BentallGreenOak

3Q 2022
QUARTERLY REPORT

MEPT Fund

DAYFLOWER STORAGE
Self-Storage, Tampa

THIRD QUARTER

(Gross of Fees)			(Net of Fees)		
Quarter	Trailing 1-Year	Gross Asset Value	Quarter	Trailing 1-Year	Net Asset Value
1.87%	23.57%	$10.0B	1.62%	22.43%	$7.3B

In the third quarter, the MEPT Fund ("MEPT" or the "Fund") generated a total gross return of 1.87% (1.62%, net of fees) and significantly outperformed the NCREIF-ODCE Index ("ODCE") by 135 bps. The Fund's continued strong relative performance is due to the substantial portfolio repositioning undertaken in 2019 that is now largely complete. During this time, MEPT disposed of $2.9 billion of non-strategic holdings while acquiring or committing to $3.2 billion of new investments—primarily in industrial, multifamily, life science, and self-storage. The Fund now outperforms the ODCE in the YTD, 1-, and 3-year time frames, by 244, 148, and 20 bps, respectively.

With an over-allocation to industrial and multifamily and an underweight to office and retail, the Fund is well-positioned to withstand the current period of economic uncertainty. The impact of rising interest rates is affecting the entirety of commercial real estate mainly through valuation metric expansion, which reinforces the importance of rent growth and strong property fundamentals. We expect industrial to continue to outperform other property types, even as returns significantly slow from recent historic highs. Accordingly, rent growth across the Fund's industrial portfolio led to another quarter of appreciation, as most industrial markets across the U.S. are still experiencing historically low vacancy rates offsetting valuation metric increases.

The Fund's multifamily portfolio also appreciated during the quarter, as heightened demand for rental units across the U.S. continues unabated and rising interest rates create headwinds for the single-family housing market. During the quarter, new lease trade-outs across the multifamily portfolio averaged 15.6%, which helped offset valuation metric expansion. Additionally, the Fund continues to increase its allocation to self-storage, now comprising six properties with a gross at-share value of $106 million. The self-storage portfolio appreciated during the quarter due to increased rent growth, which continues to validate our belief that self-storage will provide attractive, resilient returns across macroeconomic cycles.

Contrastingly, the Fund's office and retail portfolios experienced depreciation mainly from valuation metric expansion that was not offset by strengthening property-level fundamentals. The lack of expected rent growth in both property types, combined with increased capital requirements, makes both property types likely to continue to underperform going forward.

The Fund acquired seven assets during the third quarter for a gross at-share price of $335 million. The assets include a Charlotte, NC multifamily property, a portfolio of eastern Pennsylvania industrial properties, two Florida self-storage properties, as well as the final building in a Raleigh, NC industrial park. No dispositions closed during the quarter, but the Fund continues to progress toward a fourth-quarter sale of 360 State Street, a multifamily property in New Haven, CT.

Lastly, the Fund has a redemption queue of $497 million as of the end of the third quarter. Since 2Q 2020, MEPT has provided $2 billion of redemptions as we continue to manage the Fund for sustained outperformance while honoring the commitment of open-end fund liquidity obligations.

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. ■

Mike Keating
Managing Partner,
BentallGreenOak
Co-Portfolio Manager

Tim Bolla
Managing Director,
BentallGreenOak
Co-Portfolio Manager

ON THE COVER:
PRINGLE SQUARE, *Multifamily, Charlotte*

MEPT Overview[1]

As of September 30, 2022

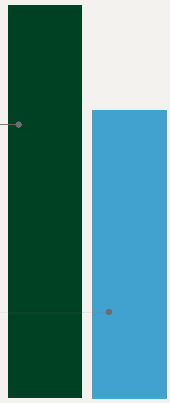
FUND SNAPSHOT

Gross Asset Value

$10.0B

Net Asset Value

$7.3B



94 Assets

25+ Markets

315 Investors

94.3% Percent Leased (Operating Portfolio)

38.3M Square Feet (Operating Portfolio)

