

# Teachers' Retirement System of the City of New York

Stockbridge Real Estate Fund III-A, LP

Capital Account Summary

September 30, 2021

STOCKBRIDGE

Investor Capital Activity							Management Fees		
Period Ended	Beginning Balance	Contributions	Distributions	Income	Placement Fees	(FMV) Ending Balance	Gross	Waived	Net
Year Ended:									
December 31, 2007	\$ -	\$ -	\$ -	\$ (197,979)	\$ -	\$ (197,979)	\$ 101,027	\$ -	\$ 101,027
December 31, 2008	(197,979)	4,595,289	-	(2,201,800)	(125,000)	2,070,510	312,500	(125,000)	187,500
December 31, 2009	2,070,510	3,911,467	-	(1,597,283)	(125,000)	4,259,694	312,500	(125,000)	187,500
December 31, 2010	4,259,694	2,167,094	-	489,658	(125,000)	6,791,446	295,633	(139,383)	156,250
December 31, 2011	6,791,446	3,118,703	-	525,997	-	10,436,146	281,249	-	281,249
December 31, 2012	10,436,146	7,171,405	-	2,806,729	-	20,414,280	244,183	-	244,183
December 31, 2013	20,414,280	940,500	-	4,794,814	-	26,149,594	229,969	-	229,969
December 31, 2014	26,149,594	-	-	6,040,105	-	32,189,699	224,854	-	224,854
December 31, 2015	32,189,699	594,000	-	(3,463,850)	-	29,319,849	268,416	-	268,416
December 31, 2016	29,319,849	-	(14,024,794)	(3,150,996)	-	12,144,059	163,285	-	163,285
December 31, 2017	12,144,059	-	-	249,286	-	12,393,345	88,368	-	88,368
December 31, 2018	12,393,345	-	-	(160,259)	-	12,233,086	48,871	-	48,871
December 31, 2019	12,233,086	-	-	173,310	-	12,406,396	37,262	-	37,262
December 31, 2020	12,406,396	-	-	1,032,493	-	13,438,889	37,262	-	37,262
Quarter Ended:									
March 31, 2021	13,438,889	-	-	386,905	-	13,825,794	9,188	-	9,188
June 30, 2021	13,825,794	-	-	770,112	-	14,595,906	9,290	-	9,290
September 30, 2021	14,595,906	-	-	129,204	-	14,725,109	9,392	-	9,392
<b>Totals – Current Year</b>	<b>\$ 13,438,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,286,221</b>	<b>\$ -</b>	<b>\$ 14,725,109</b>	<b>\$ 27,870</b>	<b>\$ -</b>	<b>\$ 27,870</b>
<b>Totals – Since Inception</b>	<b>\$ -</b>	<b>\$ 22,498,458</b>	<b>\$ (14,024,794)</b>	<b>\$ 6,626,445</b>	<b>\$ (375,000)</b>	<b>\$ 14,725,109</b>	<b>\$ 2,673,250</b>	<b>\$ (389,383)</b>	<b>\$ 2,283,867</b>