

# ***Westbrook Real Estate Co-Investment Partnership VII, L.P.*** ***("WRECIP VII")***

***New York City Employees' Retirement System ("Investor")***

## **Statement of Partners' Capital** **For the Nine Months Ended September 30, 2021**

	<b>WRECIP VII</b>	<b>Investor</b>
<b>Balance, December 31, 2020</b>	<b>\$ 8,658,732</b>	<b>\$ 8,572,140</b>
Net investment loss	(44,225)	(43,783)
Net realized gain (loss) on investments in real estate and foreign currency transactions	(782,632)	(774,806)
Net change in unrealized appreciation/reversals (depreciation/reversals) on investments in real estate and foreign currency transactions	823,950	815,710
<b>Balance, March 31, 2021</b>	<b>\$ 8,655,825</b>	<b>\$ 8,569,261</b>
Net investment loss	(9,038)	(8,948)
Net realized gain (loss) on investments in real estate and foreign currency transactions	92,607	91,681
Net change in unrealized appreciation/reversals (depreciation/reversals) on investments in real estate and foreign currency transactions	(54,283)	(53,740)
<b>Balance, June 30, 2021</b>	<b>\$ 8,685,111</b>	<b>\$ 8,598,254</b>
Net investment loss	(4,866)	(4,817)
Net realized gain (loss) on investments in real estate and foreign currency transactions	713,219	706,087
Net change in unrealized appreciation/reversals (depreciation/reversals) on investments in real estate and foreign currency transactions	(635,092)	(628,741)
<b>Balance, September 30, 2021</b>	<b>\$ 8,758,372</b>	<b>\$ 8,670,783</b>

## **Statement of Partners' Capital** **For the Period from Inception (May 10, 2006) through September 30, 2021**

	<b>WRECIP VII</b>	<b>Investor</b>
Partners' contributions	\$ 39,575,675	\$ 39,179,919
Syndication costs	(2,571)	(2,545)
Distributions	(42,656,869)	(42,230,307)
Net investment loss	(1,073,004)	(1,062,274)
Net realized gain (loss) on investments in real estate and foreign currency transactions	13,851,442	13,712,928
Net change in unrealized appreciation/reversals (depreciation/reversals) on investments in real estate and foreign currency transactions	(936,301)	(926,938)
<b>Balance, September 30, 2021</b>	<b>\$ 8,758,372</b>	<b>\$ 8,670,783</b>