

District of Columbia Retirement Board
Private Investments Summary
As of December 31, 2021

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							
2001	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,694	36.3%	2.40
2004	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$433,800	8.0%	1.65
2006	Pantheon Global Secondary Fund III 'B' L.P.	Secondary Diverse	\$100,000	\$94,600	\$103,260	2.0%	1.12
2007	Warburg, Pincus Private Equity X, L.P.	Buyout	\$100,000	\$100,000	\$175,752	9.4%	1.77
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$15,352	7.4%	1.30
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$18,638	\$23,047	11.8%	1.52
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$18,025	9.5%	1.44
2014	Spectrum Equity Investors VII, L.P.	Venture Capital	\$15,000	\$15,782	\$36,029	46.0%	4.33
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$13,568	21.5%	2.04
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,333	\$285	3.3%	1.14
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$22,744	\$24,635	\$26,317	21.9%	2.02
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$23,915	\$21,304	20.4%	1.56
2015	AnaCap Credit Opportunities III, L.P.	Distressed Debt	\$28,430	\$31,563	\$30,215	10.1%	1.16
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$31,317	21.1%	1.66
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,415	\$8,350	20.0%	1.75
2016	Level Equity Growth Partners III, L.P.	Venture Capital	\$15,000	\$13,468	\$10,514	20.7%	1.66
2016	Oncap IV, L.P.	Buyout	\$15,000	\$9,770	\$2,725	9.5%	1.26
2016	Summit Partners Growth Equity Fund IX, L.P.	Venture Capital	\$30,000	\$35,049	\$41,923	43.9%	2.36
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$12,878	46.6%	4.15
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$31,667	\$25,512	\$652	19.9%	1.65
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,314	\$3,453	36.2%	1.92
2017	Chequers Capital XVII, L.P.	Buyout	\$39,802	\$20,533	\$0	N/M	N/M
2017	Spectrum Equity Investors VIII, L.P.	Venture Capital	\$15,000	\$12,558	\$14,038	N/M	N/M
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$23,008	\$142	N/M	N/M
2017	Epiris Fund II, L.P.	Buyout	\$40,634	\$28,057	\$13,589	N/M	N/M
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$22,877	\$7,682	N/M	N/M
2017	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$35,375	\$1,116	N/M	N/M
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$35,872	\$8,141	N/M	N/M
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$5,256	N/M	N/M
2018	Riverside Fund VI, L.P.	Buyout	\$40,000	\$15,705	\$0	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$10,300	\$3,792	N/M	N/M
2018	Palladium Equity Partners V	Buyout	\$50,000	\$26,195	\$3,975	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$39,802	\$18,924	\$0	N/M	N/M
2019	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$4,172	\$0	N/M	N/M
2019	AnaCap Credit Opportunities IV, L.P.	Distressed Debt	\$56,860	\$22,841	\$13,145	N/M	N/M
2019	Technology Crossover Ventures X	Venture Capital	\$25,000	\$17,845	\$0	N/M	N/M
2020	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$14,186	\$107	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$47,500	\$8,156	\$34	N/M	N/M
2020	Udata Partners VI	Buyout	\$40,000	\$24,461	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Venture Capital	\$50,000	\$19,176	\$0	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$12,405	\$0	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$7,980	\$82	N/M	N/M
2021	Clearhaven Fund I	Distressed Debt	\$40,000	\$9,339	\$0	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$18,750	\$0	N/M	N/M

