PEI
Scientific Infra
& Private Assets

PRIVATEALPHA® · THE ELEVATOR PITCH

Prove your alpha. **Fairly.**

Genuine private-market outperformance for funds and GPs — measured against the right benchmark, not a noisy peer group.

Scientific Infra & Private Assets — a PEI Group brand · April 2026

THE BENCHMARKING PROBLEM

Peer-group quartiles are closer to gambling than science.

Peer groups conflate the market a fund rode with the skill its manager added — and they rank on returns that are still largely held at appraisal rather than settled in cash. Genuine outperformance gets lost in the noise.

01

Market return read as skill

A quartile rewards the fund that rode a hot market, not the manager who actually added value.

02

Comparing apples to oranges

Different sectors, sizes, vintages and strategies get pooled into one ranking of funds that were never alike.

03

Appraisals counted as results

A quartile treats a NAV still held at appraisal exactly like cash already distributed, so young funds move the line.

PEI SIPA

THE METHOD · DIRECT ALPHA

Separate the market you rode from the skill you added.

α Total

Return above the whole market, measured against the **infra300®** index.

α Pure

Return above a benchmark matched to the fund's **declared** strategy. This is the ranked metric.

HOW WE MEASURE IT

Direct Alpha restates every cash flow at the market return over its own life, then takes the IRR of the restated series.

The gap between the two is **allocation alpha** — the part that came from where a manager invested rather than how well it invested there.

Market return (the index) | **Allocation Alpha** | **Pure alpha — the manager's skill**

← Fund IRR, decomposed

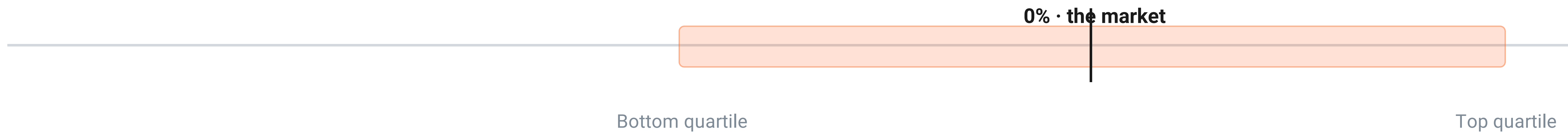
Method: Gredil, Griffiths & Stucke (2023), *The Direct Alpha Method*, Journal of Corporate Finance

PROOF OF CONCEPT · BUYOUT FUNDS

Average alpha is zero — yet the spread proves skill is real.

Measured across 2000+ private-equity buyout funds (2013–24 vintages), benchmarked against the private2000® market index.

0.1%	0.3%	1,274bps
Mean net alpha	Median net alpha	Inter-quartile range of alpha



Zero average alpha proves the index **is** the market. The wide spread of alpha proves skill exists — and is selectable. That is exactly what privateAlpha measures.

PEI
Scientific Infra
& Private Assets

INTRODUCING

privateAlpha®

Pure Alpha for **every fund and GP.**

2000+	150+	500+	70+	2013–24
Buyout funds	Buyout GPs	Infrastructure funds	Infrastructure GPs	Vintages covered

Benchmarked against private2000® and infra300® market indices · Free Pro access for qualifying institutional investors · pei.private-alpha.com

INSIDE THE PLATFORM · FUND PROFILE

Read any fund's alpha, and how much of it is settled.

SIFI

Manager A Infrastructure Fund II

Ticker FBBBZN · Vintage 2016 · infra300® VW USD

Updated Dec-31-2025

FUND IRR 13.59%

TOTAL ALPHA 9.49%

Realised share · DPI ÷ TVPI
0.72

Market index return
7.18%

PERCENTILE RANKING

All funds Global universe	87th of 515
Region Global	17th of 122
Size MegaCap	15th of 102
Vintage 2016 invested	31st of 179

Ranked on **Pure Alpha** — against a benchmark matched to the declared mandate, not raw IRR.

Ranked on Pure Alpha, weighted by what has been realised.

A manager's rank is the realisation-weighted average of the Pure Alpha of its qualifying funds. Funds and GPs are ranked within a single universe — buyout or infrastructure — never across the two. Figures are illustrative.

GP RANKING · REALISATION-WEIGHTED PURE ALPHA

Each manager's qualifying funds, averaged on the alpha they added above their own declared strategy.

01	**Manager A**	★★★★★	+15.7%
02	**Manager B**	★★★★☆	+11.0%
03	**Manager C**	★★★☆☆	+7.0%
04	**Manager D**	★★☆☆☆	+5.1%

THE WEIGHT · DPI ÷ TVPI

Each fund counts in proportion to how much of its result has been settled in cash rather than held at appraisal. Manager D, shown fund by fund.

2013 fund · +6.0%	w 1.00
2016 fund · +5.0%	w 1.00
2018 fund · +4.0%	w 0.80
2025 fund · +31.0%	set aside

The two most recent vintages are excluded entirely: their alpha reflects the J-curve and appraisal-driven NAVs rather than skill. Manager D ranks on **+5.1%**.

WHAT IT DOES FOR A GP

Tell your performance story the way it really happened.

