



## BGO MEPT Fund

Quarterly Report  
2Q 2025



## Portfolio Manager's Letter

**At the halfway point of 2025**, the recovery in core private real estate is gaining traction slowly but steadily. While policy uncertainty disrupted market fundamentals and capital markets in the short-term, high occupancy levels and resilient tenant demand have buoyed core real estate. To that end, the NFI-ODCE index has posted four consecutive quarters of positive total returns, with three consecutive quarters of modest appreciation indicating stabilized valuations and an attractive entry point for investors.

Amid these dynamics, BGO MEPT Fund ("BGO MEPT" or the "Fund") delivered a total gross return of 1.89% (1.63%, net) in the second quarter and a one-year return of 2.80% (1.79% net). The Fund outperformed the NFI-ODCE benchmark by 86 bps for the quarter enroute to its strongest quarterly performance since Q3 2022. Three of the past four quarters have resulted in positive total gross returns for the Fund, and we remain cautiously optimistic that the recovery for core private real estate will persist in the coming quarters, driven by stable financing rates and the absorption of excess supply in key sectors like industrial and multifamily.

The Fund's industrial portfolio remained the largest contributor to overall performance, primarily driven by mark-to-market gains achieved through leasing activity. The multifamily portfolio also posted gains, reflecting market rent growth in select metro areas – particularly in gateway cities such as Chicago, New York, and Boston, where fundamentals continue to recover ahead of national averages. Meanwhile, the office portfolio stabilized and recorded modest appreciation after a prolonged 56% peak-to-trough value correction in GAV during the last 5 years. This rebound reflects incremental signs of stabilization in capital markets for well-located, high-quality assets.

The Fund's recovery has been due to asset management execution, including strong leasing efforts and various value-creation initiatives aligned with each property's business plan. Asset values have adjusted to reflect

current interest rate levels and future performance will be driven by fundamentals rather than declining interest rates. Accordingly, we anticipate more balanced returns between income and appreciation during the next cycle.

We believe BGO MEPT's portfolio composition, appropriately readjusted values, and capital structure position the Fund well for a sustained recovery and improved relative performance compared to the ODCE benchmark. The Fund maintains overweight allocations to industrial and multifamily, sectors poised to benefit from long-term durable demand trends and a meaningful slowdown in new supply. Additionally, the Fund's balance sheet is sound with limited near-term debt exposure.

We remain focused on meeting our investors' liquidity needs. As of July, the Fund's redemption queue stands at \$1.9 billion, following a \$45 million distribution during the month. Since the second quarter of 2020, we have returned more than \$2.5 billion to investors. The July distribution was funded by net proceeds from the sale of 1600 Smallman, a non-core office asset in Pittsburgh that closed in May. Looking ahead, the Fund is actively pursuing the disposition of several additional non-strategic assets, including two office properties in Manhattan.

We appreciate your continued trust in our team and approach, and we look forward to driving value for our investors in the next stage of the cycle.

Sincerely,



Mike Keating  
Managing Partner,  
BGO  
Senior Portfolio Manager



Chris Kostyla  
Principal,  
BGO  
Portfolio Manager



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Environmental, Social  
and Governance (ESG)

AVE Aviation Center  
Industrial, Miami

ON THE COVER:  
Spoke  
Multifamily, Chicago

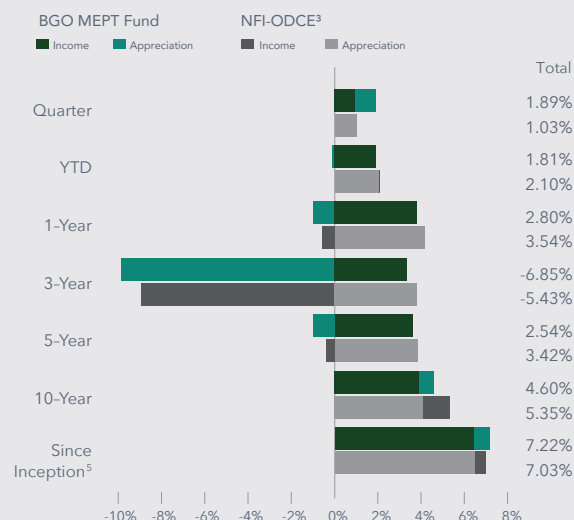
# BGO MEPT Fund Overview<sup>1</sup>

As of June 30, 2025

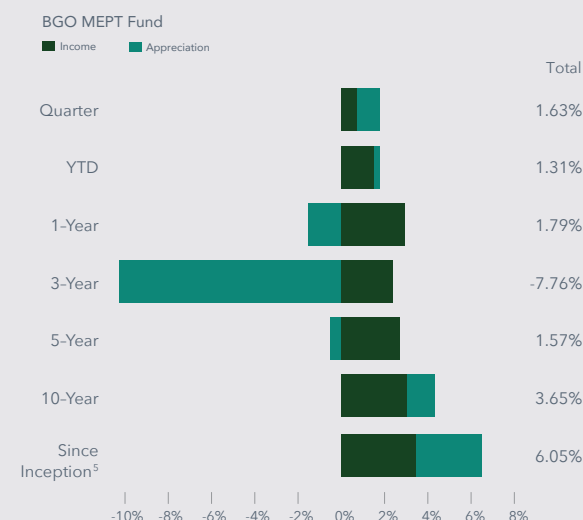


## Fund Returns 2Q 2025<sup>2</sup>

### Gross of Fees



### Net of Fees<sup>4</sup>



<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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](http://www.ncreif.org).

