2Q 2020

QUARTERLY REPORT

MEPT FUND

BentallGreenOak

777 SIXTH STREET
Office, Washington, DC

SECOND QUARTER

(Gross of Fees)			(Net of Fees)		
Quarter	Trailing 1-Year	Gross Asset Value	Quarter	Trailing 1-Year	Net Asset Value
-2.59%	0.98%	$8.3B	-2.80%	0.11%	$6.3B

IN THE SECOND QUARTER, the MEPT Fund ("MEPT" or the "Fund") generated a total gross return of -2.59% (-2.80%, net of fees) as the negative impacts of the COVID-19 crisis were reflected in the Fund's asset valuations. Quarterly returns have been volatile the first half of 2020, the Fund outperformed by 66 bps in 1Q and underperformed by 103 bps in 2Q. We expect quarterly returns to continue to be volatile for the rest of the year because of the dearth of real estate transaction activity and the different approaches to quarterly valuations among ODCE funds. It is important to note that the Fund externally appraises every asset each quarter and this valuation discipline may cause the Fund to more quickly reflect the value impacts of COVID-19 when compared to ODCE peers with less robust valuation policies.

We expect MEPT's relative performance to improve as other funds continue to reflect market values in the coming quarters. The Fund is particularly well-positioned for the current environment with no allocation to malls, hotels, student housing, senior living, and a relative low allocation to retail (9% versus 15% for ODCE). The Fund's retail portfolio is entirely comprised of necessity-based retail centers anchored by grocery stores, which have been open throughout the pandemic. Furthermore, the resiliency of MEPT's real estate portfolio is evident in the Fund's 1st quartile rent collections during the second quarter, which totaled 96.6% versus 87.6% for the ODCE benchmark. (See page 5 for more details)

In the second quarter, all property types depreciated. In general, asset level depreciation was driven by a decrease in near-term market rent growth and cash flow due to the economic disruption caused by the COVID-19 pandemic. This overall performance trend was partially offset by appreciation from the Fund's Boston office portfolio, which benefitted from the execution of several lease renewals during the quarter.

The Fund's balance sheet remains in a relatively strong position with over $100 million of cash and $250 million in credit line capacity, which is reserved for the Fund's 2020 and 2021 development commitments of approximately $250 million. The Fund's leverage ratio is 24.7%, which is in line with the Fund's leverage target. Additionally, MEPT has no debt maturities in 2020 and only one property-level loan maturity in 2021 totaling $35.0 million.

The MEPT asset management team continues to proactively work with tenants across the portfolio as we collectively navigate the pandemic. Our team has worked diligently to address tenant concerns on a case-by-case basis with the ultimate goal of preserving long-term asset values. In the near term, we anticipate rent levels and growth across all property types to continue to be negatively impacted and general leasing velocity to be slower than normal. Considering the difficulty to tour, build out, and move into new space at present, our asset management teams are also aggressively pursuing renewals of existing tenants.

As always, we greatly appreciate your continued confidence in our stewardship of your capital, and we remain committed to keeping you apprised of pertinent Fund and market developments.

Stay safe and healthy.

David Antonelli,
Managing Partner
Senior Portfolio Manager

Mike Keating,
Managing Director
Portfolio Manager

On the Cover: **THE METRO**, *Multifamily, Denver*

MEPT FUND OVERVIEW[1]