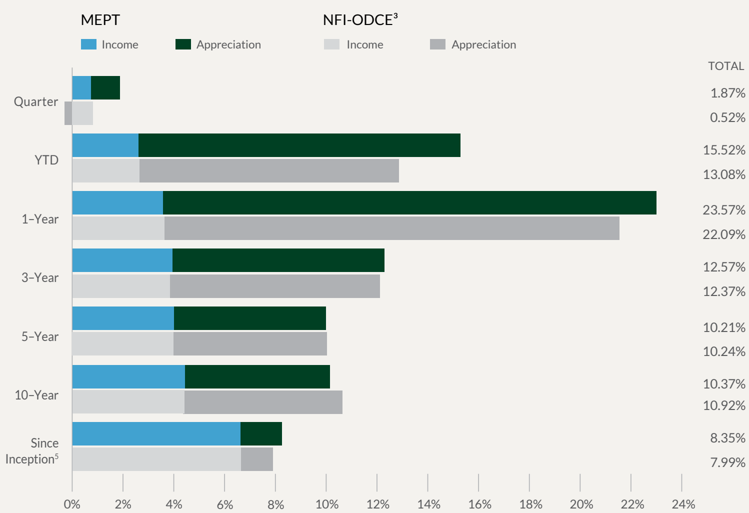
27.4% Leverage as a % of GAV

0.5% Cash as a % of NAV

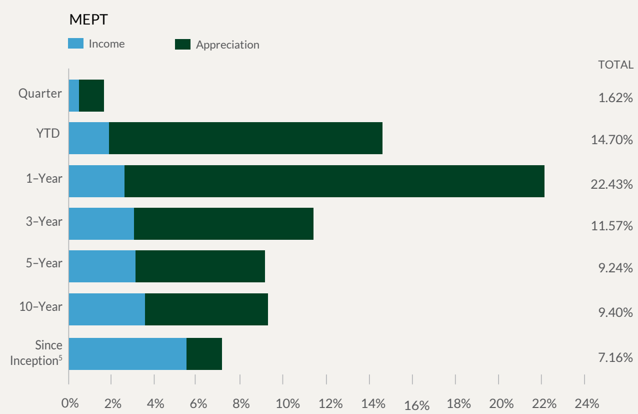
12.3YRS Average Property Age

FUND RETURNS 3Q 2022[2]

Gross of Fees



Net of Fees[4]



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.

4 The Fund's net returns noted above reflect the deduction of the highest level of fees charged during the respective time period noted. Net returns may be higher for clients who qualify for a lower fee. More information on the Fund's tiered fee structure is available upon request.

5 MEPT inception date: 4/1/1982

Property Sector Metrics and Performance

MEPT's third quarter total gross return was 1.87% (1.62%, net of fees), consisting of 0.72% income and 1.16% appreciation.

PORTFOLIO METRICS

As of September 30, 2022

	ASSETS[1]	% OF ALLOCATION (GAV)[1]	GROSS TOTAL RETURN[2]	NET TOTAL RETURN[3]	LEASED[4]	AVERAGE STABILIZED CAP RATE[4]
Industrial	35	42.2%	2.3%	2.1%	98.5%	4.0%
Multifamily	28	31.3%	1.8%	1.7%	93.8%	3.9%
Office	19	23.0%	-0.4%	-0.6%	81.7%	5.3%
Retail	3	1.8%	0.2%	0.0%	88.4%	6.7%

INDUSTRIAL

The Fund's industrial portfolio delivered a total gross return of 2.31% (2.13%, net of fees) in the third quarter, comprised of 0.69% income and 1.63% appreciation. Industrial rent growth continues to drive performance, as vacancy rates remain low across most markets. While supply is projected to increase, tenant demand for space has continued to outpace new supply. Due to this favorable dynamic, we continue to expect market rent growth to drive industrial outperformance and mitigate the effects of valuation rate increases.

MEPT has a 42.2% allocation to industrial, a significant overweight of 11 percentage points compared to the ODCE. The industrial portfolio remains well leased at 98.5% with a weighted average lease term of 5.5 years.

OFFICE

The Fund's office portfolio delivered a total gross return of -0.42% (-0.60%, net of fees) in the third quarter, consisting of 1.07% income and 1.49% depreciation. Office market fundamentals continue to be adversely affected by tepid tenant demand for space. Leasing activity and performance are increasingly bifurcated between buildings with best-in-class features and amenities, which are attracting greater tenant demand, and older outdated product. The Fund is focused on maintaining occupancy until there are more favorable capital markets conditions for reducing our office allocation.

MEPT has a 23.0% allocation to office, a slight underweight compared to the ODCE. The Fund's office portfolio has a weighted average lease term of 6.1 years.

MULTIFAMILY

The Fund's multifamily portfolio delivered a total gross return of 1.83% (1.65%, net of fees) in the third quarter, consisting of 0.82% income and 1.01% appreciation. Multifamily appreciation was driven by strong rent growth across most markets, particularly across the Sun Belt markets. Tenant demand remains elevated as rising interest rates combined with record home prices have continued to make single-family housing less affordable. Rents on renewing tenants have risen more than 10% in the last year at the Fund's properties. In addition, the Fund's pre-stabilized acquisitions have leased up faster than underwritten and at higher rents.