<sup>4</sup> 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.

<sup>5</sup> MEPT inception date: 4/1/1982

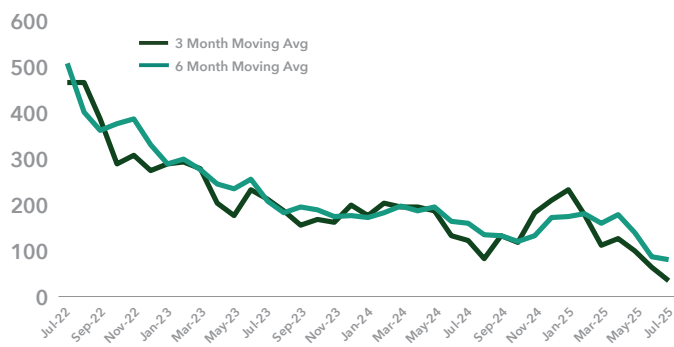
# U.S. Market Overview

## Economic Rebound

In the second quarter of 2025, the U.S. economy expanded at a 3.0% annualized pace, reversing the contraction seen in Q1. The rebound was driven in part by trade-related distortions, as falling imports temporarily boosted net exports, while underlying domestic demand remained relatively subdued. Consumer spending picked up modestly, supported by a 3.0% increase in real disposable income, though higher effective tariff rates continued to weigh on purchasing power and business investment. Inflationary pressures continued to ease across most categories, particularly housing and core goods, though tariffs kept overall price growth slightly higher than it would have otherwise been. Core PCE rose 2.5% in Q2, while headline CPI came in at 2.7%.

## Job Gains Gradually Slowing

Net Job Increase, Thousands



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

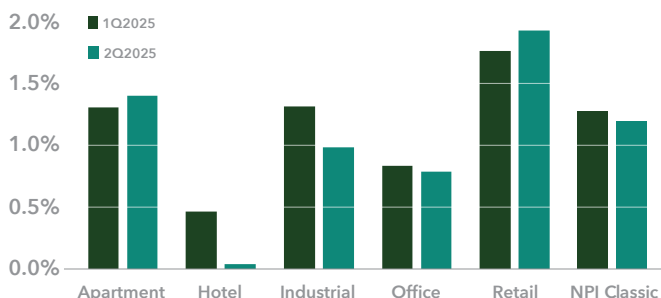
Labor market signals turned more cautionary. July's payrolls came in well below expectations at just 73,000, while revisions to May and June data wiped out a combined 253,000 jobs, marking the steepest downward revision outside the pandemic era since 1979. The unemployment rate ticked up 10 basis points to 4.2%, now 80 bps above its 2023 low, but the rise would have been steeper were it not for a shrinking labor force. Participation is declining, with an inordinate number of people seeking employment remaining out of the workforce despite actively seeking employment. Average weekly hours worked continued to decline, and while wage growth still outpaces inflation overall, gains are increasingly concentrated among higher earners, with a growing share of workers seeing no real wage growth at all. Economic momentum is fading as real interest rates remain firmly positive, while elevated tariffs and unpredictable trade policy add further strain. A recession is not our base case for 2025, but the risks are clearly mounting.

## Commercial Real Estate Strengthens

With fundamentals slowly improving but uncertainty still weighing on sentiment, commercial real estate delivered a mixed performance in the second quarter of 2025. While space market recovery continued across most sectors, macro and trade-related uncertainty has led occupiers to delay leasing decisions, prolong deal timelines and slowing the pace of improvement. Tenants are now facing greater scrutiny around location, business type, and tariff exposure--factors that are increasingly shaping occupancy decisions. On the capital markets side, the momentum seen earlier in the year lost some traction. Cap rate stabilization showed signs of faltering, with yields drifting modestly higher and pricing pulling back in response. Transaction volume, which declined in the first quarter, remained relatively flat through most of the second, though tentative signs of renewed interest suggest a potential pickup ahead.

Sector performance remained mixed. Multifamily benefited from strong net absorption and a rebound in rent growth despite elevated new supply, and with the forward pipeline shrinking, the sector's outlook has turned increasingly positive. Retail continued to outperform, supported by low vacancy and steady tenant demand. Industrial markets edged closer to equilibrium, though vacancy rose to a decade high of 7.5% as new deliveries continued to outpace absorption. Office remained the most challenged, with national vacancy rising to 14.3% even as net absorption turned modestly positive and demand from AI-oriented firms emerged in select markets. With fundamentals gradually stabilizing and capital flows showing early signs of reengagement, CRE remains on a path toward rebalancing. While policy uncertainty continues to weigh on sentiment, the long-term drivers of CRE remain intact, and improving fundamentals are beginning to steady the market.

