

Investor: AG Global Strategy Real Estate Partners, L.P. FBO Treasurer of the State of North Carolina (on behalf of the North Carolina Retirement Systems)

Capital Commitment: \$100,000,000

Capital Commitment %: 17.875%

**Fund Status**

Cumulative Contributions	(\$97,000,000)	% Contributed:	97.00%
Cumulative Distributions	\$189,497,765		
Net Asset Value as of September 30, 2021	\$4,341,151	Uncalled Capital Commitment	\$3,000,000
Gain/(Loss) based on Liquidation at NAV	\$96,838,916	Recallable Capital Commitment	-
		Total Unfunded Capital Commitment	\$3,000,000
Assuming Liquidation at NAV:			
Net Investor IRR	11.82%		
Net Investor Multiple of Invested Capital	2.00x		

**Capital Account Summary**

	<b>Quarter-to-Date</b>	<b>Year-to-Date</b>
<b>Net Asset Value, Beginning of Period</b>	\$ 4,420,608	\$ 4,518,227
<b>Capital Activity:</b>		
Contributions	-	-
Distributions	-	-
Net Capital Activity	-	-
<b>Net Income/(Loss):</b>		
Net Investment Income/(Loss)	(11,695)	(38,731)
Net Realized Gain/(Loss)	(58,471)	(255,705)
Net Unrealized Gain/(Loss)	3,779	167,955
Management Fee	(27,091)	(81,843)
Performance Allocation	14,021	31,248
Net Income/(Loss)	(79,457)	(177,076)
<b>Net Asset Value, End of Period</b>	\$ 4,341,151	\$ 4,341,151
<b>Net Time-Weighted Return for the Period</b>	(1.80%)	(3.92%)

**Transaction Summary for Quarter Ended September 30, 2021**

<b>Date</b>	<b>Activity Description</b>	<b>Amount</b>
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Capital Commitment % represents investor's capital commitment as a percentage of total aggregate fund commitments related to AG Net Lease Realty Fund II, 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. Totals may not sum due to rounding.