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PRIVATE REAL ESTATE							
2006	Carlyle Realty Partners V, L.P.	Opportunistic RE	\$50,000	\$61,337	\$100,746	8.7%	1.45
2007	Carlyle Europe Real Estate Partners III, L.P.	Opportunistic RE	\$28,430	\$36,836	\$32,245	-2.6%	0.88
2012	Blackstone Real Estate Partners VII L.P.	Opportunistic RE	\$15,000	\$16,125	\$22,176	14.2%	1.67
2013	Orion European Real Estate Fund IV, CV	Opportunistic RE	\$13,078	\$14,939	\$8,075	-4.7%	0.88
2013	GEM Realty Fund V, L.P.	Opportunistic RE	\$15,000	\$13,297	\$9,876	5.3%	1.25
2013	Wheelock Street Real Estate Fund II, L.P.	Opportunistic RE	\$15,000	\$12,888	\$18,363	19.7%	1.66
2014	Harrison Street Real Estate Partners V, L.P.	Opportunistic RE	\$20,000	\$18,851	\$14,560	11.1%	1.54
2014	Carlyle Realty Partners VII, L.P.	Opportunistic RE	\$25,000	\$22,397	\$28,942	11.4%	1.34
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	Value-Add RE	\$25,000	\$23,540	\$12,991	9.1%	1.29
2016	Wheelock Street Real Estate Fund V, L.P.	Opportunistic RE	\$25,000	\$20,502	\$12,892	13.3%	1.36
2016	PW Real Estate Fund III	Opportunistic RE	\$23,881	\$18,022	\$9,011	35.1%	2.76
2016	GEM Realty Fund VI	Opportunistic RE	\$25,000	\$14,934	\$4,375	20.2%	1.35
2016	Harrison Street Real Estate Partners VI, L.P.	Opportunistic RE	\$25,000	\$22,883	\$9,718	11.8%	1.45
2017	Orion European Real Estate Fund V	Opportunistic RE	\$34,116	\$26,036	\$6,654	N/M	N/M
2017	Carlyle Realty Partners VIII, L.P.	Opportunistic RE	\$30,000	\$16,575	\$15,611	N/M	N/M
2017	Kildare European Partners II, L.P.	Opportunistic RE	\$25,000	\$21,814	\$14,392	N/M	N/M
2017	DivcoWest Fund V, L.P.	Value-Add RE	\$25,000	\$16,260	\$4,976	N/M	N/M
2017	Centerbridge Real Estate Fund	Opportunistic RE	\$30,000	\$23,957	\$12,862	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P	Real Estate	\$30,000	\$17,463	\$7,459	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	Real Estate	\$40,000	\$18,679	\$0	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	Real Estate	\$40,000	\$15,531	\$0	N/M	N/M
2020	DivcoWest Fund VI	Real Estate	\$50,000	\$10,886	\$816	N/M	N/M
2021	GEM Realty Fund VII	Opportunistic RE	\$50,000	\$0	\$0	N/M	N/M
2021	Centerbridge Real Estate Fund II, L.P.	Real Estate	\$50,000	\$0	\$0	N/M	N/M
2021	Blackstone Property Partners, L.P.	Real Estate	\$100,000	\$150,965	\$965	N/M	N/M
2021	Carlyle Realty Partners IX, LP	Opportunistic RE	\$50,000	\$0	\$0	N/M	N/M

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<u>INFRASTRUCTURE</u>							
2007	SteelRiver Infrastructure Fund North America, L.P.	Infrastructure	\$50,000	\$69,160	\$125,271	8.4%	1.60
2008	Macquarie Infrastructure Partners II	Infrastructure	\$50,000	\$58,530	\$108,633	8.8%	1.59
2014	EnCap Flatrock Midstream Fund III, L.P.	Infrastructure	\$15,000	\$16,570	\$11,095	8.1%	1.22
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infrastructure	\$20,000	\$8,955	\$6,382	N/M	N/M
2018	Tiger Infrastructure Partners II	Infrastructure	\$35,000	\$40,662	\$14,692	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P	Infrastructure	\$50,000	\$19,695	\$2,147	N/M	N/M
2022	IFM Global Infra (US)	Infrastructure	\$200,000	\$0	\$0	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Lime Rock Partners VI, LP	Natural Resources	\$10,000	\$10,775	\$10,656	-4.3%	0.90
2012	Riverstone Global Energy and Power Fund V, LP	Natural Resources	\$10,000	\$12,534	\$5,852	-7.3%	0.77
2013	EnCap Energy Capital Fund IX	Natural Resources	\$12,500	\$13,459	\$12,442	8.3%	1.29
2013	Resource Capital Fund VI L.P.	Natural Resources	\$15,000	\$14,241	\$2,221	-3.0%	0.84
2014	Quantum Energy Partners VI	Natural Resources	\$20,000	\$17,438	\$13,527	28.5%	2.22
2015	EnCap Energy Capital Fund X, L.P.	Natural Resources	\$20,000	\$18,685	\$9,805	11.7%	1.48
2015	Lime Rock Partners VII, L.P.	Natural Resources	\$25,000	\$28,503	\$21,071	14.8%	1.39
2017	EnCap Energy Capital Fund XI, L.P.	Natural Resources	\$25,000	\$11,849	\$326	N/M	N/M
2017	Quantum Energy Partners VII, L.P.	Natural Resources	\$25,000	\$17,716	\$7,292	N/M	N/M
2017	Resource Capital Fund VII L.P.	Natural Resources	\$25,000	\$11,447	\$3,988	N/M	N/M
2017	Lime Rock Partners VIII, L.P.	Natural Resources	\$25,000	\$20,876	\$4,966	N/M	N/M
2019	Homestead Capital USA Farmland Fund III	Natural Resources	\$35,000	\$17,509	\$1,643	N/M	N/M

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Disclaimer(s)

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