

Cortec Group Fund VII, L.P.
Partners' Capital Account Statement
For the periods ending September 30, 2021
(Amounts in USD)

<i><u>Cortec Group Fund VII, L.P.</u></i> <i><u>(\$)</u></i>	New York State Teachers' Retirement System			GP			Total Fund		
	<u>Current Period</u>	<u>YTD</u>	<u>Since Inception</u>	<u>Current Period</u>	<u>YTD</u>	<u>Since Inception</u>	<u>Current Period</u>	<u>YTD</u>	<u>Since Inception</u>
	<u>(Jul. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Jan. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Nov. 14, 2019 -</u> <u>Sep. 30, 2021)</u>	<u>(Jul. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Jan. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Nov. 14, 2019 -</u> <u>Sep. 30, 2021)</u>	<u>(Jul. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Jan. 01, 2021 -</u> <u>Sep. 30, 2021)</u>	<u>(Nov. 14, 2019 -</u> <u>Sep. 30, 2021)</u>
Beginning Balance	\$51,180,494	\$39,701,998	\$-	\$92,023,530	\$54,596,215	\$-	\$713,687,378	\$536,836,538	\$-
Contributions	872,449	1,650,369	43,717,448	2,793	3,793	14,059,744	10,600,000	20,050,000	545,073,731
(Distributions)	-	-	(15,425,517)	-	-	(5,375,806)	-	-	(192,741,830)
Total Cash/Deemed Flows	872,449	1,650,369	28,291,931	2,793	3,793	8,683,938	10,600,000	20,050,000	352,331,901
Net Operating Income (Expense):	-	-	-	-	-	-	-	-	-
(Management Fees)- Gross	(1,000,000)	(2,000,000)	(4,114,130)	-	-	-	(12,146,500)	(24,293,000)	(49,972,285)
(Management Fees)- Offset & Waiver	135,564	360,514	734,514	-	-	-	1,646,628	4,378,983	8,921,774
(Partnership Expenses)	(70,032)	(87,905)	(250,560)	(24,411)	(30,642)	(87,342)	(875,040)	(1,098,379)	(3,130,793)
Interest Income	-	-	13,097	-	-	4,565	-	-	163,648
Other Income	-	-	-	-	-	-	-	-	-
Realized Gain / (Loss)	-	-	-	-	-	-	-	-	-
Total Net Operating Income (Expense)	(934,468)	(1,727,391)	(3,617,079)	(24,411)	(30,642)	(82,777)	(11,374,912)	(21,012,396)	(44,017,656)
Unrealized Gain / (Loss)	978	14,169,620	32,381,579	340	4,939,254	11,287,586	12,213	177,050,537	404,610,434
Ending NAV	51,119,453	53,794,596	57,056,431	92,002,252	59,508,620	19,888,747	712,924,679	712,924,679	712,924,679
Accrued Potential Incentive Allocation	186,695	(2,488,448)	(5,750,283)	(2,267,721)	30,225,911	69,845,784	-	-	-
Ending NAV After Potential Incentive Allocation	\$51,306,148	\$51,306,148	\$51,306,148	\$89,734,531	\$89,734,531	\$89,734,531	\$712,924,679	\$712,924,679	\$712,924,679
Total Commitment	\$100,000,000	\$100,000,000	\$100,000,000	\$34,858,045	\$34,858,045	\$34,858,045	\$1,249,508,045	\$1,249,508,045	\$1,249,508,045
Beginning Unfunded Commitment	\$72,567,421	\$73,345,341	\$-	\$26,172,335	\$26,173,335	\$-	\$907,612,496	\$917,062,496	\$-
Less Contributions	(872,449)	(1,650,369)	(43,717,448)	(2,793)	(3,793)	(14,059,744)	(10,600,000)	(20,050,000)	(545,073,731)
Plus Recallable Distributions	-	-	15,412,420	-	-	5,371,241	-	-	192,578,182
Ending Unfunded Commitment	\$71,694,972	\$71,694,972	\$71,694,972	\$26,169,542	\$26,169,542	\$26,169,542	\$897,012,496	\$897,012,496	\$897,012,496