As of June 30, 2020

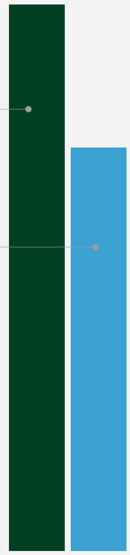
FUND SNAPSHOT

Gross Asset Value

$8.3B

Net Asset Value

$6.3B



108 Assets

27 Markets

334 Investors

91.8% Leased

33.9M Operating Square Feet

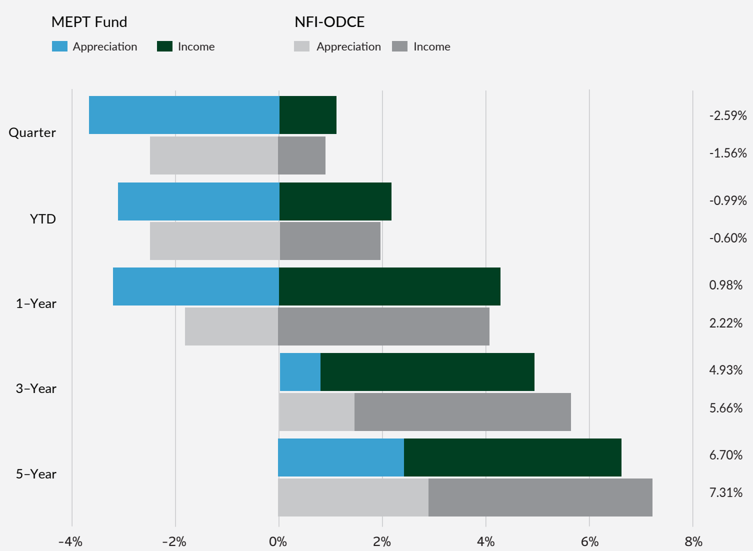
24.7% Leverage as a % of GAV

2.0% Cash as a % of NAV

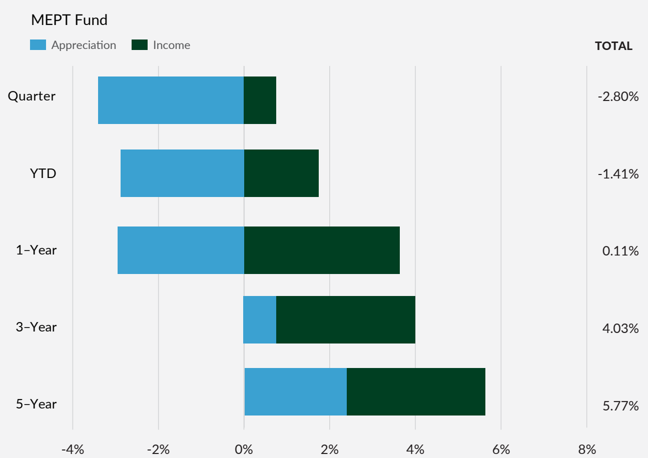
14.9YRS Average Property Age

FUND RETURNS 2Q 2020[2]

Gross of Fees



Net of Fees



[1] Asset values and performance returns set forth in this report are based upon and consistent with the methodologies used for calculating such information described in the current applicable fund document for MEPT. Schedules of investment performance for MEPT are prepared by NewTower Trust in accordance with the guidance provided within the National Council of Real Estate Investment Fiduciaries (NCREIF) Pension Real Estate Association (PREA) Reporting Standards, as sponsored by NCREIF and PREA (the Reporting Standards). Real estate revenue is reported when contractually earned and billable to be consistent with the valuation methodology used to determine unrealized gains and losses.

[2] Please note: Past performance is not indicative of future results. Performance objectives (whether based on market conditions that affect MEPT Fund or on MEPT Fund itself) reflect a variety of assumptions, which may not be realized and are subject to significant uncertainties and contingencies. Performance goals, including investment returns (e.g., Unit Value), acquisition and disposition activity, leverage, portfolio diversification (including cash position), and leasing rates could be adversely affected and actual results could differ materially from the Management Team's expectations.

[3] NCREIF, the National Council of Real Estate Investment Fiduciaries, is a trade association of institutional real estate professionals that includes investment managers, plan sponsors, academics, consultants, appraisers, CPA's and other services providers with significant involvement in institutional real estate investments. NCREIF collects and disseminates real estate performance information, most notably the NCREIF Property Index (NPI) but also the NFI-ODCE. NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE) is an index of investment returns reported on both a historical and current basis for open-end U.S. commingled funds with a core investment strategy. The NFI-ODCE index is capitalization-weighted and is reported gross of fees and measurement is time-weighted. Further information about this index is available at www.ncreif.org.

PROPERTY SECTOR METRICS AND PERFORMANCE

AS MENTIONED in the Portfolio Manager's letter, MEPT's second quarter total gross return was -2.59% (-2.80%, net of fees), consisting of 1.09% income and 3.67% depreciation. Despite the recent decline in asset values, the Fund's portfolio remains strong as evidenced by the Fund's first quartile rent collections in the second quarter, 96.6% versus 87.6% for the ODCE.

