



GREAT GRAY
TRUST COMPANY

GREAT GRAY COLLECTIVE INVESTMENT TRUST

CP LION PROPERTIES BALANCED CIT

FINANCIAL STATEMENTS

DECEMBER 31, 2025

WITH

REPORT OF INDEPENDENT AUDITORS

Great Gray Collective Investment Trust

CP LION PROPERTIES BALANCED CIT

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Report of Independent Auditors

To the Board of Managers of Great Gray Trust Company, LLC

Opinion

We have audited the accompanying financial statements of CP Lion Properties Balanced CIT (the "Fund"), which comprise the statement of assets and liabilities, including the schedule of investments, as of December 31, 2025, and the related statements of operations and of changes in net assets for the year then ended, including the related notes, and the financial highlights for each of the periods indicated therein (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as of December 31, 2025, and the results of its operations and changes in its net assets for the year then ended, and the financial highlights for each of the periods indicated therein, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (US GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for one year after the date the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with US GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with US GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

PriceWaterhouseCoopers LLP

San Francisco, California
April 30, 2026

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Schedule of Investments

December 31, 2025

	Principal Amount or Shares	Cost	Fair Value
<u>Collective Funds - 14.6%</u>			
State Street REIT Index Non-Lending Series Fund Class C	574,355	\$ 32,486,854	\$ 32,270,140
Total Collective Funds		32,486,854	32,270,140
<u>Limited Partnerships - 84.6%</u>			
Clarion Lion Properties Fund, LP	124,272	214,014,041	186,360,061
Total Limited Partnerships		214,014,041	186,360,061
Total Investments - 99.2%		<u>\$ 246,500,895</u>	218,630,201
Other Assets and Liabilities, Net - 0.8%			1,833,868
Net Assets - 100.0%			<u>\$ 220,464,069</u>

The following is a summary of the fair value of the investments in the Fund based on the inputs used to value them as of December 31, 2025 (see Note 3 in Notes to the Financial Statements):

	Fair Value Measurements				Total
	Investments Measured at Net Asset Value*	Level 1	Level 2	Level 3	
Collective Funds	\$ 32,270,140	\$ —	\$ —	\$ —	\$ 32,270,140
Limited Partnerships	186,360,061	—	—	—	186,360,061
Total	<u>\$ 218,630,201</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 218,630,201</u>

*Certain investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient have not been categorized in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the Statement of Assets and Liabilities.

Concentration of Ownership: As of December 31, 2025, the Fund had one unitholder holding 10% or more of the outstanding units of the Fund, and aggregated to 93.7% of the Fund's total units outstanding.

Supplementary Information (Unaudited): Total investment purchases, sales proceeds, and realized gain for the year ended December 31, 2025, were:

	Purchases at Cost	Sales Proceeds	Realized Gain
Equity	\$ 123,063,285	\$ 81,384,577	\$ 2,405,095

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Statement of Assets and Liabilities December 31, 2025

Assets

Investments in securities, at fair value (cost \$246,500,895)	\$ 218,630,201
Dividends receivable	1,736,913
Receivable for investment securities sold	420,106
Receivable for expense reimbursement	72,649
Total assets	<u>220,859,869</u>

Liabilities

Accrued trustee and sub-advisor fees	383,813
Payable for investment securities purchased	9,280
Accrued professional services and other operating expenses	2,707
Total liabilities	<u>395,800</u>

Net Assets

\$ 220,464,069

Net Assets

Class R-INT	\$ 15,147,600
Class ST	195,370,844
Class ST2	9,945,625
Total	<u>\$ 220,464,069</u>

Units Outstanding

Class R-INT	1,503,189
Class ST	21,246,710
Class ST2	1,081,909

Net Asset Value per Unit

Class R-INT	\$ 10.0770
Class ST	9.1953
Class ST2	9.1927

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Statement of Operations For the year ended December 31, 2025

Investment Income (Loss)

Income

Dividends	\$ 6,029,689
Total income	<u>6,029,689</u>

Expenses

Trustee and sub-advisor fees	1,433,962
Professional services and other operating expenses	<u>4,150</u>
Total expenses	1,438,112
Expense reimbursement from sub-advisor	<u>(269,404)</u>
Net expenses	<u>1,168,708</u>
Net investment income	<u>4,860,981</u>

Realized and Unrealized Gain / Loss

Net realized gain (loss) on:

Investments	<u>2,405,095</u>
Net realized gain	<u>2,405,095</u>

Change in net unrealized gain / loss on:

Investments	<u>2,306,861</u>
Change in net unrealized gain / loss	<u>2,306,861</u>
Net realized and unrealized gain / loss	<u>4,711,956</u>

