



Form ADV Part 2A Brochure for Metropolitan Real Estate Equity Management, LLC

April 30, 2021

Item 1. Cover Page

This brochure provides information about the qualifications and business practices of Metropolitan Real Estate Equity Management, LLC (the “Adviser” or “Metropolitan”). Metropolitan uses the name BentallGreenOak Strategic Capital Partners to conduct its business. If you have any questions about the contents of this brochure, please contact us at complianceofficer@bentallgreenoak.com. This information has not been approved or verified by the United States Securities and Exchange Commission (the “SEC”) or by any state securities authority.

Additional information about the Adviser also is available on the SEC’s website at <http://www.adviserinfo.sec.gov>. An investment adviser’s registration with the SEC does not imply a certain level of skill or training.

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Item 2. Material Changes

This brochure is intended to provide potential and existing clients with an overview of the Adviser. It also contains important disclosures regarding topics such as certain practices of the Adviser, potential material conflicts that may arise and key potential investment risks.

The following is a discussion of the material changes to the Adviser's Brochure since the last annual amendment filed on March 30, 2021.

- The Adviser was acquired by BentallGreenOak (U.S.) Limited Partnership ("BentallGreenOak") on April 1, 2021

Except as heretofore described, there have been no material changes to Metropolitan's brochure since the last annual amendment filed on March 30, 2021.

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Item 4. Advisory Business

Business Background

The Adviser is registered with the SEC as an investment adviser under the Investment Advisers Act of 1940, as amended (the “Advisers Act”). The Adviser is based in New York City and operates globally with personnel located in Hong Kong and London. The Adviser commenced operations as an investment adviser in July 2002 and has been registered with the SEC since January 2006. In November 2013, Metropolitan was acquired by The Carlyle Group (“Carlyle”). In April of 2021, Metropolitan was acquired by BentallGreenOak. The Adviser provides investment advisory services to pooled investment vehicles sponsored by Metropolitan (“Funds”) and to customized separately managed accounts (“Managed Accounts” and together with Funds, “Advisory Clients”) on both a discretionary and non-discretionary basis. The Adviser also provides sub-advisory services to private funds that are managed by affiliates or third parties. The entities and individuals who invest in Funds and/or Managed Accounts are generally referred to herein as “investors.” Unless otherwise expressly stated herein, any references to “Advisory Clients” do not include such “investors.”

The Adviser’s advisory services consist of investigating, identifying and evaluating investment opportunities, structuring, negotiating and making investments on behalf of its Advisory Clients, managing and monitoring the performance of such investments and disposing of such investments. The Adviser manages the assets of each Advisory Client in accordance with the terms of the governing documents and/or the investment advisory agreement applicable to such Advisory Client.

The investment objective of each Advisory Client is principally focused on value-add and opportunistic private real estate investments in office, industrial, retail and residential property types, as well as in real estate-related securities (including debt or mezzanine participations), located in the United States, Europe and the Asia-Pacific region. The investments pursued by the Adviser generally fall within three investment strategies:

- *Primary Fund Investments.* Direct subscriptions for interests in private equity real estate funds sponsored by third-party managers (such underlying funds are hereinafter referred to as “Underlying Funds”);
- *Secondary Investments.* Secondary purchases of interests in Underlying Funds and privately held real estate assets from existing investors; and
- *Co-investments.* Co-investments in single real estate assets or portfolios of real estate assets as well as direct subscriptions for interests in Underlying Funds that are dedicated co-investment funds sponsored by third-party managers.

The Adviser provides advice based on the specific investment objectives and strategies of each Advisory Client. The Adviser may tailor advisory services to the individual needs of each Advisory Client. For instance, the Adviser may provide advisory services to Advisory Clients with different investment mandates. As such, the investment guidelines set forth by each Advisory Client may vary with respect to property type, geographic market, manager and strategy (*e.g.*, distressed debt, international investments, etc.). All final investment decisions are made by the Adviser's Investment Committee.

As of December 31, 2020, the Adviser had approximately \$2.58 billion in assets under management, \$2.35 billion of which were managed on a discretionary basis and \$232 million of which were managed on a non-discretionary basis.

Sale to BentallGreenOak

On February 25, 2021, Carlyle announced BentallGreenOak had reached an agreement to acquire Metropolitan Real Estate from Carlyle. The transaction closed on April 1, 2021.

In the transaction, BentallGreenOak acquired 100% of the equity interests in the Adviser as well as the controlling interests currently held by The Carlyle Group ("Carlyle") in the general partners of Metropolitan-sponsored investment vehicles launched after Carlyle's 2013 investment in Metropolitan. The transaction contemplates a change in control of Metropolitan as well as the general partner entities described above. As such, the transaction resulted in a deemed assignment (for purposes of the Investment Advisers Act) of our investment management agreements with each Advisory Client, including the operating agreements of the funds and accounts for which the general partner is currently controlled by Carlyle.

The Metropolitan team will continue to be responsible for the management of the Advisory Clients, and the investment process and the executive team will remain in place. We anticipate no change or other disruption in the day-to-day management of the Metropolitan funds.

For purposes of this brochure, unless otherwise indicated, references to the "Adviser" or to "Metropolitan" (or its affiliates or its related entities) do not include references to BentallGreenOak or any of its other affiliated entities.

Item 5. Fees and Compensation

The Adviser and/or its affiliates generally receive management fees and performance-based allocations (e.g., carried interest or similar profit allocations) from Advisory Clients. Further, certain Advisory Clients also pay an administration fee to the Adviser or one of its affiliates. The specific legal and/or organizational documents of Advisory Clients (which may include limited partnership or other governing agreements, subscription agreements and side letters) or the investment advisory agreement between the Adviser and such Advisory Client set forth the fee structure relevant to such Advisory Client. Advisory Clients typically also bear certain out-of-pocket expenses incurred by the Adviser and its affiliates in connection with the services provided to such Advisory Clients. Fees and other compensation, as well as other out-of-pocket costs and expenses of the Funds are ultimately borne by the investors in such Funds.

The following sections discuss the most common fees and expenses in more detail.

Common Types of Fees

Management Fees and Administration Fees

Advisory Clients pay the Adviser an asset management fee (the “Management Fee”), either semi-annually in advance, quarterly in arrears, or as otherwise agreed to, in accordance with the terms of such Advisory Client’s governing documents and/or investment advisory agreement.

Although each advisory client relationship is different, the Management Fee is generally calculated at the annual rate of 1% of capital commitments for four years after the final closing date of the Fund, and thereafter the basis for the Management Fee changes to the sum of invested capital, unfunded commitments to investments and reserves for investments, minus return of capital. For certain legacy Funds, the Management Fee is calculated at the annual rate of 0.5-1% of capital commitments until the weighted average of the end of the investment periods of all of the Underlying Funds, thereafter on the basis of the Fund’s remaining cost of the Underlying Funds plus the assessment of capital expected to be called by the Underlying Funds until the end of the investment periods of all of the Underlying Funds, and thereafter on the basis of the Fund’s remaining cost of the Underlying Funds. In addition, some Managed Accounts are charged a Management Fee based on capital commitments or capital contributions allocable to unrealized investments for the duration of the Managed Account. An Advisory Client’s borrowings may also be taken into account for purposes of calculating the Management Fee, as provided in the Advisory Client’s governing documents.

When a new investor is admitted to a Fund following the date on which the Fund first admitted investors, the new investor will generally be charged a Management Fee retroactive to the initial closing date. Additionally, Management Fees are generally required to be returned to an Advisory Client, pro-rata, should the Adviser’s management services to such Advisory Client be terminated prior to the end of the period in respect of which the fees have been paid (unless otherwise

agreed to by the requisite holders of interest in a Fund or Managed Account as set forth in such Advisory Client's governing agreements). In general, the amount of such fees to be returned is calculated based on the number of days remaining in the applicable period.

Management Fees are generally paid by or on behalf of an Advisory Client by (i) requiring investors in such Advisory Client to make capital contributions in respect of such fees, or (ii) withholding the amount of such fees from investment proceeds that would otherwise be distributable to the investors of such Advisory Client. The Management Fee is typically deducted from an Advisory Client investor's capital account. In addition, the Adviser or its affiliates often has the ability to cause an Advisory Client to borrow money for the payment of such fees.

Certain third-party managed funds for which the Adviser provides sub-advisory services are charged a flat administration fee, paid on a quarterly basis in advance, or as contracted, to cover a portion of the Adviser's internal administration costs. The amounts of any such fees are set forth in the agreements pursuant to which the Adviser provides services to such third-party managed fund.

Performance-Based Arrangements

In addition to Management Fees, the Adviser or one of its affiliates (*e.g.*, the general partner of a Fund) is generally entitled to receive carried interest or similar profit allocations ("Carried Interest") from an Advisory Client. Carried Interest is a performance-based profit allocation based on a share of the income and gains of the assets in each Advisory Client. Carried Interest allocations typically range between 3% and 5% of distributions after the Advisory Client or a Fund's investors have received a return of their contributed capital plus a preferred return of 9%, or as agreed.

With respect to Advisory Clients that are focused on distressed real estate-related opportunities primarily in the United States, the Adviser or one of its affiliates (*e.g.*, the general partner of a Fund) is entitled to Carried Interest equal to 10% of distributions after the Advisory Client's investors have received a return of their contributed capital plus a preferred return of 10%, or as agreed.

With respect to the Adviser's Advisory Clients that are focused on the acquisition of co-investments (either directly or through an investment entity sponsored third-party managers) and/or interests in Underlying Funds acquired on the secondary market, the Adviser or one of its affiliates (*e.g.*, the general partner of a Fund) is typically entitled to Carried Interest equal to 10% of distributions after the Advisory Client's investors have received a return of their contributed capital plus a preferred return of 8%, or as agreed.

Carried Interest is subject to regulation under Section 205 of the Advisers Act and Rule 205-3 thereunder. Therefore, the Adviser seeks to ensure that any Advisory Client or investors in any Fund, including Funds relying on Section 3(c)(7) of the Investment Company Act (as defined below), that are directly or indirectly assessed such performance-based allocations satisfy the

qualifications of Rule 205-3 under the Advisers Act and have been advised of such performance-based allocations arrangements and their risks.

Management Fees and Carried Interest arrangements are subject to modification, waiver or reduction in connection with an investment in one or more Funds. The Adviser has offered (and may offer in the future) Management Fee discounts to third-party investors in a Fund if they are able to make a commitment to the Fund early in the fundraising process for such Fund or if their aggregate commitment to the Fund (or to the Fund and other Advisory Clients, including aggregate commitments of third-party investors that share a common consultant or financial advisor) meets or exceeds a certain threshold. Furthermore, the Adviser, its affiliates and equity owners (including BentallGreenOak or its affiliates), and certain of their respective professionals (including any related entity established by any of the foregoing, such as trusts, charitable programs, endowments or related programs, family investment vehicles and other estate planning vehicles) invest in or alongside an Advisory Client. Other qualified individuals who generally are not employees of BentallGreenOak, but who have business relationships with BentallGreenOak (including, without limitation, operating executives, operating advisors, consultants, former employees, and other similar professionals), also invest in or alongside Advisory Clients. Management Fees and Carried Interest on such investments may be substantially reduced or, as is more typical, waived altogether for these investors.

Some Advisory Clients specifically invest in one or more Funds. In such cases, the Advisory Client is not typically charged any direct Management Fees and does not make any Carried Interest distributions, but it will bear its *pro rata* share of the fees and expenses (including Management Fees) of, and Carried Interest distributed by, the underlying Funds managed by Metropolitan in which it has invested.

Other

Metropolitan and its personnel can be expected to receive certain intangible and/or other benefits and/or perquisites arising or resulting from their activities on behalf of Advisory Clients that will not be subject to the Management Fee offset or otherwise shared with the Advisory Clients and/or their investors. For example, airline travel or hotel stays incurred as Advisory Client expenses typically result in “miles” or “points” or credit in loyalty/status programs, and such benefits will, whether or not *de minimis* or difficult to value, inure exclusively to the Adviser and/or such personnel (and not the Advisory Clients or their investors) even though the cost of the underlying service is borne by the Advisory Clients and/or their investors. Any such benefits, rewards and/or amounts will not reduce any Management Fees or other compensation due to Metropolitan or otherwise shared with such Advisory Client, its investors and/or portfolio investments. In addition, airline travel incurred as an Advisory Client expense for Metropolitan personnel travelling for appropriate Advisory Client-related purposes (including, without limitation, travel related to a portfolio investment, a prospective portfolio investment or other Advisory Client-related matter) may benefit such Metropolitan personnel to the extent the trip also serves a personal purpose. In addition, Metropolitan personnel will also receive from time to time from third parties such as other private real estate fund managers (“GPs”) and vendors

(subject to the Adviser's policies and procedures) meals, refreshments, gifts and entertainment arising or resulting from their activities on behalf of Advisory Clients, the value of which will not be subject to the Management Fee offset or otherwise shared with the Advisory Clients or their investors.

Metropolitan from time to time receives fees or other compensation from prospective and actual portfolio investments, purchasers, sellers or other parties as compensation for services, such as transaction fees, termination or break-up fees, directors' fees, monitoring fees or other similar fees ("Fee Income") in connection with the purchase, monitoring, or disposition of underlying investments or from unconsummated transactions. Nevertheless, all Fee Income relating to the investment activities of one or more Advisory Clients will initially be allocated among such Advisory Clients on the basis of capital committed by each to the relevant investment, or on such other basis that Metropolitan determines to be fair and reasonable in its sole discretion. For the avoidance of doubt, there will be no reduction of an Advisory Client's Management Fees in respect of any Fee Income paid or received in respect of any other Advisory Client, and to the extent any such other Advisory Client does not pay Management Fees, Metropolitan will be entitled to retain the portion of Fee Income allocable to such other Advisory Client. While an Advisory Client's share of any such Fee Income will generally offset any Management Fees (typically 100%) that are otherwise payable by such Advisory Client to the Adviser, there can be no assurance that such Advisory Client's share of such Fee Income will be sufficient to fully offset the amount of Management Fees payable to the Adviser. The amount of such Fee Income will not (except in connection with the reductions described herein) be disclosed to investors in an Advisory Client. Generally, any unused portion of the Fee Income paid or received in respect of an Advisory Client will be carried forward to offset Management Fees otherwise payable by such Advisory Client in future periods. However, if upon dissolution of an Advisory Client there is unapplied Fee Income remaining after all applicable reductions in the management fee payable, then such Advisory Client, or its investors, may elect whether to receive their *pro rata* share of such unapplied Fee Income, and the Adviser will return a proportionate amount of such unapplied Fee Income for distribution to any such electing Advisory Client or its investors. The Adviser will retain any remaining Fee Income attributable to non-electing Advisory Clients or investors.

Common Types of Expenses

Fund Organizational and Operational Expenses

Typically, costs and expenses (together with any value added tax thereon) incurred in connection with (i) organizing and establishing a Fund (including its general partner (or similar managing fiduciary), any parallel or feeder fund vehicles and their respective general partners (or similar managing fiduciaries), any entity established in connection with Metropolitan's commitment to or alongside the Fund), and the associated advisory arrangements with the Fund's investment adviser and its subadvisors (if any), and (ii) the marketing and offering of interests in a Fund are borne by the investors in such Fund. Such costs and expenses will often include legal fees, travel costs (which can include, among other things, first/business class or chartered air travel, private

care or taxi transportation, first class lodging, and meals, as appropriate and in accordance with the Firm's travel policies), entertainment expenses, filing and registration fees and expenses (including all fees and expenses incurred in connection with any licensing, filing or registration requirements in a jurisdiction where the Fund's interests may be offered), costs of marketing material preparation experts (including outsourcing to third parties of marketing materials compliance reviews), expenses relating to preparing, reviewing, updating and producing marketing and offering materials (including responses to due diligence requests, as well as request-for-information and request-for-proposal submissions), expenses incurred in connection with conducting "know-your-customer" due diligence and other investor onboarding procedures, and fees and expenses incurred in connection with negotiating the terms of a Fund's limited partnership agreement or subscription agreement, or the terms of a side letter agreement with any Fund investor. Often, the organizational expenses borne by a Fund are capped in the governing documents for the Fund and any excess would offset future Management Fees. With respect to certain Funds, such expenses, up to the amount of any applicable limit, are borne solely by the third-party investors in such Funds that are not affiliated with Metropolitan and any excess is borne by Metropolitan. In addition, Metropolitan may engage placement agents and finders (whether independent or employed by an affiliate) in connection with the offer and sale of interests to certain investors, but the fees due to such placement agents and finders, except as otherwise disclosed to investors, either will be borne by Metropolitan or to the extent paid by a Fund will be treated as excess organizational expenses and subject to an offset against future Management Fees.

Investors in Funds will also typically bear all the costs and expenses incurred in connection with the operations of the Fund and its general partner (or similar managing fiduciary), except for certain overhead costs of such general partner (or similar managing fiduciary). These costs and expenses often include (i) fees, costs and expenses related to sourcing, identifying, investigating, developing, negotiating, researching, structuring, trading, settling, monitoring, holding and disposing of portfolio investments, including costs and expenses relating to the due diligence of investment opportunities and attendance at investor meetings of Underlying Fund GPs by one or more Metropolitan professionals (which can include, among other things, first/business class air travel, private car or taxi transportation, first class lodging, and meals, as appropriate and in accordance with the Adviser's travel policies) and fees and commissions of third-party finders and broker (whether or not engaged by Metropolitan); (ii) fees and other costs of third-party diligence software and service providers (including the information technology systems used to obtain such research and other information and subject/industry-matter research and experts); (iii) financing, commitment, origination and similar fees and expenses; (iv) fees and expenses incurred in the course of and related to the organization, operation or maintenance of intermediate entities or similar administrative structures used to acquire, hold, administer, dispose of, or otherwise facilitate portfolio investments, joint venture arrangements and platform investments (including related travel and accommodation expenses, and other related expenses); (v) information technology system costs (including the costs of developing, acquiring, implementing and maintaining computer software and hardware and other technological systems for the benefit of a Fund, its investors, or a portfolio investment or potential investment); (vi) fees and expenses of administrators, custodians, depositories, paying and transfer agents,

notaries, attorneys, accountants, auditors, tax advisers, tax preparers, consultants (including affiliated consultants), investment banks, valuation experts (or other appraisal or pricing service providers), brokers, finders and other professionals (including audit and certification fees); (vii) fees and expenses and other costs incurred in preparing, printing, distributing and otherwise furnishing reports and other financial or investment information, including tax information, filings and reports, to investors in a Fund or other third parties, including costs of third-party service providers, consultants or temporary Metropolitan personnel, and costs related to information technology management systems (e.g., online reporting portals) and data providers; (viii) costs relating to investor due diligence and ongoing monitoring pursuant to relevant anti-money laundering and know-your-customer regulations and standards applicable to Metropolitan, the Fund, or a counterparty, including fees and expenses of administrators or similar service providers that perform anti-money laundering or “know your customer” diligence and monitoring services; (ix) costs of meetings with investors and the limited partner advisory committee, including without limitation the costs of joint meetings with investors in other Funds and with other Managed Account investors (which meetings may also be attended by certain Metropolitan and BentallGreenOak personnel, prospective investors and/or other third parties); (x) costs of compliance with any Fund-related agreements (e.g., a Fund’s partnership agreement or side letter agreements with Fund investors requiring additional reporting, including “most favored nation” process and provisions) and expenses incurred in connection with any transfer of interests in a Fund; (xi) costs associated with any amendments, modifications, revisions or restatements to the organizational documents of a Fund; (xii) costs incurred in connection with legal, tax, regulatory and statutory compliance with U.S. federal, state, local, non-U.S. or other law or regulation (including, without limitation, tax and regulatory filings of Metropolitan and its affiliates relating to a Fund and its activities, such as reporting on and compliance with the European Union Alternative Investment Fund Managers Directive, the U.S. Foreign Account Tax Compliance Act, and the Organisation for Economic Cooperation and Development Common Reporting Standard for Automatic Exchange of Financial Account Information, and any comparable legislation or regulations published by any other relevant jurisdiction), and reports, disclosures, filings and notifications prepared in accordance with and with respect to the organization or maintenance of any entity used in connection with compliance by a Fund (or its related vehicles), which costs can include filing fees, registration fees, and other fees paid to local regulatory authorities; (xiii) costs incurred in connection with maintaining a local registered agent or representative of a Fund or its general partner (or similar local representative), any travel and accommodation expenses related to such entity, and the salary and benefits of any personnel reasonably necessary for the maintenance of such entity; or any other related overhead expenses; (xiv) any insurance premiums for any errors or omissions or other liability insurance (including cybersecurity insurance, and including insurance the beneficiaries of which include Metropolitan and its affiliates); (xv) indemnity (including indemnification of a Fund’s general partner (or similar managing fiduciary), the Adviser or one of its affiliates), litigation and arbitration costs (whether as a party or a witness), including related legal fees and expenses; (xvi); costs incurred in connection with complying with and/or responding to any examination, inquiry or investigation by a regulatory authority or other governmental agency (whether as a party or a witness); (xvii) interest expense in respect of any borrowings and fees and expenses arising out of any borrowing facilities for the benefit of a Fund (whether or not ultimately

completed or utilized), including interest on bridge loans and outstanding billings from the Adviser to a Fund and agent servicing fees; (xviii) any out-of-pocket costs incurred by a Fund's limited partner advisory committee including legal fees and fees of accountants, auditors, financial advisors or any other advisors or experts retained to assist the limited partner advisory committee and other expenses incurred in connection with limited partner advisory committee action; (xix) certain taxes and any fees or other governmental charges levied against a Fund or payable by a Fund, including penalties and interest, and expenses incurred in connection with any tax audit, investigation, settlement or review of a Fund (including any fees, costs and other expenses incurred by the partnership representative and designated individual acting in such capacity); (xx) expenses incurred in connection with any third-party examination, inspection, or audit of the books and records of a Fund, its general partner or the Adviser that are attributable to the operation of the Fund, or as may be requested by investors in such Fund; (xxi) fees, costs or expenses approved by an Advisory Client's investors or investor advisory committee to be treated as expenses of a Fund; and (xxii) costs incurred in connection with the dissolution and termination of a Fund. Certain Funds will also bear their allocable portion (as determined by Metropolitan in its good faith discretion) of the compensation (including salary, bonus, payroll taxes and benefits), expenses and overhead (including rent, property taxes and utilities allocable to the workspaces) attributable to certain employees and temporary contract workers of Metropolitan, and its affiliates, including in-house accountants, legal and tax professionals, information technology and system support professionals, administrators, valuation professionals and ESG (environmental, social and governance) professionals whose functions include the preparation of financial statements, investor reports (including the costs associated with providing access to a database or other internet forum for distribution of such reports), tax returns, or the administration of assets and expenses of such Fund. Metropolitan may elect to bear any cost or expense that would otherwise be appropriately borne by a Fund. Any such election by Metropolitan does not constitute a waiver of its ability to recover all or any portion of such cost or expense in the future from the Fund. Please see Item 11 below for additional information relating to how conflicts of interest are generally addressed by Metropolitan, including Allocation conflicts.

