

Longpoint Realty Fund I, LP

Supplemental Information

Schedule of Partners' Capital

For the period ending September 30, 2021

*This information is **not** to be used for income tax purposes.*

Name of Partner: Texas Education Agency

	QTD	YTD	ITD
Capital Account Balance, Beginning of Period	94,346,739	74,306,599	-
Capital contributions	-	2,269,404	69,769,404
Distributions	(4,485,768)	(9,506,532)	(16,996,375)
Management fees	(147,242)	(448,043)	(3,069,477)
Net operating income / (loss) (net of management fees)	1,390,890	4,271,541	8,408,118
Net realized gain / (loss) on investments in real estate	2,313,605	3,691,490	6,331,666
Net change in unrealized gain / (loss) on investments in real estate	25,695,081	47,933,607	60,281,204
Carried interest	(5,850,468)	(11,089,720)	(14,390,303)
Carried interest assignment	2,053,377	3,887,868	4,981,977
Capital Account Balance, End of Period	115,316,214	115,316,214	115,316,214
Total Capital Commitment	75,000,000	75,000,000	75,000,000
Unfunded Commitment, Beginning of Period	7,500,002	9,769,406	75,000,000
Contributions, During the Period	-	2,269,404	69,769,404
Recallable Distributions, During the Period	-	-	(2,269,406)
Unfunded Commitment, End of Period	<u>7,500,002</u>	<u>7,500,002</u>	<u>7,500,002</u>



Longpoint Realty Fund I, LLC	QTD	YTD	Since Inception	QTD	YTD	Since Inception	QTD	YTD	Since Inception
	Jul-21	(Jan-21	(Jan-17	(Jul-21	(Jan-21	(Jan-17	(Jul-21	(Jan-21	(Jan-17
	Sep-21)	Sep-21)	Sep-21)	Sep-21)	Sep-21)	Sep-21)	Sep-21)	Sep-21)	Sep-21)

B. Schedule of Fees, Incentive Allocation & Reimbursements Received by the GP & Related Parties, with Respect to the Fund and Portfolio Companies/Investments Held by the Fund

B.1 Source Allocation:		Texas Education Agency's Allocation of Total Fund			Cumulative LPs' Allocation of Total Fund			Affiliated Positions***		
With Respect to the Fund's LPs	Management Fees - Net of Rebates, Gross of Offsets and Waivers	147,242	448,043	3,069,477	745,152	2,267,429	15,479,754			
	Partnership Expenses - Paid to GP & Related Parties - Gross of Offsets	50,334	183,158	940,544	188,164	684,708	3,516,073			
	(Less Total Offsets to Fees & Expenses - applied during period)	0	0	0	0	0	0			
	Capitalized Transaction Fees & Exp. - Paid to GP & Related Parties****	0	0	0	0	0	0			
	Accrued Incentive Allocation - Periodic Change	3,797,091	7,201,852	9,408,326	18,480,393	34,990,816	44,837,798			
With Respect to the Fund's Portfolio Companies/ Invs.	Total Fees with Respect to Portfolio Companies/Investments:	0	0	0	0	0	0	0	0	0
	Advisory Fees*****	0	0	0	0	0	0	0	0	0
	Broken Deal Fees*****	0	0	0	0	0	0	0	0	0
	Transaction & Deal Fees*****	0	0	0	0	0	0	0	0	0
	Directors Fees*****	0	0	0	0	0	0	0	0	0
	Monitoring Fees*****	0	0	0	0	0	0	0	0	0
	Capital Markets Fees*****	0	0	0	0	0	0	0	0	0
	Other Fees***** *	0	0	0	0	0	0	0	0	0
	Total Reimbursements for Travel & Administrative Expenses*****	0	0	0	0	0	0	0	0	0
Total Received by the GP & Related Parties		\$3,994,667	\$7,833,053	\$13,418,347	\$19,413,709	\$37,942,953	\$63,833,625	\$0	\$0	\$0

*Current offset percentages for the specific LP; As offset calculations may change over the life of the Fund, the current offset percentages may not be applicable for calculating the non-QTD offset balances

**Content in A.3 aims to provide users with additional context on the balances provided in other sections; Some of the balances in A.3 represent a sub-total for an amount provided in another section; Balances in this section should be entered as a positive amount, even though similar balances in other sections may typically be presented as a negative amount; To prevent double-counting, or other miscalculations, users should avoid netting balances in A.3 with amounts in other sections

***Balances in this section represent fees & reimbursements received by the GP/Manager/Related Parties with respect to the Fund's investments that are not allocable to the Total Fund (i.e. allocated to ownership interests of LP co-investors & other vehicles managed-by/affiliated-with the GP/Manager/Related Party); To avoid double-counting, LP # 7's Allocation of Total Fund should not reflect any pro-rata share of these positions; Balances in this section, plus the balances in the "Cumulative LPs' Allocation of Total Fund" section, should equal the total fees/reimbursements received by the GP/Manager/Related Parties With Respect to the Fund's Portfolio Companies/Invs.

****Allocation for individual LPs, the Total Fund and all remaining positions may need to be estimated on a pro-rata basis

*A description should be provided in the footnote section for any amount(s) listed in this row for the year-to-date period

Shaded/Italicized/Grouped Content Represents Level 2 Data

Footnotes for any YTD (Total Fund) expenses, fees & offsets (including any "other" balances)

Partnership Expenses - Other (\$179,645) = Other Professional Fees (\$121,539) + Insurance (\$50,626) + REIT Syndication Costs (\$7,480) + Dead Deal (\$0)

Other Income/Expense (\$11,719) = Noncontrolling interests resulting from operations (\$11,719)