Increase in net assets from operations	<u>\$ 9,572,937</u>
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Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Statement of Changes in Net Assets For the year ended December 31, 2025

Increase (Decrease) in Net Assets

Operations

Net investment income	\$ 4,860,981
Net realized gain	2,405,095
Change in net unrealized gain / loss	2,306,861
Increase in net assets from operations	<u>9,572,937</u>

Unit transactions

Proceeds from units issued	
Class R-INT [^]	15,031,889
Class ST	24,404,537
Class ST2	317,817
Total proceeds from units issued	<u>39,754,243</u>

Value of units redeemed

Class ST	(2,162,495)
Class ST2	(550,832)
Total value of units redeemed	<u>(2,713,327)</u>

Increase in net assets resulting from unit transactions	<u>37,040,916</u>
Increase in net assets	46,613,853
Net assets, beginning of year	173,850,216
Net assets, end of year	<u><u>\$ 220,464,069</u></u>

[^] Class R-INT funded on 10/30/2025.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Financial Highlights For the year ended December 31, 2025

Per Unit Operating Performance	Class R-INT	Class ST	Class ST2
Net asset value, beginning of year or at inception	\$ 10.0000	\$ 8.7458	\$ 8.7433
Investment operations:			
Net investment income ⁽¹⁾	0.0834	0.2249	0.2211
Net realized and unrealized gain / loss	(0.0064)	0.2246	0.2283
Total from investment operations	0.0770	0.4495	0.4494
Net asset value, end of year	\$ 10.0770	\$ 9.1953	\$ 9.1927
Total Return	0.77% [^]	5.14%	5.14%
Supplemental Data			
Ratio to average net assets:			
Gross expenses (excluding reimbursement)	0.00% #	0.76%	0.76%
Net expenses	0.00% #	0.61%	0.61%
Net investment income	4.89% #	2.50%	2.46%
Unit Activity			
Units, beginning of year	—	18,770,532	1,108,013
Issued	1,503,189	2,719,375	35,447
Redeemed	—	(243,197)	(61,551)
Units, end of year	1,503,189	21,246,710	1,081,909

⁽¹⁾ Based on average daily units outstanding.

Annualized except audit expenses.

[^] Not annualized for period less than one year. Class R-INT funded on 10/30/2025.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Notes to the Financial Statements

December 31, 2025

Note 1 - Organization

Great Gray Collective Investment Trust (the "Trust") is intended to constitute an exempt trust under Section 501(a) of the Internal Revenue Code of 1986, as amended (the "Code"), and a group trust within the meaning of Rev. Rul. 81-100, as amended. The Trust is exempt from registration under the Investment Company Act of 1940, as amended, and the Securities Act of 1933, as amended. Great Gray Trust Company, LLC (the "Trustee") serves as the Trustee of the Trust.

The Trustee is responsible for maintaining and administering the Trust and CP Lion Properties Balanced CIT (the "Fund") and also serves as the investment manager to the Fund. Effective December 5, 2025, the Fund's name changed from CP Lion Property Balanced CIT to CP Lion Properties Balanced CIT. State Street Bank and Trust Company provides custody, transfer agency, and accounting services for the Fund.

The Trustee is ultimately controlled by Madison Dearborn Partners, LLC ("MDP"), a registered investment adviser and private equity firm based in Chicago, IL. MDP and its controlled subsidiaries are the general partners to the investment funds that own substantially all of the Trustee through intermediate holding companies.

The purpose of the Trust is to allow collective investments by plan sponsors of retirement plans which qualify for exemption from federal income taxation pursuant to Section 501(a) of the Code, by reason of qualifying under Section 401(a) of the Code; tax-exempt governmental plans described in Section 401(a)(24) of the Code; eligible deferred compensation plans under Section 457(b) of the Code established by a government employer; group trusts or separate accounts consisting solely of assets of the foregoing; and other investors eligible for participation in the Trust. The Trust consists of separate funds with differing investment objectives, which are available for investment by participating plans. An eligible plan may join in the Trust, subject to the Trustee's acceptance, and become a participating plan by executing participation documents specified by the Trustee. Not all funds within the Trust are presented herein. The Trustee has claimed an exclusion from the definition of commodity pool operator ("CPO") under the Commodity Exchange Act and the rules of the Commodity Futures Trading Commission ("CFTC") with respect to the Fund, and is therefore not subject to CFTC registration or regulation as a CPO with respect to the Fund.