Managed Accounts typically bear substantially the same types of costs and expenses as Fund investors as it relates to the organization, establishment and operation of the Managed Account, but will ultimately be subject to a final agreement as negotiated between the Advisor and such Managed Account investor.

Broken Deal Expenses

Investors in certain Advisory Clients generally are required to bear out-of-pocket costs and expenses incurred in connection with developing, negotiating and structuring investments for which Metropolitan reasonably expected such Advisory Clients would participate but are not ultimately consummated; however, a non-discretionary Advisory Client will not typically bear any such costs and expenses unless such Advisory Client has previously assented to participating in the investment opportunity which then is not ultimately consummated.

Typically, these expenses include (i) fees, costs and expenses (including retainer fees and other compensation) related to identifying, investigating, developing, negotiating and structuring such aborted investments, including due diligence costs and expenses (including first/business class travel costs and accommodation expenses); (ii) legal, accounting, advisory, consulting or other fees and expenses paid to third parties or Metropolitan and its affiliates in connection with making an investment that is not ultimately consummated and any related travel and accommodation expenses; (iii) all fees (including commitment fees), costs and expenses of lenders, investment banks and other financing sources in connection with arranging financing for a proposed investment that is not ultimately made (including all fees, costs and expenses incurred in connection with the offering of interests in any Metropolitan-affiliated investment vehicle formed for co-investors to participate in an Advisory Client's proposed investment that is not ultimately made); (iv) any break-up, reverse break-up, topping, termination and other similar fees payable by an Advisory Client; (v) extraordinary expenses such as litigation costs and judgments; and (vi) any deposits or down payments of cash or other property which are forfeited in connection with a proposed investment that is not ultimately made (in each case, to the extent such investment is not ultimately made by another Advisory Client).

In certain circumstances third-party co-investors (*i.e.*, persons who are not Advisory Clients, but who may or may not be investors in a Fund or Managed Account) that have been invited by the Adviser to participate in an investment opportunity alongside one or more Advisory Clients that is not ultimately consummated may not be obligated to bear any portion of the out-of-pocket costs and expenses incurred. In such cases, all broken deal expenses will be borne by one or more Advisory Clients and not by such third-party co-investors.

Other Expenses

There are additional general categories of expenses that will typically be borne by Advisory Clients, depending on their structure and the terms of the applicable governing documents and investment advisory agreements. For example, Advisory Clients (and, indirectly, investors in the Funds) generally will bear a portion of the fees and expenses associated with investments in Underlying Funds, including (i) organizational costs of such Underlying Funds, (ii) Management Fees and Carried Interest paid or distributed by such Underlying Funds, and (iii) other fund expenses of such Underlying Funds which are often similar in nature to the costs and expenses borne by investors in a Fund or Managed Account as described above. In certain limited cases, Underlying Funds may include private investment funds sponsored by BentallGreenOak or its affiliates (including Metropolitan), in which case an Advisory Client would bear the fees, Carried Interest and other performance-based arrangements charged by BentallGreenOak or one of its affiliates to such Underlying Funds.

Item 6. Performance-Based Fees and Side-by-Side Management

As described above, the Adviser or one of its affiliates (*e.g.*, the general partner of a Fund) is typically entitled to receive Carried Interest from its Advisory Clients. The agreements with the Advisory Client (*e.g.*, the limited partnership agreement for a Fund) set forth the formula for the allocation of profits and losses of such Advisory Client and describe the method by which the assets of the Advisory Client's account will be valued.

In allocating investment opportunities, there could be incentives to favor Advisory Clients with potential performance-based allocations or fees (or higher potential performance-based allocations) over Advisory Clients with no (or lower) potential performance-based allocations or fees.¹ In addition, performance-based allocations or fees may create an incentive for the Adviser to recommend investments that may be riskier or more speculative than those that would be recommended under different compensatory arrangements. As a control, the Adviser has adopted written policies and procedures pursuant to which it seeks to allocate investment opportunities that may be appropriate for more than one Advisory Clients in a fair and equitable manner. Each Advisory Client has its own investment guidelines that must be taken into account when making investment allocation determinations. Final allocation decisions are made in accordance with the Adviser's allocation policies and procedures.

See "Item 11. Code of Ethics, Participation or Interest in Client Transactions and Personal Trading" for additional information on how conflicts of interest are generally addressed, including allocation conflicts.

¹ For example, if one Advisory Client is in a net loss position and another Advisory Client is in a net gain position, the Advisory Client in the net loss position will either (i) not generate carried interest from such investment, or (ii) generate less carried interest from such investment to the extent profits are required to make up for previous losses.

Item 7. Types of Clients

Metropolitan provides investment advisory services for Funds and Managed Accounts. The Adviser also provides sub-advisory services to private funds that are managed by affiliates or third parties. Investors in Funds and Managed Accounts are institutional and other sophisticated investors, including entities associated with U.S. and non-U.S. governments and their instrumentalities (e.g., public pension funds), private pension funds, insurance companies and large endowments, as well as high-net-worth individuals and large family offices. Metropolitan generally structures its Managed Accounts as a “fund of one” where there is a single third-party investor or a small group of affiliated third-party investors as the limited partners (or equivalent) in an investment vehicle organized and managed by Metropolitan or one of its controlled affiliates.

The Adviser typically requires each third-party investor in a Fund or Managed Account to be an “accredited investor” as defined in Regulation D under the United States Securities Act of 1933, as amended (the “Securities Act”), and a “qualified purchaser” as defined in the United States Investment Company Act of 1940, as amended (the “Investment Company Act”). Typically, a minimum commitment amount is imposed on third parties investing in a Fund. This minimum typically is set at \$500,000 (but may be set at a higher or lower amount as determined by the Adviser) although the Adviser, in its sole discretion, will often permit commitments that are less than such minimum (subject to applicable legal requirements). A minimum investment amount can also be established pursuant to the laws of the jurisdiction in which the investment vehicle was established.

Interests in Funds and Managed Accounts are offered through private offerings limited to qualified U.S. investors pursuant to exemptions available under the Securities Act and the regulations promulgated thereunder and to qualified non-U.S. persons in accordance with applicable law. Such investment vehicles are not registered with the SEC as “investment companies” pursuant to specific exclusions from investment company status under the Investment Company Act, and do not have the benefit of the protections afforded by the Investment Company Act to investors in registered investment companies or more highly regulated investment funds. See also, “Item 5 – Fees and Compensation – Common Types of Fees”.

Item 8. Methods of Analysis, Investment Strategies and Risk of Loss

Methods of Analysis and Investment Strategies

The Adviser's long-term objective for each Advisory Client is to provide attractive investment returns through carefully selected investment portfolios of real estate investments within the parameters of the investment strategies for each such Advisory Client. The core investment strategies employed by the Adviser to meet this objective are primary fund investments, secondary investments and co-investments, as described in more detail below. Typically, Advisory Clients will invest in, and/or co-invest alongside, Underlying Funds principally focused on value-add and opportunistic real estate investments in office, industrial, retail and residential property types, as well as in real estate-related securities (including debt or mezzanine participations), located in the United States, Europe and the Asia-Pacific region.

- *Primary Fund Investments.* The Adviser's primary fund investments strategy seeks to construct portfolios for its Advisory Clients through the subscription of interests in Underlying Funds. The strategy can also include "purchased primaries," which are typically characterized by the purchase of an interest in an Underlying Fund from an existing investor in such Underlying Fund where such Underlying Fund has yet to invest a certain amount of its capital in portfolio investments and such investment falls outside of the Adviser's secondary investment strategy (as described below).
- *Secondary Investments.* The Adviser's secondary investments strategy seeks to construct real estate investment portfolios by purchasing interests in Underlying Funds (including the related unfunded commitments) and interests in private real estate investments.
- *Co-Investments.* The Adviser's co-investment strategy seeks to create well-diversified real estate investment portfolios by co-investing in single real estate assets or portfolios of real estate assets and/or real estate-related securities. The Adviser focuses on maximizing the number of investment opportunities and selecting the most attractive deals with qualified sponsors from those investment opportunities.

The Adviser is responsible for sourcing, investigating, underwriting and evaluating investment opportunities, structuring, negotiating and making investments on behalf of an Advisory Client, managing and monitoring the performance of such investments and disposing of such investments. The Adviser manages the assets of each Advisory Client in accordance with the terms of the governing documents and/or the investment advisory agreement applicable to such Advisory Client. The Adviser pursues investments across the spectrum of fund-related businesses, including Primary Fund Investments, Secondary Investments and Co-Investments, seeking sponsors that have a proven track record of adding value at the property level, a clear "sell discipline," a fiduciary approach to managing investors' capital, a prudent use of leverage, and a well-articulated approach to protecting against downside risk.

The Adviser utilizes a variety of methods and strategies to make investment decisions and recommendations. The Adviser's investment process combines a "top-down" analysis of real estate market trends with a "bottom-up" approach to understand the strengths and weaknesses of individual managers, funds, real estate investments, markets, and investment types. It also includes a detailed consideration of investment-level specifics, including asset pricing, quality, sponsor compensation, value add and exit strategy, as well as potential risk and return.

The Adviser endeavors to select investments that it believes are likely to accomplish the investment objectives of each Advisory Client. As appropriate to the objective, the Adviser attempts to utilize diversification by property type, geographic market, manager and/or strategy to manage risk and optimize returns. Specifically, the Adviser generally will select investments based on one or more of the following criteria: (i) attractive expected risk/return profiles, (ii) investments operated by a deep and experienced management team with a proven track record in their focus property type(s) and markets; (iii) investments with managers that are vertically integrated, which may include in-house leasing, development, and management capabilities; (iv) management teams that drive returns through the selection and management of real estate (seeking to avoid funds that use excessive leverage to achieve returns); and (v) investments with a significant investment by their sponsor, as well as an overall financial structure, that aligns the interests of the management team with those of the investors.

Risks

Investing in securities, including interests in Underlying Funds and their portfolio investments, involves a substantial degree of risk (including the risk loss of an investor's entire investment). These risks, as well as the risks described below, are also applicable to Fund investors. The risk factors and risk of loss described herein should not be considered to be an exhaustive list of all the risks which Advisory Clients and investors in a Fund or Managed Account should consider. Advisory Clients and investors in a Fund or Managed Account should also refer to the applicable offering or organizational documents for additional information on risk factors and risk of loss.

In addition, material risks relating to the investment strategies and methods of analysis described above, and to the types of securities typically purchased by or for an Advisory Client, include the following:

No Assurance of Investment Return

Metropolitan cannot provide any assurance whatsoever that it will be able to choose, make and realize investments in any particular Underlying Fund, company or portfolio of investments for any Advisory Client. There can be no assurance that any investment made by an Advisory Client will be able to generate returns or that the returns will be commensurate with the risks of investing in the type of investments in which such Advisory Client participates. There can be no assurance that any Fund or Managed Account will make any distribution to its investors. Furthermore, distributions to such Advisory Client's investors may be subordinated in the event of a default under any credit facility of such Advisory Client or its related entities. Accordingly, an investment in an Advisory Client should only be considered by persons (i) for whom a speculative,

illiquid and long-term investment is an appropriate component of a larger investment program, (ii) who can afford a loss of their entire investment and (iii) who are able to maintain sufficient capital over a significant period of time to support their capital commitment to a Fund or Managed Account. In addition, past performance is not indicative of future results, nor can there be any assurance that projected or targeted returns, or other investment objectives, for any Advisory Client will be achieved.

Investment Risk

The Adviser's ability to source and execute quality investments depends on several factors. The Adviser needs to attract, develop and retain professionals with the requisite investment experience. The Adviser needs to optimize information sharing and synergy benefits across its investment teams. Further, the Adviser needs to undertake thorough assessments of each investment opportunity, using collective knowledge and experience.

The business of identifying and structuring investments of the types contemplated by Advisory Clients and the Underlying Funds is competitive and involves a high degree of uncertainty. Furthermore, the availability of investment opportunities is often limited by market conditions and competition from other groups as well as the prevailing regulatory or political climate. Interest rates, general levels of economic activity, the price of securities and participation by other investors in the financial markets may affect the value and number of investments made by an Advisory Client and Underlying Funds or considered for prospective investment. There can be no assurance that the Adviser will be able to identify and complete attractive investments in the future.

Suitable investments may not be available for Advisory Clients, and even if suitable investments are identified, there is a risk that an Advisory Client's investment objectives will not be achieved. The performance of an Advisory Client's portfolio depends on a range of factors, including the quality of the initial investment decision and the ability of the Underlying Fund manager or portfolio investment to drive performance and achieve its strategy. The investment decisions of the Underlying Funds are made by their respective investment managers independently of each other so that, at any particular time, one Underlying Fund may be purchasing an interest in an asset that at the same time is being sold by another Underlying Fund. Transactions of this sort could result in Underlying Funds directly or indirectly incurring certain transaction costs without accomplishing any net (or accomplishing only a limited) positive investment result. While investing with multiple investment managers may create the appearance of a well-diversified portfolio, the Underlying Funds may cooperate on investments or otherwise own the same assets, and independent investment decisions of various investment managers may result in an increase, rather than decrease, in the aggregate risk associated with an Advisory Client's portfolio.

Advisory Clients may commit to making an investment that is larger than what Metropolitan deems to be desirable with an expectation to offer the excess or co-investment portion of the investment opportunity to other investors (including investors in an Advisory Client). There can be no assurance that Metropolitan will be successful in offering a co-investment opportunity to

any potential co-investor, in whole or in part, that the closing of such co-investment will be consummated in a timely manner, that the co-investment will take place on the terms and conditions that will be preferable for an Advisory Client or that expenses incurred by an Advisory Client with respect to the syndication of the co-investment will not be substantial, and the Advisory Clients bear the risk that any or all excess portion of an investment is not sold or is sold on unattractive terms. As a consequence, the relevant Advisory Client may bear the entire portion of any fees, costs and expenses related to such investment including, but not limited to, broken deal expenses. Further, it is possible that a potential co-investment party may experience financial, legal or regulatory difficulties and may, from time to time, have economic, tax, regulatory, contractual or other business interests or goals that are inconsistent with those of an Advisory Client and as a result, may take a different view from Metropolitan as to the appropriate strategy for an investment or may be in a position to take a contrary action to an Advisory Client's investment objective. In the event that Metropolitan is not successful in offering a co-investment opportunity to potential co-investors, in whole or in part, an Advisory Client may consequently hold a greater concentration and have more exposure in the related investment opportunity than was initially intended, which could make an Advisory Client more susceptible to fluctuations in value resulting from adverse economic and/or business conditions with respect thereto. An investment that is not syndicated to co-investors as originally anticipated could significantly reduce an Advisory Client's overall investment returns and capacity to make future investments. Therefore, it is possible that an Advisory Client that overcommits to an investment will bear a disproportionate allocation of the risks associated with the transaction without being compensated for assuming such risks.

Management Risk

Advisory Clients depend on the diligence, skill, and business contacts of Metropolitan's investment professionals, and the information and deal flow they generate during the normal course of their activities. The success of an Advisory Client's investments will depend in substantial part on the Adviser's ability to attract and retain talented local professionals and the skills and expertise of the Adviser's investment professionals who manage the Advisory Client's investment program. There can be no assurance that the Adviser's professionals will continue to be associated with the Adviser during the full term of an Advisory Client. The loss of one or more of the Adviser's key individuals could have a material adverse effect on the Adviser and its Advisory Clients. Should one or more of these professionals become incapacitated or in some other way cease to participate in the investment activities of an Advisory Client, the Advisory Client's performance could be adversely affected. Moreover, there can be no assurances that such professionals will remain in the same roles at Metropolitan during the life of an Advisory Client. The roles and responsibilities within Metropolitan or certain investment advisory professionals are likely to be modified during the life of any Advisory Client, including

modifications that result in less time devoted to such Advisory Client. Any fiduciary duties owed by such professional to an Advisory Client would be modified accordingly.

Separately, there is ever-increasing competition among alternative asset firms, financial institutions, private equity firms, investment managers and other industry participants for hiring and retaining qualified investment professionals. There can be no assurance that Metropolitan personnel will not be solicited by and join competitors or other firms, or other segments within BentallGreenOak, or that Metropolitan will be able to hire and retain any new personnel that it seeks to maintain or add to its roster of investment professionals. In addition, members of the investment team or investment of a particular Advisory Client will work on other projects for Metropolitan. Conflicts of interest may arise in allocating time, services or functions, and Metropolitan's ability to access other professionals and resources within Metropolitan (or BentallGreenOak) for the benefit of a particular Advisory Client may be limited. Such access may also be limited by the internal compliance policies of Metropolitan and BentallGreenOak, including, without limitation, information barrier policies, or other legal or business considerations.

In general, the Adviser and/or a Fund's general partner will have exclusive responsibility for an Advisory Client's activities, and, other than as may be set forth in the Advisory Client's governing documents or investment management agreement, investors in a Fund and other Advisory Clients will lack discretion to make investment or any other decisions concerning the management of an Advisory Client. In order to safeguard their limited liability for the liabilities and obligations of an Advisory Client, investors must rely entirely on the general partner and the investment adviser to conduct and manage the affairs of an Advisory Client.

Third-Party Underlying Fund Management Risk

Advisory Clients will invest in Underlying Funds generally managed by parties that are independent of the Adviser and its affiliates and that invest, directly or indirectly, in real estate investments. Although the Adviser will evaluate the performance of each Underlying Fund manager, the past performance of an Underlying Fund manager may not be a reliable indicator of future results. Many Underlying Fund managers may not be registered as investment advisers with the SEC, making it more difficult for the Adviser to scrutinize such Underlying Fund managers' credentials. Further, many of the material risks described in this Brochure are also applicable to an investment in an Underlying Fund.

In addition, the performance of an Advisory Client is largely dependent in part on the performance results achieved by the Underlying Funds in which the Advisory Client invests. With respect to investments involving Underlying Funds, none of the Adviser or the Advisory Clients generally will have an active role in the day-to-day management of the Underlying Funds, the negotiation or implementation of service provider agreements or the ability to direct the specific investment decisions made by the managers of the Underlying Funds. The failure of such unrelated investment managers to make profitable investments may have a negative impact on

an Advisory Client's ability to achieve its investment goals. Advisory Clients may sustain losses with respect to their investments despite the Adviser's efforts to monitor the investment activities of Underlying Funds.

The success of an Underlying Fund will to a great degree rely on the skill and experience of the managers of the Underlying Fund and their ability to manage a franchise successfully, generate attractive returns and retain key talent. Managers of Underlying Funds are likely to rely on a limited number of "key personnel," the departure of which could adversely impact the performance of the Underlying Fund.

Due Diligence Risk

The Adviser seeks to conduct reasonable and appropriate analysis and due diligence in connection with investment opportunities. When conducting due diligence and making an assessment regarding an investment opportunity, the Adviser relies on available resources, including information provided by a GP and, in some circumstances, third-party investigations. Further, the Adviser's due diligence process may not reveal all facts that may be relevant in connection with an investment made by an Advisory Client. In some cases, only limited information is available about an Underlying Fund, an Underlying Fund manager or other investment in which the Adviser is considering making an investment. There can be no assurance that the due diligence investigations undertaken by the Adviser will reveal or highlight all relevant facts (including fraud) that may be necessary or helpful in evaluating a particular investment opportunity, or that the Adviser's due diligence will result in an investment being successful.

Risks Related to Investments in Real Estate and Real Estate-Related Securities

Advisory Clients may invest directly or indirectly through their interests in Underlying Funds, in office, apartment, industrial and other commercial real estate properties, as well as in real estate-related securities (including debt and mezzanine participations). Accordingly, such investments will be subject to the risks incident to ownership and development of real estate, including risks associated with changes in the general economic climate that create vacancy or put downward pressure on rental rates, changes in the overall real estate market, local real estate conditions, the financial condition of tenants, buyers and sellers of properties, supply of or demand for competing properties in an area, accelerated construction activity, technological innovations that dramatically alter space requirements, the availability of debt and other financing, changes in interest rates, competition based on rental rates, energy and supply shortages, various uninsured and uninsurable risks (including possible terrorist activity), and government regulations.

Further, investments in real estate assets are typically subject to various U.S. and non-U.S. environmental laws, regulations, and administrative rulings which, among other things, establish standards for the treatment, storage and disposal of solid and hazardous waste. Real property owners are subject to federal and state environmental laws which impose joint and several liability on past and present owners and users of real property for hazardous substance remediation and removal costs. In addition, investments in real estate or interests in real estate are illiquid and subject to industry cycles, downturns in demand, market disruptions and the lack

of available capital from potential lenders or investors. Accordingly, there can be no assurance that the disposition of such investments can be made in a timely manner and/or on favorable terms. Furthermore, there can be no assurance that there will be tenants or purchasers for the office or commercial space or residential units ultimately developed.

Risks Related to Asset-Backed Securities and Mortgage-Backed Securities

Asset-backed securities and mortgage-backed securities may be subject to interest rate risk, credit risk associated with the performance of the underlying asset or mortgage property and, to a lesser degree, prepayment risk. Asset-backed securities are subject to additional risks in that, unlike mortgage-backed securities, asset-backed securities generally do not have the benefit of a security interest in the related collateral. Each type of asset-backed security also entails unique risks depending on the type of assets involved and the legal structure used. There is also the possibility that recoveries on repossessed collateral may not be available to support payments on these securities because of the inability to perfect a security interest in such collateral. Mortgage-backed securities are affected by factors such as consumer spending habits, local economic and competitive conditions, tenant occupancy rates and regulatory or zoning restrictions, or the loss of a major tenant may adversely affect the economic viability of a mortgaged property. In addition, these mortgage-backed securities are subject to prepayment risk. Some mortgage-securities have a structure that makes their reaction to interest rates and other factors difficult to predict, making their value highly volatile.