PORTFOLIO METRICS

As of June 30, 2020

	ASSETS[1]	% OF ALLOCATION (GAV)[1]	TOTAL RETURN[2]	LEASED[3]	AVERAGE STABILIZED CAP RATE
INDUSTRIAL	29	20.1%	-0.51%	96.5%	4.9%
OFFICE	32	37.0%	-1.60%	86.6%	5.4%
MULTIFAMILY	26	32.8%	-2.38%	86.2%	4.3%
RETAIL	17	9.0%	-1.57%	95.7%	5.8%

INDUSTRIAL

The Fund's industrial portfolio delivered a total return of -0.51% in the second quarter, comprised of 1.16% income and 1.68% depreciation. The Fund's industrial performance was driven by decreases in near-term market rent growth due to the COVID-19 crisis. The Fund's industrial portfolio continues to provide attractive long-term performance, realizing a 14.03% total gross return and outperforming the ODCE industrial subset by 85 bps in the 5-year timeframe.

MEPT has a 20.1% allocation to industrial, which represents a 0.4% overweight in comparison to the ODCE. Operationally, the Fund's industrial portfolio continues to perform well with second quarter rent collections of 99.0% compared to 95.4% for the ODCE. Additionally, the industrial portfolio remains well-leased at 96.5% with a weighted average lease term of 5.9 years, following the execution of 120,000 sf of new leases and 600,000 sf of lease renewals during the quarter.

MULTIFAMILY

The Fund's multifamily assets delivered a total return of -2.38% during the quarter, comprised of 0.85% income and 3.22% depreciation. The Fund's multifamily assets experienced a forecasted drop in year-1 rents and near-term market rent growth as a result of the projected impact from COVID-19 on rental housing demand in major metro markets. Multifamily properties are typically the first to recognize a change in value due to the short-term nature of the leases; however, they typically maintain values better throughout the entirety of a downturn and are the first to gain value in a recovery.

MEPT has a 32.8% allocation to multifamily, which represents a 6.1% overweight in comparison to the benchmark. The Fund's portfolio is well positioned for the current crisis; second quarter rent collections were strong at 96.0%, and the portfolio consists entirely of Class A properties, which generally have tenants less impacted financially by the stay-at-home and social distancing measures.

OFFICE

The Fund's office portfolio realized a total return of -1.60% in the second quarter, comprised of 1.06% income and 2.65% depreciation. The Fund's office performance was negatively affected by reduced market rent growth in the near term as a result of COVID-19 and the specific challenges it poses to office assets. Depreciation was partially offset by the strong performance of the Fund's Boston office assets following renewal of several key tenants during the quarter.

MEPT has a 37.0% allocation to office, which is a 3.1% overweight to the ODCE but in line with the ODCE index after excluding the Fund's structured debt investments. Second quarter rent collections for the office portfolio remained strong at 98.2% compared to 94.9% for the ODCE. The Fund's office portfolio remains conservatively positioned with less than 4.0% of office space leased to coworking tenants and a weighted average lease term of 5.8 years.

RETAIL

The Fund's retail portfolio delivered a total return of -1.57% in the second quarter, comprised of 1.12% income and 2.69% depreciation. Retail properties were the most heavily impacted by the COVID-19 pandemic and resulting stay-at-home orders. However, the Fund's necessity-based retail portfolio has proven to be more resilient than the broader retail market; the portfolio is well-leased at 95.7% and outperforms the ODCE retail return by 767 bps over the trailing 12 months.

MEPT has a 9.0% allocation to retail, which is a 6.2% underweight to the ODCE. Rent collections for the Fund's retail portfolio were very strong at 85.2% during the quarter compared to just 49.7% for the ODCE. The portfolio's strong relative performance is due to the strategic construction of the retail portfolio, which consists entirely of necessity-based, grocery-anchored centers that have largely remained open during the pandemic and are less susceptible to the increasing shift to ecommerce. ■

[1] Excludes land and parking assets.
[2] Property sector returns are gross of fees and shown on an unlevered basis.
[3] Excludes non-operating assets.