The investment objective of the Fund is to provide participating plans with the risk-adjusted return and diversification benefits of private market real estate when utilized as part of a long-term, multi-asset investment portfolio by investing a significant portion of its assets directly or indirectly in the Clarion Lion Properties Fund, LP. In order to provide sufficient levels of Fund liquidity to meet redemption requests, the Fund will invest a portion of its assets in exchange-traded funds, mutual funds, collective investment trusts and other funds or separately managed accounts that invest in real estate investment trust securities (the "Liquidity Portfolio"). The Trustee has engaged Clarion Partners, LLC (the "Sub-Advisor") to provide investment advice and recommendations with respect to investment of the Fund's assets. The Trustee maintains ultimate fiduciary authority over the management of and investments made in the Fund. The Sub-Advisor is engaged pursuant to a sub-advisor agreement.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Notes to the Financial Statements (continued)

December 31, 2025

Note 2 - Significant Accounting Policies

The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP"). The Fund is an investment company and follows the accounting and reporting guidance in the Financial Accounting Standards Board Accounting Standards Codification Topic No. 946.

Net Asset Value ("NAV") - Units of each fee class of the Fund are valued each day on which the New York Stock Exchange ("NYSE") is open for trading in accordance with the valuation procedures established by the Trustee. The NAV per unit is calculated as of the close of trading on the NYSE (generally, 4:00 p.m. U.S. Eastern time). The NAV per unit is computed by dividing the total fair value of the assets of the Fund, less its liabilities, by the total number of units outstanding at the time of such computation. Investment income earned is reinvested in the Fund and included in the determination of unit values.

Fund Unit Transactions - Unit purchases and redemptions are transacted at the NAV per fee class of the Fund determined as of the close of business each day. A summary of the unit activity for the Fund is included with its Financial Highlights.

Contributions to the Fund are generally accepted and processed on a monthly basis on the last Valuation Date of each month. Initial contributions require advance written notice of 10 business days prior to the last Business Day of the month. Following full investment of a Participating Plan's initial commitment, Participating Plans may submit Daily Contribution Requests for amounts up to 5% of the Participating Plan's Investor NAV as of any Valuation Date, subject to available liquidity. Contributions representing, in the aggregate within a calendar quarter, in excess of 5% of a Participating Plan's Investor NAV require advance written notice of 5 business days prior to the last Business Day of the month. The Trustee reserves the right to decline contributions at any time in its sole discretion.

The Fund permits each plan to submit withdrawal requests on daily valuation dates representing in the aggregate within a calendar quarter up to 5% of the Participating Plan's Investor NAV. All withdrawal requests received by the Trustee within a calendar quarter that, when aggregated with the Participating Plan's other withdrawal requests made for such quarter, are in excess of 5% of its Investor NAV are deemed to be "Sizable Withdrawal Requests". All Sizable Withdrawal Requests for a calendar month must be received no later than the 5th to the last Business Day of such calendar month (the "Notice Date for Sizable Withdrawals"). Any Sizable Withdrawal Request received after the Notice Date for Sizable Withdrawals will not be processed and will not be carried over to the next calendar month.

Investment Valuation - Investments are valued at their current fair value determined as follows:

Collective Funds - The Fund may hold investments in units of other funds within the Trust or similar funds for which other unrelated entities are trustee. The Trustee or an unrelated trustee estimates the fair value of investments in collective funds that have calculated net asset value per unit in accordance with the specialized accounting guidance for investment companies. Accordingly, as a practical expedient, investments in other such funds are valued at their net asset value as reported by the investee funds. The Fund has the ability to redeem its investments in the collective funds at net asset value. Where one fund invests in another fund within the Trust, the Trustee fee allocated to the investment by such investee fund is waived.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Notes to the Financial Statements (continued)

December 31, 2025

Limited Partnership (“LP”) - The LP is recorded at net asset value, which is determined daily in accordance with specialized accounting guidance for investment companies.

When the valuation methods described above are not reflective of fair value, investments are valued at fair value following procedures and/or guidelines determined by or under the direction of the valuation committee established by the Trustee. In light of the judgment involved in fair value decisions, there can be no assurance that a fair value assigned to a particular investment is accurate.

Cash and Cash Equivalents - The Fund considers all highly liquid instruments with original maturities of three months or less at the acquisition date to be cash equivalents.

Investment Transactions and Investment Income - The Fund records security transactions on a trade date basis. Dividend income is recorded on the ex-dividend date. Net realized gains and losses on investments are determined by the first-in, first-out method. Interest income and expenses are recorded daily on the accrual basis.

Fee Classes and Allocations - The Fund offers multiple fee classes. Not all fee classes are available for investment by all plans. Each class is allocated expenses on the basis of expense loads assigned to that class. Income, expenses (other than expenses attributable to a specific class), and realized and unrealized gains or losses on investments are allocated to each fee class based on the units outstanding for the fee class in proportion to the total outstanding units.

Use of Estimates - The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Guarantees and Indemnifications - Under the Fund's organizational documents, each trustee, officer, employee and agent of the Trust is indemnified, to the extent permitted by law, against certain liabilities that may arise in the performance of their duties to the Fund.