MEPT has a 31.3% allocation to multifamily, an overweight of 2 percentage points compared to the ODCE. The multifamily portfolio remains well leased at 93.8%.

OTHER

The Fund's self-storage portfolio now consists of six properties, a 0.8% allocation. The Fund continues to prioritize increasing its self-storage allocation through its partnership with Extra Space Storage, as the property type has shown resiliency during times of economic disruption. As such, the portfolio appreciated during the third quarter due to increased rental rates on both new and existing tenants.

The Fund's retail portfolio delivered a total gross return of 0.18% (0.00%, net of fees) in the third quarter, consisting of 1.26% income and 1.08% depreciation. The Fund's retail portfolio consists of three properties, a 1.8% allocation, which is a significant underweight of 8 percentage points compared to the ODCE. The retail portfolio has a weighted average lease term of 5.7 years. ■

[1] Excludes self-storage, land, and parking assets.

[2] Property level quarterly returns are gross of fees and shown on an unlevered basis.

[3] Property level returns are shown on an unlevered basis, and the fee applied reflects the highest level of fee charged during the time period. Fees charged to investors are based on net asset value, and the fee applied to the property-level return is an implied gross asset value fee assuming the same fund level leverage ratio for each property type since MEPT has a combination of fund-level and property-level debt.

[4] Excludes non-operating assets.

U.S. Market Overview

U.S. Economy Withstands Headwinds As Inflation Pressures Mount

Persistent economic headwinds from the continuing inflationary environment, the ongoing geopolitical conflict in Ukraine, and OPEC's recent decision to reduce oil supply have exacerbated uncertainty. In addition, labor scarcity continues to put upward pressure on wages, which is contributing to inflation. Despite these challenges, the U.S. economy's fundamentals remain relatively sound with a tight labor market, healthy household balance sheets, and a high level of job openings.

The stubborn inflationary environment has caused the Fed and central banks around the globe to raise interest rates. Given the risks of continued high inflation, the Fed is focused on its mandate to maintain stable prices, enacting 300 bps in rate hikes so far in 2022 with another 75 bps rate hike expected during the November meeting. Additionally, the Fed has moved to normalize monetary policy through Quantitative Tightening (QT) by reducing its balance sheet.

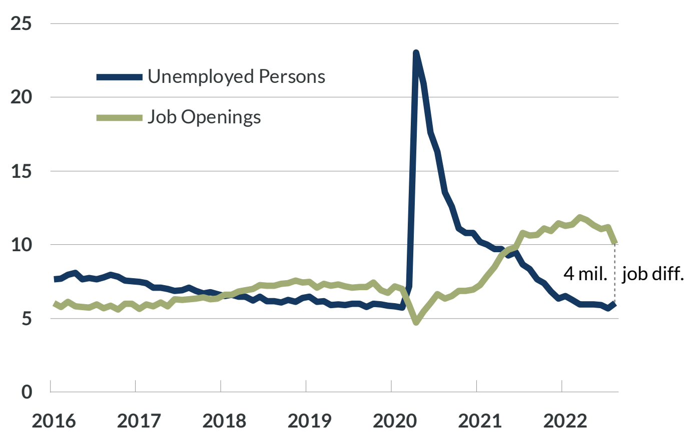
Private equity real estate remains an attractive investment in this period of uncertainty due to the durability of its cash flows.

Real estate private equity and debt markets have held up relatively well so far but are not immune to the current environment. Cap rates are expanding, resulting in modest depreciation across some segments of the market, largely driven by property type. Many transactions in progress have been disrupted as buyers reassess pricing due to higher debt costs and the potential for additional macroeconomic headwinds. Importantly, credit is holding up and default rates remain low in the CMBS market. Higher construction financing costs and softening rent growth should slow supply.

