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**Grey Opal Capital Management L.P.**  
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Friday, April 22, 2022

Dear LPs,

What a crazy year it's been! These updates are more frequent as I deem them to be necessary during this turbulent environment. Regardless of the fair value of stocks, the FED is on a rampage to raise rates and squeeze margins for the whole country's balance sheet.

The days of brokerage accounts are over, even 60/40 bond retirement allocations are needing a second look. The best asset to own at this time is low cost land in developing areas...

I am humbled to say we own 1.8 acres of prime land in Lago Vista + Jonestown Texas. Us...a fund of 26/27 year olds is out performing top of the top money managers, simple with Economics 101- land is the number 1 inflation hedge.

Due to the stupidity of the stock market, we will aim to unlock value from only this real estate over the next 6 months. I look forward to keeping you apprised of the updates/plans when necessary.

We also have our first fund of funds investment this month, Prima Ventures (where I am a lead partner). The goal of Prima is to tap into University filtered deal flow and act as a seed, pre seed venture capital fund. There is a very nice 8% preferred return but a heavier lockup. With this all in mind, this fund of funds category will not be more than 5% of our net assets.

I will forward along more updates about prima when necessary, but Venture Capital is a necessary diversification for us. Trusting the next generation of entrepreneurs is key for growing our fund because at all times we need unique diversification.

Moving back to our ambitions in Texas, with all my channel checks I can say that we have a terrific plan coming up. Hopefully in May I can announce more :)

Our fund positioning is currently: 40% Cash, 55% Real Estate, 5% Fund of Funds

I am almost sure the market is not pricing in the recession to come (maybe already happening) but that is not our focus. The true gift of our land in Texas is that it narrows our focus and doesn't force our hand for new ideas.

I hope y'all stick around for the next 10 years because I have a great vision for this group of assets.

Thanks for sticking with me through tax season, any questions at all my line is always open. For now, enjoy your life, take happiness and joy in the small things.

Sincerely,  
Dhruv Dhawan