

**MetLife Core Property Fund, LP**  
**Period: July 1, 2021 – September 30, 2021**  
**Investor: NEW YORK CITY EMPLOYEES' RETIREMENT SYSTEM**



ASSET SUMMARY	
Net asset value, beginning of period	\$66,702,940
Net asset value, end of period	\$70,983,327
Investor interest in Fund NAV, end of period	1.60%

UNIT PRICE – End of Period (Preliminary <sup>1</sup> )	
Net Asset Value per A unit at end of period	\$1,595.18
Net Asset Value per B unit at end of period	\$1,595.18

CHANGE IN PARTNER'S CAPITAL	Current Quarter	Year-to-Date	Inception-to-Date
Beginning net asset value	\$66,702,940	\$62,233,641	-
Capital Contribution	-	-	\$50,000,000
Distribution Reinvestments	-	-	-
Distribution	(\$620,422)	(\$1,812,526)	(\$16,443,806)
Transfer In/(Transfer Out)	-	-	-
Capital Redemption	-	-	-
Net Investment Income (Loss)	\$750,732	\$2,198,569	\$19,388,427
Management Fees	(\$98,591)	(\$279,129)	(\$2,290,288)
Net Realized Gain/(Loss) <sup>2</sup>	\$2,174	(\$101,110)	(\$140,084)
Net Unrealized Gain/(Loss)	\$4,246,494	\$8,743,882	\$20,469,079
Ending net asset value	\$70,983,327	\$70,983,327	\$70,983,327

CHANGE IN PARTNER'S UNITS	Current Quarter		Year-to-Date		Inception-to-Date	
	A Units	B Units	A Units	B Units	A Units	B Units
Beginning units	24,474.2431	20,024.3808	24,474.2431	20,024.3808	-	-
Contributions/Reinvestments	-	-	-	-	24,474.2431	20,024.3808
Distributions/Redemptions	-	-	-	-	-	-
Transfer In/(Transfer Out)	-	-	-	-	-	-
Ending units	24,474.2431	20,024.3808	24,474.2431	20,024.3808	24,474.2431	20,024.3808
Percentage	55%	45%	55%	45%	55%	45%
NAV at end of period	\$39,040,831	\$31,942,498	\$39,040,831	\$31,942,498	\$39,040,831	\$31,942,498
NAV per unit at end of period	\$1,595.18	\$1,595.18	\$1,595.18	\$1,595.18	\$1,595.18	\$1,595.18

INVESTOR PERFORMANCE						
	Gross of Fees			Net of Fees		
	Income	Appreciation	Total	Income	Appreciation	Total
Quarter	1.13%	6.37%	7.50%	0.98%	6.37%	7.35%
Year to Date	3.47%	13.87%	17.66%	3.03%	13.87%	17.18%
1 Year	4.61%	14.20%	19.29%	4.02%	14.20%	18.64%
3 Year	4.67%	4.42%	9.25%	4.09%	4.42%	8.65%
5 Year	4.78%	4.23%	9.16%	4.20%	4.23%	8.56%
Since Inception	4.89%	5.43%	10.51%	4.31%	5.43%	9.91%

COMMITMENT SUMMARY, Inception to date	
Total Capital Commitment	\$50,000,000
Funded Capital Commitment	\$50,000,000
Unpaid Capital Commitment	-

<sup>1</sup> Represents preliminary NAV, which will be considered final upon investor's receipt of the Fund's Financial Statements.

<sup>2</sup> YTD and ITD net realized gains/losses are the sum of quarterly net gains/losses.

Note: Totals may not foot due to rounding.

If you have any questions, please contact MIM Client Service at 1-844-382-9246.