## Total Returns by Sector



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

# Property Sector Metrics and Performance

## Portfolio Metrics

As of June 30, 2025

	Assets <sup>1</sup>	% of Allocation (GAV) <sup>1</sup>	Gross Total Return <sup>2</sup>	Net Total Return <sup>3</sup>	Leased <sup>4</sup>	Average Stabilized Cap Rate <sup>4</sup>
Industrial	31	44.8%	1.5%	1.3%	94.1%	5.2%
Multifamily	26	34.0%	1.4%	1.3%	94.8%	4.8%
Office	17	17.1%	1.9%	1.8%	74.2%	7.4%
Self-Storage	14	2.3%	8.6%	8.4%	94.8%	5.2%
Retail	1	0.8%	-5.1%	-5.3%	96.7%	7.3%

## Industrial

**The Fund's industrial portfolio** delivered a total gross return of 1.50% (1.32%, net of fees), comprised of 0.98% income and 0.53% appreciation. In the second quarter, industrial was once again the Fund's largest contributor to overall performance.

Industrial market performance across the US varies widely by market and use. Unfortunately, recently policy and trade uncertainty has caused a deferral of decision-making, slowing down the leasing process. However, we believe this slowing is not a net decline in demand. To that end, the e-commerce penetration rate continues to tick up, along with retail sales in general. According to Prologis<sup>5</sup>, e-commerce accounted for more than half of retail sales growth in 2024. E-commerce sales require 3x the amount of logistics space compared to an in-store sale. Lastly, the supply side pressures continue to ease. As of 2Q, Cushman<sup>6</sup> reports that development completions nationally fell to their lowest level in 6 years, while the construction pipeline is at 8 year lows.

MEPT maintains a large and geographically diversified industrial portfolio containing more than 19M square feet across more than 18 U.S. markets. AVE Aviation, in the Miami market, continues to be one of the portfolio's strongest performers. During the quarter, the asset management team signed 3 renewals, comprising over 37,000 square feet, as well as 1 new lease for over 12,000 sf that brought this property to 100% leased.

As of quarter-end, the portfolio was 94.1% leased. Over the next 2 years, the portfolio has a modest lease rollover schedule, with only 3.0% in 2025 and 6.3% in 2026 of total industrial NRA scheduled to expire. We believe this will help us bridge through to a period of more balance supply and demand dynamics.

MEPT has a 44.8% 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 4.4 years.

## Multifamily

**The Fund's multifamily portfolio** delivered a total gross return of 1.44% (1.26%, net of fees), consisting of 1.04% income and 0.40% appreciation. Multifamily was the Fund's second largest contributor to overall performance, as select markets benefitted from continued strong rent growth.

Multifamily rent growth and performance is varied by market. Legacy gateway markets, especially Chicago, Boston, New York and Seattle continue to see resilient rent growth. These markets have benefitted from fewer new deliveries due to a combination of higher barriers to build as well as elevated construction costs. Markets with low barriers to entry, and those that experienced above-average demographic trends fueled by COVID, have experienced above average construction, which has put downward pressure on rent growth as the new supply gets absorbed. These markets are largely in the Sun Belt and

<sup>1</sup> Excludes land and parking assets.

<sup>2</sup> Property level quarterly returns are gross of fees and shown on an unlevered basis.

<sup>3</sup> 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.

<sup>4</sup> Excludes non-operating assets.

<sup>5</sup> Prologis March 2025 | The E-commerce Boom Isn't Over: Implications for Logistics Real Estate

<sup>6</sup> Cushman & Wakefield Q2 2025 US Industrial Market Report



Mountain regions. However, the good news is that the wave of construction is behind us.

The Fund's multifamily allocation continues to benefit from the lack of affordability in the US single-family housing market, delaying first-time home buyers, and leading to increased renter demand and higher retention rates. According to the National Association of Realtors<sup>7</sup>, the US median existing home price rose to over \$435,000 in June, a record in their data that dates to 1999.

The Fund's stabilized multifamily portfolio achieved an average effective rent growth of 4.3% on renewal trade-outs in the second quarter. MEPT has a 34.0% allocation to multifamily, an overweight of 4.1 percentage points compared to the ODCE. The multifamily portfolio is 94.8% leased.

## Office

**The Fund's office portfolio** delivered a total gross return of 1.94% (1.76%, net of fees) in the second quarter, consisting of 1.30% income and 0.64% appreciation. The modest appreciation in the Fund's office portfolio in the second quarter leads us to believe that we have reached the bottom of office values, following peak-to-trough depreciation of 56% (of GAV) for the portfolio.