Risks Related to Distressed Securities and Situations

Investments in Underlying Funds that focus on distressed situations and/or invest in unrated or low-grade debt securities of distressed assets are subject to significant risks, including, but not limited to: the difficulty in obtaining information as to the issuer's true condition; regulatory risk, including laws relating to fraudulent conveyances, voidable preferences, lender liability and bankruptcy; litigation risk; liquidity risk; and collection risk (especially, when dealing with sovereign debt). Also, securities of distressed assets are generally more likely to become worthless than the securities of more financially stable assets. In addition, evaluating credit risk for foreign debt securities involves greater uncertainty because credit rating agencies throughout the world have different standards, making comparison across countries difficult.

Risks Related to Investments in Emerging Markets

Investments in less developed countries, sometimes referred to as emerging markets, typically are riskier than investments in developed countries. For example, political and economic structures in these countries may be less established and may change rapidly. These countries also are more likely to experience high levels of inflation, deflation, or currency devaluation, which can harm their economies and securities markets and increase volatility. Restrictions on currency trading that may be imposed by emerging market countries could have an adverse effect on the value of the securities of companies that operate in such countries and the value of property and other assets in such countries.

Investments in emerging markets may be subject to a greater risk of loss than investments in more developed and traditional markets (such as the United States and the European Union). Emerging markets are more likely to experience inflation, currency and liquidity risks, geopolitical turmoil, and rapid changes in economic conditions than more developed and traditional markets. Emerging markets often have less uniformity in accounting and reporting requirements, unreliable securities valuation and greater risk associated with custody of securities. Predictions about general economic and market conditions are uncertain and the impact of such factors will be larger or smaller depending on the types of investments and the markets in which they trade.

Risks Related to Fixed-Income and Debt Securities

Investment in fixed-income and debt securities such as bonds, notes and asset-backed securities, subject an Underlying Fund's portfolio to the risk that the value of these securities overall will decline because of rising interest rates. Similarly, portfolios that hold such securities are subject to the risk that the portfolio's income will decline because of falling interest rates. Investments in these types of securities will also be subject to the credit risk created when a debt issuer fails to pay interest and principal in a timely manner, or that negative perceptions of the issuer's ability to make such payments will cause the price of that debt to decline.

Risks Related to REITs

Private REIT structures through which certain Underlying Funds invest in real estate or real estate-related securities are subject to changes in tax laws that could impact the net after-tax returns of an investment. Additionally, REITs are affected by underlying real estate values, which may have an exaggerated effect to the extent that REITs in which an Underlying Fund has an interest concentrate investments in particular geographic regions or property types. REITs are subject to risks inherent in operating and financing a limited number of projects because they are dependent upon specialized management skills and have limited diversification.

Competition Risk

The activity of identifying, completing and realizing attractive investments is highly competitive, and involves a high degree of uncertainty. There can be no assurance that Metropolitan on behalf of an Advisory Client will be able to locate, consummate and exit investments that satisfy its rate of return objectives or realize upon their values or that it will be able to invest fully its committed capital.

Diversification Risk

Advisory Client investments will not be diversified among a wide range of types of securities, countries or industry sectors. Accordingly, Advisory Clients' portfolios are subject to changes in value due to changes in the market conditions of the real estate market that are potentially greater than would be the case if the Adviser were required to maintain a wider diversification among types of securities and other instruments across a wider range of industries and/or sectors. Given that an Advisory Client will participate in a limited number of investments, the

aggregate return of such Advisory Client may be substantially adversely affected by the unfavorable performance of even a single investment.

Leverage Risk

While Advisory Clients generally only borrow on a short-term basis (if at all) to bridge capital calls from investors, Underlying Funds, and the entities in which Advisory Clients and Underlying Funds invest, may utilize leverage in connection with implementing their respective investment strategies. Although leverage will increase investment returns if an Underlying Fund earns a greater return on the investments purchased with borrowed funds than it pays for the use of those funds, the use of leverage will decrease the returns of an Underlying Fund if it fails to earn as much on investments purchased with borrowed funds as it pays for the use of those funds. An Underlying Fund may need to liquidate certain positions when it may not be advantageous to do so to satisfy its borrowing obligations.

The use of leverage will magnify the volatility of changes in the value of portfolio investments. Any gain in the value of assets in excess of the cost of the amount borrowed to acquire such assets would cause the borrower's net asset value to increase more than if the assets had been bought without utilizing leverage. Conversely, any decline in the value of its assets to below the cost of the borrowing utilized to fund their purchase would cause the net asset value to decline more than would be the case if debt had not been used to purchase such assets. While the use of leverage may increase a borrower's returns, it will also increase its exposure to risk.

In addition, Advisory Clients will from time to time borrow funds or enter into other financing arrangements for various reasons, including to pay fund expenses and liabilities, to pay Management Fees, to make or facilitate new or follow-on investments (including borrowings pending receipt of capital contributions from investors), or to make payments under hedging transactions, to cover any shortfall resulting from an investor's default. If a Fund borrows in lieu of calling capital from its investors to fund the acquisition of an investment, the borrowing would be used for all investors in such Fund on a pro-rata basis, including the general partner of the Fund.

To the extent an Advisory Client uses borrowed funds in advance or in lieu of capital contributions, the Advisory Client's investors generally make correspondingly later capital contributions, but Advisory Clients will bear the interest expense on such borrowed funds. As a result, the Advisory Client's use of borrowed funds will impact the calculation of net performance metrics (to the extent that they measure investor cash flows) and generally make net IRR calculations higher than they otherwise would be without fund-level borrowing and can impact the Carried Interest that the Advisory Client distributes to the Adviser or one of its affiliates (e.g., the general partner of a Fund), as these calculations generally depend on the amount and timing of capital contributions as well as the level of the organizational structure at which such borrowed funds are borrowed or deployed. It is expected that the interest will accrue on any such outstanding borrowings at a lower rate than any preferred return, which will begin accruing when capital contributions to fund such investments, or repay borrowings used to fund such investments, are actually made to the relevant Advisory Client.

Borrowing by an Advisory Client will generally be secured by the general partner's right to call capital commitments made by the limited partners to an Advisory Client. Moreover, tax-exempt investors should note that the use of borrowings by an Advisory Client may cause the realization of unrelated business taxable income.

In addition, there may be occasions where an Advisory Client procures borrowing through a subscription line or credit facility in order to make an investment, syndicating out a portion of the investment to another Advisory Client. Subject to the organizational documents, the borrowing Advisory Client will bear the entire cost of interest from the borrowing, even though the investment may ultimately be made by other Advisory Clients. Similarly, certain Advisory Clients will also utilize subscription facilities to benefit co-investment parties. For example, an Advisory Client will borrow to fund a co-investment party's allocable share of an investment or expense related to an investment. Though the co-investment party will bear its share of the interest expenses (but not necessarily origination and other costs) allocable to the extension of credit, the Advisory Client will bear a disproportionate amount of the credit risk in incurring the debt on behalf of the other parties.

Market Risk

The success of an Advisory Client's activities will be affected by general economic and market conditions, such as interest rates, availability of credit, credit defaults, inflation rates, economic uncertainty, changes in laws (including laws relating to taxation of an Advisory Client's investments), trade barriers, currency exchange controls, and national and international political, environmental and socioeconomic circumstances (including wars, terrorist acts or security operations).

The Adviser invests in developed and emerging markets, so its investments are affected by macroeconomic and geopolitical developments, such as changes in interest rates, exchange rates, availability of credit, inflation rates, and economic uncertainty, as well as changes in government policies and regulations. These factors may affect the level and volatility of prices and liquidity of the securities and other assets held by Advisory Clients and the Underlying Funds. Unexpected volatility or liquidity could impair an Advisory Client's or an Underlying Fund's profitability or result in losses.

International and local geopolitical events are likely to influence the issuers of, and markets for, instruments traded by Advisory Clients. Geopolitical events, including, without limitation, national referenda, political elections, international violent and non-violent conflicts, political movements and reactions to national and international emergencies, can affect monetary policy, fiscal policy, international relations, currency valuations, legal systems and regulatory regimes, among numerous other things, in ways that could impact Advisory Clients and their ability to operate or pursue their respective investment strategy. Market turmoil such as that currently being experienced by the United States and global financial markets as a result of the ongoing COVID-19 pandemic, and such as markets endured during the global financial crisis of 2008, illustrates the risk that the financial markets can experience uncertainty, volatility and instability, potentially for protracted periods of time. Lending and the global credit markets continue to

experience substantial volatility, disruption, liquidity shortages and, to some extent, financial instability. Global financial markets have experienced considerable and prolonged declines in the valuations of equity and debt securities and periodic acute contraction in the availability of credit. There can be no assurances that conditions in the United States and global financial markets will not worsen and/or adversely affect one or more of an Advisory Client's investments, its access to capital or leverage, its ability to effectively deploy its capital or realize investments on favorable terms or its overall performance.

Further, there is an increased risk of default in an Advisory Client's portfolio of investments due to the slowing and/or idling of large segments of business activity in light of the COVID-19 pandemic. These investments could face material declines in demand and could face both increased governmental intervention and regulation and/or litigation in respect of current events. Further, such investments may face decreased cash flows and may as a result, be unable to meet their debt obligations.

Currency Risk

An Advisory Client's investments, and the income received by an Advisory Client with respect to such investments, may be denominated in a currency other than the Advisory Client's base currency (EUR, USD, etc.). The Advisory Client's books, however, will be maintained, and contributions to and distributions from the Advisory Client will generally be made, in the base currency. Accordingly, changes in currency exchange rates, costs of conversion and exchange control regulations can adversely affect the base currency value of the Advisory Client's investments. Currency exchange rates may fluctuate significantly over short periods of time and can also be affected unpredictably by intervention by governments or central banks (or the failure to intervene) or by currency controls or political developments in one or more jurisdictions. In addition, certain countries in which the Adviser invests may have implemented or may implement strict controls on foreign exchange which may result in artificially pegged exchange rates that distort the results of returns on investments in such countries. An Advisory Client may incur costs or experience substantial delays when converting one currency into another, or it may be prohibited from converting a currency altogether. An Advisory Client may also experience gains attributable solely, or in large part, to favorable movements in exchange rates as of any date of valuation or realization of an investment, even despite relatively adverse performance of one or more portfolio investments.

Liquidity Risk

Private real estate investments are generally illiquid. Investments in Underlying Funds or underlying real estate investments may be illiquid and require a long-term commitment of capital with no certainty of return. Interests in Underlying Funds held by an Advisory Client may be subject to legal and other restrictions on resale or otherwise be less liquid than other types of securities, such as publicly traded securities. These investments may be difficult to dispose of and an Advisory Client may realize a substantial loss on the sale of an illiquid investment. In addition,

in some cases an Advisory Client or an Underlying Fund may be prohibited by contract or legal or regulatory reasons from selling certain securities for a period of time. To the extent that there is no liquid trading market for an investment, the Advisory Client or an Underlying Funds (as applicable) may be unable to liquidate that investment in a timely manner, or at all, and may be unable to do so at a profit. Moreover, there can be no assurance that private purchasers of an Advisory Client's or Underlying Fund's investment will be found.

Additionally, the interests in Funds (and Managed Accounts), and the interests in Underlying Funds, have not been (and are not expected to be) registered under the Securities Act, or applicable securities laws of any U.S. state or the securities laws of any other jurisdiction and, therefore, cannot be resold unless they are subsequently registered under the Securities Act and any other applicable securities laws or an exemption from such registration is available. There is no public market for the interests in such Funds, or Underlying Funds, and one is not expected to develop. An investor in an Advisory Client, or an Underlying Fund, will not be permitted to directly or indirectly assign, sell, pledge, exchange or transfer any of its interests or any of its rights or obligations with respect to its interests without the prior written consent of the general partner (or other similar managing fiduciary) of such applicable investment vehicle, which consent may be given (with or without conditions) or withheld in accordance with the governing documents of such applicable investment vehicle, and any such transfers are also subject to the other terms and conditions of the governing documents of the Advisory Client. Except in extremely limited circumstances, withdrawals from an Advisory Client will not be permitted. Investors therein must be prepared to bear the risks of owning interests in an Advisory Client for an indefinite period of time. In extraordinary and very limited circumstances that are set out in the governing documents of such Advisory Client, generally where the continued involvement of the investor with the Advisory Client creates a material adverse effect in respect of the Advisory Client, the general partner, the investment advisor, any portfolio company, or any of their affiliates or for the investor in certain limited circumstances, an investor may be required to withdraw, or may be permitted to withdraw, in respect of some or all of its interest in such Advisory Client.

Follow-On Investment Risk

An Underlying Fund's direct and indirect investments in real estate or real estate-related securities may require follow-on investments. An Underlying Fund may be required to provide follow-on funding for its investments or have the opportunity to make additional commitments to such investments. There can be no assurance that the Underlying Fund will have sufficient funds to make any such additional investments. Any decision by an Underlying Fund not to make follow-on investments or its inability to make them may have a negative impact on such investment, which could, in turn, have a negative effect on an Advisory Client's returns. Similar issues may arise with respect to an Advisory Client's portfolio investments. To the extent that an Advisory Client does not participate in a follow-on investment (which may be due to a number of factors, including not having sufficient uncommitted capital reserves to make the investment),

then the Advisory Client's interest in the portfolio investment may be diluted or subordinated to the new capital be invested (which may include capital from other Advisory Clients).

Layered Expenses

Because the Adviser's strategy involves investing in Underlying Funds, Advisory Clients typically will bear expenses and pay Management Fees and performance-based compensation at the Underlying Fund level and generally with respect to the Adviser (or its affiliates) as well. As a result, the aggregate amount of fees and expenses borne by an investor in an Advisory Client will be higher than if the investor had invested directly in an Underlying Fund.

Furthermore, the determination of whether the general partner of an Underlying Fund is entitled to Carried Interest distributions is made on a fund-by-fund basis and not in the aggregate. Therefore, Carried Interest in respect of one Underlying Fund is calculated and distributed without regard to the fees or performance (including negative performance) of any other Underlying Fund in which an Advisory Client has an interest. Therefore, it is possible that an Advisory Client, as an investor of Underlying Funds, would be required to bear Carried Interest in respect of one or more Underlying Funds even if the performance of an Advisory Client's investments in Underlying Funds in the aggregate (and therefore the performance of an Advisory Client) is negative.

Minority Investor Risk

An Underlying Fund's or an Advisory Client's minority direct or indirect investments in portfolio investments will subject the Underlying Fund or Advisory Client (as applicable) to actions taken by the holders of a majority-in-interest in such portfolio investments that may not be aligned with the Advisory Client's goals. An Underlying Fund or an Advisory Client may make minority equity investments in portfolio investments where the Underlying Fund or the Advisory Client likely will not be able to control or influence such entities or properties. In such cases, the Underlying Fund or Advisory Client will be reliant on the existing management of such portfolio investments, which may include representatives of other investors with whom the Underlying Fund or Advisory Client is not affiliated and whose interests may at times conflict with the Advisory Client's interests. The Underlying Fund and/or Advisory Client could therefore be adversely affected by actions taken by management or holders of a majority-in-interest in the portfolio investments in which they invest.

Legal, Tax and Regulatory Risks

Legal, tax and regulatory changes (including new interpretations of existing laws and regulations) could occur during the term of an Advisory Client that may adversely affect such Advisory Client. The regulatory environment for private investment funds continues to evolve, and changes in the regulation of private investment funds may adversely affect the value of investments held by an Advisory Client and the ability of such Advisory Client to effectively employ its investment and trading strategies. Increased scrutiny and proposed legislation applicable to private investment funds and their sponsors may also impose significant administrative burdens on the Adviser and

may divert time and attention from portfolio management activities. Further, the outcome of the 2020 U.S. presidential and other elections creates uncertainty with respect to legal, tax and regulatory regimes in which an Advisory Client and its portfolio investments, as well as Metropolitan and its affiliates, will operate. Any significant changes in, among other things, economic policy (including with respect to interest rates), the regulation of the asset management industry, tax law, immigration policy and/or government entitlement programs could have a material adverse impact on such Advisory Client and its investments.

There is a material risk that regulatory agencies in the United States, Europe, or elsewhere may adopt burdensome laws (including tax laws) or regulations, or changes in law or regulation, or in the interpretation or enforcement thereof, which are specifically targeted at the private real estate investment industry (including public or private markets), or other changes that could adversely affect investment firms and the funds they sponsor, including an Advisory Client. For example, the interest payments on the indebtedness used to finance investments by Underlying Funds have historically been deductible expenses for income tax purposes, subject to limitations under applicable tax law and policy. Any change in such tax law or policy to eliminate or substantially limit these income tax deductions, as has been discussed from time to time in various jurisdictions, would reduce the after-tax rates of return on the affected investments, which may have an adverse impact on the financial results of affected Advisory Client investments. In addition, and in particular in light of the changing global regulatory climate, Advisory Clients may be required to register under certain foreign laws and regulations, and need to engage distributors or other agents in certain non-U.S. jurisdictions in order to market to potential investors, which may generally limit an Advisory Client's ability to raise capital and/or increase the costs and expenses borne by the investors in such Advisory Clients.

A broad-based reform of the U.S. Internal Revenue Code of 1986, as amended (the "IRS Code"), was signed into law (the "2017 Tax Act") in December 2017, and legislation known as the "Coronavirus Aid, Relief and Economic Security Act" (the "Cares Act") was enacted in March 2020. Despite proposed and in some cases finalized regulations on certain aspects of these laws, there are significant uncertainties regarding the interpretation and application of the 2017 Tax Act and the CARES Act. While additional guidance is expected, the timing, scope and content of such guidance are not known. Changes to the IRS Code, and any further changes in tax laws or interpretation of such laws, may be adverse to an Advisory Client and its investors. For example, the 2017 Tax Act subjects carried interest and gain on the sales of profits interests in certain partnerships realized in taxable years beginning after December 31, 2017 to higher rates of U.S. federal income tax than under prior law in certain circumstances. These changes could cause Metropolitan's investment professionals to incur a material increase in their tax liability with respect to their entitlement to carried interest. This might make it more difficult for Metropolitan to incentivize, attract and retain these professionals, which may have an adverse effect on Metropolitan's ability to achieve the investment objectives of the Advisory Clients. In addition, this can create a conflict of interest as the tax position of Metropolitan may differ from the tax positions of the Advisory Clients and/or the investors and therefore, these rules may have an additional impact on the investment decisions made on behalf of the Advisory Clients, including with respect to decisions on the timing and structure of investments and dispositions and

whether to pursue other realization events during the holding period of an investment such as non-liquidating distributions. For example, the 2017 Tax Act gives Metropolitan an incentive to cause an Advisory Client to hold an investment for at least three years in order to obtain lower tax rates on carried interest gains even if there are attractive realization opportunities earlier than three years. The 2017 Tax Act also creates the incentive for Metropolitan to waive receipt of such carried interest and recoup such amount from subsequent liquidity events at potentially lower tax rates than the tax rates borne by the Advisory Clients' investors with respect to the earlier distributions.

In light of controversies and highly-publicized incidents involving money managers, a number of states and municipal pension plans have adopted so-called "pay-to-play" laws, regulations or policies which prohibit, restrict or require disclosure of payments to (and/or certain contacts with) state officials by individuals and entities seeking to do business with state entities, including investments by public retirement funds. The SEC also has adopted rules that, among other things, prohibit an investment adviser from providing advisory services for compensation with respect to a government plan investor for two years after the adviser or certain of its executives or employees make a contribution to certain elected officials or candidates. The Adviser is subject to BentallGreenOak's policies and procedures to account for these pay-to-play laws, regulations or policies, and to comply with the New York Attorney General's Public Pension Fund Reform Code of Conduct (the "Pension Fund Reform Code"), which governs BentallGreenOak's interactions with U.S. public pension funds. If the Adviser, the general partner of an Advisory Client or their respective personnel or affiliates fail to comply with the Pension Fund Reform Code or such pay-to-play laws, regulations or policies, such non-compliance could have an adverse effect on an Advisory Client by, for example, providing the basis for the withdrawal of the affected government plan investor.

Risks relating to Anti-Money Laundering and Know Your Customer Requirements

In response to increased regulatory concerns with respect to the sources of funds used in investments and other activities, the general partner and/or administrator of an Underlying Fund may request additional information regarding an investor in a Fund or Managed Account, including documentation verifying, among other things, such investors' identity and source of funds used to acquire the interests of such Advisory Client. The amount and types of such information requested may vary, and complying with such requests may be burdensome, inconvenient, and intrusive. The amount and types of information requested may also vary depending on (among other things) the domicile of the Advisory Client and its substantial investors and ultimate beneficial owners, and the underlying source of wealth of such person. For example, certain GPs and administrators based in Europe may apply enhanced due diligence measures on an Advisory Client established in the Cayman Islands because they consider it to be a high-risk jurisdiction. The GP and/or administrator of an Underlying Fund may decline to accept a subscription or other investment commitment on the basis that such information that is provided is inadequate or if this information is not provided. Requests for documentation and additional information may be made at any time during which an investor holds an interest in an Advisory Client, and if such information is not provided or the GP and/or administrator of the

Underlying Fund believes there is a reasonable risk that an investor in an Advisory Client is involved in money laundering or other illicit activities or is subject to governmental sanctions then the Advisory Client's interest in an Underlying Fund may be frozen and/or terminated. Such GP and/or administrator may be required to provide this information, or report the failure to comply with such requests, to appropriate governmental authorities, in certain circumstances without notifying Metropolitan that the information has been provided. Such risks are also relevant to an investor's interest in any Fund or Managed Account. Metropolitan and its affiliates will take such steps as are determined necessary to comply with applicable law, regulation, orders, directives or special measures. These steps may include prohibiting an investor from making further contributions of capital to an Advisory Client, depositing distributions to which an investor would otherwise be entitled to in an escrow account or causing the exclusion of an investor from the Advisory Client.

