

DISCLAIMER & CAUTIONARY STATEMENTS

RXR168 Alpha Group Capital

WHATSOEVER ON THE INFORMATION CONTAINED IN THIS PRESENTATION OR ON ITS COMPLETENESS. PAST PERFORMANCE IS NOT INDICATIVE OF FUTURE PERFORMANCE.

THESE MATERIALS CONTAIN STATEMENTS THAT ARE NOT PURELY HISTORICAL IN NATURE, BUT ARE "FORWARD-LOOKING STATEMENTS". THESE INCLUDE, AMONG OTHER THINGS, FORECASTS, PRO FORMA PORTFOLIO STRUCTURES OR PORTFOLIO COMPOSITION, SPECIFIC INVESTMENT STRATEGIES AND PROPOSED OR PRO FORMA LEVELS OF DIVERSIFICATION OR SECTOR INVESTMENT. THESE FORWARD-LOOKING STATEMENTS ARE BASED UPON CERTAIN ASSUMPTIONS. ACTUAL EVENTS ARE DIFFICULT TO PREDICT AND WILL BE BEYOND THE FUND'S CONTROL. ACTUAL EVENTS MAY DIFFER FROM THOSE ASSUMED.

ALL FORWARD-LOOKING STATEMENTS INCLUDED ARE BASED ON INFORMATION AVAILABLE ON THE DATE HEREOF AND NONE OF RXR REALTY LLC OR ITS RESPECTIVE AFFILIATES ASSUMES ANY DUTY TO UPDATE ANY FORWARD-LOOKING STATEMENT. SOME IMPORTANT FACTORS WHICH COULD CAUSE ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE IN ANY FORWARD-LOOKING STATEMENTS INCLUDE THE ACTUAL COMPOSITION OF THE FUND'S INVESTMENTS, THE PRICE AT WHICH THE FUND'S INVESTMENTS ARE ACTUALLY PURCHASED, CHANGES IN INTEREST RATES AND ANY WEAKENING OF THE SPECIFIC CREDITS UNDERLYING THE FUND'S INVESTMENTS, AMONG OTHERS. OTHER RISK FACTORS WILL BE DESCRIBED IN THE OPERATIVE DOCUMENTS. THERE CAN BE NO ASSURANCE THAT ESTIMATED RETURNS OR PROJECTIONS CAN BE REALIZED, THAT FORWARD-LOOKING STATEMENTS WILL MATERIALIZE OR THAT ACTUAL RESULTS WILL NOT BE MATERIALLY LOWER THAN THOSE PRESENTED.

INVESTMENT IN THE LLC INTERESTS WILL INVOLVE SIGNIFICANT RISKS DUE TO, AMONG OTHER THINGS, THE NATURE OF THE FUND'S INVESTMENTS. INVESTORS SHOULD HAVE THE FINANCIAL ABILITY AND WILLINGNESS TO ACCEPT THE RISKS AND LACK OF LIQUIDITY THAT ARE CHARACTERISTIC OF THE INVESTMENT DESCRIBED HEREIN. THERE WILL BE NO PUBLIC MARKET FOR THE LLC INTERESTS, AND THEY WILL NOT BE TRANSFERABLE WITHOUT THE CONSENT OF THE MANAGING MEMBER. INVESTORS MAY LOSE ALL OR A SIGNIFICANT PORTION OF ANY INVESTMENT IN THE FUND.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE FUND AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. PROSPECTIVE INVESTORS SHOULD NOT CONSTRUE THE CONTENTS OF THIS PRESENTATION AS LEGAL, TAX, INVESTMENT OR OTHER ADVICE. FURTHER, NOTHING CONTAINED HEREIN IS OR SHALL BE RELIED UPON AS A PROMISE, REPRESENTATION, OR WARRANTY AS TO ANY MATTER, INCLUDING, WITHOUT LIMITATION, THE FUTURE PERFORMANCE OF THE FUND. NONE OF RXR REALTY LLC OR ITS RESPECTIVE AFFILIATES OR REPRESENTATIVES IS UNDER ANY OBLIGATION TO CORRECT ANY INACCURACIES OR OMISSIONS IN THIS PRESENTATION. EACH INVESTOR SHOULD MAKE ITS OWN INQUIRIES AND CONSULT ITS ADVISORS AS TO THE FUND AND THIS OFFERING AND AS TO LEGAL, TAX AND RELATED MATTERS CONCERNING THIS INVESTMENT.

EACH PROSPECTIVE INVESTOR MEMBER IS URGED TO REVIEW THE OPERATIVE DOCUMENTS AND INVITED TO MEET WITH REPRESENTATIVES OF THE FUND TO DISCUSS WITH, ASK QUESTIONS OF, AND RECEIVE ANSWERS FROM, THE FUND CONCERNING THE TERMS AND CONDITIONS OF THIS OFFERING OF THE LLC INTERESTS, AND TO OBTAIN ANY ADDITIONAL INFORMATION, TO THE EXTENT THE FUND POSSESSES SUCH INFORMATION OR CAN ACQUIRE IT WITHOUT UNREASONABLE EFFORT OR EXPENSE, NECESSARY TO VERIFY THE INFORMATION CONTAINED HEREIN.

THESE SECURITIES MAY BE ACQUIRED FOR INVESTMENT PURPOSES ONLY. THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY BE TRANSFERRED OR RESOLD ONLY WITH THE CONSENT OF THE ISSUER, IN COMPLIANCE WITH THE PROVISIONS OF APPLICABLE FEDERAL LAWS, AND ONLY AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION HEREFROM. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

THIS REPORT IS FOR DISTRIBUTION ONLY TO PROSPECTIVE INVESTORS WHO ARE "ACCREDITED INVESTORS" AND "QUALIFIED PURCHASERS," AS THOSE TERMS ARE DEFINED IN THE SECURITIES ACT OF 1933 AND THE INVESTMENT COMPANY ACT OF 1940, RESPECTIVELY.

PRESENTATION OF FINANCIAL RESULTS: ALL FIGURES PRESENTED IN THIS PRESENTATION ARE IN U.S. DOLLARS UNLESS NOTED OTHERWISE.

PLEASE REFER TO THE END OF THIS PRESENTATION FOR ADDITIONAL DISCLOSURES AND RISKS.



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