

District of Columbia Retirement Board
Private Investments Summary
As of September 30, 2022

VINTAGE YEAR	NAME OF PARTNERSHIP	STRATEGY	ORIGINAL COMMITMENT (in thousands)	PAID-IN CAPITAL (in thousands)	DISTRIBUTED CAPITAL (in thousands)	NET IRR	TOTAL VALUE/PAID-IN
PRIVATE EQUITY							
2003	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,694	36.3%	2.40
2005	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$439,800	7.9%	1.63
2006	Pantheon Global Secondary Fund III 'B' L.P.	Secondary Diverse	\$100,000	\$94,600	\$104,260	2.0%	1.12
2008	Warburg, Pincus Private Equity X, L.P.	Buyout	\$100,000	\$100,000	\$176,135	9.4%	1.78
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$19,150	\$26,794	12.0%	1.56
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$20,788	8.1%	1.40
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$37,963	39.7%	3.60
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$19,593	\$24,635	\$28,927	18.4%	1.89
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$16,163	20.6%	2.06
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,438	\$7,129	6.0%	1.31
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$35,808	20.1%	1.68
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$24,190	\$26,354	19.8%	1.62
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,715	\$10,750	15.9%	1.65
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$14,096	\$15,287	21.2%	1.75
2016	Oncap IV, L.P.	Buyout	\$15,000	\$11,132	\$2,725	15.8%	1.56
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$13,573	34.8%	3.41
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$29,111	\$26,096	\$6,989	16.2%	1.64
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,136	\$42,384	35.5%	2.22
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$5,256	21.1%	1.95
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,373	\$3,716	31.6%	1.96
2017	Chequers Capital XVII, L.P.	Buyout	\$34,288	\$34,763	\$5,846	8.3%	1.16
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$22,877	\$7,682	19.8%	1.70
2018	Spectrum Equity Investors VIII, L.P.	Growth Equity	\$15,000	\$12,558	\$14,038	N/M	N/M
2018	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$35,872	\$8,911	N/M	N/M
2018	Epiris Fund II, L.P.	Buyout	\$33,489	\$37,398	\$23,569	N/M	N/M
2018	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$41,048	\$12,457	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$0	N/M	N/M
2019	Onex Partners V, L.P.	Buyout	\$50,000	\$36,659	\$1,424	N/M	N/M
2019	Palladium Equity Partners V	Buyout	\$50,000	\$26,348	\$6,053	N/M	N/M
2019	Riverside Fund VI, L.P.	Buyout	\$40,000	\$22,196	\$246	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$43,667	\$14,634	\$34	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	\$34,288	\$24,205	\$0	N/M	N/M
2020	Update Partners VI	Growth Equity	\$40,000	\$31,404	\$0	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$15,947	\$3,649	N/M	N/M
2021	Clearhaven Fund I	Buyout	\$40,000	\$18,245	\$0	N/M	N/M
2021	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$16,144	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$20,488	\$0	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$40,110	\$107	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$30,743	\$0	N/M	N/M
2022	Epiris Fund III, L.P.	Buyout	\$73,474	\$0	\$0	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$5,556	\$0	N/M	N/M
2022	Update Partners VII, L.P.	Growth Equity	\$75,000	\$0	\$0	N/M	N/M
2022	CapVest Equity Partners V	Buyout	\$50,000	\$0	\$0	N/M	N/M
2022	Technology Crossover Ventures XII	Growth Equity	\$75,000	\$0	\$0	N/M	N/M

