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	<u> </u>	<u>-</u>	(2,269,406)
Unfunded Commitment, End of Period	7,500,002	7,500,002	7,500,002



		QTD	YTD	Since Inception	QTD	YTD	Since Inception	QTD	YTD	Since Inception
Longpoint Realty Fund I, LLC		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)
A. Capital Account Statement for Texas Education	n Agency									
A.1 NAV Reconciliation and Summary of Fees, Expenses & Incentive Allocation		Texas Education A	Agency's Allocatio	on of Total Fund	Total Fu	nd (incl. GP Alloc	ation)	GP's Al	location of Total F	-und
Beginning NAV - Net of Incentive Allocation Contributions - Cash & Non-Cash		94,346,739	74,306,599	0	371,636,640	282,619,895	0	30,200,986	12,764,592	2,582,39
Distributions - Cash & Non-Cash (input positive values)		4,485,768	2,269,404 9.506.532	69,769,404 16.996.375	15.000.000	8,483,820 32,000,000	260,822,220 59.999.630	118.970	83,998 257,741	2,582,38 534.96
Total Cash / Non-Cash Flows (contributions, less distr	butions)	(4,485,768)	(7,237,128)	52,773,029	(15,000,000)	(23,516,180)	200,822,590	(118,970)	(173,743)	2,047,43
Net Operating Income (Expense):	-1-4	(1.17.0.40)	(440.047)	(7.000.477)	(7.45.450)	(0.007.400)	45 470 75 A			
(Management Fees - Gross of Offsets, Waivers & R Management Fee Rebate	ebates):	(147,242) 0	(448,043)	(3,069,477)	(745,152)	(2,267,429)	(15,479,754)	0	0	
(Partnership Expenses - Total):		(50,333)	(183,157)	(1,677,999)	(188,164)	(684,708)	(6,272,943)	(1,863)	(6,779)	(64,19
(Partnership Expenses - Accounting, Admini		(20,378)	(63,251)	(243,796)	(76,179)	(236,454)	(911,387)	(754)	(2,341)	(9,024
(Partnership Expenses - Audit & Tax Prepara (Partnership Expenses - Bank Fees)	tory)	(2,559) (13,984)	(23,558) (41,917)	(302,690) (150,731)	(9,568) (52,276)	(88,068) (156,701)	(1,131,560) (563,488)	(95) (517)	(872) (1,551)	(11,20) (5,57)
(Partnership Expenses - Custody Fees)		(13,964)	(41,917)	(150,731)	(52,276)	(156,701)	(303,400)	(517)	(1,551)	(5,57
(Partnership Expenses - Due Diligence)		0	O	Ō	Ō	0	0	Ō	Ō	
(Partnership Expenses - Legal)		0	0	(27,678)	0	0	(103,472)	0	0	(1,02
(Partnership Expenses - Organization Costs) (Partnership Expenses - Other Travel & Ente		0 (2,567)	(6.377)	(382,245) (198,221)	0 (9,597)	(23,840)	(1,428,965) (741,021)	0 (95)	0 (236)	(14,149 (7,33
(Partnership Expenses - Other*)	tunnent)	(10,845)	(48,054)	(372,638)	(40,544)	(179,645)	(1,393,050)	(402)	(1,779)	(15,87
Total Offsets to Fees & Expenses (applied during p		0	0	0	0	0	0	0	0	(,07)
Offset Categories	% Offset to LP #7*									
Advisory Fee Offset Broken Deal Fee Offset	80% 80%	0	0	0	0	0	0	0	0	
Transaction & Deal Fee Offset	80%	0	0	0	0	o	o	0	0	
Directors Fee Offset	100%	0	0	0	0	0	0	0	0	
Monitoring Fee Offset	100%	0	0	0	0	0	0	0	0	
Capital Markets Fee Offset Organization Cost Offset	100% 80%	0	0	0	0	0	0	0	0	
Placement Fee Offset	100%	o o	0	0	0	o	o	0	0	
Other Offset*	80%	0	0	0	0	0	0	0	0	
	Unapplied Offset Balance (Roll-forward) - Beginning Balance	0	0	0	0	0	0	0	0	
Reconciliation for Unapplied Offset Balance (Roll-forward)	Plus: Total Offsets to Fees & Expenses (recognized during period) Less: Total Offsets to Fees & Expenses (applied during period)	0	0	0	0	0	0	0	0	
	Unapplied Offset Balance (Roll-forward) - Ending Balance	o	o	ŏ	o	o	o	ŏ	o	
(Total Management Fees & Partnership Expenses, 1	let of Offsets & Rebates, Gross of Fee Waiver)	(197,575)	(631,200)	(4,747,476)	(933,316)	(2,952,137)	(21,752,697)	(1,863)	(6,779)	(64,19
Rental Income Interest and Other Income		3,365,663 (1,147)	10,217,899 73,130	29,503,463 200,455	12,582,016 (4,287)	38,198,050 273,387	110,294,167 749,374	124,575 (42)	378,199 2,707	1,092,02 7,4
Property Operating Expenses		(1,182,969)	(3,522,027)	(10,723,915)	(4,422,351)	(13,166,561)	(40,089,722)	(43,785)	(130,362)	(406,26
Interest Expense		(628,650)	(1,930,238)	(7,594,690)	(2,350,110)	(7,215,897)	(28,391,579)	(23,269)	(71,445)	(281,10