International Trade and Foreign Investment Risks

Political leaders in the United States and certain European nations have recently been elected on protectionist platforms, fueling doubts about the future of global free trade. The U.S. government has indicated its intent to alter its approach to international trade policy and in some cases to renegotiate, or potentially terminate, certain existing bilateral or multi-lateral trade agreements and treaties with foreign countries, and has made proposals and taken actions related thereto. In addition, the U.S. government-imposed tariffs on certain foreign goods, including steel and aluminum, and has indicated a willingness to impose additional tariffs on imports of other products. Some foreign governments have instituted retaliatory tariffs on certain U.S. goods and have indicated a willingness to impose additional tariffs on U.S. products. Global trade disruption, significant introductions of trade barriers and bilateral trade frictions, together with any future downturns in the global economy resulting therefrom, could adversely affect the financial performance of an Advisory Client and its investments. In particular, sustained tension between the United States and China over trade policies could significantly introduce trade barriers and undermine the stability of the global and regional economy. China and other countries have retaliated and may further retaliate in response to new trade policies, treaties and tariffs implemented by the United States. This retaliation has resulted in an escalation to a trade war, which is having an adverse effect on manufacturing levels, trade levels and industries, including telecommunication, logistics, retail sales and other businesses and services that rely on telecommunication, trade, commerce and manufacturing. Any further escalation in the trade war between China and the United States, or news and rumors of any escalation, could affect activity levels within Metropolitan's digital ecosystem and have a material and adverse effect on the business, financial condition, results of operations of Advisory Clients and their investments, especially investments in the information and telecommunication industry. This, together with future downturns in the global economy, significant introductions of trade barriers and bilateral trade frictions between the region's major trading partners and the United States and key export markets in Europe could adversely affect the financial performance of Advisory Clients and their

portfolio investments, causing an Advisory Client to lose invested capital in addition to anticipated profits.

The actions of the Committee on Foreign Investment in the United States (“CFIUS”), an inter-agency committee authorized to review transactions that could result in control of a U.S. business by a non-U.S. person and certain “other investments” by a non-U.S. person in a U.S. business, may adversely impact the prospects of an Advisory Client’s portfolio companies in the context of mergers with, or acquisitions by, a non-U.S. person. CFIUS may recommend that the President block such transactions or request a divestiture, or CFIUS may impose conditions on such transactions, including restrictions on the ownership, management, and operation of assets or companies by non-U.S. persons, certain of which may materially and adversely affect an Advisory Client’s ability to execute its investment strategy. In addition, the CFIUS process will continue to evolve. In particular, a set of reform measures known as the Foreign Investment Risk Review Modernization Act (“FIRRMA”) was enacted in 2018, which broadens the jurisdiction of CFIUS with respect to certain investments. Such legislation could impact the ability of non-U.S. investors to participate in an Advisory Client’s investments, which may impair such Advisory Client’s ability to execute its investment strategy. FIRRMA expands the ability of CFIUS to review an Advisory Client’s acquisition or disposition of certain investments including certain non-controlling investments by non-U.S. persons over certain U.S. businesses, including those that do not convey potential control if the U.S. business (i) owns, operates, manufactures, supplies, or services; (ii) produces, designs, tests, manufactures, fabricates, or develops one or more critical technologies; (iii) maintains or collects sensitive personal data of U.S. citizens that may be exploited in a manner that threatens national security; and (iv) acquisitions of real estate and leaseholds near U.S. military or other sensitive government facilities. Following the conclusion of the formal FIRRMA regulatory rule-making process in February 2020, parties are required to notify CFIUS at least 45 days before the closing of transactions that would result in transactions that would result in a foreign ownership of a “substantial interest” in a U.S. business where (i) the U.S. business involves critical infrastructure, critical technology, or sensitive personal data of U.S. citizens, and (ii) a foreign government has a “substantial interest” in a foreign party to the transaction. CFIUS implemented a mandatory filing requirement (the “Mandatory Regime”) authorized by FIRRMA, that expanded CFIUS’s jurisdiction by granting it the authority to review controlling and non-controlling “other investments” made by a foreign government, whether or not controlled by a foreign person, in a company involved in critical technologies for which a U.S. regulatory authorization would be required to transfer that critical technology to a foreign investor or a non-U.S. person in the investor’s ownership chain and which affords the non-U.S. person (i) access to any material non-public technical information in the possession of the U.S. business; (ii) membership or observer rights on or the right to nominate an individual to a position on the board of directors or equivalent governing body of the U.S. business; or (iii) any involvement, other than through voting of shares, in substantive decision-making of the U.S. business regarding the use, development, acquisition or release of critical technology. Transactions subject to the Mandatory Regime are subject to mandatory declaration requirements. Although FIRRMA and the Mandatory Regime include certain exceptions for U.S. national managed investment funds, FIRRMA may increase the number of transactions involving any Advisory Client that would be subject to CFIUS review and investigation and the timing and substantive risks

described above. The outcome of CFIUS's process may be difficult to predict, and there is no guarantee that, if applicable to a portfolio company, the decisions of CFIUS would not adversely impact the Advisory Client's investment in such company. An Advisory Client's governing document may include certain provisions that may require investors that are, or are instrumentalities of, a non-U.S. government to be excluded from participating in an investment that may be deemed sensitive from a national security perspective.

Alternative Investment Fund Managers Directive

The European Union (the "EU") Alternative Investment Fund Managers Directive (the "Directive"), as transposed into national law within the member states of the European Economic Area (the "EEA"), imposes requirements on alternative investment fund managers ("AIFMs") which market alternative investment funds ("AIFs") to professional investors within the EEA. The Adviser may act as a non-EEA AIFM with respect to certain Metropolitan AIFs (*i.e.*, Funds) and may therefore be in scope of certain of the Directive's requirements. The minimum requirements under the Directive for marketing an AIF under applicable national private placement regimes include transparency, disclosure and reporting requirements to both the investors of the Advisory Clients and/or regulators in the EEA. In parallel, certain member states of the EEA apply more stringent measures to marketing by non-EU AIFMs, such as requiring a depositary; while other member states have chosen not to allow non-EEA AIFMs to market AIFs in their territory at all. The Directive could adversely impact Advisory Clients by, among other things: (i) limiting the territories in the EEA in which the Adviser is able to market its funds to investors; (ii) limiting an Advisory Client's investment opportunities and Metropolitan's operating flexibility both internally and with respect to investments made by the Advisory Client; (iii) exposing an Advisory Client and/or its manager to conflicting regulatory requirements in the United States and one or more member states of the EEA; and (iv) constraining an Advisory Client's ability to carry out its investment approach, which may make it more difficult to achieve its investment objectives; and (vi) materially increasing the costs of doing business in the EEA.

Many Underlying Funds and their GPs will be subject to the Directive requirements as an AIF and AIFM, respectively. In addition to the risks directly applicable to the Adviser and its Advisory Clients discussed above, Underlying Funds and their GPs may also be subject to other various compliance obligations in connection with the Directive. These and other Directive obligations can have an adverse effect on Underlying Funds and their GPs by, among other things, increasing their regulatory burden and costs of raising money and doing business in EEA jurisdictions.

United Kingdom Exit from European Union

The United Kingdom left the European Union on January 31, 2020 (commonly referred to as "Brexit"). From January 1, 2021, European Union laws ceased to apply in the United Kingdom. However, many European Union laws have been transposed into English law and these transposed laws will continue to apply until such time that they are repealed, replaced, or amended. Depending on the terms of any future agreement between the European Union and

the United Kingdom on financial services, substantial amendments to English law may occur, and it is impossible to predict the consequences on the Advisory Clients and their investments. Such changes could be materially detrimental to investors.

Although one cannot predict the full effect of Brexit, it could have a significant adverse impact on the United Kingdom, European, and global macroeconomic conditions and could lead to prolonged political, legal, regulatory, tax, and economic uncertainty. This uncertainty is likely to continue to impact the global economic climate and may impact opportunities, pricing, availability, and cost of bank financing, regulation, values, or exit opportunities of companies or assets based, doing business, or having service or other significant relationships in, the United Kingdom or the European Union, including companies or assets held or considered for prospective investment by an Advisory Client.

Brexit may result in significant market dislocation, heightened counterparty risk, an adverse effect on the management of market risk, and, in particular, asset and liability management due in part to redenomination of financial assets and liabilities, an adverse effect on the ability of Metropolitan and its affiliates to manage, operate and invest in an Advisory Client and increased legal, regulatory or compliance burden for the general partner, an Advisory Client, and/or its affiliates, each of which may have a negative impact on the operations, financial condition, returns, or prospects of an Advisory Client.

Areas where the uncertainty created by the United Kingdom's withdrawal from the European Union is relevant include, but are not limited to, trade within Europe, foreign direct investment in Europe, the scope and functioning of European regulatory frameworks (including with respect to the regulation of alternative investment fund managers and the distribution and marketing of alternative investment funds), industrial policy pursued within European countries, immigration policy pursued within European Union countries, the regulation of the provision of financial services within and to persons in Europe, and trade policy within European countries and internationally. The volatility and uncertainty caused by the withdrawal may adversely affect the value of an Advisory Client's investments and the ability to achieve its investment objectives.

Risks Relating to Non-U.S. and Non-EU Investments

With any investment outside the United States or the EU, there exists the risk of adverse political developments, including nationalization, confiscation without fair compensation or war. For an Advisory Client that invests in a non-U.S. or non-EU country, investments involve certain factors not typically associated with investing in the instruments of an issuer domiciled in the United States or the EU, including risks relating to (i) differences between the securities and credit markets, including potential price volatility in and relative illiquidity of some non-U.S. and non-EU securities markets; (ii) certain economic and political risks, including potential exchange-control regulations and restrictions on non-U.S. and non-EU investments and repatriation of capital, the risks associated with political, economic or social instability and the possibility of expropriation or confiscatory taxation; (iii) the possible imposition of non-U.S. and/or non-EU

taxes on income and gains recognized with respect to such securities or instruments; (iv) the absence of uniform accounting, auditing and financial reporting standards, practices and disclosure requirements, and differences in government supervision and regulation; and (v) less developed laws regarding corporate governance, fiduciary duties, insolvency, and the protection of investors.

Accounting, auditing, financial and other reporting standards, practices and disclosure requirements in certain of the countries in which an Advisory Client may invest are not equivalent to those in the United States and certain Western European countries and may differ in fundamental ways. Accordingly, information available to an Advisory Client, including both general economic and commercial information and information concerning specific enterprises or assets, may be less reliable and less detailed than information available in more economically sophisticated countries and less information may be available to investors. As a result, an Advisory Client's due diligence activities may provide less information than due diligence reviews conducted in more developed countries. The lower standards of due diligence in certain countries will increase the risk related to the investments in these countries. While an Advisory Client will endeavor to conduct appropriate due diligence in connection with each of its investments, no guarantee can be given that they will obtain the information or assurances that an investor in a more sophisticated economy would obtain before proceeding with an investment.

Metropolitan's investments in emerging markets may be subject to a greater risk of loss than investments in more developed and traditional markets (such as the United States and the EU). Emerging markets are more likely to experience inflation, currency and liquidity risks, geopolitical turmoil, policy changes and rapid changes in economic conditions than more developed and traditional markets. Emerging markets often have less uniformity in accounting and reporting requirements, unreliable securities valuation and greater risk associated with custody of securities. Predictions about general economic and market conditions are uncertain and the impact of such factors will be larger or smaller depending on the types of investments and the markets in which they trade.

Foreign Account Tax Compliance Act and OECD Common Reporting Standard

The Foreign Account Tax Compliance Act ("FATCA") requires all entities in a broadly defined class of foreign financial institutions ("FFIs") to comply with a complicated and expansive reporting regime or be subject to a 30% U.S. withholding tax on certain U.S.-sourced payments (and a 30% U.S. withholding tax on gross proceeds from the sale of certain U.S. stocks and securities, with respect to which withholding has been indefinitely deferred pursuant to recent guidance) and requires non-U.S. entities which are not FFIs to either certify they have no substantial U.S. beneficial ownership or to report certain information with respect to their substantial U.S. beneficial ownership or be subject to a 30% U.S. withholding tax on certain U.S.-sourced payments (and a 30% U.S. withholding tax on gross proceeds from the sale of certain U.S. stocks and securities, with respect to which withholding has been indefinitely deferred pursuant to

recent guidance). FATCA also contains complex provisions requiring participating FFIs to withhold on certain “foreign passthru payments” made to nonparticipating FFIs and to holders that fail to provide the required information. The definition of a “foreign passthru payment” is still reserved under current regulations, however the term generally refers to payments that are from non-U.S. sources but that are “attributable to” certain U.S. payments and gross proceeds described above. Withholding on “foreign passthru payments” will not be applicable any earlier than two years after final regulations are issued defining the term “foreign passthru payment.” In general, non-U.S. investment funds are expected to be considered FFIs. In general, these requirements apply to non-U.S. investment funds, such as any non-U.S. Metropolitan-sponsored investment vehicle advised by the Adviser. Among other things, FATCA compliance requires FFIs to obtain and review appropriate due diligence information with respect to certain existing and prospective investors. The reporting obligations imposed under FATCA require FFIs to enter into agreements with the U.S. Internal Revenue Service (the “IRS”) to obtain and disclose information about certain investors to the IRS or, if subject to an intergovernmental agreement, register with the IRS. Failure to comply with the preceding requirements, could expose the Adviser and its investors to a 30% U.S. withholding tax, which may discourage certain investors from investing in U.S. investment funds. Prospective investors in any Metropolitan-sponsored investment vehicle should consult their own tax advisors regarding all aspects of FATCA as it affects their particular circumstances.

In addition, the Organisation for Economic Cooperation and Development (“OECD”) has developed Common Reporting Standard (“CRS”) rules for the automatic exchange of FATCA-like financial account information among OECD member states. Like FATCA, CRS imposes certain due diligence, documentation and reporting requirements on various Metropolitan entities. While CRS does not contain a potential withholding requirement, non-compliance could subject Metropolitan to certain reputational harm. Moreover, reporting under CRS commenced in 2017 in countries that have signed on as “early adopters.” Compliance with such regimes could result in increased administrative and compliance costs and could subject certain Metropolitan-sponsored investment entities to increased non-U.S. withholding taxes.

Cayman Islands Placed on FATF Watch List

On February 25, 2021, the Financial Action Task Force (“FATF”), a global money laundering and terrorist financing watchdog whose membership includes the United States, the Netherlands, and several other countries (including most European countries and the UK) and which sets international standards that aim to prevent these illegal activities, added the Cayman Islands to the ‘grey list’ of jurisdictions that are subject to increased monitoring due to strategic deficiencies in its anti-money laundering system. It is unclear as to whether the Cayman Islands being placed on such list will have a significant, or any, effect on an Advisory Client, an Underlying Fund, or their respective investments. There can be no assurance that the Cayman Islands will be delisted, or that being placed on such list (and any subsequent legislative actions related thereto) will not have a materially adverse effect on an Advisory Client, an Underlying Fund, or their respective investments or investors, particularly those Advisory Clients and Underlying Funds that are domiciled in the Cayman Islands (e.g., as Cayman Island limited partnerships).

Risks Relating to Taxation in Other Jurisdictions

If an Advisory Client makes investments in a jurisdiction outside the United States, such Advisory Client or its investors (as applicable) may be subject to income or other tax in that jurisdiction and may be subject to additional reporting requirements. Withholding tax or branch tax may be imposed on earnings from investments in such jurisdictions. In addition, local tax incurred in non-U.S. jurisdictions by an Advisory Client or vehicles through which it invests may not be creditable to or deductible by investors in their respective jurisdictions. Income or gains of an Advisory Client may be subject to withholding, income, net wealth or other tax in the jurisdictions where its investments are located. Moreover, various rules and measures have been proposed and/or implemented in jurisdictions outside of the United States to address global tax issues, including perceived treaty abuse, the deductibility of interest expense, local nexus requirements, transfer pricing and hybrid mismatch arrangements. Such rules could impact the structures used by an Advisory Client and may have an adverse effect on such Advisory Client's investors and/or investments.

Partnership Audit Legislation

Under legislation enacted in 2015, U.S. federal income tax audits of partnerships will be conducted at the partnership level, and, unless a partnership qualifies for and affirmatively elects an alternative procedure, any adjustments to the amount of tax due (including interest and penalties) will be payable by the partnership. There can be no assurance that a Metropolitan-sponsored investment vehicle will be eligible to, or will, make an election under the alternative procedure, and if such vehicle does not or is not able to make such an election, then (i) its then-current investors, in the aggregate, could indirectly bear income tax liabilities in excess of the aggregate amount of taxes that would have been due had such vehicle elected the alternative procedure, and (ii) a given investor may indirectly bear taxes attributable to income allocable to other investors or former investors, including taxes (as well as interest and penalties) with respect to periods prior to such investor's ownership of interests. Amounts available for distribution to investors may be reduced as a result of a Metropolitan-sponsored investment vehicle's obligations to pay any taxes associated with an adjustment.

Geographic Concentration Risks

Certain Advisory Clients require that the Adviser focus their investments in a particular geographic region and therefore will be particularly vulnerable to events affecting investments in such region. The economy of a particular country in which a geographically-focused fund may invest is influenced by economic and market considerations in other countries in the relevant region, and sometimes by events in unrelated regions. Investors' reactions to events in one country can have adverse effects on the securities of companies and the value of property and related assets in other countries in which a geographically-focused fund may invest. The performance of a geographically focused Advisory Client may be worse than the performance of other Advisory Clients that invest more broadly geographically.

Valuation Risks

There is no established market for the interests in the Underlying Funds held by Advisory Clients. Additionally, the Co-Investments held by Advisory Clients are typically also privately held securities for which no established market exists. Generally, the Adviser relies on the valuation provided by each Underlying Fund's GP with respect to an Advisory Client's interest in the related Underlying Fund or co-investment but in certain cases (*e.g.*, where a GP of an Underlying Fund does not report valuations consistent with International Financial Reporting Standards or U.S. Generally Accepted Accounting Principles), the Adviser may conduct additional analysis to determine the valuation of an Advisory Client's interest. As a result, the Adviser's valuation may differ from the valuation reported by such GP. Furthermore, third-party pricing information may at times not be available regarding certain Advisory Clients' interests. Further, the net asset value of an Underlying Fund or specific asset as of a particular date may be materially greater than or less than its net asset value that would be determined if such Underlying Fund or asset were to be actually liquidated as of such date.

Because there is significant uncertainty as to the valuation of illiquid investments, the values of such investments may not necessarily reflect the values that could actually be realized by an Advisory Client. Under certain conditions, an Advisory Client may be forced to sell investments at lower prices than it had expected to realize or defer, potentially for a considerable period of time, sales that it had planned to make. In addition, under limited circumstances, the general partner of such Advisory Client may not have access to all material information relevant to a valuation analysis with respect to an investment. As a result, the valuation of such Advisory Client's investments, and as a result the valuation of the interests themselves, may be based on imperfect information and is subject to inherent uncertainties.

Risks Relating to Disposition of Investments

In connection with the disposition of an investment in real estate assets, an Advisory Client or an Underlying Fund may be required to make representations and warranties about the condition of such investment typical of those made in connection with the sale of real estate assets generally. The Advisory Client or Underlying Fund may also be required to indemnify the purchasers of such real estate assets to the extent that any such representations or warranties turn out to be inaccurate or misleading. Exit strategies that initially appear to be viable may be precluded over time due to economic, legal, political or other factors. As a result, the sale of an Advisory Client's or Underlying Fund's investments may be at substantial discounts and/or otherwise disadvantageous terms.

Vintage Year Concentration Risks

Due to their long-term nature, private real estate funds are exposed to market cycles that can result in final returns that vary substantially over vintage years. Additionally, fundraising by Underlying Fund sponsors and volume of investment activity frequently follow counter-cyclical patterns, which can impede proper diversification over time. There can be no assurance that the Adviser can adequately diversify a private real estate portfolio over vintage years and, as a result, an Advisory Client's investment portfolio may become overly concentrated in one or more

vintage years, which may adversely affect performance. Further, diversification does not eliminate the risk of loss.

Risks Related to Hedging

While the Adviser does not typically engage in any hedging transactions on behalf of its Advisory Clients, it may elect to do so from time to time. Additionally, an Underlying Fund may engage in hedging transactions. There can be no assurance that a particular hedge will be appropriate or effective. Further, while both an Advisory Client and/or an Underlying Fund may enter into hedging transactions to seek to reduce risk, such transactions may result in poorer overall performance and increased (rather than reduced) risk for the Advisory Client's investment portfolios than if the Advisory Client or such Underlying Fund did not engage in any such hedging transactions. These arrangements may also require the posting of cash collateral at a time when the Advisory Client has insufficient cash or illiquid assets such that the posting of the cash is either impossible or requires the sale of assets at prices that do not reflect their underlying value. Moreover, these hedging arrangements may generate significant transaction costs, including potential tax costs, which may reduce the returns generated by the Advisory Client. An Advisory Client may not hedge against a particular risk because Metropolitan does not regard the probability of the risk occurring to be sufficiently high as to justify the cost of the hedge, or because it does not foresee the occurrence of the risk. The successful utilization of hedging and risk management transactions requires skills that are different than the skills used in selecting and monitoring investments. There can be no assurance that any risk management procedure will be effective in reducing risks associated with the use of hedging techniques or that the use of such techniques by an Advisory Client will not result in poorer overall performance for an Advisory Client than if it had not utilized such techniques.

Interest Rate Risks

In order to seek to reduce the interest rate risk inherent in an Underlying Fund's investment portfolio and capital structure, an Underlying Fund may enter into interest rate transactions, including but not limited to, interest rate swaps and caps. Depending on the state of interest rates in general, an Underlying Fund's use of interest rate transactions could enhance or harm the overall performance of the Underlying Fund, which in turn may impact the overall performance of an Advisory Client.

The London Inter-Bank Offered Rate ("LIBOR") and certain other interest rate "benchmarks" are the subject of recent national, international, and other regulatory guidance and proposals for reform. These reforms may cause such benchmarks to perform differently than in the past or have other consequences which cannot be predicted. There is no guarantee that a transition from LIBOR to an alternative will not result in financial market disruptions, significant increases in benchmark rates, or borrowing costs to borrowers, any of which could negatively impact Advisory Clients.

Access to Information Risks

Due in part to the fact that potential investors in an Advisory Client may ask different questions and request different information, the Adviser or its affiliates may provide certain information to one or more prospective investors that it does not provide to all of the prospective investors or investors in the Advisory Client. Investors' rights to information regarding certain Advisory Clients will be specified, and strictly limited, in such Advisory Client's governing or offering documents (which may be supplemented for a particular investor in a side letter agreement). Additionally, as an investor in Underlying Funds and Co-Investments, Metropolitan may be provided information by an Underlying Fund manager that is different than information provided to other investors, and the Adviser's right to information in respect of an Underlying Fund or Co-Investment will typically be specified and strictly limited in the applicable agreements (including side letters) of such investment.

