

Show me the Building Dimensions

Stevens · AI Insight

The 'Building Dimensions' are 622' x 230'. I've highlighted this information in the document for you. Do you want me to show you the dimensions of a specific space?

Yes

No, all good

17% net returns over 30 years on \$70+ billion of invested capital

Fund	Investment Period	Invested Capital	% Realized	Net IRR
Pre-BREP	'91 - '93	\$140,714	100%	33%
BREP I	'94 - '96	467,168	100%	40%
BREP II	'96 - '99	1,218,877	100%	19%
BREP III	'99 - '03	1,415,422	100%	21%
BREP IV	'03 - '05	2,737,220	99%	12%
BREP V	'05 - '07	5,770,619	100%	11%
BREP VI	'07 - '11	10,958,509	99%	13%
BREP VII	'11 - '15	15,532,226	87%	15%
BREP VIII	'15 - '19	17,425,390	57%	19%
BREP IX	'19 - Present	14,593,557	Currently Investing	47%



Georgina Matthews has shared "OM - Amazon LAX" with you

[View Document](#)

Insights

From 05/05/2025 To 12/05/2025

Assets shared with Invesco

Monday 5th May to Monday 12th May



Stevens · AI Insight

60% of traffic for "Blackstone Real Estate Partners X" comes from viewers reviewing "The Case for Data Centers," likely because the Fund is mentioned within the article. Viewers spend most of their time looking at the case studies on page 8, particularly the industrial case studies.

Who are our most likely prospects for a data center fund?

← Edit contact

Invesco · j.lawson@invesco.com

James Lawson

High intent · AI insight

James is interested in the OM - Amazon LAX, and spent the majority of his time looking at the demographics of the surrounding communities. During his review of the OM, he opened the Los Angeles Industrial Figures Q1 Report 3 times.

Engagement Shared assets

Edit

PDF OM - Amazon LAX

② Engaged ▲ High intent

Page-level engagement Total 5m 56s

0:00 0:10 0:20 0:30 0:40 0:50 1:00 1:10 1:20 1:30 1:40 1:50 2:00 2:10 2:20 2:30 2:40 2:50 3:00 3:10 3:20 3:30 3:40 3:50 4:00 4:10 4:20 4:30 4:40 4:50 5:00 5:10 5:20 5:30 5:40 5:50 6:00 6:10 6:20 6:30 6:40 6:50 7:00 7:10 7:20 7:30 7:40 7:50 8:00 8:10 8:20 8:30 8:40 8:50 9:00 9:10 9:20 9:30 9:40 9:50 10:00

Newsroom

PDF Real Estate Appraisal Report

URL CBRE Announces \$38 Million Sale

URL Intelligent Investments - LA Market Overview

Exchange

URL OM - Amazon LAX

Summarise

Doorway

Permission required to access.
Enter your email to view Exchange assets

A new paradigm for client intelligence

Insights From 05/05/2025 To 12/05/2025 Filter

Viewers of data center pieces

Intelligent Interactions 391

Highest Intent Overall intent

50% 20% 45%

Existing BX Real Estate Investors

Investor	Count
Apollo	21
New York Police & Fire	17
Hanwha Asset Management	15
Phoenix Life Insurance	5
Acn-Townsend	2
Nathaniel Reed - Apollo	1
Clara Simmons - Apollo	1
Victor Gray - Apollo	1
Isabella Hayes - Apollo	1
Oliver King - New York Police & Fire	1
Chloe Zhang - Invesco	1

How are people interacting with these insights?

