BGO

BGO MEPT Fund

Quarterly Report
1Q 2025

Portfolio Manager's Letter

The current mood across private real estate is cautious optimism as the industry reconciles steady property fundamentals and repriced valuations with the current economic uncertainty introduced during the first 100 days of the Trump administration.

While volatility has gripped public markets, private real estate has responded in a more measured manner, taking a 'wait-and-see' approach. This temporary holding-pattern positions 2025 to follow a similar arc as 2024, with uneven performance in the beginning but ultimately building positive momentum as the year progresses. **However, the main difference between last year and now for MEPT is that we executed several key initiatives in our vision to deliver improved absolute and relative performance** by reducing outstanding debt and selling select structurally challenged assets.

Against that backdrop, BGO MEPT Fund ("BGO MEPT", "MEPT", or the "Fund") experienced modest depreciation to begin the year delivering a total gross return of -0.08% (-0.32%, net) in the first quarter and a one-year return of 0.16% (-0.82% net).

Once again, the office portfolio was the primary contributor to depreciation. The Fund's office assets have now collectively depreciated by 56% on GAV since Q1 2020. While pressures on the sector persist, we believe the valuations are largely reset. Further, more than one third of the first quarter's depreciation was the recognition of contractual sales prices of in-process office dispositions. **While we believe office values have largely stabilized at this point, the Fund remains focused on continuing to reduce its office exposure through opportunistic and strategic dispositions**.

Slight depreciation also occurred across the multifamily, self-storage, and land portfolios. These declines were offset by positive appreciation in the Fund's industrial portfolio and the Fund's remaining retail asset. Industrial and multifamily continue to comprise the backbone of the portfolio and are well positioned for strong future performance with favorable long-term property fundamentals and well-functioning capital markets.

There is a reason to believe that cautious optimism will soon give way to unqualified optimism. As noted in the U.S. Market Overview Section: a resilient U.S. economy, steady property fundamentals, right-sized valuations, and more balance between income and appreciation set the stage for a sustainable return profile reminiscent of historical core real estate returns of previous cycles. **When considering the Fund's repositioned investment allocations, healthy balance sheet devoid of distress, and disciplined active management position, we expect performance to continue to improve** throughout the year, barring any black swan events.

We also remain committed to meeting our investors' liquidity needs. The Fund's redemption queue stands at $1.7 billion, following $40 million in distributions in April. Since the second quarter of 2020, we have distributed more than $2.45 billion to investors. The distribution was funded through $45.3 million of net proceeds from the dispositions of 343 Congress Street, a Boston office asset, and Woodland Park Crossing, a Northern Virginia retail asset, which closed in early April. The Fund is working toward the sale of several other non-strategic assets, including two office assets.

As always, we appreciate your continued confidence in our stewardship and remain committed to driving value for our investors as we navigate the road ahead.

Sincerely,

Mike Keating
Managing Partner,
BGO
Senior Portfolio Manager

Chris Kostyla
Principal,
BGO
Portfolio Manager

Addison Grove
Multifamily, Dallas

ON THE COVER:
The Octagon
Multifamily, New York

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BGO MEPT Fund Overview[1]

As of March 31, 2025

FUND SNAPSHOT

Gross Asset Value
$7.2B

Net Asset Value
$5.2B

93
Assets

25+
Markets

27.7%
Leverage as a % of GAV

0.4%
Cash as a % of NAV

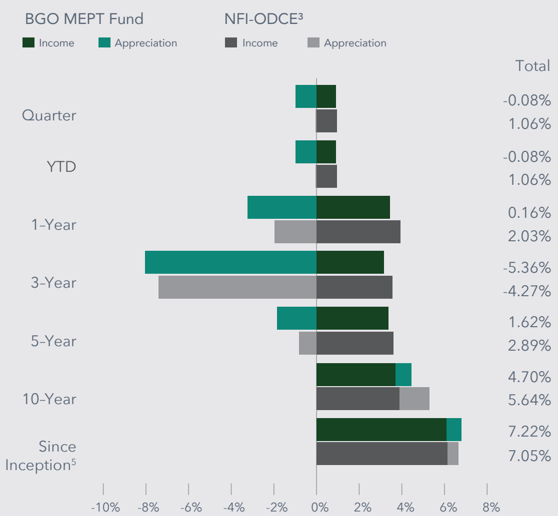
90.5%
Percent Leased (Operating Portfolio)