Holding Period Risk

Funds and Managed Accounts may make investments which cannot be advantageously disposed of prior to the date such Fund will be dissolved, either by expiration of its term or otherwise. Funds (as well as Managed Accounts structured as "funds-of-one") may have to sell, distribute or otherwise dispose of investments at a disadvantageous time as a result of the commencement of the winding up of the Fund. Upon the commencement of a winding up, the Fund will need to liquidate its assets by reducing such assets to cash and cash equivalents. In discharging the obligations that arise as a result of the commencement of the winding up, the Fund's general partner or liquidator will be required to exercise its judgment to balance its obligation to ensure the expeditious liquidation of the Fund assets against the interest of the Fund's investors to obtain fair value for such assets taking into account any contractual, tax, market, legal or other considerations (including legal restrictions on the ability of an investor to hold any assets to be distributed in kind). Such winding-up and final distribution may occur several years after the investment vehicle enters into dissolution. Consequently, there can be no assurances with respect to the time frame in which the winding up and the final distribution of proceeds to investors will occur.

Risk of Limited Number of Investments

An Advisory Client typically will participate in a limited number of investments and, as a consequence, the aggregate return of such Advisory Client can be substantially adversely affected by the unfavorable performance of even a single investment. In addition, other than as set forth in the applicable Advisory Client's governing documents, investors have no assurance as to the degree of diversification of an Advisory Client's investments, either by geographic region, property type or transaction type. To the extent an Advisory Client concentrates investments in a particular issuer, property type, security or geographic region, its investments will become more susceptible to fluctuations in value resulting from adverse economic and business conditions with respect thereto. Moreover, there are no assurances that all of an Advisory Client's investments will perform well or even return capital. Therefore, if certain investments perform unfavorably, for an Advisory Client to achieve above-average returns, one or a few of its investments must perform exceptionally well. There are no assurances that this

will be the case. Further, an Underlying Fund may also make a limited number of investments and/or concentrate its investment portfolio in a particular property type or region. As a result, the aggregate returns realized may be significantly adversely affected if a small number of investments perform poorly or if the Advisory Client needs to write down the value of one or more investments. Additionally, a downturn in any particular property type in which the Advisory Client is invested could also significantly impact the aggregate returns realized.

Limited Operating History Risks

Although the Adviser has extensive experience managing investments in the real estate market, many of the Funds as well as the Underlying Funds in which Advisory Clients expect to invest will be newly- or recently-formed entities with no significant operating history upon which to evaluate their likely performance or the likely effectiveness of their investment strategy. There can be no assurance that any such Fund or Underlying Fund will be able to implement its investment strategy and investment approach or achieve its investment objective or that an investor will receive a return of its capital. Moreover, an investment in a Fund or an Underlying Fund is therefore subject to all of the risks and uncertainties associated with any new business, including the risk that a Fund or an Underlying Fund (as applicable) will not achieve its investment objectives and that the value of an investment could decline substantially. Accordingly, investors should draw no conclusions from the prior experience of Metropolitan, its investment professionals or the performance of any other Advisory Client or Metropolitan investments and should not expect to achieve similar results.

Indemnification Risks

Each Advisory Client and Underlying Fund generally will be required to indemnify its general partner (or similar managing fiduciary), its investment adviser, certain service providers and their respective affiliates and each of their respective members, officers, directors, employees, consultants, agents, advisors, senior advisors, stockholders, shareholders, partners and other persons who serve at the request of its general partner on behalf of such investment vehicle for liabilities incurred in connection with the affairs of such Fund or Underlying Fund, as applicable. The Adviser, as well as sponsors of Underlying Funds, typically engage placement agents and other similar finders and consultants in connection with the offering of interests in an Advisory Client or Underlying Fund (as applicable) and, to the extent permitted by such Advisory Client's or Underlying Fund's governing agreements, causes such Advisory Client or Underlying Funds to indemnify such agents, finder or consultants. Where applicable, members of a limited partner advisory committee of a Fund or Underlying Fund will also be entitled to the benefit of certain indemnification and exculpation provisions as set forth in the Fund's or Underlying Fund's governing documents. Such indemnification obligations may be material and have an adverse effect on the returns to the investors in an Advisory Client. In certain circumstances, the indemnification obligation of an Advisory Client may be payable from its assets, including the unpaid capital commitments of the investors therein. If the assets of such Advisory Client are insufficient, the applicable general partner may recall distributions previously made to the applicable investors (subject to certain limitations set forth in the governing agreement of such

Advisory Client). Furthermore, as a result of the provisions contained in the governing agreement of an Advisory Client or Underlying Fund, an Advisory Client or investors in such Fund or Underlying Fund may in certain cases have a more limited right of action against the general partner than it would in the absence of such limitations.

An Advisory Client may be required, at its expense, to purchase insurance for such Advisory Client, its general partner, Metropolitan and their respective employees, agents and representatives. In addition, because an Advisory Client may advance the costs and expenses of an indemnitee pending outcome of the particular matter (including determination as to whether or not the person was entitled to indemnification or engaged in conduct that negated such person's entitlement to indemnification), there may be periods where an Advisory Client is advancing expenses to an individual or entity with whom such Advisory Client is not aligned or is otherwise an adverse party in a dispute. Moreover, in its capacity as general partner of an Advisory Client, such general partner will, notwithstanding any actual or perceived conflict of interest, be the beneficiary of any decision by it to provide indemnification (including advancement of expenses). This may be the case even with respect to settlement of actions where any indemnitee was alleged to have engaged in conduct that disqualifies any such person from indemnification or exculpation so long as such general partner (and/or its legal counsel) has determined that such person is entitled to indemnification.

Risks Related to Presentation of Performance

Generally, net performance of a Fund is calculated on an aggregate basis after taking into account all fees and expenses actually borne by investors in the Fund as a group, but does not take into account any taxes borne or deemed to be borne by investors (such as, for example, taxes resulting from the investors' domicile or taxes paid or payable by vehicles designed to address certain investors' tax, regulatory or other similar issues). With respect to any particular Fund, differences in timing of an investor's commitment to the Fund and the economic and other terms applicable to certain investors therein may increase or decrease the net performance information realized by such investors and, accordingly, the actual net performance information of a particular investor may differ from the net performance information disclosed to such investors.

Certain Advisory Clients utilize subscription lines of credit to fund investments prior to the receipt of capital contributions from investors. Because the capital contributions from investors are delayed when using a subscription line of credit, the investment period of such investor capital is shortened, which may increase the net internal rate of return of an Advisory Client. However, because interest expense and other costs of borrowings under subscription lines of credit are typically an expense of the Advisory Client, the Advisory Client's net multiple of invested capital will be reduced.

Public Health Emergency Risks

Any public health emergency, including any outbreak of COVID-19, SARS, H1N1/09 flu, avian flu, other coronavirus, Ebola or other existing or new epidemic diseases, or the threat thereof, could

have a significant adverse impact on Metropolitan, Advisory Clients and portfolio investments could adversely affect Advisory Clients' and portfolio investments' ability to fulfill their investment objectives.

Furthermore, in connection with the impacts of the current COVID-19 pandemic and any future such public health crisis, Advisory Clients are expected to incur heightened legal expenses which could similarly have an adverse impact to their returns. For example, Advisory Clients or their investments may be subject to heightened litigation and its resulting costs, which costs may be significant and are expected to be borne by the Advisory Clients and/or their investments. There is also a heightened risk of cyber and other security vulnerabilities during the current public health emergency and any future one, which could result in adverse effects to the Advisory Clients or their investments in the form of economic harm, data loss or other negative outcomes.

The extent of the impact of any public health emergency on Advisory Clients' and portfolio investments' operational and financial performance will depend on many factors, including the duration and scope of such public health emergency, the extent of any related travel advisories and restrictions implemented, the impact of such public health emergency on overall supply and demand (consumer and industrial), goods and services, investor liquidity, consumer confidence and levels of economic activity and the extent of its disruption to important global, regional and local supply chains and economic markets, disruptions to shipping and other transportation, all of which are highly uncertain and cannot be predicted. The effects of a public health emergency may materially and adversely impact the value and performance of the portfolio investments, financial distress (particularly for any highly leveraged portfolio investments or portfolio with low cash reserves), Advisory Clients' ability to source, manage and divest investments and Advisory Clients' ability to achieve its investment objectives, all of which could result in significant losses to an Advisory Client. In addition, the operations of Advisory Clients, the portfolio investments and Metropolitan be significantly impacted, or even temporarily or permanently halted, as a result of government quarantine measures, voluntary and precautionary restrictions on travel or meetings and other factors related to a public health emergency, including operational disruptions and its potential adverse impact on the health of any such entity's personnel and reduced efficiency due to illness of a portion of the workforce or the need to work remotely. Metropolitan's key vendors and service providers, such as providers of outsourced accounting services, consultants and external counsel, are also subject to these risks. These risks apply equally to Underlying Funds and their respective portfolio investments.

Coronavirus Outbreak Risks

The global outbreak of the COVID-19, together with resulting voluntary and U.S. federal and state and non-U.S. governmental actions, including, without limitation, mandatory business closures, public gathering limitations, restrictions on travel and quarantines, has meaningfully disrupted the global economy and markets. COVID-19 has and is expected to continue to have ongoing material adverse effects across many, if not all, aspects of the regional, national and global economy. In particular, the COVID-19 outbreak has already, and will continue to, adversely affect Advisory Clients' investments and the industries in which they operate. Furthermore,

Metropolitan's ability to operate effectively, including the ability of its personnel or its service providers and other contractors to function, communicate and travel to the extent necessary to carry out Advisory Clients' investment strategies and objectives and Metropolitan's business and to satisfy its obligations to Advisory Clients, their investors, and pursuant to applicable law, has been, and will continue to be, impaired. The spread of COVID-19 among Metropolitan's personnel and its service providers would also significantly affect Metropolitan's ability to properly oversee the affairs of Advisory Clients (particularly to the extent such impacted personnel include key investment professionals or other members of senior management), which could result in a temporary or permanent suspension of an Advisory Client's investment activities or operations. The full effects, duration and costs of the COVID-19 pandemic are impossible to predict, and the circumstances surrounding the COVID-19 pandemic will continue to evolve.

In addition, in response to the spread of COVID-19, many businesses, including Metropolitan and GPs, have encouraged or mandated that their personnel work from home in an effort to help slow the spread of the coronavirus pandemic. To the extent personnel, as a result of working remotely, rely more heavily on external sources for information and technology systems for their business-related communications and information sharing, that business will likely be more vulnerable to cybersecurity incidents and cyberattacks and could have more difficulty resuming normal operations in the event it is the target of such incident or attack. See "Cybersecurity Breaches, Identity Theft, Privacy Breaches, and Other Threats" below for an additional discussion about cybersecurity risks.

The U.S. Food and Drug Administration recently approved COVID-19 vaccines for emergency use. Due to limited supply, these vaccines are not expected to be available to the general public until summer 2021. As newly developed vaccines, not all of the side effects are currently known. A substantial proportion of the population may choose to "wait and see" before getting vaccinated, which could prolong the effects of COVID-19. In addition, none of the COVID-19 vaccines are 100 percent effective, which means a portion of the population that receives such vaccinations may not be protected against the disease. It is expected that other jurisdictions will encounter similar issues with respect to COVID-19 vaccines. There can be no assurance on the continuing effects of COVID-19 on the economy generally or its effect on the Advisory Clients and their ability to achieve their respective investment objectives.

Cybersecurity Breaches, Identity Theft, Privacy Breaches and Other Threats

Cybersecurity incidents and cyber-attacks have been occurring globally at a more frequent and severe level and will likely continue to increase in frequency in the future. There has been an increase in the frequency and sophistication of the cyber and security threats that Metropolitan faces, with attacks ranging from those common to businesses generally to those that are more advanced and persistent, which may target Metropolitan because it processes, stores and transmits large amounts of electronic information, including information relating to the transactions of the Advisory Clients and personally identifiable information of investors (and their ultimate beneficial owners, control persons and authorized representatives), employees, GPs, and property managers. Similarly, service providers of the Adviser or an Advisory Client,

especially an administrator, may process, store and transmit such information. As a result, Metropolitan may face a heightened risk of a security breach, online extortion attempt, or disruption with respect to this information resulting from an attack by computer hackers, foreign governments, cyber extortionists or cyber terrorists. If successful, these types of attacks on the Metropolitan network or other systems could have a material adverse effect on its business and results of operations, due to, among other things, the loss of investor or proprietary data, interruptions or delays in our business and damage to Metropolitan's reputation. Suppliers, contractors, investors, and other third parties with whom Metropolitan does business also experience cyber threats and attacks that are similar in frequency and sophistication. In many cases, Metropolitan has to rely on the controls and safeguards put in place by their suppliers, contractors, investors and other third parties to defend against, respond to, and report these attacks.

The information and technology systems of the Adviser, its and its Advisory Clients' service providers and other market participants may be vulnerable to damage or interruption from computer viruses, network failures, computer and telecommunication failures, security threats (including ongoing cyber security threats to and attacks on our information technology infrastructure), infiltration by unauthorized persons and security breaches, usage errors by their respective professionals, power outages and catastrophic events such as fires, tornadoes, floods, hurricanes, typhoons, earthquakes, wars, terrorist attacks and other similar events. Measures designed to manage risks relating to these types of events cannot provide absolute security. The techniques used to obtain unauthorized access to data, disable or degrade service or sabotage systems change frequently and may be difficult to detect for long periods of time. If these systems are compromised, become inoperable for extended periods of time or cease to function properly, an Advisory Client and/or a portfolio investment may have to make a significant investment to fix or replace them. These systems are subject to a number of different threats or risks that could adversely affect an Advisory Client and its investors, despite the efforts of the Adviser and service providers to adopt technologies, processes and practices intended to mitigate these risks and protect the security of their computer systems, software, networks and other technology assets, as well as the confidentiality, integrity and availability of information belonging to an Advisory Client and its investors. The failure of these systems and/or of disaster recovery plans for any reason could cause significant interruptions in the Adviser's and its Advisory Clients' operations and result in a failure to maintain the security, confidentiality or privacy of sensitive data, including personal information relating to investors in an Advisory Client (including their ultimate beneficial owners, control persons and authorized representatives), employees, GPs and property managers.

A cybersecurity incident or data privacy breach could have numerous material adverse effects, including on the operations, liquidity and financial condition of an Advisory Client. Cyber threats and/or incidents could cause financial costs from the theft of Advisory Client assets (including proprietary information and intellectual property) as well as numerous unforeseen costs including, but not limited to: regulatory intervention or fines (including under GDPR as discussed below), litigation costs, preventative and protective costs, remediation costs, costs of responding to regulatory inquiries settlement costs, compliance costs, and costs associated with reputational

damage, any one of which could be materially adverse to an Advisory Client. In addition, Metropolitan may incur substantial costs related to forensic analysis of the origin and scope of a cybersecurity breach, increased and upgraded cybersecurity, identity theft, unauthorized use of proprietary information, adverse investor reaction or litigation. Such an incident could harm Metropolitan's or an Advisory Client's reputation, or that of an Underlying Fund or portfolio investment, subject any such entity and their respective affiliates to legal claims and otherwise affect their business and performance. The costs related to cyber or other security threats or disruptions or data privacy breaches may not be fully insured or indemnified by other means.

Similar types of operational and technology risks are also present for GPs and their Underlying Funds and portfolio companies, as well as service providers to Metropolitan, Advisory Clients, GPs, and Underlying Funds and portfolio companies, which could have material adverse consequences for such entities, and may cause them to lose value. If such party fails to adopt or adhere to adequate data security policies, or in the event of a breach of its networks, information relating to the transactions of any Advisory Client and personally identifiable information of the investors (and beneficial owners thereof) may be lost or improperly accessed, used or disclosed.

Privacy and Data Protection Regulatory Risks

In 2018, the EU General Data Protection Regulation ("GDPR") replaced the then-existing data protection directive and, as a regulation, has direct effect in all EU member states. Although a number of the existing principles for the protection of personal data will remain, GDPR was designed to harmonize data privacy laws across Europe and change the way organizations approach data privacy. It applies to (i) all organizations that process personal data of EU 'data subjects' in the context of the activities of an establishment in the EU (regardless of whether the processing takes place in the EU) and (ii) organizations outside the EU that offer goods or services to data subjects in the EU, or that monitor the behavior of EU data subjects. Following its departure from the EU, the United Kingdom has retained and transposed the GDPR into its domestic law (the "UK GDPR"). The UK GDPR applies to (i) organizations that process the personal data of data subjects (natural persons) located in the United Kingdom in the context of the activities of an establishment in the UK and (ii) organizations outside the United Kingdom that offer goods or services to data subjects in the UK, or that monitor the behavior of data subjects in the United Kingdom. Personal data is information that can be used to identify a natural person, including a name, a photo, an email address, or a computer IP address. For those subject to it, compliance with GDPR requires organizations to analyze and evaluate how they handle data in the ordinary course of their business. The costs of compliance with GDPR and the UK GDPR and the potential for fines and penalties in the event of a breach may have an adverse impact on an Advisory Client, particularly because penalties for non-compliance are material. The more serious breaches of these data protection laws could incur a fine of up to the greater of €20 million or 4% of aggregate global turnover for the preceding year.

In addition to data protection laws in Europe, the United States is going through a period of active consideration of additional data privacy and cybersecurity laws. These include the California Consumer Privacy Act ("CCPA"), the Stop Hacks and Improve Electronic Data Security (SHIELD)

Act, a range of proposed additional laws in California, New York, Texas, Virginia, Washington, and other states, and a range of proposed additional laws at the federal level. The cumulative effects of CCPA and other recently adopted laws include (i) an increased ability of individuals, relative to companies, to control the use of their personal data, (ii) increased obligations of companies to maintain the security of data, and (iii) increased exposure to fines or damages for companies that do not accord individuals their specified privacy rights, that experience data breaches or that do not maintain cybersecurity at certain levels of quality.

New data protection laws, like GDPR and CCPA, often require more stringent operational requirements and onerous accountability obligations for controllers and processors of personal data, including, for example, in the case of GDPR, requiring formal records of processing, expanded disclosures *inter alia* about how, why and by whom personal data is to be used, limitations on retention of personal data, implementation of appropriate technical and organizational security measures to protect personal data, mandatory data breach notification requirements, and higher standards for data controllers to demonstrate that they have obtained valid consent or have another relevant legal basis in place to justify their data processing activities. These laws also include data subject rights, such as the rights to access personal data about them and the right to have such data deleted. These rights are not absolute; however, they will require that the Firm has in place the necessary mechanisms to allow individuals to exercise them. There can be no assurance that any data protection systems will be effective in mitigating the business impact of individuals' increased privacy rights or in avoiding fines or damages.

While Metropolitan and its Advisory Clients intend to comply with their privacy and data protection obligations under GDPR, CCPA and other applicable privacy and data protection laws, they may not be able to accurately anticipate the ways in which regulators and the courts will apply or interpret the law. The failure by Metropolitan or an Advisory Client to comply with applicable privacy and data protection laws could result in negative publicity and may subject them to significant costs associated with litigation, settlements, regulatory action, judgments, liabilities, or (actual or contingent) fines and penalties. An assessment by a competent regulatory authority of failure to comply with the requirements of the applicable privacy law could result in serious financial and reputational damage to Metropolitan or an Advisory Client.

These new laws also could cause Metropolitan, its Advisory Clients' and their investments' costs to increase and result in further administrative costs as part of their compliance efforts, which is likely to reduce capital that can be deployed for making investments. If the current trend in the development of such laws continues in other relevant jurisdictions, such costs may be exacerbated further as new or different compliance obligations arise. Similarly, if privacy or data protection laws are implemented, interpreted or applied in a manner inconsistent with Metropolitan's or its Advisory Clients' expectations, that may result in business practices changing in a manner that adversely impacts Metropolitan or its Advisory Clients. Moreover, if Metropolitan or its Advisory Clients suffer a security breach impacting personal data, there may

be obligations to notify government authorities or data subjects, which may divert Metropolitan's or its Advisory Clients' time and effort and entail substantial expense.

The provisions of GDPR, CCPA and other existing or new privacy and data protection laws may also apply to GPs, Underlying Funds and portfolio investments. On the basis that global data protection laws are constantly evolving GPs, Underlying Funds and portfolio investments may be continually subject to new laws, regulations or standards or new interpretations of existing laws, regulations, or standards. These laws could affect the value of the portfolio investments if they incur additional costs and restrict business operations. Further, failure by GPs, Underlying Funds and portfolio investments to comply with applicable requirements may result in governmental enforcement actions, litigation, (actual or contingent) fines and penalties or adverse publicity, which could have an adverse effect on their and the Advisory Clients' reputation and adversely affect the business and the value of the Advisory Clients' investments.

Risks of Third-Party Service Providers

Certain of Metropolitan's or an Advisory Client's operations interface with and/or depend on third parties selected by Metropolitan, and Metropolitan may not be in a position to verify the risks or reliability of such third parties. An Advisory Client may suffer adverse consequences from actions, errors or failure to act by such third parties, and will have obligations, including indemnity obligations, and limited recourse against them. The costs, fees and expenses associated with the provision of such services by third-party service providers will generally be borne by an Advisory Client instead of its general partner or Metropolitan, thereby increasing the expenses borne by such Advisory Client's investors. GPs and their Underlying Funds and portfolio companies are subject to similar risks, which could have material adverse consequences for such entities, and may cause them to lose value.

Risk of Misconduct of Metropolitan Personnel or Third-Party Service Providers

There have been a number of highly publicized cases involving fraud or other misconduct by employees in the financial services industry in recent years, and there is a risk that employee misconduct could occur with respect to Metropolitan. Misconduct by personnel or by third-party service providers could cause significant losses to an Advisory Client. Such misconduct could include, among other things, binding an Advisory Client to transactions that exceed authorized limits or present unacceptable risks and other unauthorized activities or concealing unsuccessful investments (which, in either case, may result in unknown and unmanaged risks or losses), or otherwise charging (or seeking to charge) inappropriate expenses to an Advisory Client or the Adviser. In addition, personnel and third-party service providers may improperly use or disclose confidential information, which could result in litigation or serious financial harm, including limiting the Advisory Client's business prospects or future activities. Furthermore, because of the Adviser's diverse businesses and the regulatory regimes under which they operate, misdeeds by a Metropolitan entity (or its personnel) may result in foreclosing an Advisory Client's ability to conduct its activities in the manner otherwise intended. It is not always possible to deter

misconduct by personnel or service providers, and the precautions Metropolitan takes to detect and prevent this activity may not be effective in all cases.