Client Intelligence, Simplified

Optimizing relevance,
interest, and engagement

Advancing relationships
with behavioral intelligence

Proving and automating
audience-specific performance

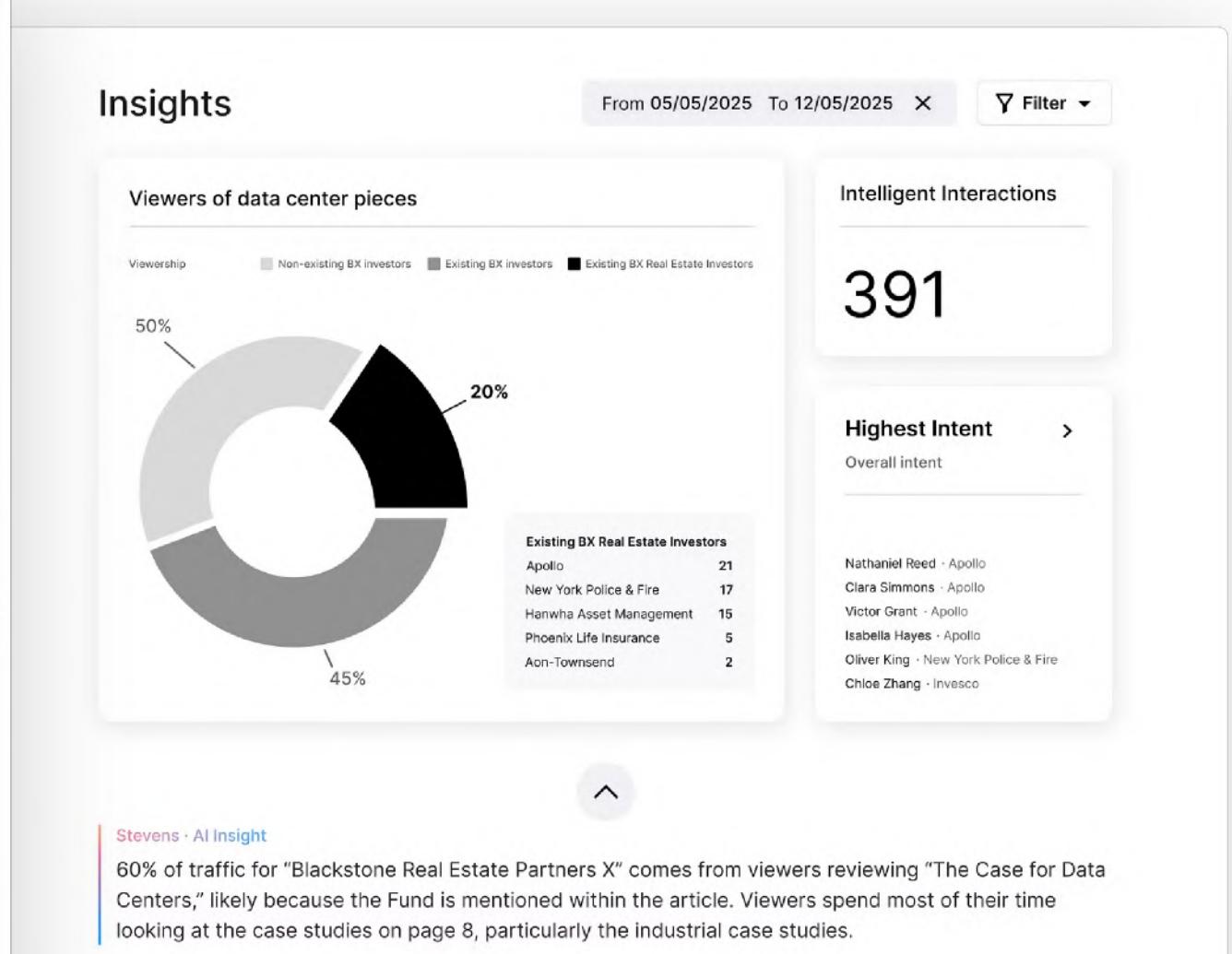
The screenshot shows a "Newsroom" section on the left with three items:

- A PDF titled "The Long-Term Case for Data Centers" with a "Summarise" button.
- A video thumbnail of a man speaking with a caption "Market Views: Opportunity & Uncertainty" and a "Summarise" button.
- A thumbnail of the "Blackstone" logo with a caption "Blackstone Announces \$8 billion Final Close for Latest Real Estate Debt Strategies Fund" and a "Summarise" button.

