

PARTNER'S CAPITAL SCHEDULE
September-21

Investor Illinois Teachers
Fund Retail Co-Invest Holdings, L.P.
Commitment 25,000,000
Fund Commencement of Operation: May 15, 2013
Fund Termination December 31, 2022

TOTALS BY YEAR						
	Contributions	Distributions	Realized Income/(Loss)	Offering Costs	Unrealized Income/(Loss)	Total
2013	23,000,000	-	(43,474)	(20,369)	818,549	23,754,707
2014	525,000	(2,320,681)	2,346,051	-	1,787,974	26,093,050
2015	-	(1,017,600)	1,964,296	-	(503,460)	26,536,286
2016	-	(272,604)	2,077,622	-	(925,523)	27,415,780
2017	1,792,493	-	684,122	-	(4,284,228)	25,608,167
2018	-	-	855,456	-	(6,695,511)	19,768,112
2019	-	-	(182,852)	-	(6,053,730)	13,531,531
2020	-	-	(302,706)	-	(13,158,390)	70,435
2021	-	-	(411,575)	-	444,080	102,939
Total	25,317,493	(3,610,885)	6,986,939	(20,369)	(28,570,240)	102,939

DETAILED CAPITAL ACTIVITY							
Date	Activity	Contributions	Distributions	Realized Income/(Loss)	Offering Costs	Unrealized Income/(Loss)	Ending Balance
05/15/13		23,000,000	-	-	-	-	23,000,000
12/31/13		-	-	(43,474)	(20,369)	818,549	23,754,707
03/31/14		-	(797,981)	941,853	-	337,313	24,235,892
06/30/14		-	(520,205)	98,044	-	172,484	23,986,214
09/30/14		-	(514,964)	466,665	-	17,030	23,954,945
12/31/14		525,000	(487,531)	839,489	-	1,261,147	26,093,050
03/31/15		-	(437,630)	381,962	-	90,536	26,127,918
06/30/15		-	(422,112)	439,811	-	(8,594)	26,137,023
09/30/15		-	(72,619)	349,739	-	91,438	26,505,581
12/31/15		-	(85,239)	792,783	-	(676,839)	26,536,286
03/31/16		-	-	335,560	-	99,445	26,971,291
06/30/16		-	(130,922)	277,062	-	217,715	27,335,146
09/30/16		-	(141,683)	1,044,673	-	(1,373,771)	26,864,365
12/31/16		-	-	420,327	-	131,088	27,415,780
3/31/2017*		875,000	-	92,594	-	454,672	28,838,046
06/30/17		500,000	-	305,665	-	(6,642,718)	23,000,993
09/30/17		-	-	240,935	-	(429,259)	22,812,669
12/31/17		417,493	-	44,928	-	2,333,078	25,608,167
03/31/18		-	-	(10,417)	-	104,512	25,702,262
06/30/18		-	-	(9,694)	-	(2,430)	25,690,138
09/30/18		-	-	551,309	-	(728,915)	25,512,532
12/31/18		-	-	324,258	-	(6,068,677)	19,768,112
03/31/19		-	-	(76,443)	-	(859,863)	18,831,807
06/30/19		-	-	9,399	-	(505,396)	18,335,809
09/30/19		-	-	(78,386)	-	(284,103)	17,973,320
12/31/19		-	-	(37,422)	-	(4,404,368)	13,531,531
03/31/20		-	-	(77,646)	-	(4,234,855)	9,219,030
06/30/20		-	-	(70,089)	-	(8,837,622)	311,319
09/30/20		-	-	(78,658)	-	14,169	246,830
12/31/20		-	-	(76,313)	-	(100,082)	70,435
03/31/21		-	-	(77,573)	-	80,775	73,637
06/30/21		-	-	(253,068)	-	245,759	66,327
09/30/21		-	-	(80,934)	-	117,546	102,939
		25,317,493	(3,610,885)	6,986,939	(20,369)	(28,570,240)	102,939
Remaining unfunded commitment			(0)				

*\$317,493 of the \$875,000 contribution in Q1 2017 were recalled distributions for reinvestment pursuant to section 5.3 of the Partnership Agreement. Net of the recalled distributions, total Capital Contributions of Capital Commitments total \$25,000,000.