The positive performance for the portfolio this quarter was largely driven by 2 properties: Newport Tower, a New York metro office property, and 200 W Madison, a Chicago office property. As Newport Tower approaches the Bank of America rent commencement, we expect continued modest appreciation. At 200 W Madison, we continue to see leasing momentum, especially in the market for spaces under 10,000 sf. Occupancy is now up above 85%. Other leasing wins during the quarter included a new ~19,000 sf lease with the William J. Brennan Center for Justice at 777 6th Street, a Washington DC office property. The Fund continues to benefit from BGO's broad scale across the US, leveraging senior level relationships across brokerage, tenant representation and tenant real estate teams.

The Fund has been successful in its efforts to reduce its office exposure, with two properties sold in the first half of 2025, and two New York office properties that we expect to dispose of prior to year-end. Nationally, there finally appear to be some green shoots in office capital markets activity. According to Green Street, the volume of large (greater than \$25M) office trades increased 40% YoY in the first half of 2025<sup>8</sup>. While this is an increase from historic lows, it's a positive leading indicator for the property type.

MEPT has a 17.1% allocation to office. The Fund's office portfolio has a weighted average lease term of 7.3 years.

## Self-Storage and Other

**The Fund's self-storage portfolio** delivered a total gross return of 8.55% (8.37%, net of fees), consisting of 1.00% income and 7.55% appreciation. The Fund's self-storage portfolio consists of 14 properties and a 2.3% allocation. The outsized appreciation experienced in the second quarter was largely driven by an increase in market rents, marking a reversal of the declines experienced earlier in the year. The portfolio is 94.8% leased as of Q2 2025.

The Fund's retail portfolio delivered a total gross return of -5.13% (-5.31%, net of fees) in the second quarter, consisting of 1.11% income and -6.24% appreciation. The negative appreciation during the quarter was driven by the execution of the sale of a non-strategic asset, Woodland Park Crossing, a Washington D.C.-area retail property. Following this sale the Fund's retail portfolio now consists of just one property, Produce Terminal, an experiential retail property located in Pittsburgh, PA. The Fund is currently in discussions with an opportunistic buyer, and expects to dispose of this asset prior to year end. Going forward, the Fund will explore re-entering the retail sector, specifically through grocery-anchored centers. We believe that these offer strong portfolio diversification through their relatively higher income returns, and relatively stable performance. As of Q2 the Fund has a 0.8% retail allocation. Produce Terminal, was 96.7% leased as of the end of Q2, and had a weighted average lease term of 10.5 years.



**Oak Hill**  
Self Storage, Austin

<sup>7</sup> NAR Nationwide Housing Forecast through June 2025

<sup>8</sup> Green Street (07-22-2025). Real Estate Alert | Office Sales Soar 40% in H1; Newmark Leads



# Transactions

**HIGHLIGHT**

**1600 Smallman**

**\$41.6M**  
Sale Price

**126,147**  
Square Feet

**93.5%**  
Leased

1600 Smallman  
Office, Pittsburgh

In the **Second quarter**, the Fund closed the sales of 343 Congress Street, a Boston Office property, 1600 Smallman Street, a Pittsburgh office property, and Woodland Park Crossing, a Washington D.C area retail property.

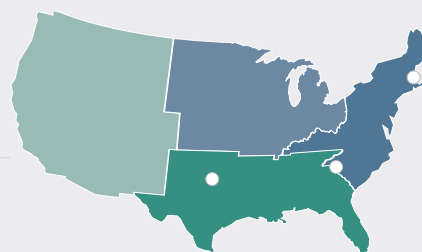
The Fund is also pursuing the disposition of additional non-strategic assets, including two Manhattan office buildings and a Seattle multifamily asset, with closing expected later in 2025. We continue to evaluate additional candidates for disposition through discussions with our investments team and external brokers to understand where we can access liquidity with a deep pool of buyers.

During the first part of the third quarter, the Fund closed on the buyout of a joint-venture partner's interest in **Logistix Hub South Dallas**, a Dallas industrial asset that was developed with an industrial developer JV partner. In addition, the Fund expects to close on the interest of a multifamily operator JV partner in 2 multifamily assets. Following these interest buyouts, the Fund will own 100% of these assets, allowing for greater operational flexibility going forward. In addition, the construction loan on Logistix Hub was fully paid off as part of the transaction, and this 100% leased asset will now support fund level debt through the unencumbered asset pool.




343 Congress Street  
Office, Boston





## 2025 Acquisitions<sup>1</sup>

 **\$32.4M**  
Closed

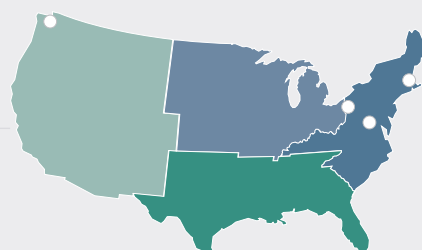
 **\$4.4M**  
In Process

 **\$36.8M**  
Acquisition Pipeline Total


## Transactions

Closed and In Process

Property Type	Acquisition Transaction Amount (\$M)
Industrial <sup>3</sup>	\$ 28
Multifamily <sup>3</sup>	\$ 4
Office	—
Self-Storage	—
Retail	—
Other <sup>3</sup>	\$ 4
<b>Total</b>	<b>\$ 37</b>