In the center, there's a search bar with "Blackstone" typed in, a navigation bar with "doorway.io", and a main content area for "Blackstone Real Estate Partners X". The content includes:

- A title "Blackstone Real Estate Partners X" and a date "MAY 2022".
- A note: "Prepared at the request of and for the exclusive use of Commonwealth of Pennsylvania State Employees' Retirement System".
- A warning: "For professional and institutional investors use only. Not for onward distribution or distribution to retail investors. This is a marketing communication. Please refer to the Private Placement Memorandum of the Fund before making a final investment decision."
- A bold statement: "IT'S ALL ABOUT PERFORMANCE" and "17% net returns over 30 years on \$70+ billion of invested".

The screenshot shows a detailed view of a report titled "Blackstone Real Estate Partners X Quarterly Report". The report features a large image of skyscrapers and the text "James Lawson is interested in the 'Blackstone Real Estate Partners X Quarterly Report'". Below this, there's an "AI Insight" section with the heading "High Intent · AI Insight" and the text: "James looked most closely at Blackstone's comparison against peers, and zoomed in on the data center case studies." At the bottom, there's a "View Insights" button.



Elevated Client Experience

Personalized, secure, and entirely frictionless, Doorway is a direct channel for each one of your clients

Designed to create interest journeys, Doorway curates multi-asset engagement to streamline your clients' understanding of material

doorway.io

Newsroom

URL
The Long-Term Case for Data Centers
Summarise

URL
Market Views: Opportunity & Uncertainty
Summarise

URL
Blackstone Announces \$8 billion Final Close for Latest Real Estate Debt Strategies Fund
Summarise

Exchange

PDF
Investment Committee Memo
Summarise

PDF
Blackstone Real Estate Partners X Quarterly Report
Summarise

Blackstone

What are you looking for?

Blackstone

Blackstone Real Estate Partners X

MAY 2022

Prepared at the request of and for the exclusive use of Commonwealth of Pennsylvania State Employees' Retirement System

For professional and institutional investors use only. Not for onward distribution or distribution to retail investors. This is a marketing communication. Please refer to the Private Placement Memorandum of the Fund before making a final investment decision.

IT'S ALL ABOUT PERFORMANCE

17% net returns over 30 years on \$70+ billion of invested capital

Fund	Investment Period	Invested Capital	% Realized	Net IRR
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Advantageous Intelligence

Turn relationship capital into measurable outcomes, knowing when to reach out and what to say

Engagement on Doorway powers intent signals, delivered to your email with a single sentence summarizing your client's behavior and interest

The image displays a composite view of a mobile application and a web-based CRM interface.

Mobile Application (Doorway):

- The top navigation bar shows "Blackstone".
- The sidebar menu includes "Profiles", "Credentials", "Assets", "Contacts", and "Insights".
- The main screen shows a PDF titled "Blackstone Real Estate Partners X Quarterly Report" dated MAY 2022.
- A summary message for "James Lawson" states: "James Lawson is interested in the 'Blackstone Real Estate Partners X Quarterly Report'".
- Below the summary is a note: "James looked most closely at Blackstone's comparison against peers, and zoomed in on the data center case studies."
- Buttons at the bottom include "View Insights" and "Text James".
- The footer shows the URL "doorway.io" and standard mobile navigation icons.

Desktop Application (CRM):

- The title bar says "Invesco · j.lawson@invesco.com".
- The main title is "James Lawson".
- Sub-sections include "High Intent · AI Insight" and "Shared assets".
- The "High Intent · AI Insight" section notes: "James is interested in BX XI and has been checking BX X's performance against peers, as well as data center case studies. He also watched Steve's pitch on high conviction sectors three times."
- The "Shared assets" section lists:
 - PDF: Blackstone Real Estate Partners X Quarterly Report
 - Engagement: High intent
- A chart titled "Page-level engagement" shows activity over 10 pages, totaling 5m 56s.
- Other sections include "Blackstone Announces \$8 billion Final Close for Latest Real Estate Debt Strategies Fund" and "Market Views: Opportunity & Uncertainty".
- Buttons at the bottom include "Share new asset" and "Email James".

