The Hong Kong Jockey Club Charities Trust

North Haven Real Estate Fund VII Global-F, L.P.

Partner Capital Statement | FOR THE THIRD QUARTER 2021

CAPITAL COMMITMENT SUMMARY		PERFORMANCE SUMMARY	
	Inception-to-Date		As of Quarter End
Capital Commitment	\$65,625,630	Current Net Asset Value	\$3,504,687
Capital Contributions	(62,559,978)		
Return of Capital Contributions < 9 Months	4,866,180	Projected Partner Net IRR	10.8%
Remaining Capital Commitment ¹	\$7,931,832	Projected Equity Multiple	1.45x
Reserve Amount	\$5,216,728		
Reserve Contributions	-		
Reinvestment of Proceeds	-		
Remaining Reserve Amount	\$5,216,728		

Figures shown are subject to rounding.

¹ Pursuant to Section 5.01(a) of the Partnership Agreement, Remaining Capital Commitments were cancelled on July 1, 2013 for all purposes except (1) for the payment of Partnership Expenses (including Acquisition fees), (2) for a period until July 1, 2014, for new Investments and follow-ons to existing Investments that were committed prior to July 1, 2013 and (3) to repay Fund indebtedness and guarantees that existed as of July 1, 2013 (and any refinancings and renewals thereof).

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CASH FLOW SUMMARY

Total Actual and Projected Cash Flow	\$62,559,978	\$(94,169,174)	\$(31,609,196)	\$2,850,623	\$4,151,308	\$737,859	\$(23,869,406)
TOTAL PROJECTED	-	(5,432,076)	(5,432,076)	170,214	-	16,851	(5,245,011)
TOTAL ACTUAL	\$62,559,978	\$(88,737,098)	\$(26,177,120)	\$2,680,409	\$4,151,308	\$721,008	\$(18,624,395)
	Total Capital Contributions	Total (Distributions)	Net Contributions/ (Distributions)	Management/ Other Fees	Withholding Taxes	Other	Total Cash Flow

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CASH FLOW DETAIL

ACTUAL CASH ACTIVITY TO DATE

Period	Capital Contributions	(Distributions)	Net Contributions/ (Distributions)	Management/ Other Fees	Withholding Taxes	Other	Total Cash Flow for the Period
3Q 2021	\$-	\$(244,788)	\$(244,788)	\$69,983	\$(246,726)	\$180,681	\$(240,850)
2Q 2021	-	-	-	-	-	-	-
1Q 2021	-	-	-	-	-	-	-
4Q 2020	-	-	-	-	-	-	-
Previous Quarters	62,559,978	(88,492,310)	(25,932,332)	2,610,426	4,398,034	540,327	(18,383,545)
Total Cash Activity	\$62,559,978	\$(88,737,098)	\$(26,177,120)	\$2,680,409	\$4,151,308	\$721,008	\$(18,624,395)

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CASH FLOW DETAIL

PROJECTED REMAINING CASH FLOWS

1Q22 2Q22 3Q22	-	-	-	- -	- -	-	-
Thereafter	-	(5,432,076)	(5,432,076)	170,214	-	16,851	(5,245,011)
Total Projected	 \$-	\$(5,432,076)	\$(5,432,076)	\$170,214	\$ -	\$16,851	\$ (5,245,011)

The Hong Kong Jockey Club Charities Trust

Definitions

Capital Commitment

The amount committed to the Partnership by the Partner pursuant to Article 2 of the Limited Partnership Agreement. Effective January 6, 2012, the Limited Partnership Agreement was amended to effectively reduce each Partner's Capital Commitment by 13.99%.

Capital Contribution

A cash contribution by a Partner, including deemed contributions, pursuant to Article 5 of the Limited Partnership Agreement. Projected Capital Contributions are based on various estimates and assumptions that the General Partner believes are reasonable. However, there can be no assurance that these projected Capital Contributions will be called, and in some cases the General Partner may offset all or a portion of a Distribution against a simultaneous capital call.

