

## INVESTOR STATEMENT

As of September 30, 2021

### Breakthrough Properties Growth Portfolio I, L.P.

Texas Education Agency

Limited Partner Commitment Percentage<sup>1</sup>: 10.20%

Amounts in USD

Capital Commitment Summary	ITD
Capital commitment	\$ 75,000,000
Capital contributions <sup>2</sup>	(14,737,592)
Recallable distributions <sup>2</sup>	1,529,854
<b>Unfunded commitment as of September 30, 2021</b>	<b>\$ 61,792,262</b>

Change in Net Asset Value (US GAAP)	YTD	ITD
<b>Beginning net asset value</b>	<b>\$ -</b>	<b>\$ -</b>
Contributions <sup>2</sup>	14,737,592	14,737,592
Distributions - return of capital <sup>2</sup>	(1,642,354)	(1,642,354)
Distributions - return on capital	-	-
<b>Net capital activity</b>	<b>13,095,238</b>	<b>13,095,238</b>
Realized gain (loss)	-	-
Unrealized gain (loss)	2,600,379	2,600,379
<b>Net realized and unrealized gain (loss)</b>	<b>2,600,379</b>	<b>2,600,379</b>
Investment income (loss)	28,774	28,774
Organizational expenses	(299,562)	(299,562)
Partnership expenses	(249,149)	(249,149)
Financing costs	(102,884)	(102,884)
Management fees	(975,000)	(975,000)
Management fees offsets	-	-
Accrued incentive allocation	(200,512)	(200,512)
<b>Net investment income (loss)</b>	<b>(1,798,333)</b>	<b>(1,798,333)</b>
<b>Net asset value as of September 30, 2021</b>	<b>\$ 13,897,284</b>	<b>\$ 13,897,284</b>

<sup>1</sup> Limited Partner Capital Commitment divided by total Capital Commitments of all of the Partners

<sup>2</sup> Net of adjustments from subsequent closings.

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