GPs and their Underlying Funds and property managers of portfolio investments are subject to similar risks, which could have material adverse consequences for such entities, and may cause them to lose value.

Risks Resulting From a Failure to Make Capital Contributions

If an investor fails to pay when due installments of its commitment or other of its payment obligations to a Metropolitan-sponsored investment vehicle, and the capital contributions and/or other payments made by non-defaulting investors and borrowings by such investment vehicle are inadequate to cover the defaulted capital contribution, a Metropolitan-sponsored investment vehicle may be unable to pay its obligations when due. As a result, such investment vehicle may be subjected to significant penalties that could materially adversely affect the returns to the investors (including non-defaulting investors). If an investor defaults, it may be subject to various remedies as provided in the governing documents of an Advisory Client, including, without limitation, a forfeiture of its interests therein, preclusion from further investment in the Advisory Client and participation in further investments by the Advisory Client, reductions in its capital account balance and a forced sale of its interest therein at a discount. The general partner of the Advisory Client may, subject to certain limitations, require an additional funding of capital contributions from the non-defaulting investors to fund the shortfall caused by a defaulting investor. A default by an investor may also limit the Advisory Client's ability to incur borrowings and avail itself of what would otherwise have been available credit. Investors in an Advisory Client may be controlled by Metropolitan, to the effect that Metropolitan controls whether the investor funds required capital contributions or other payments to an Advisory Client. To the extent such an investor does not so fund required capital contributions or other payments, Metropolitan may elect not to impose default remedies under the governing documents of the Advisory Client. If any failure to fund relates to the actions or inactions of a third-party investor in such investor, Metropolitan may elect to impose default remedies under the governing documents of such investor in lieu of at the Advisory Client.

Investors in an Advisory Client may include other Metropolitan-sponsored or BentallGreenOak-sponsored investment vehicles. It is not expected that any default remedies under such Advisory Client's governing agreement will be imposed on any such other Metropolitan or BentallGreenOak-sponsored investment vehicle where Metropolitan or BentallGreenOak is in control of whether such other investment vehicle funds the required capital contributions and/or other payments.

Item 9. Disciplinary Information

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to the evaluation of the adviser or the integrity of the adviser's management. The Adviser does not have any disciplinary information applicable to this Item 9 to disclose.

Item 10. Other Financial Industry Activities and Affiliations**Affiliated Advisers and Other Affiliations*****Affiliated Sub-Advisers***

The Adviser has certain personnel located in Europe and Asia. The Adviser's Europe-based personnel are employees of BentallGreenOak Advisors (UK) LLP ("BGO UK"), which is registered with the UK Financial Conduct Authority. Its Asia-based personnel are employees of BentallGreenOak Advisors (Hong Kong) Limited ("BGO HK"). Each of BGO UK and BGO HK is part of BentallGreenOak and is under common control with the Adviser.

BentallGreenOak Real Estate US LLC ("BGO BD"), an affiliate of BentallGreenOak and the Adviser, is licensed with the SEC as a broker-dealer with respect to the offer and sale of interests in private investment vehicles (which includes one or more Advisory Clients) and is a member of the Financial Industry Regulatory Authority. When registered representatives of BGO BD provide services to the Adviser thereunder, such persons will be subject to the policies and procedures of BGO BD when engaged in broker-dealer related activities in addition to applicable policies and procedures of BentallGreenOak and/or the Adviser (as applicable). BGO BD does not intend to act as a broker-dealer or agent for transactions made on behalf of affiliated, private investment vehicles and does not intend to hold funds or securities for, or owe money or securities to, its clients generally.

Other Related Persons

Related persons of the Adviser act as the general partner (or similar managing fiduciary) of Funds or other investment vehicles in which Advisory Clients participate and, to the extent not otherwise exempt from registration as an adviser with the SEC, conduct their activities in accordance with the Advisers Act and the rules thereunder and in reliance on the Adviser's registration under the Advisers Act as associated persons of the Adviser.

Item 11. Code of Ethics, Participation or Interest in Client Transactions and Personal Trading**Code of Ethics**

Metropolitan has adopted a Code of Ethics (the “Code”), which sets forth standards of ethical conduct for employees and is designed to address and avoid potential conflicts of interest as required under Rule 204A-1 under the Advisers Act. Among other things, the Code prescribes standards for dealing with clients ethically, addresses conflicts of interest issues, and supplements personal trading and operating procedures set forth in the Compliance Policies and Procedures Regarding Material, Non-Public Information and the Prevention of Insider Trading. The Code provides guidance in specific areas, including but not limited to, confidentiality of information, personal investments, gifts and entertainment, protection of persons who engage in “whistle blowing” activities from retaliation and personal political activities. The Code is available to Advisory Clients (including their investors and prospective investors) by writing to Metropolitan Real Estate Equity Management at the address listed above, Attn: Investor Relations.

Metropolitan has also adopted written policies and procedures to account for the pay-to-play regulations promulgated by the SEC and to comply with the Pension Fund Reform Code (the “Pay-to-Play Policy”), which governs Metropolitan’s interactions with U.S. public pension funds. A copy of these policies and procedures will also be provided to current and prospective investors by writing to the address noted above.

Metropolitan may take disciplinary measures against any of its personnel who violate the Code or the Pay-to-Play Policy, including, without limitation, imposing penalties or fines, reducing compensation, demotion, requiring unwinding of any applicable trade, requiring disgorgement of trading gains, referral to regulatory authorities, suspending or terminating employment, or any combination of the foregoing. Metropolitan’s personnel are also required to promptly report any violation of the Code or Pay-to-Play Policy of which they become aware.

Participation or Interest in Client Transactions

Metropolitan, its affiliates and equity owners (including BentallGreenOak), and certain of their respective professionals invest in or alongside certain Advisory Clients. Other qualified individuals who generally are not employees of BentallGreenOak, but who have business relationships with BentallGreenOak (including, without limitation, operating executives, operating advisors, consultants, former employees, and other similar professionals), also may invest in or alongside Advisory Clients. Management Fees and Carried Interest on such investments may be substantially reduced or, as is more typical, waived altogether for these investors. For further details regarding these arrangements, as well as conflicts of interest presented by them, please see “Conflicts of Interest” immediately below.

Conflicts of Interest

Metropolitan and certain of its related entities engage in a broad range of activities, including investment activities for their own account, and providing transaction-related, investment advisory, management and other services to Advisory Clients. In the ordinary course of conducting its activities, the interests of an Advisory Client may conflict with the interests of Metropolitan or other Advisory Clients. Descriptions of several of these conflicts of interest, as well as a description of how Metropolitan addresses such conflicts of interest, follows below.

Resolution of Conflicts

In the case of all real or perceived conflicts of interest, the Adviser's determination as to whether an actual conflict exists, which factors are relevant, and the resolution of any such conflicts, will be made using the Adviser's best judgment, but in its sole discretion, absent any agreed upon resolution mechanism with the Advisory Client or investor. In resolving conflicts, the Adviser may consider various factors, including the interests of the applicable Advisory Client with respect to the immediate issue and/or with respect to the Advisory Client's longer-term courses of dealing as well as the effect of such conflict or such resolution on the Adviser and its affiliates. While Metropolitan endeavors to resolve all conflicts in a fair and impartial manner, there can be no assurance that its own interests will not influence its conduct and decisions. See also Item 17 for more information regarding voting securities in respect of Advisory Client accounts.

Conflicts

The material conflicts of interest encountered by the Adviser with respect to its Advisory Clients include those discussed below, although the discussion below does not necessarily describe all of the conflicts that may be faced by the Adviser. Other material conflicts may be disclosed throughout this brochure and this brochure should be read in its entirety for other conflicts. In addition, the organizational documents of certain Advisory Clients are designed to protect the interests of its investors in situations where conflicts may exist, although these provisions do not always eliminate such conflicts. In certain instances, some of such conflicts of interest may be resolved in a manner adverse to an Advisory Client and its ability to achieve its investment objectives.

Allocations of Investment Opportunities and Expenses

The Adviser seeks to make all allocations of investment opportunities in a fair and equitable manner, and will not generally favor or disfavor, consistently or consciously, any Advisory Client in relation to any other Advisory Clients. To this end, the allocation of investment opportunities and certain expenses may not be based, in whole or in part, on (i) the relative fee structure or amount of fees paid by any Advisory Client or (ii) the profitability of any Advisory Client to the Adviser or BentallGreenOak.

Generally, each eligible Advisory Client is allocated the full amount of each suitable investment opportunity determined by the Adviser to be appropriate for such Advisory Client in a manner

consistent with the investment strategy, guidelines and restrictions (including any allocation requirements) set forth in the relevant organizational and advisory agreements, offering documents and side letters of such Advisory Client. In those instances where a particular investment opportunity is capacity constrained (*i.e.*, where one or more Advisory Clients is unable to be allocated the full amount determined by the Adviser to be appropriate for such Advisory Client), the Adviser will in general allocate such investment opportunity among eligible Advisory Clients such that each Advisory Client receives its *pro rata* share of such investment opportunity based each such Advisory Client's available aggregate capital to commit, taking into account both the amount of available capital and the time period over which the capital is to be committed (and for Funds that are raising capital, may be calculated with reference to the expected aggregate capital of such Fund at its final closing).

In some cases, the Adviser may conclude that a *pro rata* allocation would be undesirable for an Advisory Client and therefore, allocations will also take into account other factors deemed to be relevant, including but not limited to, (i) each Advisory Client's portfolio composition, including the actual, relative, or potential geographic, manager, and/or property type concentration and deal size, and minimum / maximum deal or commitment size requirements and the centrality of an investment to an Advisory Client's strategy, (ii) each Advisory Client's risk/return profile, (iii) each Advisory Client's liquidity and reserves (including whether an Advisory Client is able to commit to invest all capital required to consummate a particular investment opportunity), (iv) the amount of capital available for investment by an Advisory Client and any future fluctuation that may occur in the available capital of any such other Advisory Client; (v) the availability of other suitable investments for an Advisory Client and the remainder of an Advisory Client's investment period, (vi) the nature of any requirements or constraints placed upon the investment opportunity (e.g., the preferences, requirements or conditions imposed by the GP offering the opportunity), (vii) investment structures and limitations, including currency and hedging considerations, (viii) whether the investment opportunity arises from an existing investment or relationship of such Advisory Client or its investor(s), (ix) tax and accounting implications and other relevant legal, contractual, or regulatory considerations with respect to such investment or Advisory Client (or investor(s) in such Advisory Client) and including whether an Advisory Client is able to invest all capital required to consummate a particular investment opportunity), (x) potential conflicts of interests that may arise by having more than one Advisory Client invest in the same opportunity, (xi) prior allocations to such Advisory Client and expected availability of future appropriate opportunities, (xii) the expected hold period of the investment and the duration of the Advisory Client's term; (xiii) the seniority of an investment and other capital structuring criteria; (xiv) whether an investment opportunity requires additional consents or authorizations from an Advisory Client, other investors or third parties; (xv) whether an investment opportunity would enable the Advisory Client to qualify for certain programmatic benefits or discounts that are not readily available to other Advisory Clients, including but not limited to the ability to enter into credit arrangements with certain financial or governmental institutions and (xvi) the size, liquidity and duration of the investment; (xvii) the use of leverage in the proposed capital structure; and (xviii) any other relevant limitations imposed by, or conditions set forth in, the applicable agreements with such Advisory Client (or its investors). Therefore, investment opportunities may be available for the participation of several Advisory

Clients at any given time, which may result in Advisory Clients not participating in one or more investment opportunities or participating in an investment opportunity to a lesser or greater extent than would otherwise be the case. Unless otherwise agreed to with an Advisory Client (or its investors), Metropolitan's investment allocation policies relating to such Advisory Client may be updated, supplemented, or otherwise modified from time to time without the consent of, or notice to, such Advisory Client (or its investors).

Allocation of investment opportunities is generally predicated on the initial classification of each such opportunity by asset and deal type in order to determine which Advisory Clients are appropriate for the investment opportunity. In some instances, the classifications are not entirely clear, may overlap, or may not be deemed relevant. Accordingly, Advisory Clients pursuing a specific investment strategy may also be eligible to make investments that are suitable for other investment strategies pursued by other Advisory Clients. The categorization of any particular investment as belonging to a particular strategy will be made by Metropolitan in its sole discretion and Advisory Clients pursuing the particular investment strategy into which an investment is categorized will have priority with respect to such investment, unless Metropolitan determines, in its sole discretion, after taking into account the other factors described above, that such investment should be allocated to a different Advisory Client. The considerations and factors described above will be applied on a case by case basis and Metropolitan is not required to, and does not, apply all of the factors described above in any particular investment and some factors may be more or less important for a particular investment depending upon the nature of the particular investment and attendant circumstances. As a result, an opportunity with attributes similar to that of another opportunity may not ultimately be allocated similarly.

After taking such considerations into account, Metropolitan may conclude that some or all of an investment opportunity is unsuitable for any one Advisory Client or exceeds an appropriate amount for any one Advisory Client, whether or not any other Advisory Client is taking up all or part of its allocable share of the investment opportunity or any excess arising as a result of any Advisory Client declining all or part of their allocable share of such investment opportunity. In all cases, the consummation of an investment by any given Advisory Client is subject always to the issuer of the investment agreeing to accept such Advisory Client as an investor in the relevant Underlying Fund or investment. Metropolitan makes allocation determinations based solely on Metropolitan's expectations at the time such investments are made, however investments and their characteristics may change and there can be no assurance that an investment may prove to have been more suitable for another Advisory Client in hindsight.

From time to time, an investment opportunity may be of such significant size (*e.g.*, a large secondaries transaction) that the Adviser determines that its eligible Advisory Clients for whom it has discretionary investment authority should not or cannot accept the full amount available. In such cases, the Adviser may have the ability to influence or control the allocation of such excess or co-investment opportunity. Often, however, the ultimate determination of who gets access to any such excess or co-investment opportunity is in the sole control of the general partner of an Underlying Fund, and in this case the Adviser's role is to negotiate with the GP the terms for its

participating Advisory Clients and to provide a suitable list of potential co-investors to the Underlying Fund's general partner.

Subject to any restrictions or requirements contained in any agreements with and/or organizational documents of an Advisory Client, or any side letter negotiated with respect to a Fund investor, the Adviser may, in its sole discretion, offer certain Advisory Clients (and Advisory Client investors), prospective Advisory Clients (and prospective Fund investors) and/or other third parties the ability to participate in an excess or co-investment opportunity or include them on its list of potential co-investors to the general partner of the Underlying Fund or lead sponsor involved in the transaction for its review and consideration. However, Metropolitan from time to time will agree to give particular investors, Advisory Clients, or other third parties priority access to excess or co-investment opportunities. In addition, co-investment vehicles are formed from time to time to make investments alongside an Advisory Client. In such cases, the co-investment vehicle will typically have a priority right to make co-investments in some or all of the investments made by such Advisory Client. The existence of such a priority right will significantly reduce or eliminate co-investment opportunities available to the other investors.

Subject to any written agreements to the contrary between an Advisory Client (or an investor therein) and Metropolitan or any of its affiliates, in general, (i) no Advisory Client (or investor therein) has a right to participate in any excess or co-investment opportunity and investing in an Advisory Client does not give an investor any rights, entitlements or priority to co-investment opportunities, (ii) decisions regarding whether and to whom to offer co-investment opportunities, as well as the applicable terms on which a co-investment is made, are made in the sole discretion of Metropolitan or its related persons or other participants in the applicable transactions, such as co-sponsors or GPs, (iii) co-investment opportunities typically will be offered to some and not other investors in an Advisory Client, in the sole discretion of Metropolitan or its related persons and investors may be offered a smaller amount of co-investment opportunities than originally requested and an investor may be offered fewer co-investment opportunities than other investors in an Advisory Client, with the same, larger or smaller capital commitments to an Advisory Client, (iv) certain persons other than investors in an Advisory Client, rather than one or more investors in an Advisory Client, will, from time to time be offered co-investment opportunities, in the sole discretion of Metropolitan or its related persons, and (v) co-investors from time to time will purchase their interests in a portfolio investment at the same time as an Advisory Client or may purchase their interests from an Advisory Client after an Advisory Client has consummated its investment in the portfolio investment (also known as a post-closing sell down or transfer).

The Adviser will consider a number of factors in determining which parties to approach for any such excess or co-investment opportunity, including (without limitation), its own interests, an investor's aggregate commitment size to Funds and/or Managed Accounts, any interest expressed by such party to participate in these types of investment opportunities, the level of demand for participation in such opportunity, the financial resources and capabilities of such party, the sophistication of such party and whether such party is in a position to make an investment decision quickly, the complexity of a prospective co-investor's tax status which would

require particular structuring requirements, undertakings or covenants, any strategic value or other benefit resulting from offering such co-investment opportunity to a prospective co-investor (including without limitation whether a co-investor has agreed to pay fees and/or Carried Interest with respect to a co-investment), whether a potential co-investment party has a history of participating in opportunities, and any confidentiality, competitive, legal and/or regulatory issues. The extent to which a potential co-investor has been provided a greater amount of co-investment opportunities relative to others, whether the potential co-investor would require any governance or voting rights that would complicate the transactions, Metropolitan's evaluation of whether a particular potential co-investor has provided value in the sourcing, establishing, relationships, participating in diligence and/or negotiations for such potential transaction or is expected to provide value to the business or operations of a portfolio company post-closing. An investor may be offered fewer co-investment opportunities than other investors of the same Advisory Client, with the same, larger, or smaller capital commitments to such Advisory Client. The foregoing factors are not listed in order of importance or priority, the Adviser is not required to, and does not, consider all of the factors described above in any particular investment and some factors may be more or less important depending upon the nature of the particular investment and attendant circumstances. Absent any written contractual arrangements, the Adviser does not purport to have any duty or other fiduciary obligation to give any Advisory Client or Fund investor access to any excess or co-investment opportunity. Each excess or co-investment opportunity (should any exist) is likely to be different and allocation of each such opportunity will be dependent upon the facts and circumstances specific to that unique situation (*e.g.*, timing, industry, size, geography, asset class, projected holding period, exit strategy and counterparty). Metropolitan may be incentivized to offer an excess or co-investment opportunity to certain persons over others based on its economic arrangement with such persons, including, for example, whether Metropolitan and/or the applicable GPs of an Advisory Client are entitled, under arrangements made with potential co-investment parties, to additional Management Fees and/or performance-based allocations based on the availability of co-investment opportunities offered to such parties.

Certain Advisory Clients will be expected to, from time to time, sell down an interest in a portfolio investment to co-investors. Metropolitan may charge (or decide not to charge) a co-investor (such as a Fund investor or a third-party) interest costs for the time period between the closing of the Advisory Client's investment in a portfolio investment to the date of the transfer of interests to the co-investor.

In addition, certain affiliates and personnel of the Adviser and BentallGreenOak will invest directly or indirectly in or with Advisory Clients and will therefore participate in investments made by such Advisory Clients, and the interests in certain Advisory Clients may be owned primarily or entirely by Metropolitan, its affiliates and/or its personnel. Such interests will vary Advisory Client by Advisory Client and may create an incentive to allocate particularly attractive investment opportunities to the Advisory Client in which such affiliates and personnel hold a greater interest. The existence of these varying circumstances may present conflicts of interest in determining how much, if any, of certain investment opportunities to offer to an Advisory Client.

There may be circumstances where an amount that could have otherwise been invested by a particular Advisory Client is instead allocated to one or more co-investors. Co-investments may result in conflicts between an Advisory Client and other co-investors (for example, over the price and other terms of such investment, exit strategies and related matters, including the exercise of remedies of their respective investments).

Costs and Expenses

Expenses frequently will be incurred by multiple Advisory Clients. The Adviser allocates aggregate costs among the applicable Advisory Clients (and, in certain cases, among the Adviser and applicable Advisory Clients) in accordance with allocation policies and procedures which are reasonably designed to allocate expenses in a fair and reasonable manner over time among such Advisory Clients. However, expense allocation decisions can involve potential conflicts of interest (e.g., an incentive to favor Advisory Clients that pay higher incentive fees or conflicts relating to different expense arrangements with certain Advisory Clients). Advisory Clients will bear costs and expenses to the extent provided in the agreements under which an Advisory Client was established (such as a Fund's limited partnership agreement or private placement memorandum, the investment advisory agreement with an Advisory Client, and/or side letters with Fund investors). Typically, the investment advisory agreement and/or Fund partnership agreement relating to such Advisory Client will stipulate what costs and expenses can be borne by the Advisory Client. Generally, all investment-related costs (including broken deal costs) will be allocated across relevant Advisory Clients *pro rata* based on their relative participation interest (or anticipated relative participation) in the subject investment. The Adviser may allocate other types of shared Advisory Client expenses on another basis (e.g., relative net asset value) as determined to be appropriate in the particular circumstance and in accordance with the Adviser's policies and procedures. Nonetheless, the portion of a common expense that the Adviser allocates to an Advisory Client for a particular product or service may not reflect the relative benefit derived by Advisory Client from that product or service in any particular instance. Further, Metropolitan may specially allocate fund expenses to an investor of an Advisory Client, including attorneys' fees, incurred by the Advisory Client in connection with such investor's admission to the Advisory Client (including costs incurred in connection with any "know your customer" due diligence). Such allocation determinations give rise to conflicts of interest due to inherent biases in the process. The Adviser's expense allocations often depend on inherently subjective determinations and, accordingly, expense allocations made by the Adviser in good faith will be final and binding on the Advisory Clients.

As mentioned in Item 5 above, Advisory Clients will also bear their allocable portion of the compensation, expenses and overhead attributable to certain employees and contract workers of Metropolitan and its affiliates. Such allocations require judgments as to methodology that Metropolitan makes in good faith but in its sole discretion. These allocation methodologies may include: requiring personnel to periodically record and allocate their time with respect to the Advisory Client and/or the portfolio investments; Metropolitan approximating the portion of time a person has spent with respect to the Advisory Client and/or portfolio investment; the assessment of an overall dollar amount (for instance, based on a fixed fee) that Metropolitan

believes represents a fair recoupment of expenses and a market rate for such services; and any other similar methodology determined by Metropolitan to be appropriate under the circumstances. Allocating the total costs pro rata among Advisory Clients based on committed capital, net asset value, or another similar metric, even if certain Advisory Clients have not directly received services from such employees or temporary contract workers.