Discovery & Optimization

Run real-time queries, learning why specific contacts and audiences prefer certain materials

Targeted Insights allow you to optimize asset performance for respective contacts and audiences, informed by their behavior across all content from your account

Blackstone

- Users
- Brand suite
- Assets
- Contacts
- Admin Units
- Insights
- Settings
- Impact

Evelyn Waugh

My Account

Logout

doorway.io

From 05/06/2025 To 10/06/2025 X

Filter ▾

Insights

BREP X Deck Interactions

Monday 5th June to Sat 12th June

Impressions (Grey), Interactions (Dark Grey), Intent (Blue)

Date	Impressions	Interactions	Intent
Mon 5th	~35	~5	~10
Tues 6th	~35	~25	~10
Wed 7th	~100	~70	~30
Thurs 8th	~40	~35	~15
Fri 9th	~10	~15	~5
Sat 10th	~65	~20	~10

Intelligent Interactions

563

Highest Intent >

Overall intent

Contact	Intent
James Lawson	p8
Evelyn Waugh	p8
Oliver Stone	p8
Sophia Turner	p8
Liam Johnson	p15
Mia Chen	p8

Stevens · AI Insight

Currently, investors at Apollo and New York Police & Fire have been spending the most time on data center related assets. Would you like to see the total breakdown of viewers for the data center pieces?

Who are our most likely prospects for a data center fund?

Anything else? ➔

Your client's experience

Frictionless, secure access

The image displays three separate screenshots illustrating a client's interaction with a secure document sharing service:

- Left Screenshot:** Shows an Outlook inbox. A new email from "Camille Durand <camilledurand@g.com>" is visible in the "Inbox". The email body contains a message to "Hi David," and a signature for "Camille Durand" which includes her title "Vice President", phone number "+1 (234) 4567 8900", and email "camilledurand@g.com". At the bottom, there is a "My Doorway" button.
- Middle Screenshot:** Shows a "Newsroom" section titled "All content publicly available". It displays two items:
 - "URL Blackstone's Digital Infrastructure Strategy" with an image of a modern building.
 - "URL Investing in AI" with an image of hands interacting with a screen displaying "5G".A navigation bar at the bottom indicates "2" items.
- Right Screenshot:** Shows a "Camille's Exchange" interface. It displays a message from "Camille Durand" sharing a "Blackstone Real Estate Partners X Quarterly Report". The message includes a thumbnail image of the report cover and a "View Document" button. Below the message, it says "By clicking this link, you hereby understand and accept Doorway's Privacy Policy".

Your client's experience

Personalized, elevated engagement

An enhanced viewing experience
that guides your clients' interest and
learning across one or several assets

doorway.io

Newsroom

What are you looking for? ▶

URL The Long-Term Case for Data Centers Summarise

URL Market Views: Opportunity & Uncertainty Summarise

URL Blackstone Announces \$8 billion Final Close for Latest Real Estate Debt Strategies Fund Summarise

Exchange

PDF Investment Committee Memo Summarise

PDF Blackstone Real Estate Partners X Quarterly Report Summarise

Blackstone

Blackstone Real Estate Partners X

MAY 2022

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17% net returns over 30 years on \$70+ billion of invested capital

Fund	Investment Period	Invested Capital	% Realized	Net IRR

Your advantage

Intent Signals

Know your next move with a single sentence delivered to your email, powered by qualitative intelligence like never before

Show me the Fixed Service Fee

Doorway · Insight
The 'Fixed Service Fee' highlighted this information for you. Do you want me to show you more fees last year?