RENT COLLECTIONS

MEPT's Conservatively Positioned Portfolio Continues to Outperform ODCE Index in Rent Collections

- First quartile rent collections in the second quarter
- Collected 97% of second quarter billings compared to 88% for the ODCE

MEPT AND ODCE RENT COLLECTIONS[1]

As of June 30, 2020

	APRIL RENT		MAY RENT		JUNE RENT	
Property Type	ODCE[2]	MEPT	ODCE[2]	MEPT	ODCE[2]	MEPT
INDUSTRIAL	94%	100%	95%	99%	97%	99%
OFFICE	94%	99%	94%	98%	96%	98%
MULTIFAMILY	95%	96%	95%	96%	96%	96%
RETAIL	47%	87%	47%	87%	56%	81%
TOTAL	86%	97%	87%	96%	90%	96%

[1]Rent collections are as of July 15, 2020 for the Fund and ODCE
[2]Includes 24 of the 25 ODCE funds representing approximately 87% of ODCE NAV as of June 30, 2020

SECOND QUARTER TRANSACTIONS

ACQUISITIONS

Transaction activity across the country has slowed dramatically from last year as market participants continue assess the impact of COVID-19 on real estate asset values. MEPT did not close on any acquisitions during the quarter; however, the Fund continues to review industrial, structured debt, and distressed opportunities.

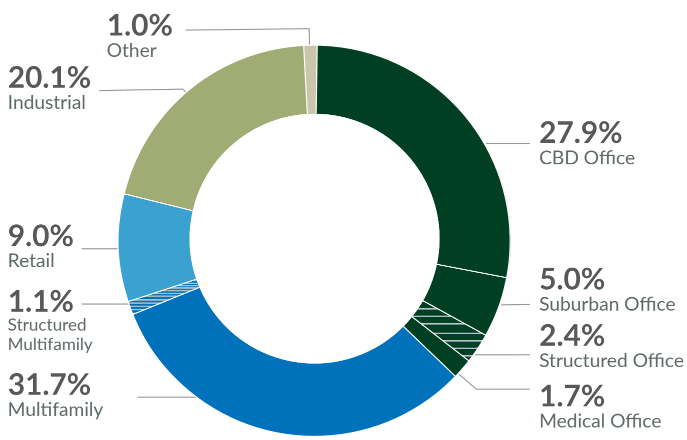
DISPOSITIONS

During the second quarter the Fund sold Lyndwood Executive Center, a suburban office property in Baltimore, MD, for $23.0 million. Additionally, the Fund has one industrial asset under contract for $63.5 million plus the Fund expects an early payoff of a structured investment totaling $95.0 million during the second half of the year.

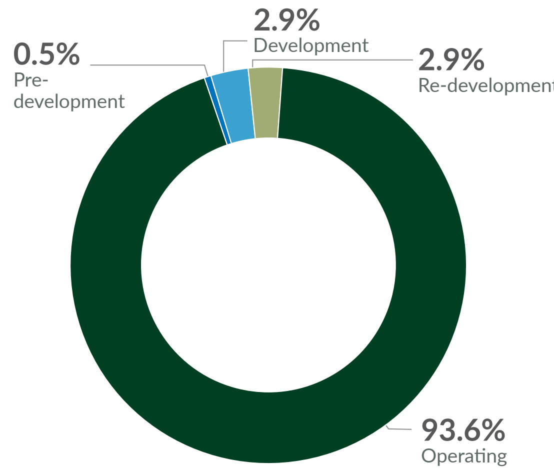
MEPT BY THE NUMBERS

Diversification and Portfolio Characteristics as of June 30, 2020

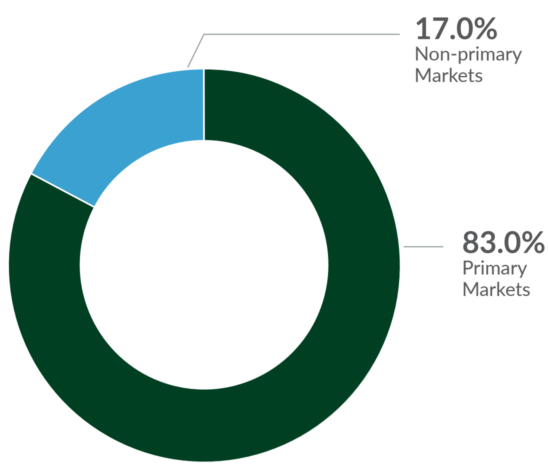
BY PROPERTY TYPE (GAV)