Overall performance will vary by sector, geography, and property type. The industrial and apartment sectors will experience significant levels of new supply in the coming quarters, but they also benefit from extremely healthy current vacancy rates. Office and retail face headwinds, particularly given the risk of economic contraction and job cuts. In office, a clear flight to quality trend is underway with modern buildings having the most success attracting new tenants. Relative to other investment types, private equity real estate remains an attractive investment in this period of uncertainty due to the durability of its cash flows, as well as increased allocations to private investments by institutional investors. ■

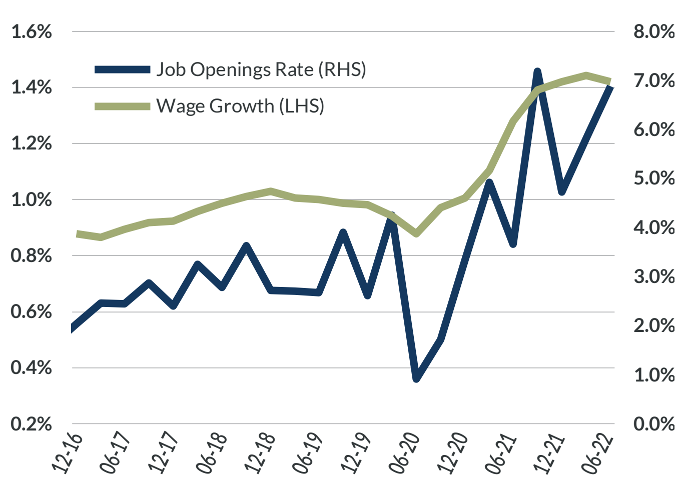
Scarce Labor Puts Upward Pressure on Wages

Unemployed Persons & Job Openings (millions)



Quarterly Wage Growth

Job Openings Rate



Third Quarter Transactions

The Fund acquired seven assets during the third quarter for a gross at-share price of $335 million. The assets include Pringle Square, a multifamily property in Charlotte, NC; PA Logistics Portfolio comprising three industrial properties in eastern Pennsylvania; two of four Tampa self-storage properties composing the Florida Flagship Portfolio; and the final building composing Eastgate 540, an industrial business park in Raleigh, NC.

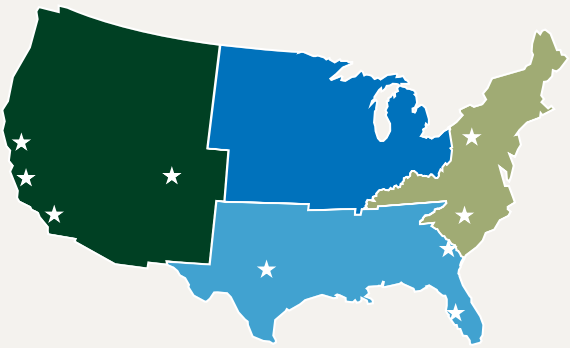
No dispositions closed during the quarter, but the Fund continues to progress towards a fourth-quarter sale of 360 State Street, a multifamily property in New Haven, CT. ■

ACQUISITIONS[1]

$814.5M Closed 2022

$121.0M In Process

$935.5M Acquisition Pipeline Total



PROPERTY TYPE	TRANSACTION AMOUNT ($M)
Industrial	$289
Multifamily	$348
Office	$0
Retail	$0
Self Storage	$144
Other	$154
Total	**$936**

[1] The transactions referenced herein represent certain prospective investments and there can be no assurance that the Fund will actually make investments that are comparable in scope, type or quality to such investments or that similar investments will be available to the Fund.

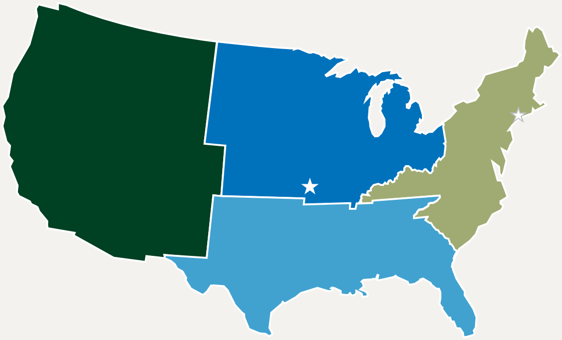
TRADEPORT 164
Industrial, Scranton

DISPOSITIONS[1]