Blackstone Real Estate Partners X Quarterly Report 2 / 14 - 100% + 🔍

doorway.io

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Annualized Performance (NET %) *

MONEY MARKET

EU COMPLIANT

CCPA

CPRA

AICPA SOC

SOC II COMPLIANT

EY Audit Partner

Top 10

	1Y	2Y	3Y	4Y	5Y	6Y	7Y	8Y	9Y	10Y	Since Inception
Fund	1.87	4.51	-1.83	-3.57	-2.02	-1.55	-1.25	-0.92	-0.97	-0.91	2.55
Benchmark	2.05	3.35	-1.53	-2.75	-1.59	-0.96	-0.52	-0.16	-0.21	-0.12	3.62

EUR

Fund

Benchmark

Operating costs

Transaction Costs

Annual management fee

Fixed Service Fee

Subscription fee

Redemption fee

0.08%

0.65%

0.15%

3.00%

2027-02-15

FRANCE (GOVT OF) 2.500% 2027-09-24

EUROPEAN UNION RegS 2.500% 2052-10-04

FRENCH DISCOUNT T-BILL RegS 0.000%

2025-06-25

BUONI POLIENNALI DEL TES 2.200% 2027-06-01

BUNDESREPUBLIK DEUTSCHLAND RegS 4.000%

2037-01-04

FRANCE (GOVT OF) 2.750% 2030-07-25

1.42%

Your advantage

Creating Contacts & Sharing Assets

Frontline CRM, automatically updated
with your contact's next step

doorway.io

Blackstone

Contacts

Start typing to search Filter Create contact group Delete contact Download Selected List

Name	Intent (L30D)	Email	Company	Last Activity	Status	Quick Actions
Thomas Morgan	High intent	t.morgan@invesco.com	Invesco	4 hours ago	Assets Shared	
James Lawson	High intent	j.lawson@invesco.com	Invesco	10 hours ago	Assets Shared	
Tom Edwards	High intent					
Kate Freeman						
Scott Hart						
Suzie Wimble						
Beth Grace						
Michael Moore						
Lawrence Hooper						
Lawrence Potter						

Assets

Start typing to search List view Filter

Newsroom

Blackstone's Digital Infrastructure Strategy URL: Blackstone's Digital Infrastructure Strategy 11 clicks Share →	Investing in AI URL: Investing in AI 54 clicks Share →	European Equity Report URL: European Equity Report 27 clicks Share →	Europe's Shifting Security Landscape URL: Europe's Shifting Security Landscape 67 clicks Share →
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Exchange

Investment Committee Memo URL: Investment Committee Memo 50 clicks Share →	BX Real Estate Partners X Quarterly Report URL: BX Real Estate Partners X Quarterly Report 50 clicks Share →
--	--

Evelyn Waugh My Account Logout

Your advantage

Contact Summaries

Blackstone

Profiles

Credentials

Assets

Contacts

Insights

Templates

Administrative Units

Integrations

Settings

Impact

Evelyn Waugh

My Account

Logout

Contacts

Start typing to search Filter

Name	Intent (L30D)	Email	Company	Last
Thomas Morgan	High intent	t.morgan@invesco.com	Invesco	4 ho
James Lawson	High intent	j.lawson@invesco.com	Invesco	10 ho
Tom Edwards	High intent	tedwards@kkr.com	KKR	10 ho
Kate Freeman		kfreeman@kkr.com	KKR	Yest
Scott Hart		scott.hart@nystrs.org	NYSTRS	Fri, 10:00
Suzie Wimble		sw@temasek.com	Temasek	Fri, 10:00
Beth Grace		bg@temasek.com	Temasek	Thur, 10:00
Michael Moore		mmoore@temasek.com	Temasek	Thur, 10:00
Lawrence Hooper		lh2@stanhopecap.com	Stanhope Capital	Thur, 10:00
Lawrence Potter		lhp@stanhopecap.com	Stanhope Capital	Thur, 10:00

Invesco · j.lawson@invesco.com

James Lawson

High Intent · AI Insight

James is interested in BX XI and has been checking BX X's performance against peers, as well as data center case studies. He also watched Steve's pitch on high conviction sectors three times.