BY LIFE CYCLE (GAV)



BY MARKET (GAV)



TOP MARKETS BY INVESTMENT

As of June 30, 2020

MARKET	GAV (IN $M)	% OF GAV
New York	$1,795.5	17.0%
Chicago	1,084.6	10.3%
San Francisco	1,080.3	10.2%
Washington, DC	940.3	8.9%
Boston	858.3	8.1%
Los Angeles	831.5	7.9%
Portland, OR	822.2	7.8%
Denver	759.0	7.2%
Seattle	552.8	5.2%
Other Markets	1,817.8	17.2%
Total	$10,542.3	100.0%

Primary Market Secondary Market

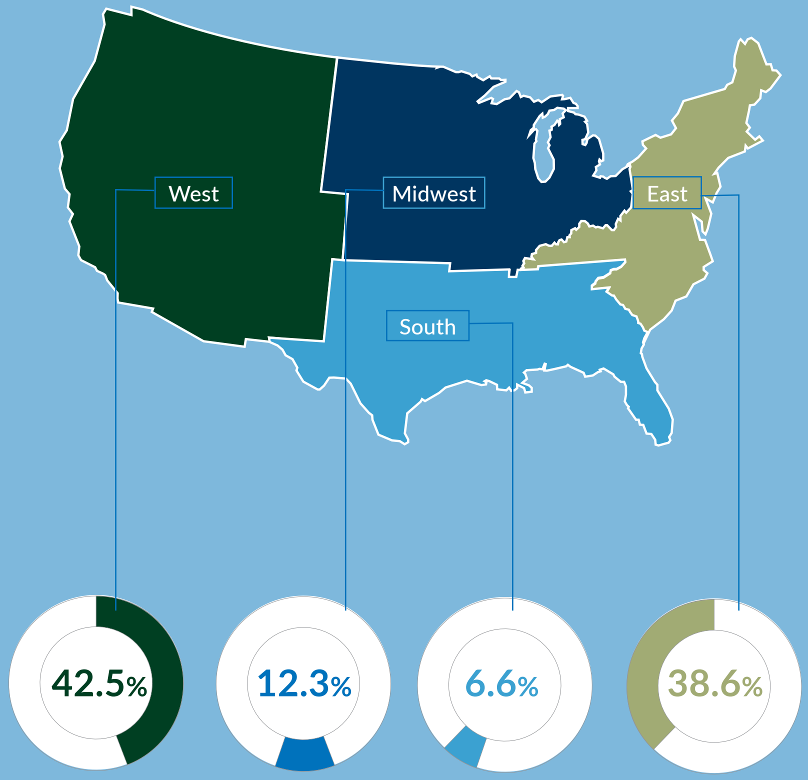
Notes

Asset values and performance returns set forth in this report are based upon and consistent with the methodologies used for calculating such information described in the current applicable fund documents for MEPT.

Forward looking statements found in this report are subject to change and applicable only as of the date made. Many of the factors affecting such statements are impossible to predict with certainty, and as such, are outside the control of MEPT. Further, past performance is not indicative of future results.

BY GEOGRAPHIC REGION (GAV)