$196.6M
Closed 2022

$153.0M
In Process

$349.6M
Disposition Pipeline Total



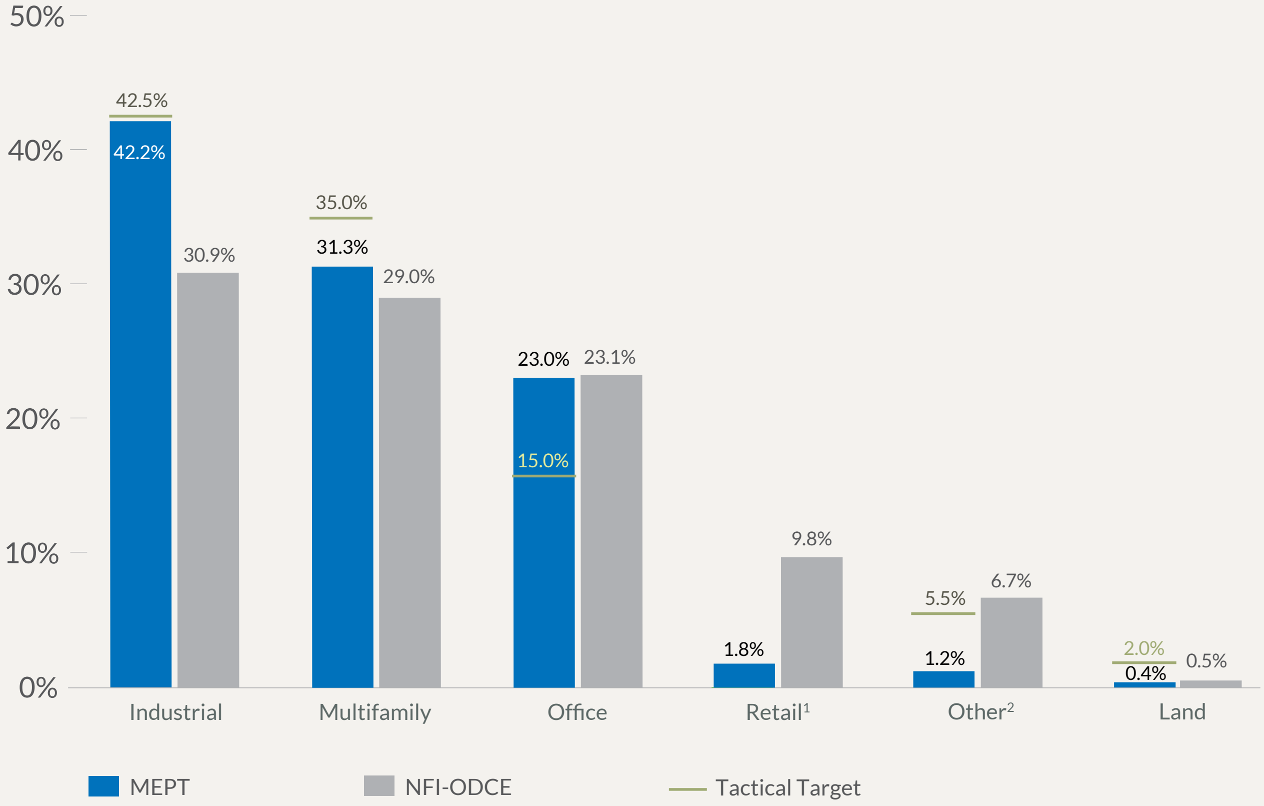
PROPERTY TYPE	TRANSACTION AMOUNT ($M)
Industrial	$0
Multifamily	$290
Office	$60
Retail	$0
Other	$0
Total	**$350**

[1] The Fund may sell the assets listed here for more or less than the amounts noted.

MEPT by the Numbers

Diversification and Portfolio Characteristics as of September 30, 2022

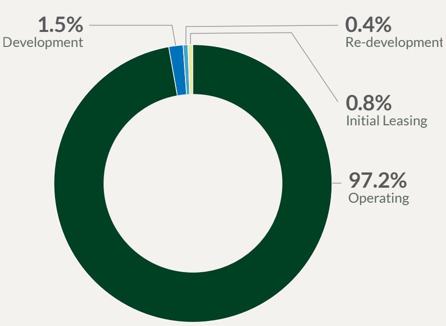
BY PROPERTY TYPE (GAV)



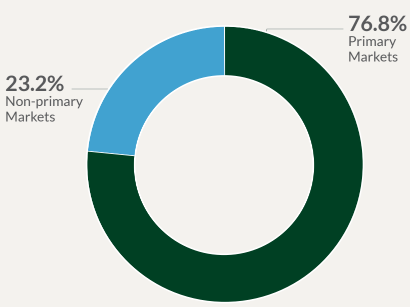
[1]MEPT retail tactical target is 0.0%.

[2]Includes life science, self-storage, and other property types.

