

Investor: TransGlobe Life Insurance Inc.
Capital Commitment: \$40,000,000
Capital Commitment %: 16.853%

Fund Status

Cumulative Contributions	(\$19,200,000)	% Contributed:	48.00%
Cumulative Distributions	\$172,513		
Net Asset Value as of September 30, 2021	<u>\$19,741,919</u>	Uncalled Capital Commitment	\$20,800,000
Gain/(Loss) based on Liquidation at NAV	<u>\$714,432</u>	Recallable Capital Commitment	-
		Total Unfunded Capital Commitment	<u>\$20,800,000</u>
Assuming Liquidation at NAV:			
Net Investor IRR	4.30%		
Net Investor Multiple of Invested Capital	1.04x		

Capital Account Summary

	Quarter-to-Date	Year-to-Date
Net Asset Value, Beginning of Period	<u>\$ 10,585,406</u>	<u>\$ 10,293,966</u>
Capital Activity:		
Contributions	9,000,000	9,000,000
Distributions	<u>(102,000)</u>	<u>(102,000)</u>
Net Capital Activity	<u>8,898,000</u>	<u>8,898,000</u>
Net Income/(Loss):		
Net Investment Income/(Loss)	150,529	295,704
Net Realized Gain/(Loss)	111	(16,901)
Net Unrealized Gain/(Loss)	213,511	470,278
Management Fee	(117,520)	(325,004)
Performance Allocation	<u>11,882</u>	<u>125,876</u>
Net Income/(Loss)	<u>258,513</u>	<u>549,953</u>
Net Asset Value, End of Period	<u>\$ 19,741,919</u>	<u>\$ 19,741,919</u>
Net Time-Weighted Return for the Period	1.62%	4.49%

Transaction Summary for Quarter Ended September 30, 2021

Date	Activity Description	Amount
July 13, 2021	Contribution	\$3,600,000
July 13, 2021	Distribution	(\$102,000)
August 6, 2021	Contribution	\$2,400,000
September 3, 2021	Contribution	\$3,000,000
		<u>\$8,898,000</u>

Capital Commitment % represents investor's capital commitment as a percentage of total aggregate fund commitments related to AG Net Lease Realty Fund IV Offshore, including any feeder or parallel funds. Net asset values and returns are net of management fees and performance allocations (if any). Net Investor IRR and Net Investor Multiple of Invested Capital assumes hypothetical liquidation of the fund on September 30, 2021 at the fair market value. This methodology does not take into account expected value to be added over the holding period of the asset(s). Net Investor IRR reflects a dollar-weighted internal rate of return, compounded annually, net of Angelo, Gordon's management fees, performance allocation and operating and organizational expenses associated with the fund. The Net Time-Weighted Return percentages for Year-to-Date periods reflect quarterly linking of time-weighted rates of return. The Net Time-Weighted Return percentages are based on weighted average contributed capital for each period and not on committed capital. The Net Investor IRR, Net Investor Multiple of Invested Capital, and Net Time Weighted Return figures are calculated net of taxes and operating expenses incurred by feeder entities within your ownership structure in the fund. Totals may not sum due to rounding.