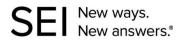


## AG Core Plus Realty Fund II, L.P. Statement of Capital Account For the Period Ended September 30, 2021 (Unaudited)



Investor: New York State Teamster Conference Pension and Retirement Fund

Capital Commitment: \$10,000,000 Capital Commitment %: 1.259%

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Cumulative Contributions Cumulative Distributions	(\$9,450,000) \$12,342,240	% Contributed:	94.50%
Net Asset Value as of September 30, 2021	\$5,674	Uncalled Capital Commitment	\$550,000
Gain/(Loss) based on Liquidation at NAV	\$2,897,914	Recallable Capital Commitment	\$1,137,012
Assuming Liquidation of NAV		Total Unfunded Capital Commitment	\$1,687,012
Assuming Liquidation at NAV:			
Net Investor IRR	7.64%		
Net Investor Multiple of Invested Capital	1.31x		

## **Capital Account Summary**

	Quarter-to-Date		Ye	Year-to-Date	
Net Asset Value, Beginning of Period	\$	7,089	\$	93,003	
Capital Activity:					
Contributions		-		-	
Distributions		-		(85,000)	
Net Capital Activity		-		(85,000)	
Net Income/(Loss):					
Net Investment Income/(Loss)		(10,001)		8,834	
Net Realized Gain/(Loss)		8,337		(485,573)	
Net Unrealized Gain/(Loss)		-		473,999	
Management Fee		-		-	
Performance Allocation		249		411	
Net Income/(Loss)		(1,415)		(2,329)	
Net Asset Value, End of Period	\$	5,674	\$	5,674	
Net Time-Weighted Return for the Period	(	(19.96%)		(20.98%)	

## Transaction Summary for Quarter Ended September 30, 2021

	Transcator Carrier J. C. Quarter Ended Coptering. Co., 2	·-·
Date	Activity Description	Amount

Capital Commitment % represents investor's capital commitment as a percentage of total aggregate fund commitments related to AG Core Plus 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.