Income Tax Status - The Trust has received a determination from the Internal Revenue Service that the Trust is exempt from federal income taxation under Section 501(a) of the Code. Accordingly, no federal income tax provision is required.

Note 3 - Fair Value Measurements

Fair value is defined as the price a fund would receive to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date.

The Trust uses NAV per share (or its equivalent) as a practical expedient to estimate the fair value of certain investments that do not have a readily determinable fair value. These investments are in entities that calculate NAV per share in a manner consistent with the measurement principles of ASC Topic 946, Financial Services—Investment Companies.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Notes to the Financial Statements (continued)

December 31, 2025

Various inputs are used in determining the fair value of the Fund's investments. The Trustee has performed an analysis of the significance and character of these inputs to the fair value determination. These inputs are summarized in the three broad levels listed below:

- Level 1 - Quoted prices in active markets for identical investments.
- Level 2 - Other significant observable inputs (including quoted prices for similar investments, interest rates, credit risk, and others).
- Level 3 - Significant unobservable inputs (including the Trustee's own assumptions in determining the fair value of investments).

The inputs or methodologies used for valuing investments are not necessarily an indication of the risk associated with investing in those investments. The aggregate fair value of the investments in the Fund, by input level used as of December 31, 2025, is included following the Fund's Schedule of Investments.

Note 4 - Fees and Expenses

Trustee and Sub-Advisor Fees

Annualized asset-based fees are based upon the net assets as determined at the end of each preceding business day as set forth in the table below (in basis points). Except as otherwise noted, all asset-based fees are paid from the assets of the Fund.

Fee Class	Trustee Fee ^{1,2}	Sub-Advisor Fee	Expense Waiver & Reimbursements ¹
Class R-INT	0	0	0
Class ST	14	61	<(15)
Class ST2	14	61	<(15)

¹With respect to Fee Class ST and ST2, the Sub-Advisor has agreed to reimburse the Fund for its Trustee Fee and audit and Form 5500 reporting expenses. Such waiver and reimbursement agreement may be modified or terminated at any time.

²With respect to Fee Class ST and ST2, the Trustee Fee and Expenses will decrease as the Fund's assets reach certain threshold amounts. Specifically, the Trustee Fee and Expenses are 14 basis points on the first \$250 million of Fund assets, 12 basis points on the next \$250 million of Fund assets, and 10 basis points on Fund assets in excess of \$500 million.

Trustee Fee - The Trustee receives an annualized fee for trustee and administrative services provided to the Fund. Trustee fees are based upon the average daily value of the Fund and are accrued daily, paid quarterly in arrears and charged against the assets invested in the Fund.

Great Gray Collective Investment Trust

CP Lion Properties Balanced CIT

Notes to the Financial Statements (continued)

December 31, 2025

Sub-Advisor Fee - The Sub-Advisor is compensated for its investment advisory services provided to the Fund. These annualized fees for each class are based upon the average daily value of the Fund and are accrued daily, paid quarterly in arrears and charged against the assets invested in the Fund.

The Fund will reimburse the Trustee for any out-of-pocket expenses it may incur on behalf of the Fund that relate directly to Fund operations. These may include, but are not limited to, audit expenses, custody service fees (including overdraft charges), tax form preparation expenses, legal and other fees ("Operating Expenses"). Operating Expenses will be reimbursed from each Fund when they are incurred. Transaction fees and expenses incurred in connection with the investment and reinvestment of Fund assets, including, without limitation, transfer agency fees, brokerage commissions and expenses, will be borne by the Fund.

When assets of the Fund are invested in other investment vehicles, such as other Collective Funds or Exchange-Traded Funds, those investment vehicles will incur fees and expenses, which will be reflected in the performance results and value of the Fund's investment in such investment vehicle.

Note 5 - Related Party Transactions

The Trustee is a Nevada-chartered non-depository trust company that provides trust and custodial services for tax-advantaged retirement plans as well as trust and investment services to business pension and retirement plans. The Trustee is responsible for managing the Trust's investment and business affairs.

Note 6 - Risks Associated with Investing in the Fund

In the normal course of business, the Fund trades financial instruments and enters into financial transactions where risk of potential loss exists due to changes in the fair value of the investments.

The following are the principal risks of the Fund and are described in the Additional Fund Information and Principal Risk Definitions (www.greatgray.com/principalariskdefinitions):

ETF, Issuer, Market/Market Volatility, Real Estate/REIT Sector.

Note 7 - Subsequent Events

The Trustee has evaluated the effect of subsequent events on the Fund's financial statements through April 30, 2026, which is the date the financial statements were available to be issued, and has determined that there are no material subsequent events that would require disclosure or adjustment in the Fund's financial statements through this date.