## 2025 Dispositions<sup>2</sup>

 **\$112.6M**  
Closed<sup>4</sup>

 **\$343.8M**  
In Process

 **\$456.4M**  
Disposition Pipeline Total

## Transactions

Closed and In Process

Property Type	Disposition Transaction Amount (\$M)
Industrial	—
Multifamily	\$ 159
Office	\$ 194
Self-Storage	—
Retail	\$ 103
Other	—
<b>Total</b>	<b>\$ 456</b>

<sup>1</sup> 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

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

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

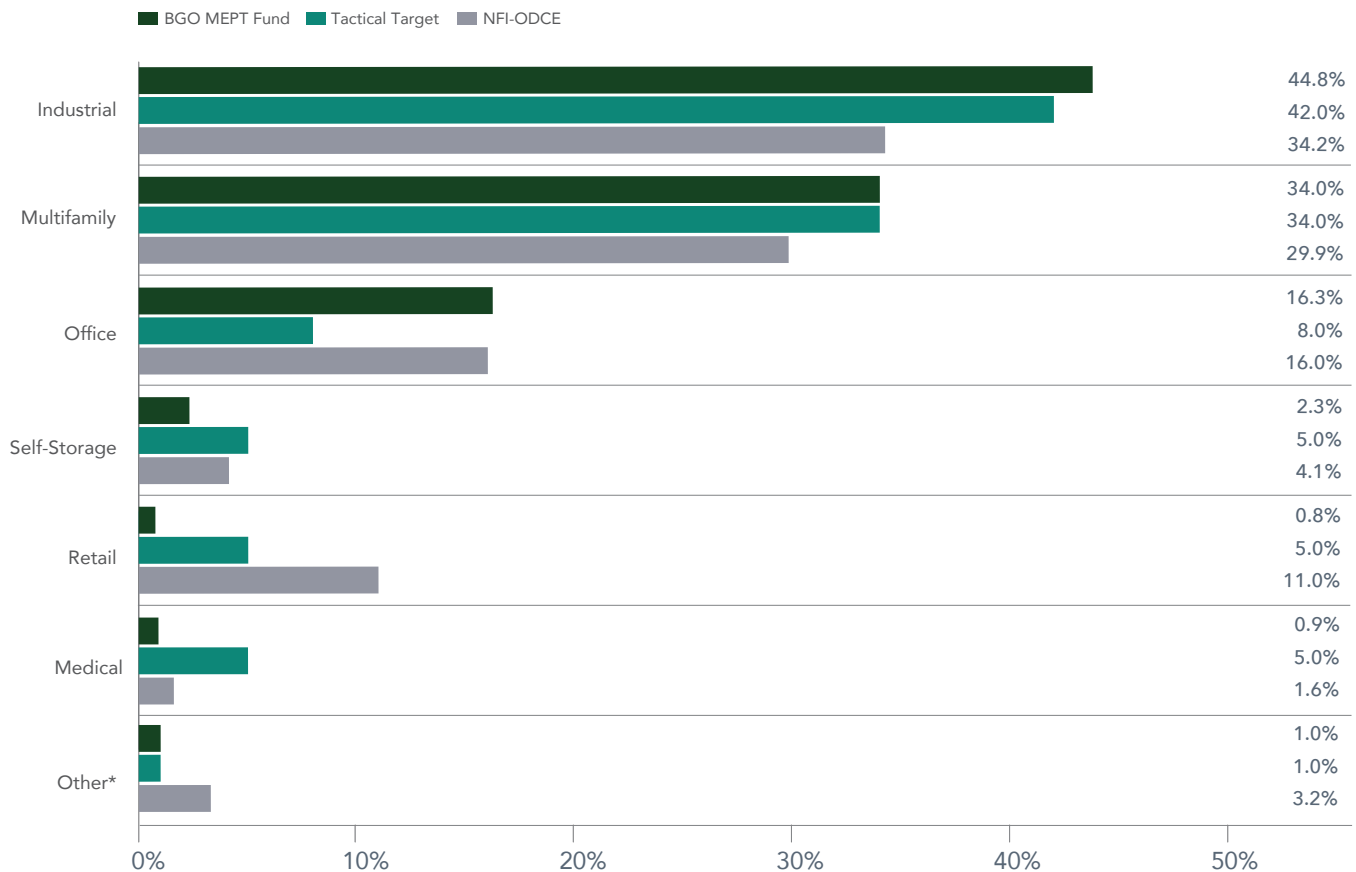
<sup>4</sup> Closed dispositions as of July 31, 2025

