

				QTD	YTD	Since Inception	QTD	YTD	Since Inception	QTD	YTD	Since Inception
Metropolitan Real Estate TPSF Partners, L.P.				7/1/2021	1/1/2021	1/1/2021	7/1/2021	1/1/2021	1/1/2021	7/1/2021	1/1/2021	1/1/2021
				9/30/2021	9/30/2021	9/30/2021	9/30/2021	9/30/2021	9/30/2021	9/30/2021	9/30/2021	9/30/2021
A. Capital Account Statement for Texas Education Agency												
A.1 NAV Reconciliation and Summary of Fees, Expenses & Incentive Allocation				LP's Allocation of Total Fund			Total Fund (incl. GP Allocation)			GP's Allocation of Total Fund		
Beginning NAV - Net of Incentive Allocation Transfer				\$52,892,497.18	\$48,609,329.76	\$0.00	\$53,428,353.81	\$49,100,730.78	\$0.00	\$535,856.63	\$491,401.02	\$0.00
Contributions - Cash & Non-Cash				10,764,159.76	17,004,067.13	79,113,975.05	10,870,483.69	17,172,304.58	79,900,440.82	106,323.93	168,237.45	786,465.77
Distributions - Cash & Non-Cash (input positive values)				1,470,781.10	3,113,286.16	22,404,172.79	1,485,637.47	3,144,733.49	22,630,461.07	14,856.37	31,447.33	226,288.28
Total Cash / Non-Cash Flows (contributions, less distributions)				9,293,378.66	13,890,780.97	56,709,802.26	9,384,846.22	14,027,571.09	57,269,979.75	91,467.56	136,790.12	560,177.49
Net Operating Income (Expense):												
(Management Fees - Gross of Offsets, Waivers & Rebates):				(124,646.96)	(353,054.30)	(1,296,082.58)	(124,646.96)	(353,054.30)	(1,296,082.58)	0.00	0.00	0.00
(Partnership Expenses - Total):				(51,048.75)	(129,465.01)	(985,669.64)	(51,564.37)	(130,772.71)	(995,625.83)	(515.62)	(1,307.70)	(9,956.19)
(Partnership Expenses - Accounting, Administration & IT)				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Partnership Expenses - Audit & Tax Preparatory)				(37,667.15)	(101,462.75)	(526,281.36)	(38,047.62)	(102,487.62)	(531,597.32)	(380.47)	(1,024.87)	(5,315.96)
(Partnership Expenses - Bank Fees)				0.00	0.00	(32.92)	0.00	0.00	(33.24)	0.00	0.00	(0.32)
(Partnership Expenses - Custody Fees)				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Partnership Expenses - Due Diligence)				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Partnership Expenses - Legal)				(1,211.94)	(1,211.94)	(30,139.90)	(1,224.18)	(1,224.18)	(30,444.33)	(12.24)	(12.24)	(304.43)
(Partnership Expenses - Organization Costs)				0.00	0.00	(99,000.00)	0.00	0.00	(100,000.00)	0.00	0.00	(1,000.00)
(Partnership Expenses - Other Travel & Entertainment)				(316.61)	(316.61)	(20,063.96)	(319.80)	(319.80)	(20,266.62)	(3.19)	(3.19)	(202.66)
(Partnership Expenses - Other*)				(11,853.05)	(26,473.71)	(310,151.50)	(11,972.77)	(26,741.11)	(313,284.32)	(119.72)	(267.40)	(3,132.82)
Management Fee Offset				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Total Management Fees & Partnership Expenses, Net of Offsets & Rebates, Gross of Fee Waiver)				(175,695.71)	(482,519.31)	(2,281,752.22)	(176,211.33)	(483,827.01)	(2,291,708.41)	(515.62)	(1,307.70)	(9,956.19)
Interest Income				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividend Income				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Interest Expense)				(5,418.39)	(16,078.48)	(46,645.25)	(5,473.12)	(16,240.89)	(47,116.42)	(54.73)	(162.41)	(471.17)
Other Income/(Expense)				50,469.80	173,013.36	408,582.84	50,979.59	174,760.96	412,709.92	509.79	1,747.60	4,127.08
Total Net Operating Income / (Expense)				(130,644.30)	(325,584.43)	(1,919,814.63)	(130,704.86)	(325,306.94)	(1,926,114.91)	(60.56)	277.49	(6,300.28)
Offering / Syndication Costs				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realized Gain / (Loss)				200,890.86	894,083.15	6,521,447.09	202,920.05	903,114.29	6,587,320.28	2,029.19	9,031.14	65,873.19
Change in Unrealized Gain / (Loss)				1,051,489.24	239,002.19	1,996,176.92	1,062,110.37	241,416.37	2,016,340.47	10,621.13	2,414.18	20,163.55
Ending NAV - Net of Incentive Allocation				\$63,307,611.64	\$63,307,611.64	\$63,307,611.64	\$63,947,525.59	\$63,947,525.59	\$63,947,525.59	\$639,913.95	\$639,913.95	\$639,913.95
Reconciliation for	Accrued Incentive Allocation - Starting Period Balance			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Transfer of incentive allocation			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Incentive Allocation - Paid During the Period			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Incentive	Accrued Incentive Allocation - Periodic Change			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Allocation	Accrued Incentive Allocation - Ending Period Balance			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Ending NAV - Gross of Accrued Incentive Allocation			\$63,307,611.64	\$63,307,611.64	\$63,307,611.64	\$63,947,525.59	\$63,947,525.59	\$63,947,525.59	\$639,913.95	\$639,913.95	\$639,913.95