WEST	$4,481.7M
MIDWEST	$1,296.0M
EAST	$4,073.5M
SOUTH	$691.1M



LIVERMORE DISTRIBUTION CENTER
Industrial, Livermore, CA

MEPT TOP 10 TENANTS BY REVENUE

As of June 30, 2020

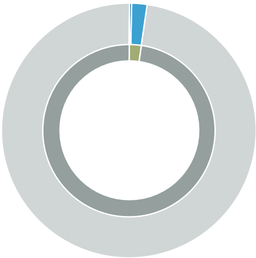
TENANT NAME	LEASE END DATE	PERCENT TOTAL REVENUE
GSA	Varies	2.6%
AMAZON.COM	Varies	2.1%
AXA EQUITABLE LIFE INSURANCE	09/30/2023	1.5%
TESLA MOTORS, INC.	Varies	1.3%
ORACLE	06/30/2023	1.1%
GRANT THORNTON LLP	04/30/2030	1.0%
BNP PARIBAS RCC, INC.	12/31/2022	1.0%
VF OUTDOOR, LLC	01/31/2032	0.9%
MATHEMATICA POLICY RESEARCH	11/30/2029	0.7%
LOWE'S	02/28/2032	0.6%
TOTAL		12.8%

LEASE ROLLOVER

2020

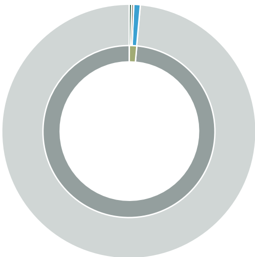
Percent of Net Rentable Area

Office	0.25%
Retail	0.14%
Industrial	2.04%
Consolidated	2.42%



Percent of Revenue

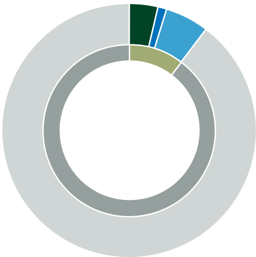
Office	0.50%
Retail	0.20%
Industrial	0.94%
Consolidated	1.64%



2021

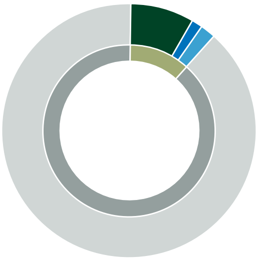
Percent of Net Rentable Area

Office	3.73%
Retail	1.21%
Industrial	5.62%
Consolidated	10.55%



Percent of Revenue

Office	8.19%
Retail	1.27%
Industrial	1.96%
Consolidated	11.42%



MEPT 10 LARGEST ASSETS (GAV)

As of June 30, 2020

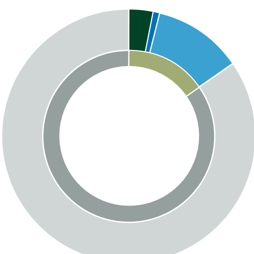
PROPERTY NAME	MARKET	GROSS ASSET VALUE AT SHARE ($M)
NEWPORT TOWER Office	New York	$418.0
757 THIRD AVENUE Office	New York	$353.0
THE OCTAGON Multifamily	New York	$335.7
475 SANSOME STREET Office	San Francisco	$322.0
SOLAIRE Multifamily	San Francisco	$303.0
101 GREENWICH STREET Office	New York	$298.0
1900 16TH ST Office	Denver	$287.0
200 WEST MADISON Office	Chicago	$269.0
LIVERMORE DISTRIBUTION Industrial	San Francisco	$252.0
PATRIOTS PLAZA Office	Washington, DC	$246.8

475 SANSOME STREET
Office, San Francisco, CA

2022

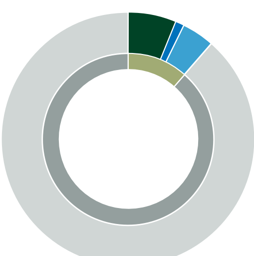
Percent of Net Rentable Area

Office	3.26%
Retail	0.73%
Industrial	11.39%
Consolidated	15.39%



Percent of Revenue

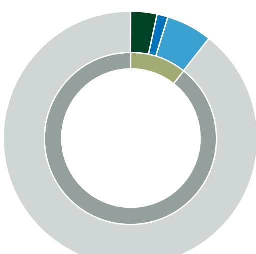
Office	6.27%
Retail	1.02%
Industrial	4.26%
Consolidated	11.55%



2023

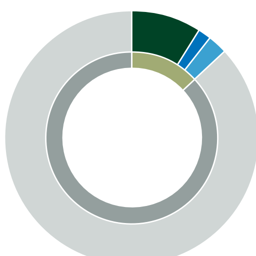
Percent of Net Rentable Area

Office	3.50%
Retail	1.28%
Industrial	6.01%
Consolidated	10.79%



Percent of Revenue

Office	9.14%
Retail	1.51%
Industrial	2.65%
Consolidated	13.31%



BENTALLGREENOAK 2020 THEMES UPDATE

COVID-19 has amplified many existing trends

Within our Perspective 2020 report released in January we emphasized 10 key trends we expected to impact the economy and property markets. Much has changed in the world since that report was released. Here is a quick update on the Perspective 2020 themes.