278
Investors

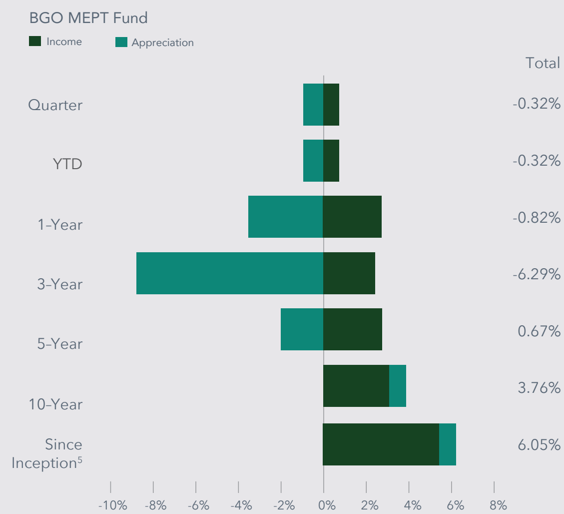
11.5 yrs
Average Property Age

Fund Returns 1Q 2025[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.

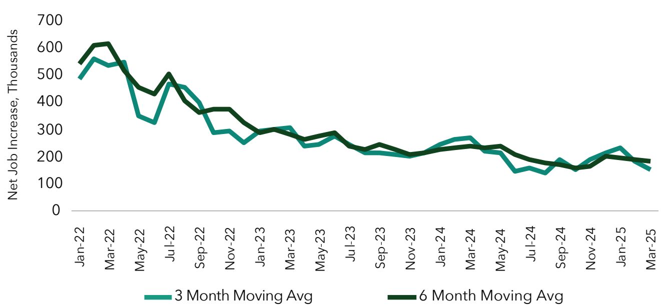
5 MEPT inception date: 4/1/1982

U.S. Market Overview

Economic Holding Pattern

In the first quarter of 2025, the U.S. economy contracted, at a slower pace compared to late 2024, as mounting headwinds from trade policy shifts, reduced business investment, and softening consumer demand weighed on momentum. Inflationary pressures remained elevated but showed further signs of easing, with energy and core goods prices, exerting downward pressure on overall price growth. Core PCE inflation softened to 2.6% in March, while headline CPI inflation eased to 2.4% by March, reflecting continued progress toward the Federal Reserve's 2% target. Labor market conditions moderated slightly, with job growth slowing and the unemployment rate ticking up to 4.2%, though wage growth remained firm enough to support household incomes and sustain underlying resilience. In response to these evolving dynamics, the Federal Reserve left interest rates unchanged following its rate cuts in late 2024, signaling a more cautious approach to further policy adjustments.

Job Gains Gradually Slowing



Sources: BLS, BGO Economics and Research as of March 2025.

Labor force participation rates held steady, particularly among prime-age workers, while job openings and labor demand indicators stabilized after earlier declines. Nonfarm payrolls expanded at a slower pace, averaging 150,000 per month in the first quarter, and more recent data suggest job gains could fall below 100,000 per month by midyear.

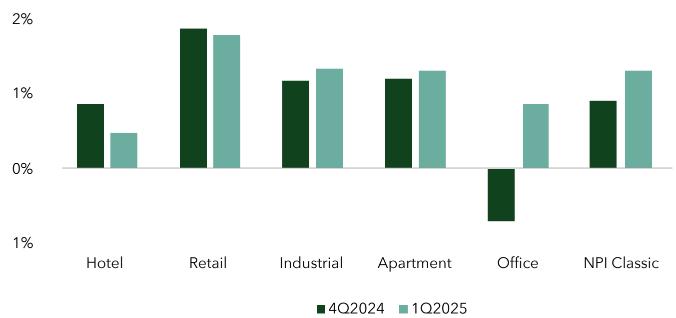
The softening in labor demand reflects not only weaker private sector hiring, but also the impact of a sharp decline in immigration and an expected slowdown in public sector employment, with spillover effects anticipated in areas such as healthcare, education, and contract services. Nonetheless, layoffs remain low, and the ratio of job openings to unemployed remains just above 1—near pre-pandemic norms—suggesting the labor market remains broadly balanced. Wage growth has continued to moderate while still outpacing inflation, indicating that, overall, labor market conditions are solid and not a significant source of inflationary pressure. Despite these evolving dynamics, the economy remains on track for continued, though slower, growth through 2025, with trade policy uncertainty, fiscal constraints, and consumer trends likely to shape the outlook in the months ahead.