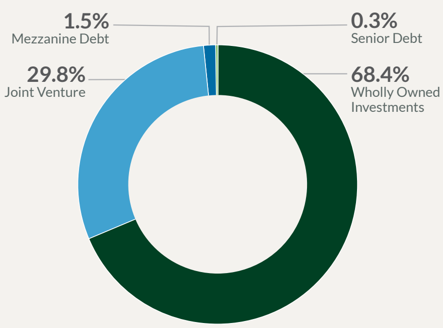
BY LIFE CYCLE (GAV)



BY MARKET (GAV)



BY INVESTMENT STRUCTURE (GAV)

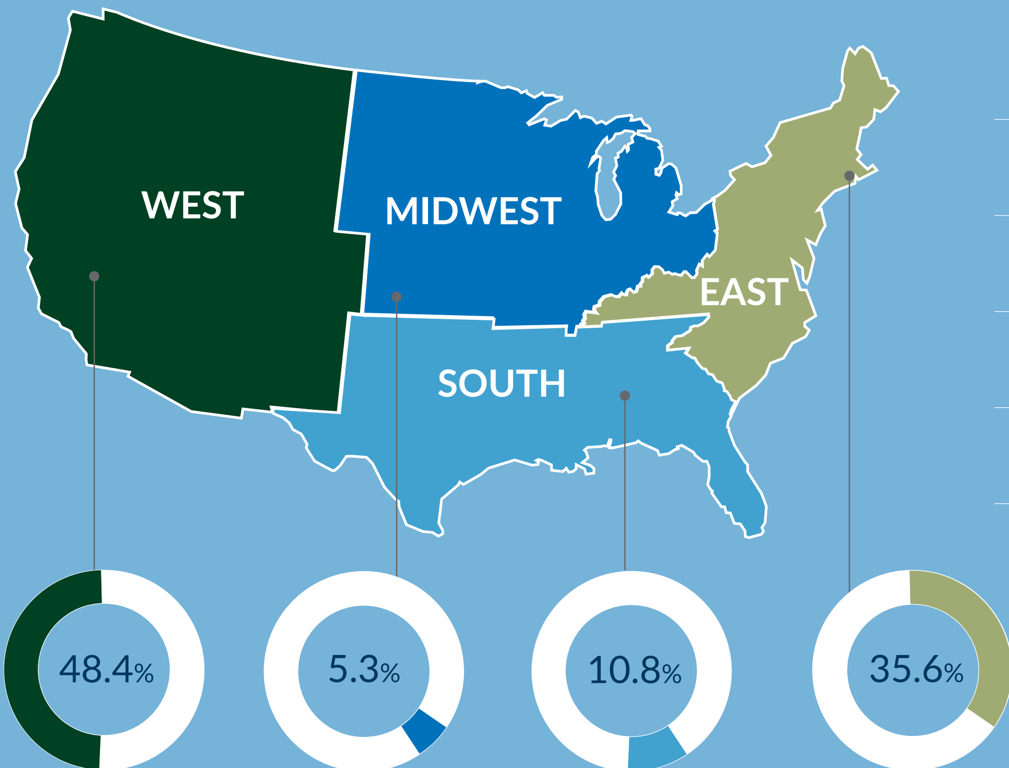


Notes

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.

DIVERSIFICATION BY GEOGRAPHIC REGION (GAV)



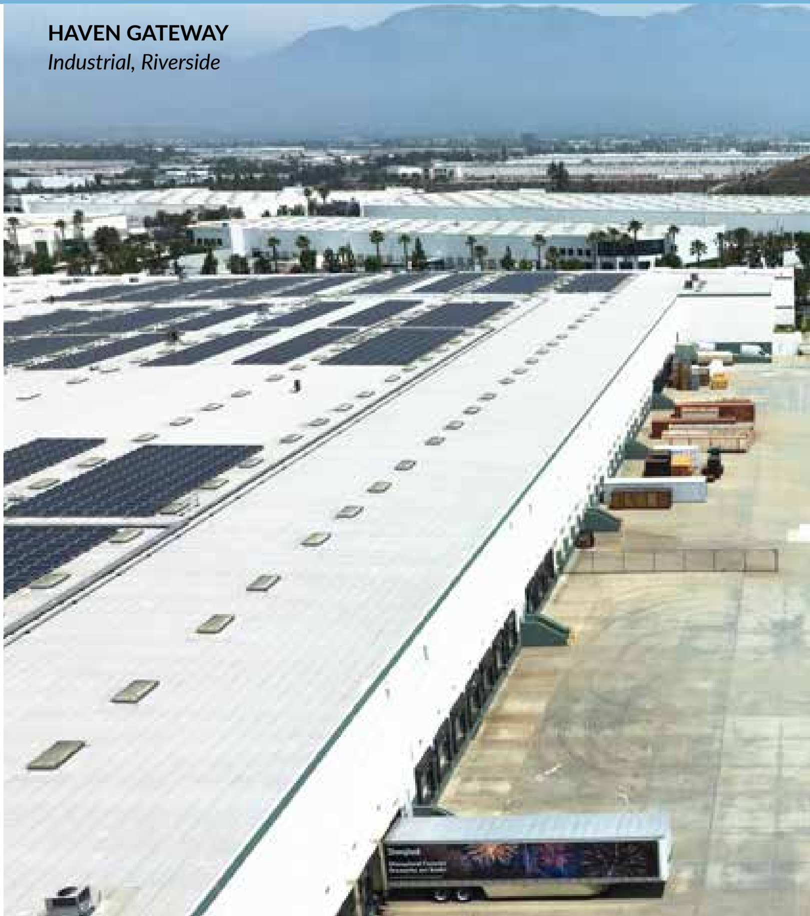
West	$6,219.6M
Midwest	$679.0M
East	$4,571.8M
South	$1,385.8M