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

# MEPT by the Numbers

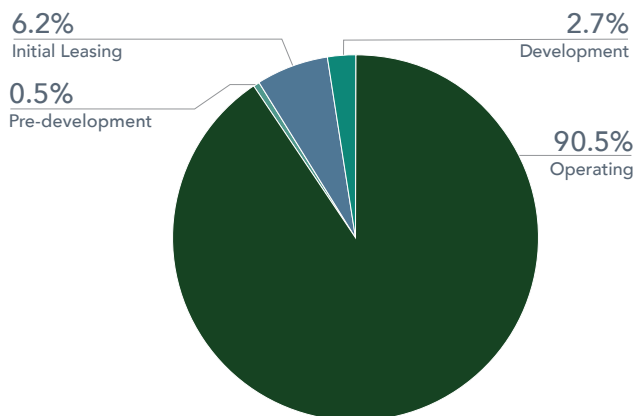
As of June 30, 2025

## By Property Type (GAV)

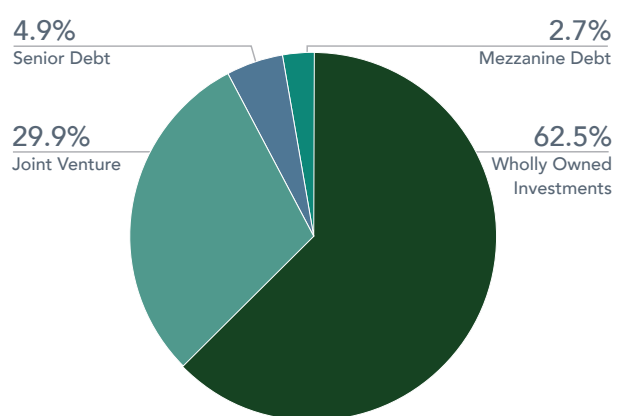


\*Includes parking and other property types.

## By Life Cycle (GAV)



## By Investment Structure (GAV)



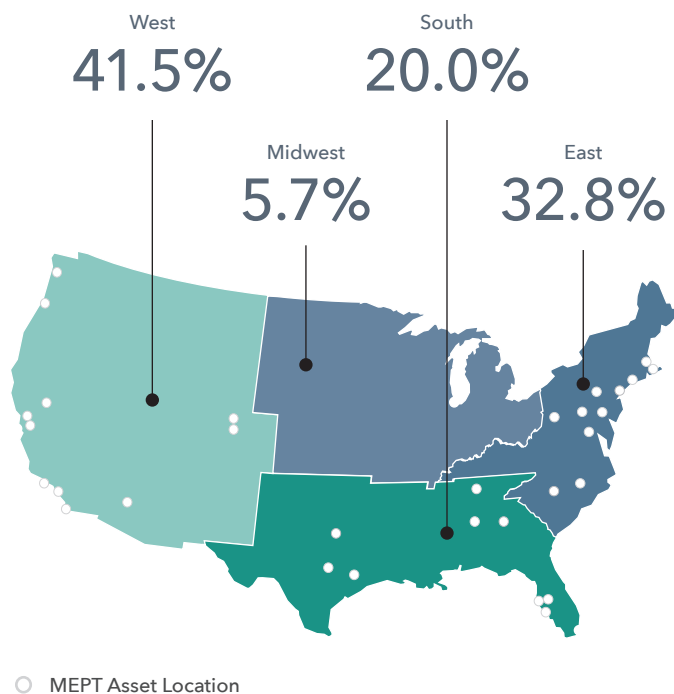
### Notes

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.

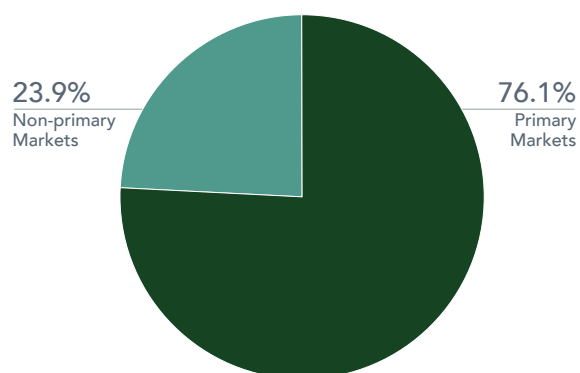


## Diversification by Geographic Region (GAV)



200 West Madison  
Office, Chicago

## By Market (GAV)



## Top Markets by Investment

As of June 30, 2025

Market	GAV (in \$m)	% of GAV
Los Angeles	\$ 1,347.1	13.5%
New York	1,074.6	10.7%
Dallas	1,026.2	10.2%
Boston	795.6	7.9%
Portland, OR	634.1	6.3%
Chicago	574.5	5.7%
Seattle	563.4	5.6%
Washington, DC	453.6	4.5%
San Francisco	391.0	3.9%
Other Markets	3,154.9	31.5%

Total **\$10,014.8** **100.0%**

■ Primary Market ■ Non-primary Market

# MEPT by the Numbers

## MEPT Top 10 Tenants by Revenue

As of June 30, 2025

Tenant Name	Lease End Date	Percent Total Revenue
Amazon	Varies	4.2%
GSA	Varies	2.8%
Disney	11/30/27	2.0%
Walmart	01/31/29	1.0%
Logistics Plus	04/30/31	0.8%
BNP Paribas	07/31/42	0.8%
Grant Thornton	04/30/35	0.7%
Post Consumer Brands	07/31/31	0.7%
Georgia-Pacific	02/28/31	0.6%
Chewy	10/31/31	0.6%
Total		14.2%

