



TRISTAN
CAPITAL PARTNERS

25 November 2021

European Property Investors Special Opportunities 3 LP – Statement of Partner's Equity

Statement of Partner's Capital for the Period from 1 January 2021 to 30 September 2021

Partner: Real Estate Global Partnership Fund II, LP

30 September 2021
€

Partner's Current Account

Current account balance as at 1 January 2021	(635,574)
Comprehensive profit for the period	31,758
Management fee	(19,036)
Income distributed	(192,125)
Current account balance as at 30 September 2021	<u>(814,977)</u>

Partner's Capital Account

Capital account balance as at 1 January 2021 ⁽¹⁾	2,452,074
Capital contributed	65,238
Foreign exchange revaluation reserve	25,827
Capital distributed	(172,186)
Capital account balance as at 30 September 2021	<u>2,370,953</u>
Total equity as at 30 September 2021	<u>1,555,976</u>

	€
Commitment	4,800,000
Net contributions for investments	(2,405,591)
Capital returned and not available for recall	<u>(2,037,136)</u>
Remaining commitment as at 30 September 2021	<u>357,273</u>

⁽¹⁾ Capital contributed includes € 480 of Capital Contribution and the balance represents Loan Contribution as per clauses 4 and 5 of the Limited Partnership Agreement