

District of Columbia Retirement Board  
Private Investments Summary  
As of December 31, 2023

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
<b>PRIVATE EQUITY</b>							
2003	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,873	36.3%	2.40
2005	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$441,000	7.8%	1.62
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	\$176,537	9.4%	1.78
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$19,673	\$26,814	11.9%	1.57
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$41,245	37.3%	3.63
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$18,364	20.3%	2.08
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$25,244	\$22,879	8.1%	1.45
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,438	\$15,204	5.4%	1.32
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$22,093	\$24,869	\$39,292	17.5%	1.91
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$24,534	\$29,307	17.1%	1.59
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$36,383	19.3%	1.74
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,715	\$12,350	14.7%	1.77
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$30,335	\$27,326	\$21,549	17.5%	1.96
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$13,573	22.2%	2.47
2016	Oncap IV, L.P.	Buyout	\$15,000	\$13,731	\$5,320	14.0%	1.56
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$14,405	\$16,727	16.5%	1.65
2017	Chequers Capital XVII, L.P.	Buyout	\$38,663	\$32,917	\$24,939	18.1%	1.63
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,373	\$4,650	27.7%	2.12
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$26,281	\$14,107	15.7%	1.64
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$15,062	11.8%	1.65
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,864	\$43,949	27.6%	2.06
2018	Epiris Fund II, L.P.	Buyout	\$38,244	\$42,666	\$25,033	N/M	N/M
2018	Spectrum Equity Investors VIII, L.P.	Growth Equity	\$15,000	\$12,558	\$15,104	N/M	N/M
2018	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$36,712	\$10,424	N/M	N/M
2018	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$46,579	\$20,214	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$4,564	N/M	N/M
2019	Onex Partners V, L.P.	Buyout	\$50,000	\$39,887	\$3,181	N/M	N/M
2019	Palladium Equity Partners V	Buyout	\$50,000	\$38,431	\$9,779	N/M	N/M
2019	Riverside Fund VI, L.P.	Buyout	\$40,000	\$26,225	\$564	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	\$38,663	\$24,205	\$0	N/M	N/M
2020	Udata Partners VI	Growth Equity	\$40,000	\$34,497	\$0	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$45,503	\$14,634	\$3,313	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$64,922	\$6,775	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$32,185	\$0	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$23,931	\$3,972	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$56,491	\$2,388	N/M	N/M
2021	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$20,408	\$0	N/M	N/M
2021	Clearhaven Fund I	Buyout	\$40,000	\$31,442	\$117	N/M	N/M
2022	Epiris Fund III L.P.	Buyout	\$95,610	\$16,562	\$4,016	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$25,360	\$654	N/M	N/M
2022	Udata Partners VII, L.P.	Growth Equity	\$75,000	\$21,364	\$0	N/M	N/M
2023	CapVest Equity Partners V	Buyout	\$66,279	\$1,200	\$0	N/M	N/M
2024	One Rock Capital Partners IV, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2024	Technology Crossover Ventures XII	Growth Equity	\$75,000	\$0	\$0	N/M	N/M
2024	Altaris Healthcare Partners VI, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2024	Clearhaven Fund II, L.P.	Buyout	\$50,000	\$0	\$0	N/M	N/M

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<b><u>PRIVATE REAL ESTATE</u></b>							
2007	Carlyle Realty Partners V, L.P.	RE-Opportunistic	\$50,000	\$61,337	\$102,130	8.7%	1.44
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Opportunistic	\$27,616	\$36,836	\$32,755	-2.5%	0.88
2012	Blackstone Real Estate Partners VII L.P.	RE-Opportunistic	\$15,000	\$16,366	\$28,209	13.2%	1.59
2013	GEM Realty Fund V, L.P.	RE-Opportunistic	\$15,000	\$13,297	\$10,816	1.9%	1.09
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	\$15,000	\$13,036	\$23,083	19.2%	1.70
2014	Orion European Real Estate Fund IV, CV	RE-Opportunistic	\$12,703	\$15,103	\$8,359	0.8%	1.03
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	\$20,000	\$18,851	\$18,044	8.7%	1.48
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	\$25,000	\$22,397	\$30,597	9.7%	1.30
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$24,836	\$14,355	0.2%	1.01
2016	PW Real Estate Fund III	RE-Opportunistic	\$23,198	\$18,022	\$45,150	28.8%	2.82
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	\$25,000	\$23,107	\$18,478	8.3%	1.40
2017	GEM Realty Fund VI	RE-Opportunistic	\$25,000	\$20,309	\$12,456	10.5%	1.24
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	\$25,000	\$21,885	\$20,268	9.7%	1.32
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	\$30,000	\$21,580	\$25,522	22.4%	1.42
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$19,293	\$7,279	-0.6%	0.98
2018	Orion European Real Estate Fund V	RE-Opportunistic	\$33,140	\$33,614	\$11,027	N/M	N/M
2018	Kildare European Partners II, L.P.	RE-Opportunistic	\$25,000	\$22,026	\$14,705	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P.	RE-Value-Add	\$30,000	\$31,931	\$25,703	N/M	N/M
2019	Centerbridge Real Estate Fund	RE-Opportunistic	\$30,000	\$38,449	\$32,103	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	\$40,000	\$27,178	\$2,848	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$31,699	\$1,673	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$25,974	\$816	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$200,000	\$0	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	\$50,000	\$8,915	\$17	N/M	N/M
2022	GEM Realty Fund VII	RE-Opportunistic	\$50,000	\$7,373	\$0	N/M	N/M
2022	Centerbridge Real Estate Fund II, L.P.	RE-Opportunistic	\$50,000	\$20,369	\$4,316	N/M	N/M
2023	Carlyle Property Investors	RE-Core Plus	\$100,000	\$35,032	\$184	N/M	N/M
2023	Aermont Capital Real Estate Fund V	RE-Opportunistic	\$77,326	\$2,377	\$0	N/M	N/M