Commercial Real Estate Strengthens

With the economy holding steady and earlier rate cuts still providing support, commercial real estate (CRE) is primed to deliver more stable performance moving forward. Space market fundamentals across core sectors showed resilience, with multifamily vacancies leveling off after two years of supply pressure, industrial markets rebalancing after rapid growth, and retail maintaining tight conditions despite softer consumer spending.

Office fundamentals continued to deteriorate, with national vacancy reaching a new high of 20.4%, though capital markets showed early signs of stabilizing returns in the sector. Transaction activity picked up modestly as pricing gaps narrowed, and while cap rates continued to drift higher, the pace slowed, suggesting the repricing process is nearing its end. With fundamentals steady and sentiment improving, CRE appears to be moving toward a healthier balance between income and appreciation returns. Investors remain selective as macroeconomic uncertainty lingers, but the resynchronization of property markets and capital flows that began last year continued to build momentum through the first quarter.

Total Returns by Sector



Sources: NCREIF, BGO Economics and Research as of March 2025.

Property Sector Metrics and Performance

Portfolio Metrics

As of March 31, 2025

	Assets[1]	% of Allocation (GAV)[1]	Gross Total Return[2]	Net Total Return[3]	Leased[4]	Average Stabilized Cap Rate[4]
Industrial	31	44.7%	2.0%	1.8%	94.5%	5.2%
Multifamily	26	33.5%	0.8%	0.6%	93.4%	4.9%
Office	17	17.1%	-2.9%	-3.1%	73.5%	7.4%
Self-Storage	14	2.2%	0.6%	0.4%	93.3%	5.0%
Retail	2	1.5%	-3.4%	-3.6%	84.9%	6.8%

Industrial

The Fund's industrial portfolio delivered a total gross return of 1.95% (1.78%, net of fees), comprised of 0.92% income and 1.03% appreciation. Industrial was the Fund's top-performing sector in the first quarter and the only property type to generate positive appreciation.

We remain optimistic about continued appreciation in our industrial portfolio through year-end, though there's potential for a wider dispersion of returns across markets. It is still too early to assess the full impact of recent tariff announcements on warehouse demand. In the near-term, policy uncertainty and volatility are expected to slow decision-making among space users. Any resulting shifts in U.S. trade patterns will take time to materialize and will likely affect markets unevenly.

The Fund's industrial holdings comprise a diversified portfolio of more than 19M square feet across more than 18 U.S. markets. As of quarter-end, the portfolio was 94.5% leased. Despite a more cautious tenant environment and a slowdown in long-term leasing decisions, BGO's asset management team continues to drive strong leasing activity. Among their recent successes is a new 10-year lease with Construction Resources Company for a 113,288 sf building at Patriot XSC in Charleston, SC.

MEPT has a 44.7% allocation to industrial, a significant overweight of 10.6 percentage points compared to the ODCE. The industrial portfolio remains well leased with a weighted average lease term of 4.6 years.

Multifamily

The Fund's multifamily portfolio delivered a total gross return of 0.79% (0.62%, net of fees), consisting of 1.05% income and -0.25% appreciation. The Fund's diversified multifamily portfolio continues to benefit from its exposure to high-barrier coastal markets, where limited new construction has supported steady rent growth. Meanwhile, assets in Sun Belt markets are working through elevated deliveries but remain buoyed by strong demographic tailwinds and tenant demand. Rental demand is projected to remain strong, as the persistent affordability challenges across single-family housing markets make renting cheaper than buying.

According to Green Street, the median home price-to-income ratio is now 5.5x, well above the historical average of 3.7x.[5] Due to the difficulty in saving for increasing down payments, elevated mortgage rates, and competition for entry-level homes, would-be homebuyers are incentivized to continue to seek rental housing and delay homeownership. On the supply side, the long forecasted slowdown in new deliveries has arrived. Units under construction are at the lowest level since 2018 and the trailing 12-month construction starts are down 36% YoY.[6] To that end, the Fund's stabilized multifamily portfolio achieved an average rent growth of 3.7% on renewal trade-outs in the first quarter.

