



CAPITAL ACCOUNT STATEMENT

September 30, 2021

Cortland Growth and Income, L.P.

Investor: New York City Employees' Retirement System

SUMMARY

Limited Partner Units	98,879.913
Market Value per Unit	\$1,318.115
Capital account balance	\$128,838,307

CAPITAL ACTIVITY

Ownership	5.94621%
Total commitment	\$107,000,000
Contributions to date	\$107,000,000
DRIP Contributions to date	\$4,113,423
LP Management Fees to date	\$760,261
Unfunded commitment	\$0

CAPITAL ACCOUNT

period ending Sep 30, 2021

	3Q 2021	YTD 2021	ITD
Beginning balance	\$118,505,341	\$109,284,782	\$0
Contributions	\$0	\$0	\$107,000,000
DRIP Contributions	\$1,145,452	\$3,317,203	\$4,113,423
LP Management Fees	(\$180,425)	(\$499,514)	(\$760,261)
Distributions	(\$1,213,381)	(\$3,445,520)	(\$5,326,804)
Net Income	\$11,375,770	\$21,565,666	\$25,308,765
Unrealized Incentive Distributions	(\$794,450)	(\$1,384,310)	(\$1,496,816)
Ending balance	\$128,838,307	\$128,838,307	\$128,838,307



TRANSACTIONS THIS PERIOD

Date	Type	Description	Amount
Sep 30, 2021	Distribution	Distribution - 3Q21	\$1,213,381.00
		Operating Cash Flow	\$1,213,381.00
		Dividend Reinvestment	(\$1,213,381.00)
Sep 30, 2021	Net income	3Q21 Net Income	\$10,581,320.54
		Net Income	\$11,375,770.42
		Unrealized Incentive Distributions	(\$794,449.88)
Sep 30, 2021	LP Management Fee	3Q21 Management Fees	\$180,425.00
Jul 1, 2021	DRIP Contribution	2Q21 Dividend Reinvestment	\$1,145,452.00

To view all transactions for your investments, visit our online portal at <https://investors.cortland.com>