TOP MARKETS BY INVESTMENT

As of September 30, 2022

MARKET	GAV (IN $M)	% OF GAV
Los Angeles	$ 2,375.3	18.5%
New York	1,640.9	12.8%
San Francisco	1,018.0	7.9%
Boston	966.3	7.5%
Portland, OR	766.1	6.0%
Washington, DC	754.7	5.9%
Chicago	679.0	5.3%
Seattle	588.4	4.6%
Atlanta	446.9	3.5%
Other Markets	3,620.6	28.2%
Total	$12,856.3	100.0%

Primary Market Non-Primary Market



HAVEN GATEWAY
Industrial, Riverside

MEPT
by the Numbers

MEPT TOP 10 TENANTS BY REVENUE

As of September 30, 2022

TENANT NAME	LEASE END DATE	PERCENT TOTAL REVENUE
Amazon	Varies	3.6%
GSA	Varies	2.9%
AXA	09/30/23	1.6%
Tesla	Varies	1.5%
Oracle	06/30/23	1.3%
Walmart	01/31/29	1.0%
Convene	02/28/33	0.9%
BNP Paribas	Varies	0.9%
Grant Thornton	04/30/30	0.8%
Aurora Innovation	04/17/31	0.7%
Total		**15.2%**

MEPT 10 LARGEST ASSETS (GAV)

As of September 30, 2022

PROPERTY NAME	MARKET	GROSS ASSET VALUE AT SHARE ($M)
XLT Industrial Portfolio Industrial	Varies	$1,156.3
Newport Tower Office	New York	$451.0
Haven Gateway Industrial	Los Angeles	$422.0
The Octagon Multifamily	New York	$387.4
Livermore Distribution Center Industrial	San Francisco	$383.0
The Smith Multifamily	Boston	$377.0
Centrepointe Chino II Industrial	Los Angeles	$363.0
475 Sansome Street Office	San Francisco	$326.0
757 Third Avenue Office	New York	$319.0
101 Greenwich Street Office	New York	$310.5

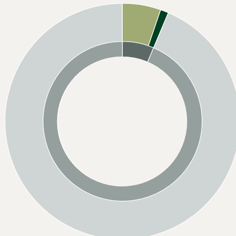
475 SANSOME STREET
Office, San Francisco