MEPT has a 33.5% allocation to multifamily, an overweight of 3.9 percentage points compared to the ODCE. The multifamily portfolio is 93.4% leased.

1 Excludes 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.

5 Green Street. (2025, April 25). Residential Insights: Home Prices Hitting a Wall? Green Street.

6 Cushman & Wakefield. (2025). United States multifamily Q1 2025 marketbeat. https://www.cushmanwakefield.com

Office

The Fund's office portfolio delivered a total gross return of -2.88% (-3.06%, net of fees) in the first quarter, consisting of 1.28% income and -4.16% appreciation. The office portfolio remains the Fund's most challenged property type and is expected to underperform relative to other sectors for the foreseeable future. Once again, the office portfolio was the primary contributor to property-level depreciation. We believe the most significant write-downs are behind us.

Market fundamentals remain weak as the sector continues to adjust to structural shifts in workplace demand. According to Newmark Research, 49% of pre-pandemic office leases remain unrenewed, with 1.4 billion square feet set to expire between 2025 and 2027. Compounding this, today's average lease size is approximately 11% smaller than pre-pandemic norms, reflecting a broader recalibration of tenant space needs.[1]

Nonetheless, opportunities persist in high-quality, well-located buildings. The flight to quality remains a defining trend, with premier assets in top-tier markets continuing to attract leasing activity. The Fund's focus on proactive tenant engagement and strategic capital investment has helped sustain leasing momentum. During the first quarter, the asset management team executed: ~14,600 square feet of new leases, ~1,200 square feet of renewals, and ~32,900 square feet of extensions.

Self-Storage and Other

The Fund's self-storage portfolio delivered a total gross return of 0.59% (0.41%, net of fees), consisting of 1.07% income and -0.48% appreciation. The Fund's self-storage portfolio consists of 14 properties and a 2.2% Fund allocation. Despite softer demand for new leases in the short-term, the self-storage assets continue to benefit from strong existing customer rent increases, driving 8% same-store NOI growth during Q1. Additionally, the portfolio is 93.3% leased as of Q1 2025.

The Fund's retail portfolio delivered a total gross return of -3.42% (-3.59%, net of fees) in the first quarter, consisting of 1.62% income and -5.04% appreciation. The negative appreciation was driven by the recognized loss from the disposition of a non-strategic asset, Woodland Park Crossing, a Washington D.C-area retail property, which was completed in early Q2. Following this sale the Fund's retail portfolio now consists of just one property. As of Q1 the Fund has a 1.5% retail allocation, which is a significant underweight of 9.5 percentage points compared to the ODCE. The retail portfolio has a weighted average lease term of 7.6 years.

Top:
Hubbard Place
Multifamily, Chicago

Bottom:
Braselton Point Logistics Center
Industrial, Atlanta

1 https://www.nmrk.com/insights/thought-leadership/winning-office

Transactions

HIGHLIGHT

343 Congress Street

$47.8M
Sale Price

114,098
Square Feet

100%
Leased

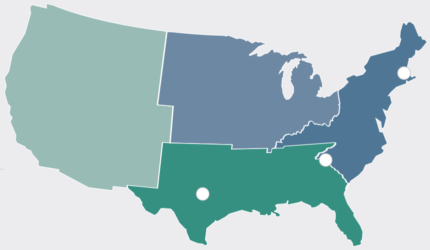
343 Congress Street
Office, Boston

In the first quarter, the Fund acquired the minority interest of its JV partner at **532 & 560 Pleasant Street**, a development-land site in Watertown, MA.

In early Q2, the Fund closed on the sale of **343 Congress Street**, a Boston office property, and **Woodland Park Crossing**, a Washington D.C. area retail property. In Q2, the Fund expects to close on the sale of **1600 Smallman Street**, a Pittsburgh office property.

The Fund is also pursuing the sale of additional non-strategic assets, including two Manhattan office buildings, with closings expected later in 2025. Lastly, the Fund has started the sales process with additional properties as we continue to seek pockets of liquidity in a challenging, but recovering, transaction market.

Woodland Park Crossing
Retail, Washington D.C.