Amortization Expense		(110,629)	(380,931)	(1,281,420)	(413,570)	(1,424,052)	(4,790,392)	(4,095)	(14,100)	(47,43
Other Income/(Expense) [†] Total Net Operating Income / (Expense)		(1,045) 1,243,648	(3,135) 3,823,498	(17,776) 5,338,641	(3,906) 4,454,476	(11,719) 13,701,071	(66,450) 15,952,701	(39) 51,482	(116) 158,104	(65) 299,79
(Placement Fees)		0	0,023,430	0,550,041	0	0	0	0	0	255,75
Realized Gain / (Loss)		2,313,605	3,691,490	6,331,666	8,649,056	13,800,068	23,669,966	85,634	136,634	234,35
Change in Unrealized Gain / (Loss) Incentive Fees		25,695,081 (3,797,091)	47,933,607 (7.201,852)	60,281,204 (9,408,326)	96,057,120	179,192,438	225,352,035	951,061 18.480.393	1,774,183 34.990.816	2,231,20
Ending NAV - Net of Incentive Allocation		115,316,214	115,316,214	115,316,214	465,797,292	0 465,797,292	465,797,292	49,650,586	49,650,586	44,837,79 49,650,58
	Accrued Incentive Allocation - Starting Period Balance	(5,611,235)	(2,206,474)	0	0	0	0	26,357,405	9,846,982	40,000,00
	Incentive Allocation - Paid During the Period	0	0	0	0	0	0	0	0	
Reconciliation for Accrued Incentive Allocation	Accrued Incentive Allocation - Periodic Change Accrued Incentive Allocation - Ending Period Balance	(3,797,091)	(7,201,852) (9,408,326)	(9,408,326) (9,408,326)	0	0	0	18,480,393 44.837,798	34,990,816 44.837.798	44,837,79 44.837.79
	Ending NAV - Gross of Accrued Incentive Allocation	124,724,540	124,724,540	124,724,540	465,797,292	465,797,292	465,797,292	4,812,788	4,812,788	4,812,78
A.2 Commitment Reconciliation: Total Commitment		Texas Education Agency's Allocation of Total Fund 75,000,000 75,000,000 75,000,000		Total Fund (incl. GP Allocation) 280,376,000 280,376,000 280,376,000			GP's Allocation of Total Fund 2,776,000 2,776,000 2,776,0			
Beginning Unfunded Commitment:		75,000,000 7,500,002	75,000,000 9,769,406	75,000,000 75,000,000	280,376,000 28,037,600	36,521,420	280,376,000	2,776,000 277,600	2,776,000 361,598	2,776,00 2,776,00
(Less Contributions)		0	(2,269,404)	(69,769,404)	0	(8,483,820)	(260,822,220)	0	(83,998)	(2,582,39
Plus Recallable Distributions (Less Expired/Released Commitments)		0	0	2,269,406	0	0	8,483,820	0	0	83,9
(Less Expired/Released Confinitioning) +/- Other Unfunded Adjustment		0	0	0	0	0	0	0	0	
Ending Unfunded Commitment		7,500,002	7,500,002	7,500,002	28,037,600	28,037,600	28,037,600	277,600	277,600	277,60
A.3 Miscellaneous** (input positive values):		Texas Education A	n Agency's Allocation of Total Fund		Total Fund (incl. GP Allocation)		ation)	GP's Allocation of Total Fund		
Incentive Allocation - Earned (period-end balance)****		9,408,326	9,408,326	9,408,326	0	0		(18,480,393)	(30,483,700)	(40,330,68
Incentive Allocation - Amount Held in Escrow (period-end balance)****		9,408,320	9,400,320	0,400,320	0	0	0	(18,480,393)	(30,483,700)	(40,550,00
	i balance)									
Incentive Allocation - Amount Held in Escrow (period-ene Returned Clawback****		0	O	Ō	Ō	0	0	Ō	Ö	
Incentive Allocation - Amount Held in Escrow (period-en		-	_	0	-	0	0	0	0	



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***		
	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			
With Respect to the Fund's LPs	(Less Total Offsets to Fees & Expenses - applied during period)	0	0	О	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	
	Advisory Fees****	0	0	0	0	0	0	0	0	
	Broken Deal Fees****	0	0	0	0	0	0	0	0	
	Transaction & Deal Fees****	0	0	0	0	0	0	0	0	
	Directors Fees****	0	0	0	0	0	0	0	0	
	Monitoring Fees****	0	0	0	0	0	0	0	0	
	Capital Markets Fees****	0	0	0	0	0	0	0	0	
	Other Fees****, †	0	0	0	0	0	0	0	0	
	Total Reimbursements for Travel & Administrative Expenses****	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	

*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

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)

^{**}Content in A.3 aims to provide users with additional context on the balances provided in other sections; Some of the 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' 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