Metropolitan or its affiliates have historically provided certain of such services to Advisory Clients at no charge. The decision by Metropolitan to initially perform particular services for Advisory Clients at no charge will not preclude a determination that another Advisory Client will bear the costs described above, and such determination will not necessarily occur uniformly for all Advisory Clients.

Cross-Transactions

In certain cases, the Adviser may cause an Advisory Client to purchase investments from another Advisory Client, or it may cause an Advisory Client to sell investments to another Advisory Client (e.g., to rebalance an Advisory Client's portfolio, to take into account an Advisory Client's cash flows or to comply with applicable investment guidelines and restrictions of an Advisory Client). Such transactions create conflicts of interest because, by not exposing such buy and sell transactions to market forces, an Advisory Client may not receive the best price otherwise possible, or the Adviser might have an incentive to improve the performance of one Advisory Client by selling underperforming assets to another Advisory Client in order, for example, to earn fees. Additionally, in connection with such transactions, the Adviser, its affiliates and/or their professionals (i) may have significant investments, or intentions to invest, in an Advisory Client that is selling and/or purchasing such an investment or (ii) otherwise have a direct or indirect interest in the investment (such as through certain other participations in the investment). The Adviser and its affiliates may receive Management Fees or other fees in connection with their management of the relevant Advisory Clients involved in such a transaction and may also be entitled to share in the investment profits of the relevant Advisory Clients.

To address these conflicts of interest, in connection with effecting such transactions, the Adviser will follow the investment restrictions and requirements set forth in the offering or organizational documents related to the relevant Advisory Clients, which may in certain circumstances include obtaining the consent of the Advisory Client or investors in a Fund. To the extent such matters are not addressed in such materials, the Adviser will be responsible for confirming that it (i) considers its respective duties to each Advisory Client, (ii) determines whether the purchase or sale and price or other terms are comparable to what could be obtained through an arm's length transaction with a third party and (iii) obtains any required approvals of or consents to the transaction's terms and conditions and otherwise complies with its policies and procedures established to comply with the Advisers Act.

Principal Transactions

Section 206 of the Advisers Act regulates principal transactions among an investment adviser and its affiliates, on the one hand, and the clients thereof, on the other hand. Very generally, if an

investment adviser or an affiliate thereof proposes to purchase a security from, or sell a security to, a client (what is commonly referred to as a “principal transaction”), the investment adviser must make certain disclosures to the client of the terms of the proposed transaction and obtain the client’s consent to the transaction.

The Adviser has established certain policies and procedures to comply with the requirements of the Advisers Act as they relate to principal transactions, including that disclosures required by Section 206 of the Advisers Act be made to the applicable Advisory Client(s) regarding any proposed principal transactions and that any required prior consent to the transaction be received.

Conflicts between Investment Strategies

Managers of Underlying Funds typically offer direct property co-investment opportunities first to investors in their Underlying Funds. Metropolitan expects to be offered co-investment opportunities because it holds primary and secondary investments in many Underlying Funds. However, such co-investment opportunities from time to time will not be available to the Advisory Clients holding the primary or secondary investment in the Underlying Fund due to the Advisory Client’s investment mandate; rather, Metropolitan expects that such co-investment opportunities would be available to the Advisory Clients that pursue an investment mandate to execute co-investments. Further, Metropolitan may be incentivized to make primary or secondary investments in Underlying Funds in order to generate more co-investment opportunities. Metropolitan will often seek preferences for co-investment opportunities in a side letter (or other similar agreement) in connection with making primary investments and secondary investments that will in general only benefit Advisory Clients that invest in co-investment opportunities.

In connection with making certain secondary investments, an Advisory Client may from time to time invest in an Underlying Fund or portfolio company in which one or more other Advisory Clients have an existing investment (e.g., an existing primary investment). Further, in such cases, the Advisory Client would be expected to acquire (directly or indirectly) an interest in the Underlying Fund or a portfolio investment that is different from such other Advisory Clients, which can include preferences on distributions and redemptions and differences in voting rights relative to existing limited partners or other investors (including such Advisory Client having substantially limited or no voting rights). Accordingly, such Advisory Client and such other Advisory Clients are likely to have conflicting interests in these circumstances, particularly in distressed situations where limited partners or other investors in an Underlying Fund or portfolio company (as applicable) are requested to vote or otherwise approve certain actions. There can be no expectation that any Advisory Clients that are existing investors in an Underlying Fund or portfolio company will take any other Advisory Client’s interests into account and they may approve (or not approve) of actions that could result in a material adverse effect on such other Advisory Client. Further, such secondary investments by an Advisory Client raise the risk of using its assets to support positions taken by other Advisory Client, or that such Advisory Client could be required to remain passive in a situation in which it is otherwise entitled to vote. If additional

capital is necessary for a portfolio company as a result of financial or other difficulties, or to finance growth or other opportunities, the other Advisory Clients may or may not provide such additional capital, and, if provided, such Advisory Client and such other Advisory Clients will supply such additional capital in such amounts, if any, as determined by Metropolitan. There can be no assurance that such Advisory Client's return with respect to any such investment described above will be comparable to the return of any other Advisory Client that has invested in the same Underlying Fund or portfolio investment. In addition, a GP may require the consent of an Underlying Fund's limited partners, including one or more Advisory Clients, to approve one or more actions that would permit the GP and the Underlying Fund to transact a strategic capital investment with another Advisory Client. In exercising its voting rights under such circumstances, Metropolitan will vote its Advisory Client's interests (to the extent it has discretion to do so) in a manner that is in the best interests of such Advisory Clients or abstain from participating in the decision.

Management of Advisory Clients

The Adviser provides services to a number of Advisory Clients that may have similar or overlapping investment objectives. The Adviser may in the future obtain additional advisory clients, including establishing one or more additional advisory clients with investment objectives substantially similar to, or different (or potentially in conflict with) from, those of the Adviser's current Advisory Clients. Allocation of available investment opportunities between existing and future advisory clients could give rise to conflicts of interest (as heretofore described). The Adviser may give advice or take actions with respect to the investments of one or more Advisory Clients that may not be given or taken with respect to other Advisory Clients with similar investment programs, objectives or strategies. As a result, Advisory Clients with similar strategies will not hold the same securities or achieve the same performance. In addition, an Advisory Client generally may not be able to invest through the same investment vehicles or have access to similar credit or utilize similar investment strategies as another Advisory Client. Further, differing constraints and/or differing investment opportunities available to discretionary and non-discretionary Advisory Clients may also result in circumstances when allocations made on behalf of discretionary Advisory Clients differ from those provided to non-discretionary Advisory Clients. These differences will sometimes result in variations with respect to price, leverage and associated costs of a particular investment opportunity.

In addition, it is expected that Metropolitan's personnel responsible for advising a particular Advisory Client will have responsibilities with respect to multiple Advisory Clients. The Adviser expects that its personnel will devote as much time as they believe is necessary to assist an Advisory Client in achieving its investment objective; however, none of such individuals will devote substantially all of his or her working time to the affairs of any particular Advisory Client. Conflicts of interest may arise in allocating time, services or functions of such personnel. Such personnel have an incentive to allocate more time, services or functions to Advisory Clients from which such personnel derive a higher economic benefit and/or better performing Advisory Clients. Other of Metropolitan's key personnel may, to the extent permitted by the governing documents of the relevant Advisory Client and Metropolitan's internal policies, make personal

investments outside of Metropolitan and its Advisory Clients. These personal investments may be substantial and divert attention from Metropolitan and the Advisory Clients.

Conflicts Relating to Affiliates of the Adviser

Certain affiliates and qualified personnel of the Adviser may invest their personal funds in Underlying Funds that are also recommended by the Adviser to its Advisory Clients. The Adviser has established procedures intended to limit conflicts of interest in cases where the Adviser, its related persons or any of their employees, intends to invest in securities recommended by the Adviser to its clients (*i.e.*, intends to invest in Underlying Funds that are also recommended by the Adviser to the Advisory Clients).

An Advisory Client may be presented with an investment opportunity to purchase a secondary interest in a Metropolitan-sponsored Underlying Fund from an unaffiliated investor at a price negotiated on an arms'-length basis. Such an investment could result in investors in the Advisory Client bearing Management Fees and Carried Interest payable to Metropolitan and its affiliates at the level of the Advisory Client and, indirectly, at the level of the Metropolitan-sponsored Underlying Fund, and this may create an incentive for the Adviser to seek opportunities to invest in secondary interests in Metropolitan-sponsored Underlying Funds. The general partner of such Advisory Client would discuss the potential conflicts of interest raised by such an investment with the Advisory Client (or in the case of a Fund, its limited partner advisory committee) and seek to act in the best interests of the Advisory Client and in accordance with the Adviser's applicable fiduciary duties to the Advisory Client.

Fee Structure

As discussed above in Item 6, the Adviser (or, in some cases, the general partner or special limited partner of a Fund, which is an affiliate of the Adviser) is entitled to Carried Interest under the terms of the investment advisory agreement with, or the limited partnership agreement (or similar organizational documents) of, an Advisory Client, which is based on the performance of the Advisory Client. The existence of the Adviser's, general partner's or special limited partner's performance-based fees or allocation may create an incentive for the Adviser (or a general partner) to cause an Advisory Client to make more speculative investments than it would otherwise make in the absence of performance-based fees or allocations.

Pursuant to the organizational documents of a Fund (or a Managed Account, as the case may be), the general partner may be required to return excess amounts of Carried Interest as a "clawback." This clawback obligation may create an incentive for the general partner to defer disposition of one or more investments or delay the liquidation of a Fund or Managed Account if the disposition and/or liquidation would result in a realized loss to the Fund or Managed Account or would otherwise result in a clawback situation for the general partner.

There is typically a fixed investment period after which capital from investors in a Fund or Managed Account may only be drawn down in limited circumstances and because Management Fees are, at certain times during the life of a Fund or Managed Account (as the case may be),

based upon the net invested capital (or similar basis) of such Fund or Managed Account, this fee structure may create an incentive to deploy capital when the Adviser may not otherwise have done so.

From time to time, an Advisory Client may be offered the opportunity to continue holding (or “roll”) an investment in lieu of receiving cash proceeds from a transaction. Metropolitan will be incentivized to elect to continue the investment to receive ongoing Management Fees and a more likely or larger performance-based fee or allocation if the investment’s value appreciates in the future. This incentive is further increased by the presence of any clawback obligations as heretofore described.

Distributions In-Kind

In connection with the winding up and dissolution of an Advisory Client, such Advisory Client may make distributions in-kind, including, in the form of investments that are not marketable or are otherwise illiquid. At the time of such distribution, such investments may be experiencing periods of limited liquidity, price volatility or a decline in market value and may have certain investment and transfer restrictions limiting marketability. The ability of investors to liquidate positions in such investments is subject to these risks, and investors must be prepared to hold such investments for an extended period of time. The value of the investments distributed may increase or decrease before such investments are sold, and such investor will incur transaction costs in connection with the sale of any such investment. Additionally, investments distributed to an investor may not be readily marketable or saleable and may have to be held by such investor for an indefinite period of time. The risk of loss and delay in liquidating these investments will be borne by the investor, with the result that such investor may ultimately receive less cash than it would have received if it had been paid in cash. In addition, when investments are distributed to investors in-kind, such investors may then become debt or minority equity holders in the issuer and may be unable to protect their interests effectively. See also “Fee Structure” above.

Diverse Membership; Side Letter Rights

Investors are expected to include U.S. taxable and tax-exempt entities, and entities organized in jurisdictions outside of the United States. Such investors may, and oftentimes will, have conflicting investment, tax and other interests with respect to their investments in an Advisory Client. The conflicting interests among the investors may relate to or arise from, among other things, the nature of investments made by an Advisory Client, the structuring of the acquisition of investments and the timing of the disposition of investments. As a consequence, conflicts of interest may, and often times will, arise in connection with decisions made by the Adviser or its affiliates, including with respect to the nature or structuring of investments, that may be more beneficial for one investor than for another investor, especially with respect to investors’ individual tax situations. In selecting and structuring investments appropriate for an Advisory Client, the Adviser and its affiliates will consider the investment and tax objectives of the applicable Advisory Client and the investors as a whole, not the investment, tax or other objectives of any investor individually.

The general partner (or similar managing fiduciary) of a Fund often will enter into side letters or other similar agreements with investors in connection with their admission to such Fund without the approval of any other investor. The side letters or other similar agreements have the effect of establishing rights under, altering or supplementing the terms of the governing documents of such Fund with respect to one or more such investors in a manner more favorable to such investors than those applicable to other investors and matters arising under any side letter may be considered matters contemplated in the governing documents of an Advisory Client and the limitation on liability provisions therein will apply equally to any side letter. Such rights or terms in any such side letter may include, without limitation, (i) fee arrangements with respect to such investors; (ii) the addition of or forbearance from a term contained in a partnership agreement (or similar organizational documents) to accommodate such investor's specific regulatory, tax, operational or legal concern, (iii) a modification of the right of the general partner of an Advisory Client to make distributions in kind, (iv) excuse rights applicable to particular investments; (v) reporting obligations of the applicable general partner (or similar managing fiduciary); (iv) waiver of certain confidentiality obligations; (vi) consent of the applicable general partner (or similar managing fiduciary) to certain transfers by such investor; (vii) special rights with respect to co-investment; or (viii) rights or terms necessary in light of particular legal, public policy or regulatory characteristics of an investor. In addition, side letter arrangements with certain investors of the Advisory Clients impose additional restrictions on investing in certain types of assets, geographies or industries in order to meet certain legal, tax, regulatory, internal policy or other requirements of such investors. While these restrictions are intended to apply solely to such investors, they may ultimately restrict the investments made by an applicable Advisory Client.

Except as otherwise agreed with an investor, the general partner (or similar managing fiduciary) of a Fund does not have an obligation to give any investor in such Fund notice of any side letters entered into by such general partner with any other investor in such Fund. However, subject to confidentiality obligations, the general partner (or similar managing fiduciary) will, upon request, make available copies of all side letters or a compendium containing the provisions of any such side letters, which may be redacted of any identifying information. Such copies or compendium may be made available to an investor only after such investor has been admitted to such Fund. Any rights established under a side letter will generally inure solely to the benefit of the parties to such side letter and will not extend to other investors in a Fund.

Metropolitan and its affiliates and personnel have made, and may in the future make, oral and written statements or expressions of intent or expectation to investors in a Fund or Managed Account, or they have acknowledged (and may in the future acknowledge) statements by such persons ("Outside Statements") regarding an Advisory Client or Metropolitan's activities pertaining thereto. These may include, for example, the anticipated or expected allocation and terms of co-investment opportunities, the anticipated or expected allocation of investment opportunities to an Advisory Client generally and other topics often addressed in legally binding side letters. Although such Outside Statements are not legally binding, such Outside Statements may influence allocation and other decisions of Metropolitan and its affiliates and personnel with respect to the operations and investment activities of an Advisory Client and may influence a prospective investor's decision as to whether to invest in an Advisory Client. By virtue of not

being legally binding obligations, such Outside Statements will not be considered side letters for purposes of any most-favored-nation's provisions in actual side letters with investors in a Fund or Managed Account.

Investors in an Advisory Client may be controlled by Metropolitan or one of its affiliates to the effect that Metropolitan or its affiliate controls whether the investor funds required capital contributions or other payments to an Advisory Client. To the extent such an investor does not fund required capital contributions or other payments, Metropolitan may elect not to impose default remedies under the governing documents of the Advisory Client. If any failure to fund relates to the actions or inactions of a third-party investor in such investor, Metropolitan or its affiliate may or may not elect to impose default remedies under the governing documents of such investor in lieu of at the Advisory Client. Additionally, Metropolitan may elect to exercise more lenient default remedies (including a waiver of such default) with respect to such investor as compared to any other investor in the Advisory Client that similarly fails to fund required capital contributions or other payments.

Positions with Underlying Funds

From time to time Metropolitan will have one or more representatives on the limited partner advisory committee (the "LPAC") of an Underlying Fund. Often, a GP of an Underlying Fund will ask the related LPAC to review and consent to certain transactions which present a conflict of interest for the GP. From time to time, such a transaction will involve another BentallGreenOak affiliate as a party (e.g., as a buyer or seller vis-à-vis the Underlying Fund). In exercising its LPAC voting rights under such circumstances, Metropolitan representatives on the LPAC will vote in a manner that Metropolitan believes is in the best interests of its Advisory Clients or abstain from participating in the decision. In general, the Advisory Clients will indemnify Metropolitan and its partners, principals and employees from such claims.

Possession of Material, Non-Public Information and other Trading Restrictions

The Adviser espouses a management philosophy of collaboration and information sharing among investment professionals to create a unified global network. The Adviser, its affiliates, and their professionals may come into contact with material, non-public information in connection with their dealings with the Adviser, BentallGreenOak or their affiliates. The Adviser has established policies and procedures to prevent the abuse of material, non-public information, which include procedures for, among other things, the use and maintenance of restricted trading lists. Under no circumstances may a professional trade in a security while in possession of material, non-public or other confidential information about that security for his or her own account, the accounts of certain family members, the account of an Advisory Client or any other account over which such person has investment discretion. The Adviser is subject to various information barriers to segregate the flow of material, non-public or other confidential information between the various BentallGreenOak business segments, and specifically in the case of Investment Solutions, to segregate the flow of non-public, commercially sensitive information.

In addition, the Adviser receives and generates various kinds of Underlying Fund and portfolio asset data and other information, including related to financial, industry, market, business operations, trends, budgets, developers, competitors and other metrics. This information may, in certain instances, include material, non-public information received or generated in connection with efforts on behalf of an Advisory Client's investment (or prospective investment) in an Underlying Fund or portfolio asset. As a result, the Adviser is better able to anticipate macroeconomic and other trends, and otherwise develop investment strategies. The Adviser from time to time uses information gathered from Underlying Funds and portfolio assets in a manner that may provide a material benefit to the Adviser, its affiliates, and/or certain other Advisory Clients without compensating or otherwise benefitting the Advisory Client from which such information was obtained. In addition, the Adviser may have an incentive to pursue investments based on the data and information expected to be received or generated. The Adviser will utilize such information to benefit the Adviser, its affiliates and/or certain Advisory Clients in a manner that may otherwise present a conflict of interest.

Capital Calls and Use of Subscription Lines

The general partner of an Advisory Client will from time to time fund an investment with proceeds from drawdowns under one or more revolving credit facilities (the collateral for which can be, for example, the undrawn capital commitments of investors) prior to calling capital commitments from investors. The interest expense and other costs of any such borrowings will be borne by the relevant Advisory Client and, accordingly, decrease net returns of such Advisory Client. It is expected that interest will accrue on any such outstanding borrowings at a rate lower than the preferred return, which will begin accruing when capital contributions to fund such investments, or repay borrowings used to fund such investments, are actually made to the relevant Advisory Client. As a result, the use of a subscription facility with respect to the relevant Advisory Client's investments and ongoing capital needs may reduce or eliminate the preferred return received by such Advisory Client's investors and accelerate or increase distributions of carried interest to the general partner of such Advisory Client. In light of the foregoing, Metropolitan has an incentive to cause such vehicle to borrow in this manner in lieu of drawing down capital commitments. As a general matter, use of leverage in lieu of drawing down capital commitments amplifies returns (either negative or positive) to investors. Further, because an Advisory Client will bear the expense of borrowed funds, such borrowings can also increase the Carried Interest allocations made by such Advisory Client by decreasing the amount of distributions from the Advisory Client that are required to be made to its investors in satisfaction of any preferred return. Accordingly, there is a conflict of interest in deciding whether to borrow funds because the Adviser (or an affiliate) may receive disproportionate benefits from such borrowings.

In addition, the batching of capital calls may amplify the magnitude of potential defaults by investors as a result of there being fewer but larger capital calls. To the extent a subscription facility is due upon demand by a lender, such a demand may be issued at an inopportune time at which liquidity is generally constrained, potentially resulting in greater defaults as a result of liquidity constraints on investors and/or investors facing similar capital calls in multiple funds and

being unable to satisfy all such demands simultaneously. Moreover, the existence of a subscription facility may impair an investor's ability to transfer its interest in an Advisory Client as a result of restrictions imposed on such transfers by the lender.

Conflicts Relating to Service Providers

The Adviser and its Advisory Clients will generally engage common legal counsel and other advisers in a particular transaction, including a transaction in which there may be conflicts of interest (e.g. cross transactions and other affiliated transactions). Members of the law firms engaged to represent an Advisory Client may be investors in the Advisory Client, and from time to time also represent one or more Underlying Funds, underlying portfolio investments of or investors in an Advisory Client. In the event of a significant dispute or divergence of interest between Advisory Clients, the Adviser and/or its affiliates, the parties may engage separate counsel in the sole discretion of the Adviser and its affiliates, and in litigation and other circumstances separate representation may be required. Additionally, the Adviser may engage other common service providers for itself as well as one or more Advisory Clients. In such circumstances, there may be a conflict of interest between the Adviser and such Advisory Client in determining whether to engage such service providers, including the possibility that the Adviser may favor the engagement or continued engagement of such service providers if it receives a benefit from them (such as lower fees) that it would not receive absent the engagement of such service provider by such Advisory Client. Further, service providers to the Adviser and its affiliates and Advisory Clients often charge varying amounts or may have different fee arrangements for different types of services provided. The Management Fee will not be offset or reduced as a result of these arrangements or any fees, expense reimbursements or other costs related thereto. For instance, fees for various types of work often depend on the complexity of the matter, the expertise required, and the time demands of the service provider. As a result, to the extent the services required by the Adviser or its affiliates differ from those required by the Advisory Clients and/or its portfolio investments, the Adviser and its affiliates will pay different rates and fees than those paid by an Advisory Clients.