2025 Acquisitions[1]

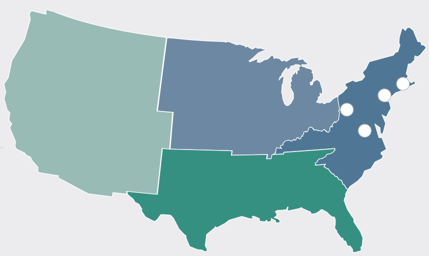
$4.3M
Closed

$4.4M
In Process

$8.7M
Acquisition Pipeline Total

Transactions
Closed and In Process

Property Type	Acquisition Transaction Amount ($M)
Industrial	$0
Multifamily[3]	$4
Office	$0
Self-Storage	$0
Retail	$0
Other[3]	$4
Total	$9



2025 Dispositions[2]

$71.0M
Closed[4]

$146.6M
In Process

$217.6M
Disposition Pipeline Total

Transactions
Closed and In Process

Property Type	Disposition Transaction Amount ($M)
Industrial	$0
Multifamily	$0
Office	$194
Self-Storage	$0
Retail	$23
Other	$0
Total	$218

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

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

3 Transactions were an increase in the Fund's ownership of existing assets through the purchase of minority interests from JV partners.

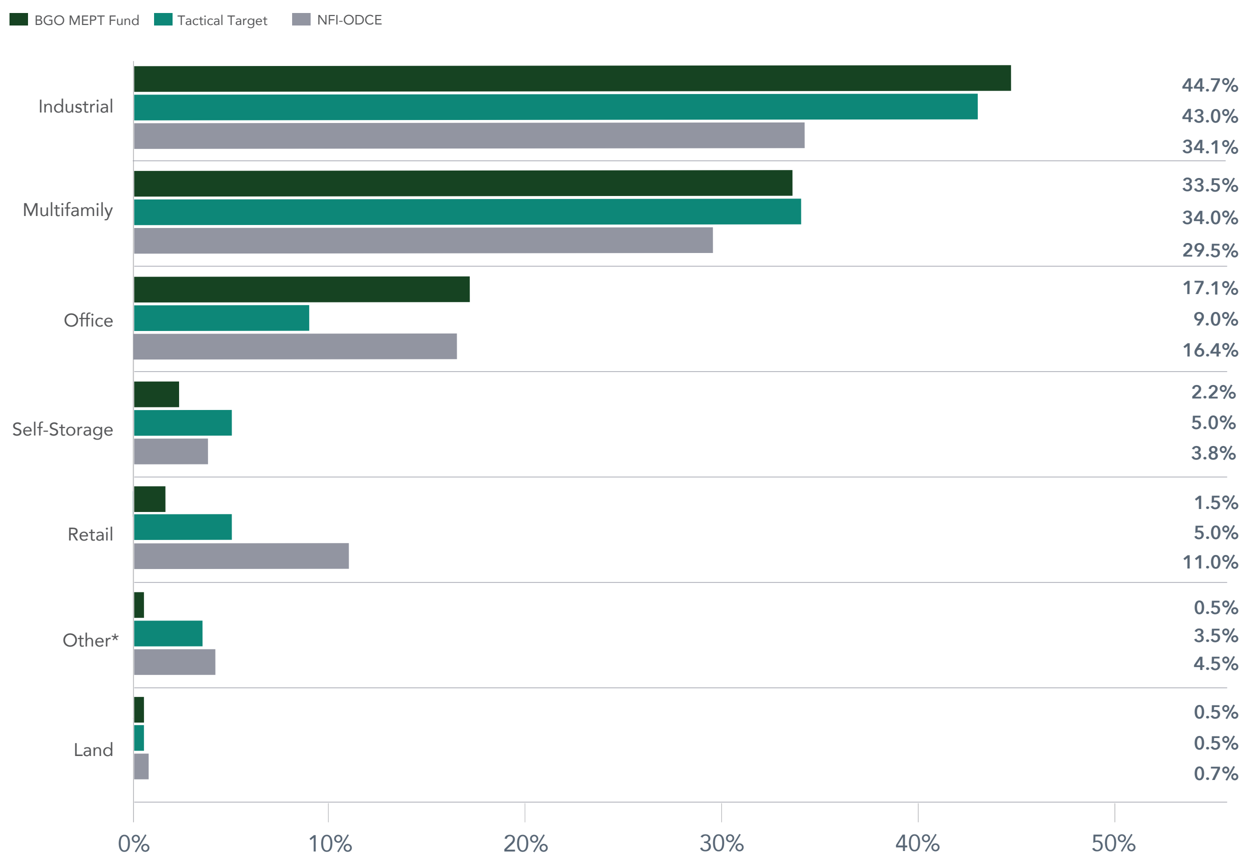
4 Closed dispositions as of April 30, 2025

All Acquisition and Disposition values are at the Fund's ownership share.