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PRIVATE REAL ESTATE							
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Opportunistic	\$24,491	\$36,836	\$32,690	-2.6%	0.88
2007	Carlyle Realty Partners V, L.P.	RE-Opportunistic	\$50,000	\$61,337	\$102,024	8.7%	1.44
2012	Blackstone Real Estate Partners VII L.P.	RE-Opportunistic	\$15,000	\$16,125	\$27,833	14.1%	1.66
2013	GEM Realty Fund V, L.P.	RE-Opportunistic	\$15,000	\$13,297	\$10,816	4.2%	1.20
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	\$15,000	\$12,939	\$19,335	19.7%	1.71
2014	Orion European Real Estate Fund IV, CV	RE-Opportunistic	\$11,266	\$15,074	\$8,264	-6.5%	0.83
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	\$25,000	\$22,397	\$30,512	11.0%	1.34
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	\$20,000	\$18,851	\$17,718	10.7%	1.56
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$23,540	\$14,014	8.2%	1.30
2016	PW Real Estate Fund III	RE-Opportunistic	\$20,573	\$18,022	\$10,492	29.9%	2.77
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	\$25,000	\$22,988	\$15,426	10.3%	1.44
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$16,849	\$7,279	6.5%	1.24
2017	GEM Realty Fund VI	RE-Opportunistic	\$25,000	\$17,434	\$11,197	17.4%	1.35
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	\$25,000	\$20,671	\$18,257	11.7%	1.36
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	\$30,000	\$19,100	\$18,302	32.7%	1.56
2018	Kildare European Partners II, L.P.	RE-Opportunistic	\$25,000	\$21,814	\$14,493	N/M	N/M
2018	Orion European Real Estate Fund V	RE-Opportunistic	\$29,390	\$28,263	\$7,055	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P	RE-Value-Add	\$30,000	\$24,427	\$20,103	N/M	N/M
2019	Centerbridge Real Estate Fund	RE-Opportunistic	\$30,000	\$35,838	\$19,726	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$17,849	\$816	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$22,830	\$1,673	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	\$40,000	\$20,005	\$2,070	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$150,965	\$965	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	\$50,000	\$0	\$0	N/M	N/M
2022	Centerbridge Real Estate Fund II, L.P.	RE-Opportunistic	\$50,000	\$7,288	\$0	N/M	N/M
2022	Carlyle Property Investors	RE-Core Plus	\$100,000	\$0	\$0	N/M	N/M
2022	GEM Realty Fund VII	RE-Opportunistic	\$50,000	\$1,232	\$0	N/M	N/M
2022	Aermont Capital Real Estate Fund V	RE-Opportunistic	\$68,576	\$0	\$0	N/M	N/M

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<u>INFRASTRUCTURE</u>							
2008	Macquarie Infrastructure Partners II	Infra-Core	\$50,000	\$58,530	\$108,633	8.8%	1.59
2014	EnCap Flatrock Midstream Fund III, L.P.	Infra-Oppportunistic	\$15,000	\$16,574	\$12,005	10.0%	1.33
2018	Tiger Infrastructure Partners II	Infra-Oppportunistic	\$35,000	\$40,723	\$14,694	N/M	N/M
2018	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Oppportunistic	\$20,000	\$14,831	\$6,672	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Infra-Oppportunistic	\$30,000	\$17,665	\$7,578	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P.	Infra-Oppportunistic	\$50,000	\$13,982	\$2,448	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$200,000	\$0	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Oppportunistic	\$75,000	\$25,545	\$2,385	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,581	\$6,814	-4.3%	0.84
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$14,706	9.9%	1.40
2013	Resource Capital Fund VI L.P.	NR-Mining & Minerals	\$15,000	\$14,241	\$2,908	-0.7%	0.96
2013	Lime Rock Partners VI, LP	NR-Energy	\$10,000	\$10,775	\$10,656	-12.5%	0.82
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$17,397	29.4%	2.60
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$18,840	\$16,651	15.7%	1.81
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,774	\$26,993	18.9%	1.65
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$16,584	\$2,967	18.8%	1.44
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$22,425	\$8,018	12.4%	1.46
2017	Resource Capital Fund VII L.P.	NR-Mining & Minerals	\$25,000	\$13,755	\$3,988	6.7%	1.17
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$20,115	\$12,537	20.5%	1.67
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$21,179	\$1,877	N/M	N/M
<u>PRIVATE CREDIT</u>							
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$15,352	7.1%	1.29
2015	AnaCap Credit Opportunities III, L.P.	PC-Oppportunistic	\$24,491	\$31,651	\$31,597	8.3%	1.14
2019	AnaCap Credit Opportunities IV, L.P.	PC-Oppportunistic	\$48,983	\$29,014	\$17,785	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$24,375	\$0	N/M	N/M
2022	Fortress Lending Fund III	PC-Oppportunistic	\$100,000	\$40,000	\$0	N/M	N/M
2022	Turning Rock Fund II, L.P.	PC-Oppportunistic	\$75,000	\$34,696	\$1,486	N/M	N/M

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