



FRANCIS J. DECKER, JR., CPA, CRE
PROFESSIONAL BIOGRAPHY

Fran Decker, CPA, CRE, Senior Consultant to Real Estate Fiduciary Services, LLC, has been with REFS since 2007 and a part of the institutional real estate world for over 30 years. In his previous position at High Street Realty, which he joined in 2004, Decker was the partner responsible for portfolio and asset management and co-investor reporting. In this role, he established and implemented policies and procedures, as well as directed operations. He served on the Investment Committee and was responsible for the firm's financings and refinancing of properties. HSEA is a sponsor of value-added real estate investment funds, founded in 2003.

Prior to joining HSEA, Decker was an Executive Director at UBS Real Estate for 19 years. During his tenure at UBS, Decker was responsible for a portfolio consisting of office, retail, industrial and multi-family properties located throughout the United States, with a Gross Asset Value over \$6 Billion. In addition, he directed financings of over \$1.3 Billion, and 100 disposition transactions totaling \$2 Billion. He also managed numerous consulting assignments.

While at UBS, Decker was a founding Director of Mitsubishi-UBS Realty Inc., a Tokyo-based Japanese Real Estate Investment Trust management company, which formed the first publicly traded Retail JREIT (approx. USD 5B Market Cap).

Additional positions have included director of financial services at R.M. Bradley Company, a manager of a \$250 million portfolio for a pension fund client, as well as assistant property manager and director of accounting for the firm's 1.7 million square foot mixed-use project in Boston's Back Bay; and a CPA/senior auditor for Deloitte & Touche (formerly Touche Ross & Company).

Decker holds a BS degree from Cornell University and an MBA from the University of New Hampshire. Decker is a Certified Public Accountant, a Counselor of Real Estate and holds Series 7 and 63 and 79 (Investment Banking) Securities licenses, is a Securities Broker/Registered Representative with Andes Capital, LLC, and is a Series 66 Registered Investment Advisor Representative. He holds Massachusetts Real Estate license, #9558542. He serves as a Trustee for the Duxbury Affordable Housing Trust, Duxbury, Massachusetts.