MEPT by the Numbers

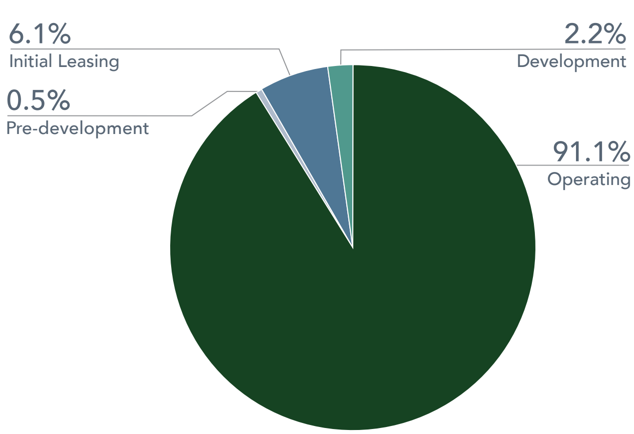
As of March 31, 2025

By Property Type (GAV)

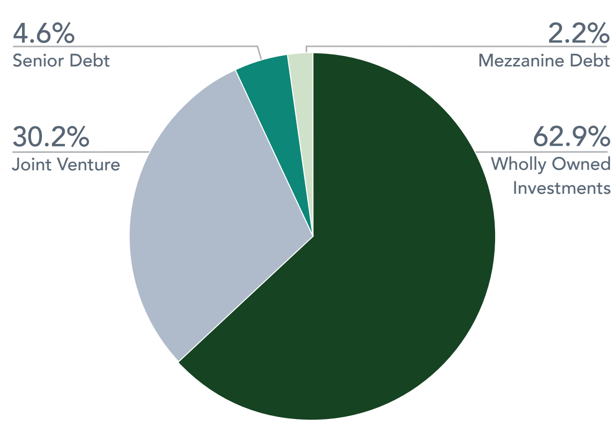


*Includes parking and other property types.

By Life Cycle (GAV)



By Investment Structure (GAV)



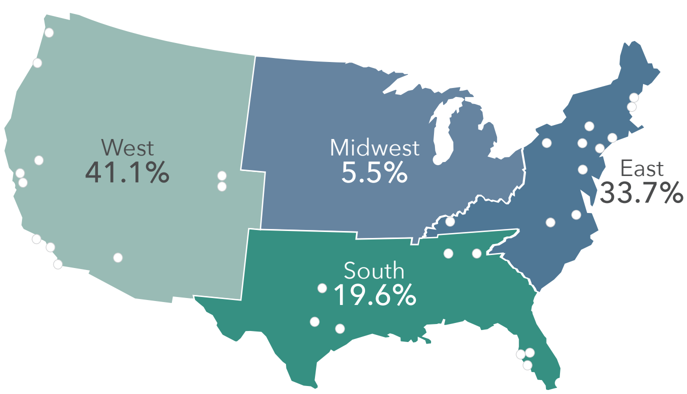
Notes

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

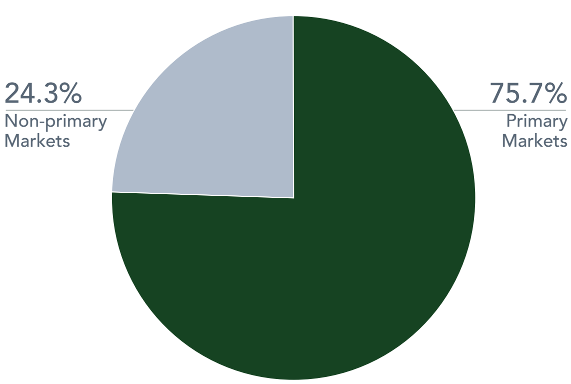
Diversification by Geographic Region (GAV)

West	$4,103.4
Midwest	$ 547.2
East	$3,362.3
South	$1,959.2



Eastgate 540
Industrial, Raleigh

By Market (GAV)



