchBook • Geography: Global • As of March 31, 2025

Funds of Funds Index weighting by category



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$113.7 billion. See the appendix for fund types included in the "other" category.

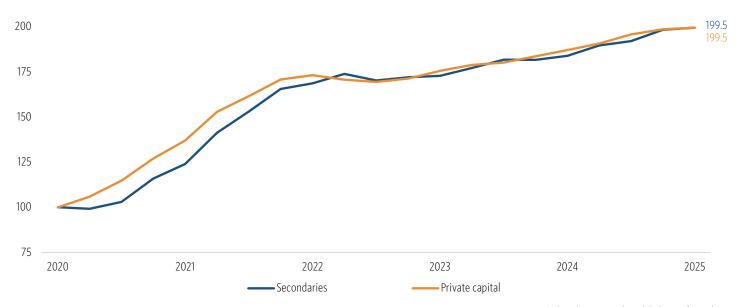
Funds of Funds Index weighting by region





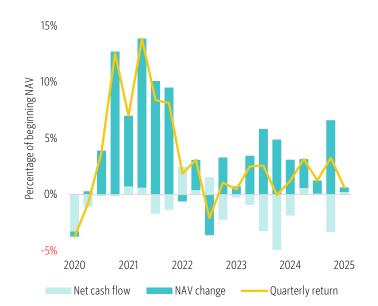
Secondaries

Secondaries Index five-year return (indexed to 100)



Source: PitchBook • Geography: Global • As of March 31, 2025

Secondaries Index quarterly return by source



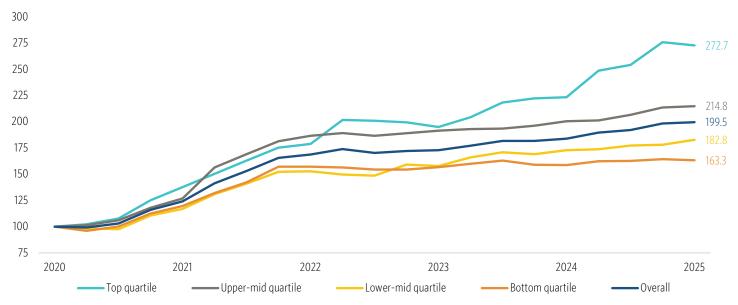
Note: Net cash flows include distributions received by LPs and contributions sent to GPs for investment. NAV change captures the unrealized markups (or markdowns) after those cash flows have been factored in.

Secondaries Index annualized returns

Index	1-year	5-year	10-year	15-year
Secondaries	8.5%	14.8%	12.7%	13.7%
Private capital	6.6%	14.8%	12.0%	12.4%



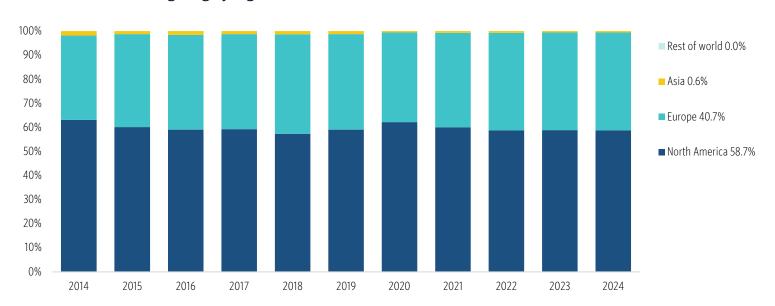
Secondaries Index five-year return by fund quartile (indexed to 100)



Note: Constituent funds are bucketed into quartile rankings based on their fund categorization and vintage year. Quartiles are determined by TVPI as of the most recent available data.

Source: PitchBook • Geography: Global • As of March 31, 2025

Secondaries Index weighting by region



Note: Fund weightings in each period are determined by the NAV captured from active funds. As of Q4 2024, the total NAV of active funds was \$187.6 billion.



Appendix

Glossary

Autocorrelation function (ACF)

The measurement of correlation between a lagged version of a variable as compared with its original version between two successive time intervals. The ACF quantifies the extent to which the values of a time series are linearly related to their own past values.

Contributions

The capital provided by the LP to the GP once the GP has identified an asset or assets it intends to acquire. Contributions differ from committed capital in that committed capital is the full amount that an LP has legally agreed to contribute to the fund over the course of the fund life. LPs provide contributions only when a GP calls down capital, which it typically does several times over the life of the fund.

Desmoothed returns

Because the true value of private portfolio companies is often unknown, private market returns are often estimated using fair value accounting, resulting in conservative valuation estimates. These conservative valuation estimates result in artificially smoothed reported returns that underestimate the volatility that private funds experience. This also results in a tendency for returns to be autocorrelated. To desmooth the return series, an adjustment is made to the reported returns using a one-period ACF to more accurately reflect volatility.

Distributions

The capital returned to an LP from the GP after the fund exits an investment or as the fund's assets produce income.

Net asset value (NAV)

The remaining value of a fund at a given point in time. It is the value of the assets in a fund that have not yet been realized. NAV will typically rise early in a fund's life as capital is called down by the GP and invested. As the fund exits investments and distributes capital to its LPs, or if the fund's investments are marked down, the NAV will decrease.

Quarterly return

Calculated as the percentage change in aggregate NAV for a group of funds, considering contributions and distributions during the quarter. This makes the calculation tantamount to a quarterly compounded growth rate.

Total value to paid-in (TVPI) multiple

A measurement of both the realized and unrealized value of a fund as a proportion of the total paid-in (contributed) capital.

Vintage year

The year in which a fund makes its first investment by delivering capital to a project or company. When we cannot confirm the year of the first investment, the year of the fund's final close is used as the vintage year.

Fund classifications²

Private equity

Buyout Growth/expansion

Restructuring/turnaround Diversified PE

Venture capital

Sub-\$250M \$250M+

Real estate

Value-add Opportunistic Other

Core Core-plus Distressed

Real assetsInfrastructure

Core Core-plus Value-add Opportunistic Greenfield

Natural resources Oil & gas

Timber Agriculture Metals/mining

Private debt

Direct lending Distressed debt Mezzanine Other

> Bridge financing Credit special situations Infrastructure debt Real estate debt Venture debt

Funds of funds

Private equity
Venture capital
Other
Real estate
Real assets
Private debt
General

Secondaries

Private equity Venture capital Real estate Real assets Private debt General

^{2:} Italicized fund types are not broken out in this report.

Additional research

Market updates



Q2 2025 US PE Breakdown

Download the report here



Q2 2025 PitchBook-NVCA Venture Monitor

Download the report **here**



Q3 2025 Analyst Note: Climate PE Funds: Heating Up or Cooling Down?

Download the report **here**



Q3 2025 Analyst Note: What's Old Is Now New Again

Download the report <u>here</u>



Q3 2025 Analyst Note: Issues Around Private Assets and 401(k)s

Download the report <u>here</u>



Q2 2025 Analyst Note: The Return of Evergreen Funds

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