

**Artemis Real Estate Partners Income and Growth Fund, L.P.**  
**(a Delaware Limited Partnership)**

Partner's Capital Account Activity  
September 30, 2021

Partner Name:  
**Teachers' Retirement System of the City of New York**

Capital Commitment	<u><u>\$ 101,000,000</u></u>
Partners' Capital, January 1, 2021	<u>\$ 25,747,757</u>
Capital Contributions	<u>17,938,042</u>
Distributions	<u>(9,610,428)</u>
Investment Income before Management Fee	408,546
Management Fee	<u>(579,830)</u>
Net Investment Loss	<u>(171,284)</u>
Net Realized and Unrealized Gain from Investments	<u>3,410,807</u>
Net Increase in Net Assets Resulting from Operations	<u>3,239,523</u>
General Partner Carried Interest Allocation	<u>-</u>
Partners' Capital, September 30, 2021	<u><u>\$ 37,314,894</u></u>
Unfunded Capital Commitment, September 30, 2021	<u><u>\$ 60,849,145</u></u>