				LP's Allocation of Total Fund			Total Fund (incl. GP Allocation)			GP's Allocation of Total Fund		
A.2 Commitment Reconciliation:												
Total Commitment				100,000,000.00	100,000,000.00	100,000,000.00	101,010,101.00	101,010,101.00	101,010,101.00	1,010,101.00	1,010,101.00	1,010,101.00
Beginning Unfunded Commitment:				31,650,184.71	37,890,092.08	100,000,000.00	31,980,143.87	38,281,964.76	101,010,101.00	329,959.16	391,872.68	1,010,101.00
(Less Contributions)				(10,764,159.76)	(17,004,067.13)	(79,113,975.05)	(10,870,483.69)	(17,172,304.58)	(79,900,440.82)	(106,323.93)	(168,237.45)	(786,465.77)
Plus Recallable Distributions				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(Less Expired/Released Commitments)				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ending Unfunded Commitment				\$20,886,024.95	\$20,886,024.95	\$20,886,024.95	\$21,109,660.18	\$21,109,660.18	\$21,109,660.18	\$223,635.23	\$223,635.23	\$223,635.23

A.3 Miscellaneous** (input positive values):												
Incentive Allocation - Earned (period-end balance)****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Incentive Allocation - Amount Held in Escrow (period-end balance)****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Returned Clawback****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capitalized Transaction Fees & Exp. - Paid to Non-Related Parties****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Distributions Relating to Fees & Expenses****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund of Funds: Gross Fees, Exp. & Incentive Allocation paid to the Underlying Funds****				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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:		LP'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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Partnership Expenses - Paid to GP & Related Parties - Gross of Offsets (Less Total Offsets to Fees & Expenses - applied during period)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Capitalized Transaction Fees & Exp. - Paid to GP & Related Parties****	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Accrued Incentive Allocation - Periodic Change	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	With Respect to the Fund's Portfolio Companies/ Invs.	Total Fees with Respect to Portfolio Companies/Investments:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Reimbursements for Travel & Administrative Expenses****	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Received by the GP & Related Parties		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\*\*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, Texas Education Agency'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

Shaded/Italicized/Grouped Content Represents Level 2 Data

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