1 COUNTERACTING THE SLOWDOWN

Onus on fiscal policy to drive growth

We indicated the need for fiscal stimulus to keep the economy moving as we entered 2020. COVID-19 has undermined this expansion and trillions of dollars in fiscal stimulus has been required to stave off a severe and prolonged recession rather than perpetuate a growth cycle. More stimulus will be necessary globally, but the magnitude, type, and long-term implications are uncertain.

2 FOLLOWING THE TALENT

Educated workers migrating to new markets

Affordability, lifestyle, and employment opportunities have been encouraging migration to select secondary markets in the U.S., but talent has also continued to agglomerate in certain submarkets within primary markets. COVID-19 has paused migration for now. Going forward concerns about density and reliance on public transit may encourage more migration to secondary locales on the margin. But we maintain confidence in the long-term resilience of major U.S. cities.

3 PORTFOLIO CONSIDERATIONS IN A LOW YIELD ENVIRONMENT

Real eatate's portfolio enhancing attributes

Swift and unprecedented actions by the Federal Reserve and central banks globally have driven bond yields down even lower than they were in late 2019. While there is likely to be some erosion of the net operating income created by commercial properties, rent collections to date have been strong. The asset class should maintain a healthy relative yield and continue to attract capital.

4 INCREASING PORTFOLIO RESILIENCE

Sustainable investing helps drive performance

When it comes to health, safety, and wellness of employees this pandemic has raised the minimum acceptable standard for occupiers of commercial real estate. Investors who have already made sustainability a priority will reap further benefits as a result of this health crisis.

5 THE HOUSING AFFORDABILITY CRISIS

Limited supply caps economic potential

Prognostications abound about how health concerns and increased workplace flexibility may impact housing decisions in a post-COVID world. Will there be a shift towards lower-density communities? And will households capitalize on low interest rates to purchase a home? In almost any scenario housing availability and cost will remain a factor. COVID will constrain housing supply in the short-run, exacerbating affordability issues. Meanwhile, the economic climate will diminish the ability of households to purchase a home.

6 RISING DEVELOPMENT COSTS

Restraining suppy and exacerbating affordability challenges

Virus mitigation measures employed on construction sites are creating productivity challenges leading to higher costs. Developers will face an increased backlog in obtaining building permits and entitlements. While raw materials prices have fallen, supply chain disruptions could raise prices on intermediate and finished construction goods. COVID-19 will delay many construction projects and the economic climate should deter others from moving forward. This should bolster property markets over the medium term.

7 SECULAR TAILWINDS FOR INDUSTRIAL

But are supply/demand dynamics turning less favorable?

Industrial fundamentals were exceptionally strong prior to the COVID-19 outbreak. The economic consequences of the virus are creating a challenging environment for some tenants, while others are seeing an uptick in business activity. COVID-19 has accelerated the shift to online shopping and ecommerce related demand has surged. Industrial availability may rise in the short run as new supply delivers but the sector is well-positioned over the medium and long-term.

8 FUTURE OF WORKPLACE-AS-A-SERVICE
Flexible office pauses after the failed WEWORK IPO

Tenants are now beginning to focus on "return to office" strategies and are re-evaluating their space requirements in both a COVID and post-COVID world. Flex office/coworking operators will struggle through COVID, but as companies re-imagine how the workplace is defined, flex office will play a critical role in the recovery phase. Flexibility and optionality will be even more important for firms moving forward.

9 TECHNOLOGY PERMEATING ALL ASPECTS OF REAL ESTATE
PROPTECH finding product/market fit

COVID-19 and the resultant extended period of work from home (WFH) have driven an acceleration in technology use by firms and landlords alike. Technology's vital role in efficient and safe business operations is front and center. This period is also introducing new non-traditional data sets that amplify the already-high importance of analytical and data science capabilities for firms looking to gain a competitive edge and achieve the best outcomes for their clients.