Services required by an Advisory Client may for certain reasons, including efficiency considerations, be outsourced in whole or in part to third parties in the discretion of the Adviser in connection with the operation of the Advisory Client, and the Adviser will have an incentive to outsource such services at the expense of the Advisory Client in order to leverage the use of the Adviser's personnel. Such outsourced services may include, without limitation, information technology, licensed software, depositary, data processing, trading, settlement, client relations, administration, marketing material reviews, anti-money laundering/know-your customer and similar customer due diligence reviews, custodial, accounting, legal and tax support and other services. Outsourcing may not occur uniformly for all Advisory Clients and, accordingly, certain costs may be incurred by an Advisory Client through the use of third-party service providers that are not incurred for comparable services used by other Advisory Clients. The decision by the Adviser to initially perform particular services in-house for an Advisory Client will not preclude a later decision to outsource such services, or any additional services, in whole or in part to third parties and Metropolitan has no obligation to inform such Advisory Clients or investors of such a

change. In addition, certain internal service providers (such as internal accounts) may “shadow” or otherwise review the reports of other services provided by such third parties. The costs, compensation, fees or expenses of any such third-party service providers and any attributable overhead will be an expense of the Advisory Client and borne by such Advisory Client and indirectly, the investors in such Advisory Client, in accordance with the terms of such Advisory Client’s partnership agreement or its investment advisory agreement with the Adviser (as the case may be).

From time to time, Metropolitan will, in its discretion, select advisors and other service providers (including, without limitation, accountants, administrators, attorneys, banks, brokers or finders, consultants, custodians, software or other technology vendors, valuation agents, and certain other advisors, agents, and vendors) to provide services for Advisory Clients. Such service providers may be (i) a related person of Metropolitan or BentallGreenOak or (ii) an entity with which Metropolitan, BentallGreenOak or their respective affiliates or personnel has an ownership interest or other relationship from which Metropolitan, BentallGreenOak or their respective affiliates or personnel otherwise derive financial or other benefits. When making any such service provider recommendation, Metropolitan may, because of these financial or other interests, consider the interests of one portfolio investment or Advisory Client, and have an incentive to recommend the related or other person even if another person is more qualified to provide the applicable services and/or can provide such services at a lesser cost. Moreover, Metropolitan may not be in a position to verify the risks of reliability of such third-party service providers. An Advisory Client may suffer adverse consequences from actions, errors or failure to act by such third parties, and will have obligations, including indemnity obligations, and limited recourse against them.

Because certain expenses are paid for by an Advisory Client or, if incurred by Metropolitan, are reimbursed by an Advisory Client, Metropolitan may have an incentive not to seek out the lowest cost options when incurring (or causing an Advisory Client to incur) such expenses. Metropolitan will seek to act in the best interests of its Advisory Clients when incurring expenses.

Metropolitan or its affiliates engage certain service providers (including law firms) on behalf of the Advisory Clients and personnel of such service provider have in the past been seconded to affiliates of Metropolitan, and may in the future be seconded to Metropolitan or its affiliates on a temporary basis, pursuant to various arrangements including at cost or at no cost. Metropolitan is, from time to time, a beneficiary of these arrangements as well. Such personnel may provide services in respect of multiple matters, including in respect of matters related to Metropolitan, its affiliates and/or portfolio investments and in any such circumstance the benefits or costs of any such personnel will be allocated in Metropolitan’s discretion taking into consideration the usage of such personnel. In such circumstances, a conflict of interest exists because Metropolitan or its affiliates have an incentive to select one service provider over another on the basis that Metropolitan or its affiliates may receive the benefit of seconded employees from such service provider, particularly where the compensation and expenses for such personnel during the secondment is borne by the service provider and not Metropolitan or its affiliates.

While an Advisory Client is subject to certain limits on borrowings as set forth in its governing agreement, special purpose entities formed by such Advisory Client to hold investments may engage in borrowings and incur leverage, which may not count towards any caps on borrowings and guarantees on such Advisory Client, as contained in such Advisory Client's governing agreement, as such borrowings are not recourse to such Advisory Client and do not reduce unpaid capital commitments of its investors. This may be the case even if such borrowings or leverage by entities owned by such Advisory Client engage in joint borrowings and/or are cross-collateralized with or among other such entities, such that multiple investments are pledged to and at risk with respect to a borrowing in connection with a single investment (even if the amounts involved are greater than the single investment diversification limit set forth in such Advisory Client's governing agreement).

Investors should note that an Advisory Client's general partner may have the right to borrow for the purpose of funding distributions to limited partners. To the extent a general partner elects to do so in order to accelerate distributions, the proceeds from such borrowing will be split between the limited partners and such general partner on the same basis as the proceeds would be distributed if generated from proceeds from realized investments or other distributions from underlying investments. Accordingly, the general partner has an incentive to cause the Advisory Client to borrow for this purpose in order to accelerate its receipt of carried interest. To the extent an Advisory Client does not receive anticipated proceeds from underlying investments (or if receipt for such proceeds is materially delayed), the Advisory Client may be required to call capital or dispose of other assets to repay the applicable borrowing and the general partner may be required to make a clawback payment to applicable limited partners.

Other Potential Conflicts

The terms of a partnership agreement (or similar organizational documents) of an Advisory Client are often highly negotiated and customized for the Advisory Client or investors in a Fund. Accordingly, the terms of such agreements can vary significantly even though other or prior Advisory Clients may have substantially similar investment strategies. For example, an investor in an Advisory Client that commits significant capital may be offered preferential terms (including breaks on fees) compared to another investor in an Advisory Client that has committed a lesser amount. Such preferential terms are typically not offered to every investor in an Advisory Client.

The terms of a partnership agreement (or similar organizational documents) of a Fund or of an investment advisory agreement with an Advisory Client establish complex arrangements among the parties. Questions may arise from time to time under these agreements regarding the parties' rights and obligations in certain situations, many of which may not have been contemplated at the time of the agreements' drafting and execution. In these instances, the operative provisions of the agreements, if any, may be broad, general, ambiguous or conflicting, and may permit more than one reasonable interpretation. At times there may not be a provision directly applicable to the situation. While the Adviser will construe the relevant agreements in good faith and in a manner consistent with the legal obligations of the Adviser, the interpretations adopted may not

be, and need not be, the interpretations that are the most favorable to the Fund or an Advisory Client.

The partnership agreements (or similar organizational documents) of certain Advisory Clients may permit the Adviser, or its affiliates, to lend money to the applicable Advisory Client, which the Adviser generally limits to advancing amounts to pay for expenses, or to cause one Fund to make an inter-Fund loan to another parallel Fund. Such lending arrangements create conflicts of interest between the Adviser or its affiliate acting as lender and the Advisory Client acting as borrower, or between the Advisory Client acting as lender and the other Advisory Client acting as borrower.

The partnership agreements (or similar organizational documents) of certain Advisory Clients may permit the Adviser or a Fund's general partner to withhold information from the Advisory Client or certain investors in a Fund under certain circumstances. For instance, information may be withheld from investors of a Fund that are subject to Freedom of Information Act or similar requirements. The Adviser or a Fund's general partner may elect to withhold certain information from such Advisory Client or investors in a Fund for reasons relating to the Adviser's public reputation or overall business strategy, despite the potential benefits to such Advisory Client or investors in a Fund of receiving such information.

Investors may be introduced to the Adviser or may be brought into an Advisory Client by a third party from which the Adviser or a related person receives services and to which the Adviser or a related person may make payments, including in connection with conferences sponsored or hosted by the third-party.

The Adviser will from time to time cause one or more Advisory Clients to purchase, and/or bear premiums, fees, costs and expenses (including any expenses or fees of insurance brokers) for insurance to insure the applicable Advisory Clients, the applicable general partner, the Adviser and/or their respective directors, officers, employees, agents, representatives, members of the Advisory Client's limited partner advisory committee and other indemnified parties, against liability in connection with the activities of the Advisory Clients. This will typically include a portion of any premiums, fees, costs and expenses for one or more "umbrella" or other insurance policies maintained by BentallGreenOak that cover one or more Advisory Clients and/or the Adviser (including their respective directors, officers, employees, agents, representatives, members of the advisory committee and other indemnified parties). The Adviser will make judgments about the allocation of premiums, fees, costs and expenses for such "umbrella" or other insurance policies among one or more Advisory Clients, and/or the Adviser on a fair and reasonable basis, in its sole discretion, and it may make corrective allocations should it determine subsequently that such corrections are necessary or advisable. There can be no assurance that a different allocation would not result in an Advisory Client bearing less (or more) premiums, fees, costs and expenses for insurance policies.

Affiliation with BentallGreenOak

Metropolitan is wholly-owned by BentallGreenOak. Because BentallGreenOak has other activities beyond owning Metropolitan, it is subject to a number of actual and potential conflicts of interest, additional regulatory considerations and more legal and contractual restrictions than that to which it would otherwise be subject if it focused only on Metropolitan. Policies and procedures implemented by BentallGreenOak from time to time (including as may be implemented in the future) to mitigate potential conflicts of interest and address certain regulatory requirements and contractual restrictions may reduce the synergies across BentallGreenOak's areas of operation or expertise that Metropolitan expects to draw on for purposes of pursuing attractive investment opportunities. As a consequence, that information, which could be of benefit to Metropolitan, might become restricted to those respective businesses and otherwise be unavailable to Metropolitan. BentallGreenOak may implement certain policies and procedures that may reduce the positive synergies that the Adviser seeks to cultivate across BentallGreenOak's.

Moreover, the terms of confidentiality or other agreements with or related to companies in which BentallGreenOak has or has considered making an investment or which is otherwise an advisory client of BentallGreenOak may restrict or otherwise limit the ability of Metropolitan to make investments in or otherwise engage in businesses or activities competitive with such companies. BentallGreenOak may enter into one or more strategic relationships in certain regions or with respect to certain types of investments that, although may be intended to provide greater opportunities for Metropolitan, may require Metropolitan to share such opportunities or otherwise limit the amount of an opportunity Metropolitan can otherwise take.

BentallGreenOak maintains a one-way information barrier between the Adviser, on the one hand, and the other business segments of BentallGreenOak, on the other hand. The information barrier restricts the flow of certain non-public, commercially sensitive information from the Adviser to the other BentallGreenOak business segments, other than for certain regulatory, reporting and similar purposes. The information barrier also operates to maintain investment management independence between the Adviser, , and the other business segments of BentallGreenOak. Consistent with the investment management independence of the Adviser, investment collaboration between the Adviser's personnel and other BentallGreenOak personnel is generally subject to restrictions, including that BentallGreenOak personnel generally do not serve on or participate in any investment committee or investment process in respect of the Adviser's Advisory Clients. In addressing the misuse of material, non-public information, BentallGreenOak and the Adviser maintain a consolidated restricted trading list for their personnel and advisory clients

Where permitted under the specific legal and/or organizational documents of an Advisory Client, such Advisory Client may invest in entities or assets in which other advisory clients of BentallGreenOak investment advisers (*e.g.*, pooled investment vehicles and managed accounts) have or are concurrently making a separate investment and, likewise, advisory clients of BentallGreenOak investment advisers may invest in entities or assets in which an Advisory Client has an existing investment or is concurrently making an investment in either the same or different tiers of a investment's capital structure. In such situations, such Advisory Client and

other BentallGreenOak entities may have conflicting interests (*e.g.*, over the terms of their respective investments). In distressed situations, these interests may be in conflict over such matters as whether to put an issuer into default, whether to grant covenants or waivers, or whether to pursue litigation. In a bankruptcy proceeding, an Advisory Client's interests may be subject to enhanced scrutiny, subordinated or otherwise adversely affected by virtue of the involvement and actions of an affiliate of BentallGreenOak relating to the company involved in the bankruptcy proceeding.

From time to time, certain Advisory Clients are expected to provide capital to, or otherwise co-invest alongside, certain Underlying Funds or other accounts or investments managed or advised by third-party sponsors. The strategies of such sponsors have historically overlapped with the investment strategies of the advisory clients managed by other BentallGreenOak affiliates. It is therefore likely that the Adviser will create additional competition in the market or independently consider the same investment opportunities as such BentallGreenOak advisory clients, and thereby, on any given occasion, compete directly or indirectly with BentallGreenOak for the same or similar investment opportunities. For example, the Adviser may seek to co-invest alongside a GP that is actively bidding on an asset in competition with one or more BentallGreenOak advisory clients. If BentallGreenOak secures the investment for its advisory clients, the Adviser's Advisory Clients generally will not be able to participate in the transaction.

In addition, the Adviser may cause an Advisory Client to (or recommend that an Advisory Client) hold, if permitted under its investment restrictions, interests in one or more BentallGreenOak funds or co-investment opportunities offered by BentallGreenOak. Given the relationship between the Adviser and BentallGreenOak, the Adviser may be incentivized to invest in (i) BentallGreenOak-managed Underlying Funds or investments, as opposed to Underlying Funds or investments sponsored or managed by potential competitors of BentallGreenOak or (ii) certain BentallGreenOak-managed funds or investments over other BentallGreenOak-managed funds or investments, including where such funds or investments have differing levels of fees or have different relative capital needs. Any such investment by an Advisory Client is expected to be made on arm's-length terms (or otherwise consented to or approved by the relevant Fund investors), subject in any case to the information barrier and the confidentiality restrictions arising from particular fund or vehicle agreements, as well as the Adviser's applicable fiduciary duties to the Advisory Client.

Further, transactions involving the purchase (or sale) of securities by an Advisory Client from (or to) an affiliate of BentallGreenOak may constitute a cross-trade or a principal transaction in certain circumstances. Accordingly, prior to any potential cross-trade or principal transaction involving an Advisory Client, the Adviser will determine whether or not the trade would constitute a cross-trade or principal transaction, and if so, that all required notice and consent requirements have been satisfied.

With respect to direct property co-investments, Advisory Clients generally make non-controlling investments in entities that will own a specified property or portfolio of properties or real estate-related securities; however, an Advisory Client may also acquire a controlling interest in such

entities in certain circumstances, as determined by the Adviser. Certain BentallGreenOak affiliates manage other private investment funds (“BentallGreenOak Real Estate Funds”) that also seek to make controlling investments in such entities. The Adviser may decline to pursue a controlling co-investment opportunity for an Advisory Client that is ultimately made by a BentallGreenOak Real Estate Fund.

In addition, it is generally expected that the Adviser or the general partner of an Advisory Client will not lead the negotiations of the terms of the purchase of any co-investment opportunity and will not have any determination over the material terms of such acquisition, whereas the general partner of a BentallGreenOak Real Estate Fund which makes such investments is generally expected to lead such negotiations and determine the material terms of any such acquisition.

In the event that the Adviser seeks to pursue a co-investment opportunity for an Advisory Client where the Adviser or the applicable general partner expects to lead the negotiations and/or determine the material terms of the acquisition, the Adviser will notify BentallGreenOak’s conflicts committee prior to committing to such opportunity, which will determine if the Advisory Client or a BentallGreenOak Real Estate Fund can proceed with such opportunity.

Item 12. Brokerage Practices

As the Adviser's Advisory Clients primarily invest in private real estate funds and their real estate portfolio investments, the Adviser anticipates that any investment in publicly traded securities would be an extraordinarily rare occurrence. However, to meet its fiduciary duties to its Advisory Clients, the Adviser has adopted written policies to address issues that might arise with respect to purchasing, holding, and selling publicly traded securities, including seeking "best execution" for the transaction, taking into account the circumstances of the transaction and the reputability and reliability of the executing broker or dealer.

Item 13. Review of Accounts

The investment portfolios of Advisory Clients are generally private, illiquid and long-term in nature, and accordingly, the Adviser's review of them is not directed toward a short-term decision to dispose of securities. However, the Adviser closely monitors its Advisory Clients' investments. The holdings in each Advisory Client portfolio are monitored by the Adviser's investment professionals. In addition, the activity of each Advisory Client and its Underlying Fund investments and direct investments is monitored and reviewed periodically during the life of each investment.

Significant market events affecting the prices of one or more securities in each Advisory Client's accounts or the real estate markets in which the Underlying Funds are invested may trigger reviews of Advisory Clients' accounts on other than a periodic basis.

Advisory Clients and investors in a Fund typically receive quarterly financial reports and audited annual reports. Any other reports to Advisory Clients or Fund investors are based on the terms of the applicable partnership agreement (or similar organizational documents) of the applicable Advisory Client.

For new Advisory Clients, a copy of this brochure is delivered prior to or at the time of entering into an advisory contract or closing on a new investor's subscription to a Fund or Managed Account, to the extent required by the Advisers Act. Existing Advisory Clients and their respective investors are notified electronically when updates to this brochure are available for their review, and a copy is posted to the respective investor reporting site.

Item 14. Client Referrals and Other Compensation

The Adviser and its affiliates will, from time to time, enter into cash compensation arrangements with affiliated or unaffiliated placement agents or third parties for introducing investors to the Adviser and/or its Advisory Clients. To the extent applicable, all such agreements are, or with respect to future agreements will be, made in accordance with Rule 206(4)-3 under the Advisers Act. Any sales charge associated therewith will ultimately be borne by the Adviser or its affiliates, either directly or through an offset of the Management Fee payable by the relevant Advisory Client.

In accordance with the Adviser's policies, no Advisory Client or Fund investor will bear any portion of any fee paid to any third-party solicitor with respect to such investment (whether in the form of higher Management Fees or other types of fees) without the prior disclosure to the investor, except to the extent such fees are paid to locally licensed intermediaries, representatives or distributors that an Advisory Client is legally required to engage in order to offer interests in such Advisory Client in particular jurisdictions.

Item 15. Custody

The Adviser uses unaffiliated, qualified, third-party custodians to hold the cash and securities of Advisory Clients for which it has custody in a manner that it believes complies with current regulatory requirements, including SEC Staff guidance. For example, these qualified custodians maintain the client assets in a manner that segregates them from assets of other clients of the custodian.

Metropolitan will not have physical custody of any Advisory Client assets (other than certain privately offered securities to the extent permitted by the Advisers Act and SEC Staff guidance). Nevertheless, the Adviser will generally be deemed to have “custody” (for purposes of the Advisers Act) of the assets of the Funds and Managed Accounts structured as “funds-of-one” as a result of its position as an affiliate of the general partner of each such Fund and Managed Account. The Adviser relies on an exception available to “pooled investment vehicles” from the reporting and surprise audit obligations imposed by the SEC’s custody rule by causing financial statements of the applicable Advisory Client to be audited annually by a recognized independent auditor registered with and subject to regular inspection by the Public Company Accounting Oversight Board. The audited financial statements are distributed to the respective investors in an Advisory Client, typically within 180 days (or sooner if required) after the Advisory Client’s fiscal year end.

In addition, in connection with the final liquidation of an Advisory Client, the Adviser will obtain a final audit and distribute the audited financial statements to such Advisory Client’s investors promptly after completion of the audit.

Item 16. Investment Discretion

Typically, investment advice is provided directly to Advisory Clients and not individually to the investors in any Funds or Managed Accounts. Services are provided to Advisory Clients in accordance with the applicable investment advisory agreement and/or partnership agreement (or analogous organizational documents) for an Advisory Client. Investment restrictions for Advisory Clients are generally established in the applicable investment advisory agreement and/or partnership agreement (or analogous organizational documents).

In the case of a Fund or a Managed Account structured as a “fund-of-one,” an affiliate of the Adviser will typically act as the general partner of such Fund or Managed Account (as applicable) and will typically (but not always in the case of Managed Accounts) accept discretionary investment authority for such Fund or Managed Account (as applicable). The Adviser, in turn, is retained as investment adviser in order to provide advice with respect to the Fund’s or Managed Account’s investments. Generally, this discretion is subject only to the investment guidelines set forth in the partnership agreement (or similar organizational documents) of the Fund or Managed Account (as applicable), which generally expressly provide that the general partner has the authority to make all decisions concerning the investigation, evaluation, selection, negotiation, structuring, commitment to, monitoring of and disposition of investments. The Adviser will, from time to time, provide certain investors in a Fund or an investor in a Managed Account with a veto or opt-out right in respect of certain investments, as set forth in the Fund’s limited partnership agreement, a Fund investor’s side letter agreement or a Managed Account mandate, as the case may be. Due to the exercise of such opt-out or veto rights, there may be circumstances when investment actions made on behalf of certain discretionary Advisory Clients will differ from the investment recommendations provided to other discretionary Advisory Clients.

Additionally, due to differing objectives, differing constraints, and/or differing investment opportunities available to discretionary and non-discretionary Advisory Clients, there may be circumstances when investment actions made on behalf of discretionary Advisory Clients differ from the investment recommendations provided to non-discretionary Advisory Clients.

As discussed in Item 4, the Adviser may also provide non-discretionary advisory services.

Item 17. Voting Client Securities

The Adviser has established written policies and procedures setting forth the principles and procedures by which the Adviser votes or gives consent with respect to securities owned by Advisory Clients for which the Adviser exercises voting authority and discretion. Most often, such voting authority is exercised in the context of providing investor consents or waivers requested by general partners to take an action (or refrain from taking an action) that is prohibited (or required) under the limited partnership agreement of an Underlying Fund (or related side letters), such as amending an Underlying Fund's limited partnership agreement. The guiding principle by which the Adviser exercises its voting authority on behalf of Advisory Clients is to vote in the best interests of such Advisory Client by taking into account the relevant Advisory Client's investment horizon, the contractual obligations under the relevant advisory agreements or comparable documents, and all other relevant facts and circumstances at the time of the vote.

The Adviser reserves the right to abstain on any particular vote or otherwise withhold its vote or consent on any matter if, in the judgment of the Adviser, the costs associated with exercising a vote outweigh the benefits to the relevant Advisory Client or if the circumstances make such an abstention or withholding otherwise advisable and in the best interests of the relevant Advisory Client.

The Adviser monitors all voting requests for any conflicts of interest, regardless of whether they are actual or perceived, including whether the Adviser or any investment professional or other person recommending how to vote and/or the Adviser's affiliates and their clients have an interest in how the vote is exercised that may present a conflict of interest.

Investors may obtain information regarding proxy voting, including the Adviser's policies and procedures, by writing to Metropolitan Real Estate Equity Management at the address noted above, Attn: Investor Relations.

Item 18. Financial Information

Registered investment advisers are required to provide certain financial information or disclosures about their financial condition. At this time, the Adviser is not aware of any financial condition that is reasonably likely to impair its ability to meet its contractual obligations to any Advisory Client. The Adviser has not been the subject of any bankruptcy petitions, including in the past 10 years.

Item 19. Requirements for State Registered Advisers

This item is not applicable as Metropolitan is not registered in any state.