Engagement Shared assets Edit

PDF Blackstone Real Estate Partners X Quarterly Report

Engagement High intent

Page-level engagement Total 5m 56s

01:30
01:00
00:30
00:00
00:10
0
0 1 2 3 4 5 6 7 8 9 10

PDF Blackstone Announces \$8 billion Final Close for Latest Real Estate Debt Strategies Fund

Engagement

PDF Market Views: Opportunity & Uncertainty

Engagement

Share new asset Email James

Data like never before,
seamlessly analyzed and
delivered across teams

Interest journeys uncover
how contacts engaged with
content across all assets
available to them

Your advantage Targeted Insights

Blackstone

- Users
- Brand suite
- Assets
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- Admin Units
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- Settings
- Impact

doorway.io

Insights

From 05/06/2025 To 10/06/2025 X Filter ▾

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Evelyn Waugh	p8
Oliver Stone	p8
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looking at the case studies on page 8, particularly the industrial case studies.

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Stevens · AI Insight

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Anything else? ➔

Evelyn Waugh

My Account

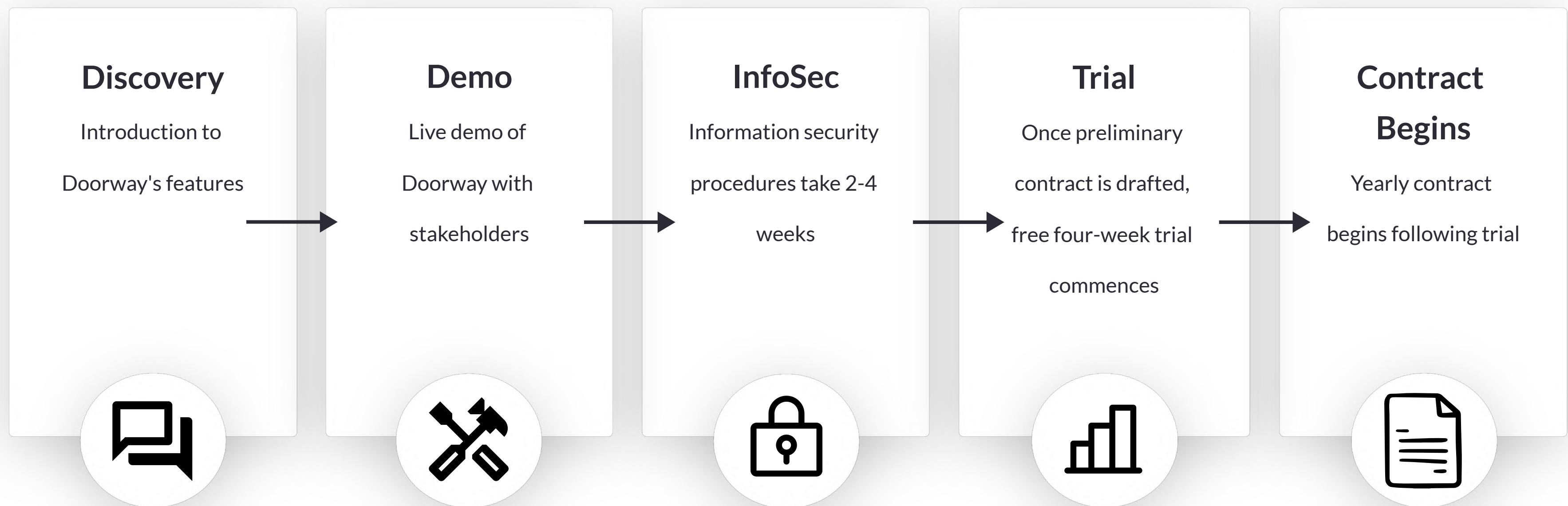
Logout

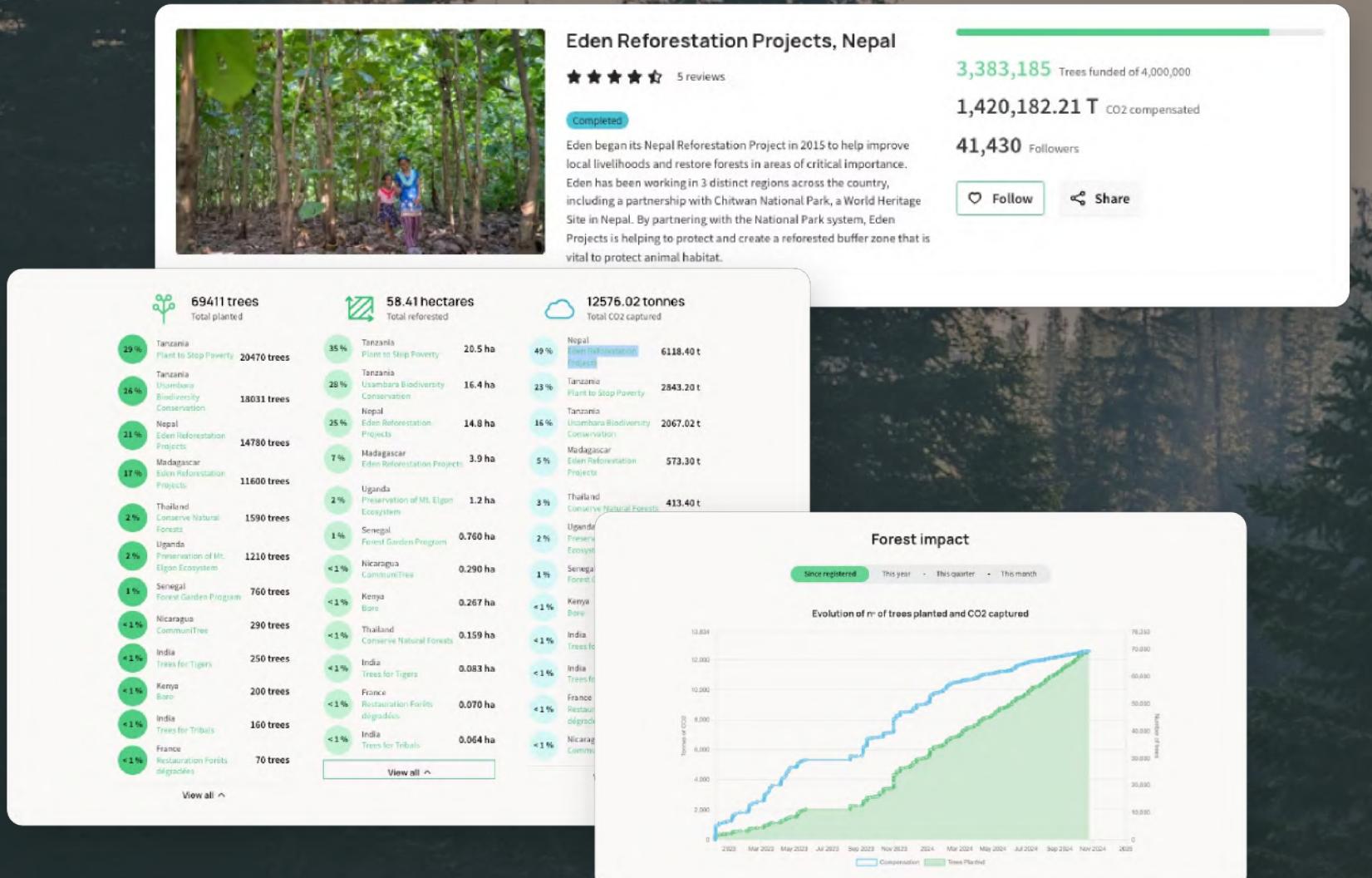
Audience-specific and asset-specific behavioral patterns optimize interest and engagement

Doorway learns from audience behavioral across your entire account to understand what specifically is driving contact interest

Deal Process and Progress

Path to partnership - where we are and what comes next





Our Commitment to Sustainability

Doorway plants trees each month on behalf of our clients on enterprise subscriptions.

We have partnered with Tree-Nation, a UNEP certified organization. Within the admin portal, our clients can view the location, species and planting project of their growing forest, as well as the CO₂ sequestration from their Doorway subscription.

We plant trees every month that you're subscribed

In partnership:



In line with our commitment to sustainability, Doorway has partnered with Tree Nation to plant trees with each corporate subscription, helping bring our customers closer to their sustainability and decarbonisation goals.

Since our founding, we have planted more than 100,000 Trees and captured more than 15,000 tons of CO₂.



Doorway

Thank you