10 RETAIL IN THE ONLINE ERA
Reimagining the store as firms embrace clicks as well as bricks

As we have stated, COVID-19 accelerated the ecommerce trend and conversely was likely a setback to the trend of online retailers developing a physical footprint. The virus did reveal the importance of the physical store as a link in the distribution network but in this regard, it was really grocery stores reaping the bulk of the benefit at the expense of bars and restaurants. Restaurants that could handle delivery and curbside pick-up and/or reconfigure to function more like a market have been able to weather this disruption far better than those who did not. ■

9TH & THOMAS
Office, Seattle

DEBT STRUCTURE

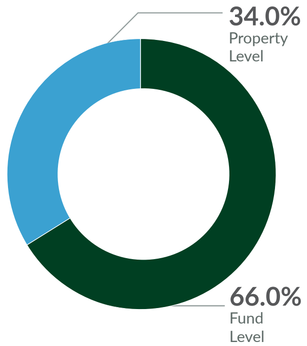
The Fund's leverage ratio decreased to 24.7% during the quarter following the partial paydown of the Fund's revolving credit line. The Fund has no maturities in 2020 and only a single $35.0 million property-level loan maturing in 2021. The Fund's debt has an attractive weighted average interest rate of 2.96% and a weighted average remaining term of 5.6 years.

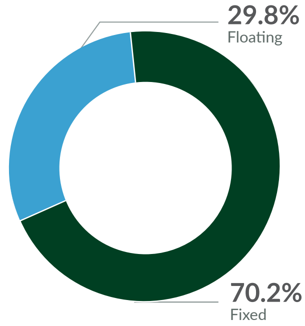
Current Leverage Ratio

24.7%

Weighted Average Interest Rate

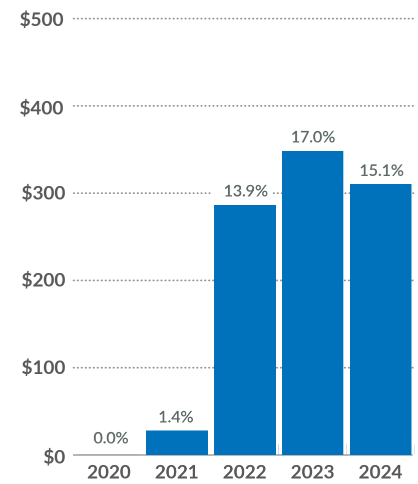
2.96%





DEBT MATURITY SCHEDULE

(in $ millions)



2019 GRESB PERFORMANCE HIGHLIGHTS

MEPT continues its ESG leadership with top rankings in the 2019 Global Real Estate Sustainability Benchmark (GRESB)

GRESB ★★★★★ 2019

★ **RECEIVED 5 GREEN STARS** and overall regional sector leader status

★ **RANKED 2ND** for Climate Resilience in the Global Diversified category

★ **INCREASED GRESB SCORE** by 5 points to 92 (out of 100) vs. GRESB average of 72

ESG Leadership

1st Out of 67 US Diversified

2nd Out of 230 Globally Diversified

MEPT Fund
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Suite 200W
Bethesda, MD 20814
mept.com

REAL ESTATE ADVISOR
BentallGreenOak
bentallgreenoak.com

TRUSTEE
NewTower Trust Company
newtowertrust.com

The COVID-19 pandemic, and the governmental responses thereto, have had a significant impact on the general economic situation, and on real estate operations in particular, around the world. It is not yet clear what longer-term impact, if any, this event will have on the value of commercial real estate. The manager, working with external appraisers, continues to monitor property valuations in light of current events.

Global Real Estate Sustainability Benchmark ("GRESB") awards are based on GRESB's assessment of seven sustainability aspects, using 50 real estate related indicators. The assessment includes information on property performance indicators, such as energy consumption, greenhouse gas emissions, water consumption, and waste. Details of the questionnaire and GRESB's assessment and weighting of responses are available at https:/gresb.com/gresb-real-estate-assessment/.