Top Markets by Investment

As of March 31, 2025

Market	GAV (in $m)	% of GAV
Los Angeles	$ 1,363.3	13.7%
New York	1,063.2	10.7%
Dallas	1,004.2	10.1%
Boston	822.5	8.2%
Portland, OR	631.3	6.3%
Chicago	547.2	5.5%
Seattle	508.5	5.1%
Washington, DC	477.9	4.8%
San Francisco	388.0	3.9%
Other Markets	3,166.0	31.7%
Total	**$ 9,972.1**	**100.0%**

Primary Market   Non-primary Market

MEPT by the Numbers

301 Flower Mound
Multifamily, Dallas

MEPT Top 10 Tenants by Revenue

As of March 31, 2025

Tenant Name	Lease End Date	Percent Total Revenue
Amazon	Varies	4.2%
GSA	Varies	2.7%
Disney	11/30/27	1.9%
Chewy	Varies	1.3%
Walmart	01/31/29	1.0%
Grant Thornton	04/30/30	0.7%
Logistics Plus	04/30/31	0.7%
BNP Paribas	07/31/42	0.7%
Aurora Innovation	04/17/31	0.7%
Post Consumer Brands	08/31/31	0.6%
Total		14.5%

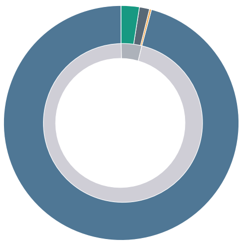
MEPT 10 Largest Assets (GAV)

As of March 31, 2025

Rivergate Corporate Center IV
Industrial, Portland, OR

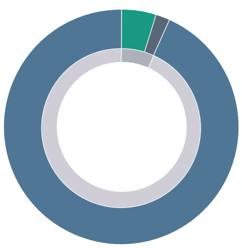
Property Name	Market	Gross Asset Value at Share ($M)
The Smith Multifamily	Boston	$445.0
The Octagon Multifamily	New York	$364.8
Haven Gateway Industrial	Los Angeles	$343.0
Newport Tower Office	New York	$289.0
Solaire Multifamily	San Francisco	$243.0
Mission Trails Industrial Center Industrial	San Diego	$234.0
AVE Aviation & Commerce Center Industrial	Miami	$211.0
Eastgate 540 Industrial	Raleigh	$206.0
1900 16th St Office	Denver	$199.5
200 West Madison Office	Chicago	$190.0

Lease Rollover
Percent of Net Rentable Area



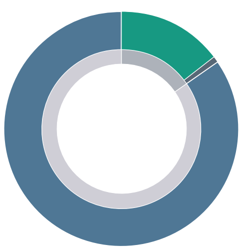
2025

Industrial	2.59%
Office	1.33%
Retail	0.32%
Consolidated	4.24%



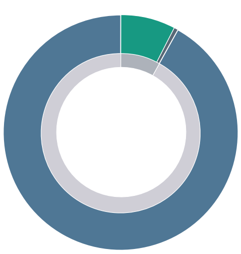
2026

Industrial	4.90%
Office	1.99%
Retail	0.00%
Consolidated	6.90%



2027

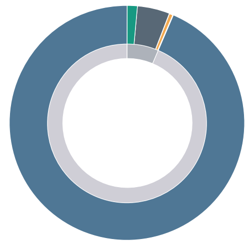
Industrial	14.65%
Office	0.65%
Retail	0.02%
Consolidated	15.33%



2028

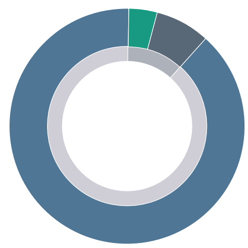
Industrial	7.61%
Office	0.67%
Retail	0.00%
Consolidated	8.29%