## MEPT 10 Largest Assets (GAV)

As of June 30, 2025

Property Name	Market	Gross Asset Value at Share (\$M)
The Smith Multifamily	Boston	\$445.0
The Octagon Multifamily	New York	\$363.2
Haven Gateway Industrial	Los Angeles	\$332.0
Newport Tower Office	New York	\$306.0
Solaire Multifamily	San Francisco	\$245.0
Mission Trails Industrial Center Industrial	San Diego	\$235.0
AVE Aviation & Commerce Center Industrial	Miami	\$224.0
1900 16th St Office	Denver	\$206.5
Eastgate 540 Industrial	Raleigh	\$206.0
200 West Madison Office	Chicago	\$206.0

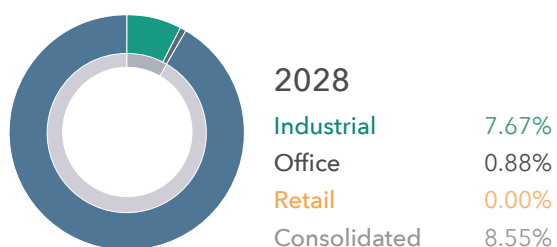
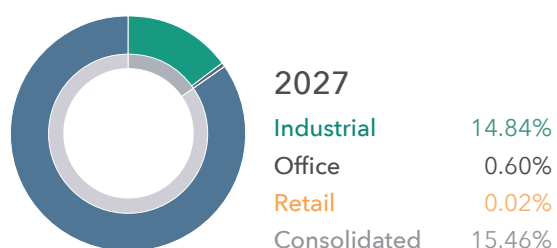
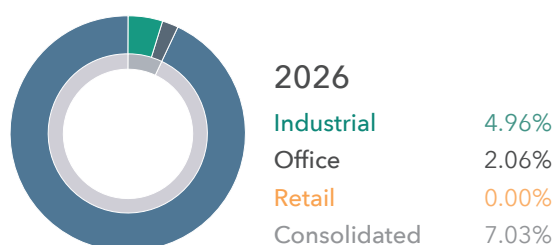
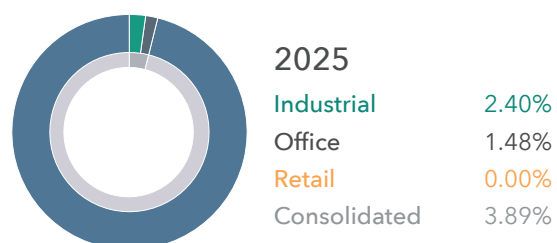


The Smith  
Multifamily, Boston



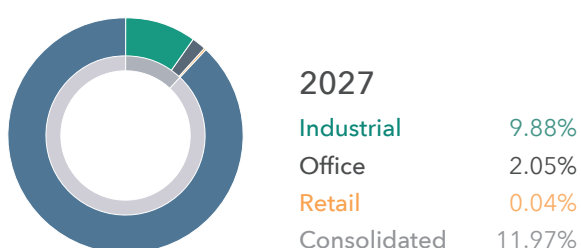
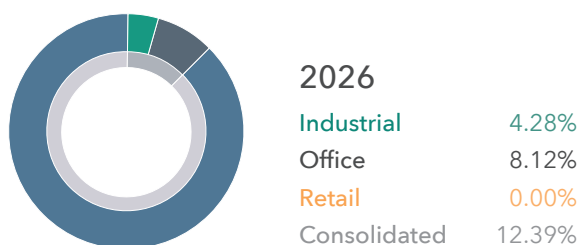
## Lease Rollover