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<b><u>INFRASTRUCTURE</u></b>							
2014	EnCap Flatrock Midstream Fund III, L.P.	Infra-Opportunistic	\$15,000	\$16,574	\$16,757	10.0%	1.39
2018	Tiger Infrastructure Partners II	Infra-Opportunistic	\$35,000	\$41,755	\$14,694	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Infra-Opportunistic	\$30,000	\$26,913	\$9,689	N/M	N/M
2018	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Opportunistic	\$20,000	\$16,521	\$9,885	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P.	Infra-Opportunistic	\$50,000	\$30,644	\$2,448	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Opportunistic	\$75,000	\$37,107	\$7,677	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$200,000	\$0	N/M	N/M
2022	BlackRock Global Infrastructure Fund IV D, L.P.	Infra-Value Add	\$150,000	\$41,295	\$0	N/M	N/M
2023	JLC Infrastructure Fund II, L.P.	Infra-Opportunistic	\$75,000	\$7,744	\$0	N/M	N/M
2023	Grain Communication Opportunity Fund IV	Infra-Opportunistic	\$100,000	\$0	\$0	N/M	N/M
2024	Bernhard Capital Partners Fund III, L.P.	Infra-Opportunistic	\$75,000	\$0	\$0	N/M	N/M
<b><u>NATURAL RESOURCES</u></b>							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,505	\$8,452	-4.7%	0.82
2013	Resource Capital Fund VI L.P.	NR-Metals & Minerals	\$15,000	\$14,241	\$2,908	-4.8%	0.70
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$17,404	10.5%	1.47
2013	Lime Rock Partners VI, LP	NR-Energy	\$10,000	\$10,775	\$10,736	-11.4%	0.83
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$28,119	21.7%	2.16
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,774	\$35,184	17.9%	1.74
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$19,184	\$28,504	15.5%	1.90
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$25,933	\$16,372	10.4%	1.44
2017	Resource Capital Fund VII L.P.	NR-Metals & Minerals	\$25,000	\$17,416	\$3,988	11.8%	1.39
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$23,316	\$18,164	17.0%	1.63
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$20,684	\$12,227	19.4%	1.63
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$31,448	\$3,614	N/M	N/M
2022	Paine Schwartz Food Chain Fund VI	NR-Farmland	\$100,000	\$28,064	\$2,489	N/M	N/M
2023	ARA Fund III	NR-Energy	\$50,000	\$5,299	\$717	N/M	N/M
2023	Quantum Energy Partners VIII L.P.	NR-Energy	\$50,000	\$17,502	\$2,613	N/M	N/M
<b><u>PRIVATE CREDIT</u></b>							
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$15,352	6.6%	1.27
2015	AnaCap Credit Opportunities III, L.P.	PC-Opportunistic	\$27,616	\$32,108	\$33,739	7.1%	1.12
2019	AnaCap Credit Opportunities IV, L.P.	PC-Opportunistic	\$55,233	\$62,537	\$26,473	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$39,375	\$0	N/M	N/M
2022	Silver Rock Tactical Allocation 2022	PC-Income	\$100,000	\$57,310	\$0	N/M	N/M
2022	Turning Rock Fund II, L.P.	PC-Opportunistic	\$75,000	\$67,447	\$13,139	N/M	N/M
2022	Fortress Lending Fund III	PC-Income	\$100,000	\$80,056	\$18,290	N/M	N/M
2023	Silver Point Specialty Credit Fund III, L.P.	PC-Income	\$100,000	\$31,938	\$646	N/M	N/M

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