LEASE ROLLOVER

Percent of Net Rentable Area

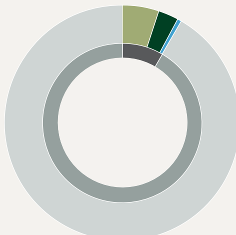
2022

Industrial	5.37%
Office	1.07%
Retail	0.05%
Consolidated	6.49%



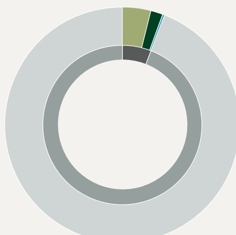
2023

Industrial	5.16%
Office	2.67%
Retail	0.56%
Consolidated	8.39%



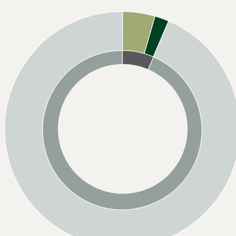
2024

Industrial	4.15%
Office	1.51%
Retail	0.23%
Consolidated	5.89%



2025

Industrial	4.54%
Office	1.90%
Retail	0.10%
Consolidated	6.54%

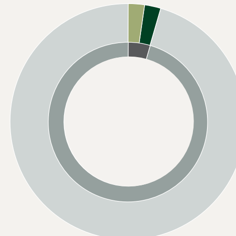


LEASE ROLLOVER

Percent of Revenue

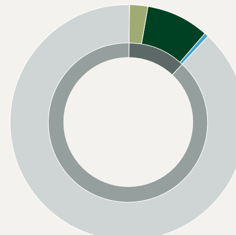
2022

Industrial	2.36%
Office	2.19%
Retail	0.11%
Consolidated	4.67%



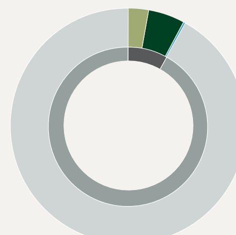
2023

Industrial	2.52%
Office	8.78%
Retail	0.61%
Consolidated	11.90%



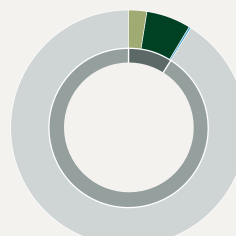
2024

Industrial	2.78%
Office	5.12%
Retail	0.26%
Consolidated	8.16%



2025

Industrial	2.74%
Office	6.14%
Retail	0.23%
Consolidated	9.11%



TIER 1 (T1) LEVERAGE*

Economic Share of Mortgages Payable	$1,207,873,535
Economic Share of Lines of credit	$335,396,903
Economic Share of Term Loans & Private Placements	$1,272,195,150
T1 Total Leverage	**$2,815,465,588**
Total Assets per consolidated statement of net assets	$11,974,344,673
Non-controlling interest in net assets	$(2,884,333,125)
Fund's share of non-consolidated joint venture liabilities	$891,758,487
Total Gross Assets	$9,981,770,035
T1 Leverage Percentage	**28.21%**

*The NCREIF PREA Reporting Standards require that T1 Leverage is disclosed. More information can be found at: https://reportingstandards.info/

Debt Structure

During the third quarter, the Fund's leverage ratio increased modestly from 27.0% to 27.4%. The Fund procured $145 million of property-level financing during the quarter, comprised of one bank loan and one life company loan.

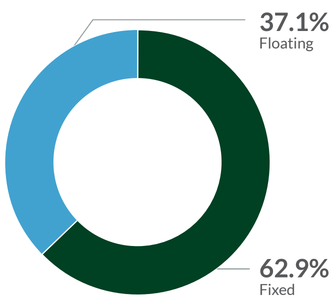
The Fund's debt portfolio is well positioned for rising rates, as 63% of the Fund's loan exposure is fixed-rate, and the Fund's weighted average interest rate of 3.8% compares favorably to a market rate of 5.1%. ■

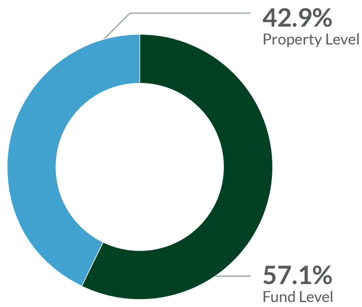
Current Leverage Ratio

27.4%

Weighted Average Interest Rate

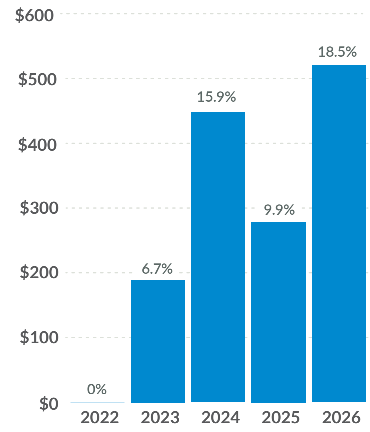
3.80%





DEBT MATURITY SCHEDULE

(in $ millions)



DRIVING ESG PERFORMANCE: 2022 GLOBAL REAL ESTATE SUSTAINABILITY BENCHMARK (GRESB)

MEPT's results from the 2022 GRESB assessment demonstrate the Fund's long-standing commitment to integrating strategies that create value and drive ESG performance.

4-star
GRESB Rating
Recognizes entities placed in the top 40% of the global benchmark

12
Consecutive Years
Scored above the Fund's peer group and GRESB average

1st
In the Management Component
Achieved a perfect score within Americas out of 484 participants

GRESB ★★★★☆ 2022

MEPT Fund
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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.

On July 1, 2019, Bentall Kennedy and GreenOak Real Estate merged to form BentallGreenOak. The information on this page only applies to the legacy Bentall Kennedy business

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/