FUNDRAISING & MARKETING

Prove genuine outperformance

Apples-to-apples alpha against the right market index — credible numbers for your next fundraise.

INVESTOR RELATIONS

Show the sources of your returns

Demonstrate how market, allocation and pure skill each contributed — transparency LPs trust.

SKILL BENCHMARKING

Benchmark your skill over time

Use alpha-persistence probability to evidence repeatable skill and support re-up conversations.

WHY SIPA

PEI
Scientific Infra
& Private Assets

The scientific reference for **private-market performance.**

The most accurate, robust and granular benchmarking data available in private markets today — built from asset-level data and repriced every month.

2019	USD 1T+	ESMA	2026
Founded · private markets only	Client private-market AUM	Registered benchmark administrator	Acquired by PEI Group

PEI
Scientific Infra
& Private Assets

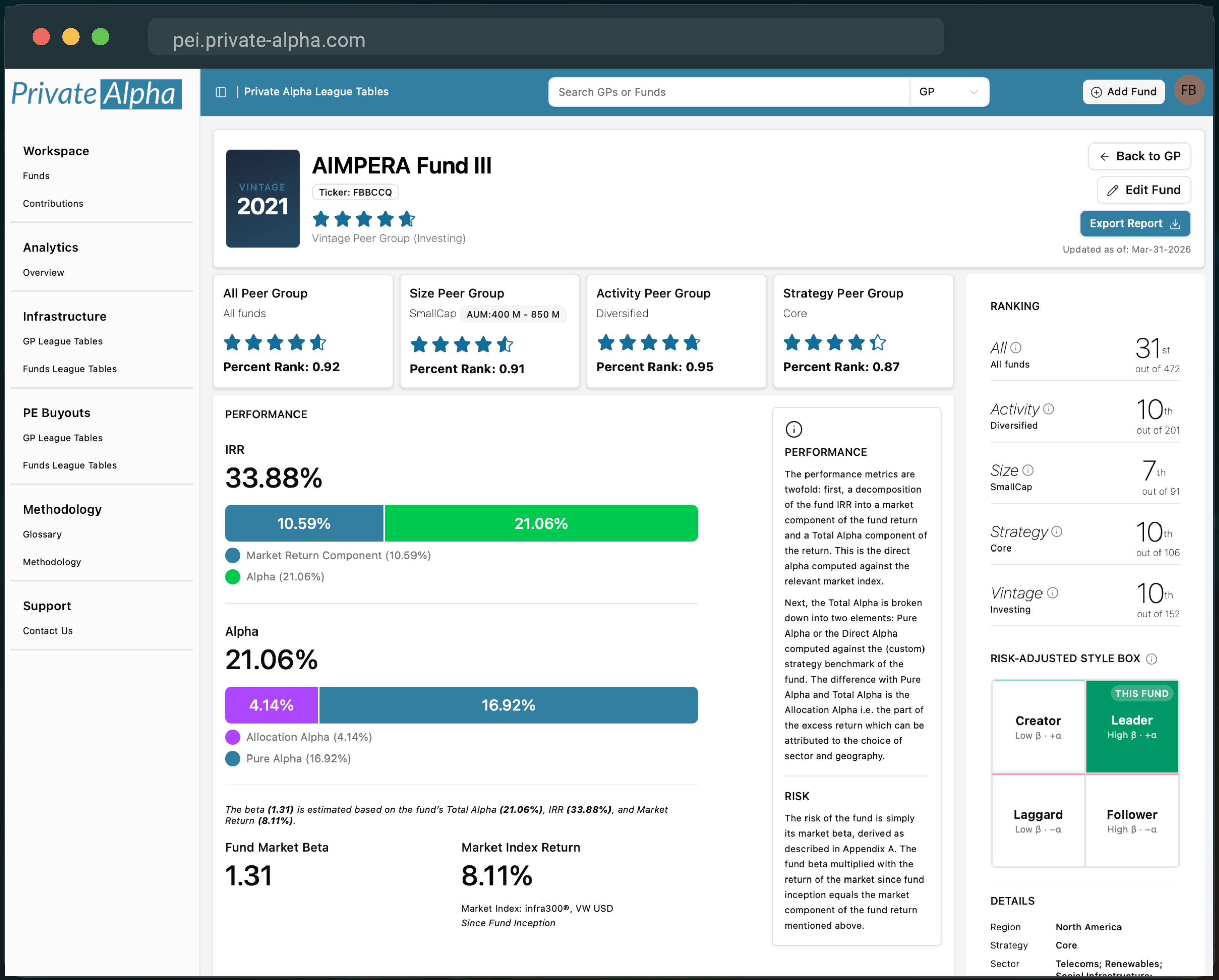
NEXT STEP

See your funds benchmarked **the right way.**

Book a demo and we'll measure the Pure Alpha of your funds against a benchmark matched to your own declared strategy.

Book a demo call → sales@sipametrics.com

pei.private-alpha.com



PEI
SIPA

PRIVATEALPHA® · THE ELEVATOR PITCH

Prove your alpha. Fairly.

Genuine private-market outperformance for funds and GPs — measured against the right benchmark, not a noisy peer group.