Percent of Net Rentable Area



## Lease Rollover

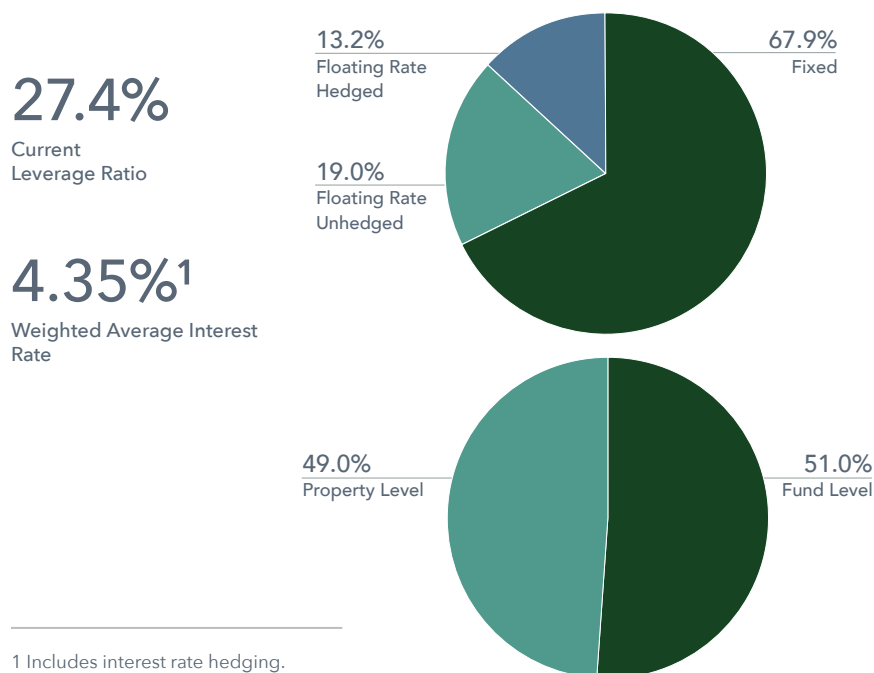
Percent of Revenue



# Debt Structure

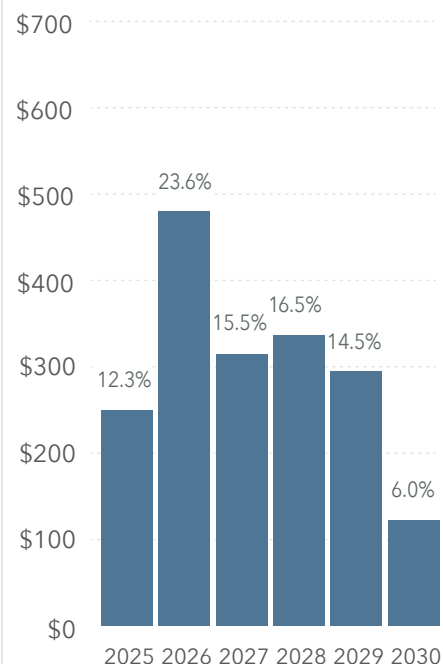
As of June 30, 2025

During the Second quarter, the Fund's leverage ratio decreased modestly from 27.7% to 27.4%. The Fund's weighted average interest rate is 4.35%<sup>1</sup> with an average remaining term of 2.7 years. Following the payoff of the \$56M property-level construction loan at Logistix Hub South Dallas, the Fund now has ~\$210M of remaining maturities in 2025.



## Debt Maturity Schedule

As of June 30, 2025  
(in \$ millions)



### Tier 1 (T1) Leverage\*

Economic Share of Mortgages Payable	\$	996,457,107
Economic Share of Lines of Credit	\$	216,890,784
Economic Share of Term Loans & Private Placements	\$	822,086,035
<b>T1 Total Leverage</b>	<b>\$</b>	<b>2,035,433,926</b>
Total Assets per consolidated statement of net assets	\$	9,152,666,085
Non-controlling interest in net assets	\$	(2,843,215,729)
Fund's share of non-consolidated joint venture liabilities	\$	913,799,206
Total Gross Assets	\$	7,223,249,562
<b>T1 Leverage Percentage</b>		<b>28.18%</b>

\* 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 aims to certify all eligible assets throughout the year, including recent acquisitions, to verify building performance according to a third-party framework and add value for both investors and tenant experience. As of Q2 2025, **76% of the portfolio has achieved at least one building certification** (based on floor area) – see table below.

LEED Certified Buildings<sup>1</sup> **33**

NGBS: New Construction **11**

BOMA BEST Certified Properties **68**

Fitwel Certified Properties **7**

ENERGY STAR Certified **33**

IREM Certified Sustainable **19**

<sup>1</sup> Includes LEED BD+C, O+M, Neighborhood Development, Homes

## 2024 SUSTAINABILITY KPIS



### 2024 ENERGY

**7.1**  
ekWh/sqft

1.0% increase in energy use intensity vs. 2023



### BUILDING CERTIFICATIONS

**76%**

of the portfolio's NRA has at least one green building certification<sup>1</sup>



### DATA COVERAGE

**73%**

11% increase in data coverage vs. 2023



### WATER

**37.8**  
L/sqft

2.1% decrease in water use intensity vs. 2023



### WASTE DIVERSION RATE

**27.3%**

0.5% decrease in waste diversion rate vs. 2023



1900 16th Street  
Office, Denver  
Energy Star Certified

## BGO MEPT Fund

7315 Wisconsin Avenue  
Suite 200W  
Bethesda, MD 20814

## Real Estate Advisor

 **BGO**  
bgo.com

## Trustee

  
TRUST COMPANY  
newtowertrust.com

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.

This report reflects the views of NewTower Trust Company, the trustee of The NewTower Trust Company Multi-Employer Property Fund ("BGO MEPT Fund," "BGO MEPT," "MEPT," "MEPT Fund" or "the Fund"), and BentallGreenOak (U.S.) Limited Partnership ("BGO"), the real estate advisor to the trustee, with respect to MEPT. It is prepared for distribution to existing investors in MEPT. It may not be reproduced or distributed to the public.

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





BGO MEPT Fund

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Addison Grove  
Multifamily, Dallas