



**StepStone Real Estate Partners IV, LP**  
**Schedule of Partner's Capital Account - (Unaudited)**

*Expressed in US Dollars*

*For the Periods Ended September 30, 2021*

**Name of Partner:** State Street Australia Limited as custodian for Sunsuper Pooled Superannuation Trust

**Commitment:** \$ 25,000,000

|                                                                     | <u>Current Quarter</u> | <u>Year to Date</u> | <u>Inception to Date</u> |
|---------------------------------------------------------------------|------------------------|---------------------|--------------------------|
| <b>Beginning Capital Account</b>                                    | \$ 3,055,255           | \$ 2,506,106        | \$ -                     |
| Contributions for investment                                        | 602,645                | 636,305             | 3,226,712                |
| Contributions for management fees and expenses <sup>1</sup>         | -                      | 521,091             | 521,091                  |
| Distributions                                                       | (308,573)              | (308,573)           | (696,366)                |
| Net contributions/(distributions)                                   | <u>294,072</u>         | <u>848,823</u>      | <u>3,051,437</u>         |
| Net operating gain/(loss)                                           | 29,010                 | 44,652              | (60,123)                 |
| Management fees                                                     | (68,278)               | (203,735)           | (624,875)                |
| Net gain/(loss) on foreign currency exchange                        | 10,405                 | 18,829              | 20,272                   |
| Realized gain/(loss) on investments                                 | 70,472                 | 76,963              | 174,943                  |
| Net change in unrealized appreciation/(depreciation) on investments | 122,603                | 220,913             | 1,032,724                |
| Net change in partner's capital resulting from operations           | <u>164,212</u>         | <u>157,622</u>      | <u>542,941</u>           |
| Carried Interest allocation                                         | (24,632)               | (23,644)            | (77,201)                 |
| Syndication Costs                                                   | -                      | -                   | (28,270)                 |
| <b>Capital Account, September 30, 2021<sup>2</sup></b>              | <u>\$ 3,488,907</u>    | <u>\$ 3,488,907</u> | <u>\$ 3,488,907</u>      |
| <b>Outstanding Commitment</b>                                       |                        |                     |                          |
| <b>Total commitment</b>                                             |                        |                     | <b>\$ 25,000,000</b>     |
| Less contributions                                                  |                        |                     | (3,747,803)              |
| Plus recallable distributions                                       |                        |                     | 696,366                  |
| <b>Ending unfunded commitment</b>                                   |                        |                     | <b>\$ 21,948,563</b>     |

(1) Amounts called for management fees and partnership expenses may be recalled and increase your unfunded commitment to the extent of distributions received from investment proceeds

(2) Balances may not sum due to rounding

PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. ACTUAL PERFORMANCE MAY VARY.