Distribution

Cash (in United States dollars) or other property (not including cash) of the Partnership which the General Partner determines is available for distribution to the Partners, including Return of Capital Contributions < 9 Months and deemed distributions, pursuant to Article 6 of the Limited Partnership Agreement. Projected Distributions are based on various estimates and assumptions that the General Partner believes are reasonable. However, there can be no assurance that these projected Distributions will be made, and in some cases the General Partner may offset all or a portion of a Distribution against a simultaneous capital call.

Management/Other Fees

The management fee payable by each Limited Partner and for certain high net worth investors this amount also includes an annual fee payable, as computed under Article 3 of the Limited Partnership Agreement.

Withholding Taxes

Amounts withheld from distributions for the payment of any withholding or other taxes attributable to a Partner pursuant to Article 6 of the Limited Partnership Agreement, including corporate taxes paid by U.S. blocker entities as a substitute for U.S. withholding taxes otherwise applicable at the Partner level. Amounts may be settled in a period that differs from when they originated. The General Partner does not provide projections for any Witholding Taxes.

North Haven Real Estate Fund VII Global-F, L.P.

Projected Equity Multiple

The total actual and projected distributions, net of management fees, divided by the Partner's total actual and projected Capital Contributions. For purposes of this calculation, Distributions exclude < 9 Month Capital Contributions and deemed distributions that are in excess of the Partner's aggregate Capital Commitment and Reserve Capital Commitment. In addition, aggregate Capital Contributions do not exceed the sum of the Partner's Capital Commitment and Reserve Capital Commitment.

The Projected Equity Multiple excludes investor-specific withholding taxes. Taxes at the investment level are included in the Projected Equity Multiple. The Projected Equity Multiple is based on various estimates and assumptions that the General Partner believes are reasonable. However, there can be no assurance that the projected returns will actually be realized. Actual realized returns will depend on, among other factors, future operating results, the value of assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the General Partner's projections are based.

The Projected Equity Multiple is calculated based on the existing investment portfolio only.

Projected Partner Net IRR

The Projected Partner Net IRR is calculated based on the aggregated quarterly compounded Limited Partner (investor) cash flows and, if applicable, the General Partner's projected cash flows through the estimated final disposition date of the Partnership's investments. The Projected Partner Net IRR is derived by taking the Projected Gross IRR of the Partnership and adjusting for fund level leverage, net partnership expenses, foreign currency fluctuations (if applicable) and General Partner compensation.

The Projected Partner Net IRR excludes investor specific withholding taxes. Taxes at the investment level are included in the Projected Partner Net IRR. The Projected Partner Net IRR is based on various estimates and assumptions that the General Partner believes are reasonable. However, there can be no assurance that the projected returns will actually be realized. Actual realized returns will depend on, among other factors, future operating results, the value of assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the General Partner's projections are based.

Projected Partner Net IRR (cont'd)

NM signifies a net projected IRR which is below zero and no longer a meaningful performance metric.

The Projected Partner Net IRR is calculated based on the existing investment portfolio only.

Reserve Amount

An amount equal to 10% of such Partner's aggregate Capital Contributions at June 30, 2013. The Reserve Amount shall be in addition to such Partner's Capital Commitment. For purposes of this definition, any Partner's aggregate Capital Contributions shall not include any amounts reinvested pursuant to Article 5 of the Limited Partnership Agreement.

Return of Capital Contributions < 9 Months

Cash distributions made within nine months of a related Capital Contribution which may be recalled and are therefore considered part of the Capital Commitment and accounted for in total remaining Capital Commitment. Under the Limited Partnership Agreement, a Partner's aggregate Capital Contribution may be reduced by the aggregate amount distributed to such Partner with respect to any Investment within nine months after the related Capital Contribution for such Investment have been made, provided the amount of such reduction shall not exceed the amount of Capital Contributions made with respect to such Investment during such nine month period.

Other

Includes those items not classified under any of the other referenced definitions. Such items may include, but are not limited to, Entity Expenses pursuant to Article 3 of the Limited Partnership Agreement, Section 2.07(c) adjustments which relates to Equalizing Contributions in connection with the admission of Limited Partners to the Partnership, or Section 5.04 adjustments related to default deduction to/(from) Limited Partners.