Lease Rollover
Percent of Revenue



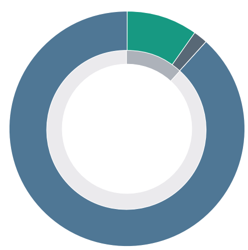
2025

Industrial	1.51%
Office	4.49%
Retail	0.49%
Consolidated	6.49%



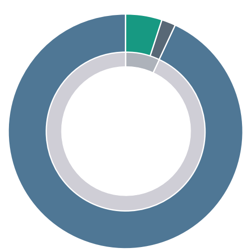
2026

Industrial	4.03%
Office	7.63%
Retail	0.00%
Consolidated	11.66%



2027

Industrial	9.74%
Office	2.14%
Retail	0.04%
Consolidated	11.93%



2028

Industrial	5.05%
Office	2.05%
Retail	0.00%
Consolidated	7.09%

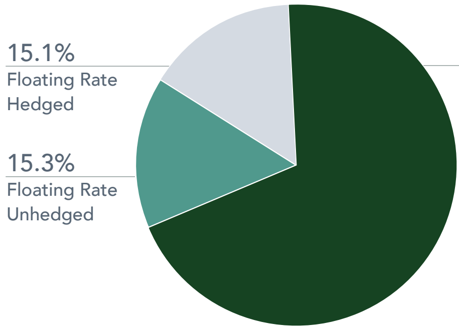
Debt Structure

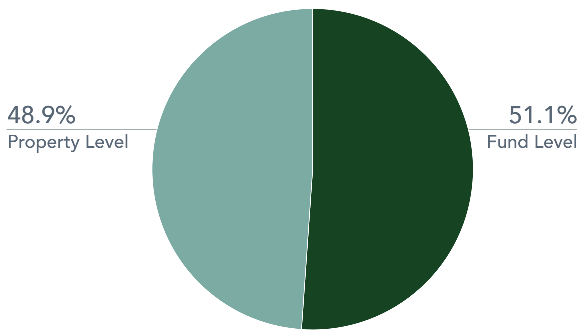
As of March 31, 2025

During the first quarter, the Fund's leverage ratio increased modestly from 27.1% to 27.7%. The Fund's weighted average interest rate is 4.30%[1] with an average remaining term of 2.9 years. Following the payoff of a $50M Private Placement note in late April, the Fund now has ~$260M of remaining maturities in 2025.

27.7%
Current Leverage Ratio

4.30%[1]
Weighted Average Interest Rate

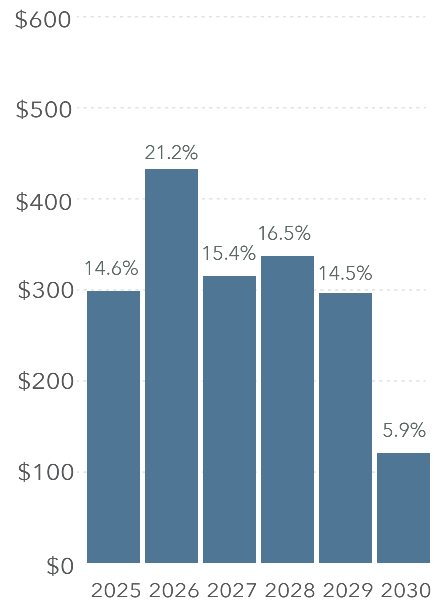




1 Includes interest rate hedging.

Debt Maturity Schedule

As of March 31, 2025
(in $ millions)



Tier 1 (T1) Leverage*		
Economic Share of Mortgages Payable	$	997,235,387
Economic Share of Lines of Credit	$	185,467,841
Economic Share of Term Loans & Private Placements	$	857,351,341
T1 Total Leverage	$	2,040,054,569
Total Assets per consolidated statement of net assets	$	9,083,696,835
Non-controlling interest in net assets	$	(2,821,415,041)
Fund's share of non-consolidated joint venture liabilities	$	915,366,950
Total Gross Assets	$	7,177,648,744
T1 Leverage Percentage		28.42%

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

Environmental, Social and Governance (ESG)

MEPT has a 40+ year track record of job creation and direct economic impact through its investments in new construction projects and tenant improvements.*

394
construction projects analyzed

$14.9B
economic activity generated

953
green construction jobs supported in 2024

68,677
construction jobs created

134.5M
job hours generated

8,338
jobs for women created

56%
of jobs created in 2024 were direct green construction jobs

20,800
jobs for minorities created

Hubbard Place
Multifamily, Chicago

* Since inception on April 1, 1982 through December 31, 2024, except green construction jobs, which include data for expenditures in sustainable development and energy-efficient property operations classif ied as green buildings in 2024. Source: The Economic and Fiscal Impacts of MEPT Fund Investments across the United States 1982-2024.

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