

District of Columbia Retirement Board
Private Investments Summary
As of September 30, 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
PRIVATE EQUITY							
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	\$19,489	\$26,811	12.0%	1.58
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$21,175	\$24,669	\$38,886	17.3%	1.87
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,438	\$10,900	5.1%	1.29
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$21,154	8.0%	1.44
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$18,364	20.4%	2.08
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$39,668	37.6%	3.58
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$36,383	19.6%	1.74
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,715	\$12,350	15.3%	1.78
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$24,422	\$28,872	17.6%	1.60
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$14,405	\$16,763	16.9%	1.65
2016	Oncap IV, L.P.	Buyout	\$15,000	\$13,548	\$5,320	13.7%	1.51
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$29,586	\$27,326	\$21,549	16.6%	1.85
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$13,573	25.2%	2.74
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$15,062	13.3%	1.71
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,373	\$4,650	28.3%	2.10
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,499	\$43,511	29.1%	2.11
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$26,281	\$10,870	16.5%	1.63
2017	Chequers Capital XVII, L.P.	Buyout	\$37,056	\$32,917	\$24,939	15.2%	1.47
2018	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$46,579	\$15,401	N/M	N/M
2018	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$36,291	\$10,424	N/M	N/M
2018	Spectrum Equity Investors VIII, L.P.	Growth Equity	\$15,000	\$12,558	\$15,104	N/M	N/M
2018	Epiris Fund II, L.P.	Buyout	\$36,617	\$41,286	\$24,875	N/M	N/M
2019	Onex Partners V, L.P.	Buyout	\$50,000	\$36,324	\$2,473	N/M	N/M
2019	Riverside Fund VI, L.P.	Buyout	\$40,000	\$25,709	\$427	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$4,564	N/M	N/M
2019	Palladium Equity Partners V	Buyout	\$50,000	\$35,771	\$9,779	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	\$44,379	\$14,634	\$2,188	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	\$37,056	\$24,205	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$29,999	\$0	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$54,220	\$107	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$23,516	\$3,807	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$64,922	\$6,775	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	\$24,848	\$117	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$19,845	\$654	N/M	N/M
2022	Udata Partners VII, L.P.	Growth Equity	\$75,000	\$8,378	\$0	N/M	N/M
2022	Epiris Fund III L.P.	Buyout	\$91,541	\$21,076	\$0	N/M	N/M
2023	CapVest Equity Partners V	Buyout	\$63,525	\$1,200	\$0	N/M	N/M
2024	Technology Crossover Ventures XII	Growth Equity	\$75,000	\$0	\$0	N/M	N/M
2024	One Rock Capital Partners IV, L.P.	Buyout	\$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	\$26,469	\$36,836	\$32,755	-2.5%	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	\$16,173	\$28,172	13.4%	1.61
2013	GEM Realty Fund V, L.P.	RE-Opportunistic	\$15,000	\$13,297	\$10,816	2.2%	1.10
2014	Orion European Real Estate Fund IV, CV	RE-Opportunistic	\$12,176	\$15,103	\$8,359	0.6%	1.02
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	\$15,000	\$13,029	\$22,014	19.3%	1.71
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	\$25,000	\$22,397	\$30,597	10.1%	1.31
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	\$20,000	\$18,851	\$17,718	9.8%	1.55
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$24,222	\$14,355	2.1%	1.08
2016	PW Real Estate Fund III	RE-Opportunistic	\$22,234	\$18,022	\$45,150	29.2%	2.85
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	\$25,000	\$23,107	\$16,884	8.8%	1.42
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	\$25,000	\$21,885	\$20,059	10.0%	1.33
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$19,293	\$7,279	0.3%	1.01
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	\$30,000	\$21,580	\$24,482	24.3%	1.44
2017	GEM Realty Fund VI	RE-Opportunistic	\$25,000	\$20,309	\$12,456	11.1%	1.24
2018	Orion European Real Estate Fund V	RE-Opportunistic	\$31,763	\$33,614	\$7,677	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	\$30,320	\$25,703	N/M	N/M
2019	Centerbridge Real Estate Fund	RE-Opportunistic	\$30,000	\$36,565	\$21,741	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$29,925	\$1,673	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	\$40,000	\$27,055	\$2,724	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$24,208	\$816	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$200,000	\$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
2022	GEM Realty Fund VII	RE-Opportunistic	\$50,000	\$4,963	\$0	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	\$50,000	\$6,509	\$17	N/M	N/M
2023	Aermont Capital Real Estate Fund V	RE-Opportunistic	\$74,113	\$2,377	\$0	N/M	N/M
2023	Carlyle Property Investors	RE-Core Plus	\$100,000	\$0	\$0	N/M	N/M

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INFRASTRUCTURE							
2014	EnCap Flatrock Midstream Fund III, L.P.	Infra-Opportunistic	\$15,000	\$16,574	\$15,891	10.2%	1.39
2018	Tiger Infrastructure Partners II	Infra-Opportunistic	\$35,000	\$41,524	\$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	\$16,332	\$9,736	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P.	Infra-Opportunistic	\$50,000	\$22,985	\$2,448	N/M	N/M
2022	BlackRock Global Infrastructure Fund IV D, L.P.	Infra-Value Add	\$150,000	\$42,088	\$0	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Opportunistic	\$75,000	\$35,162	\$7,565	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$200,000	\$0	N/M	N/M
2023	Grain Communication Opportunity Fund IV	Infra-Opportunistic	\$100,000	\$0	\$0	N/M	N/M
2023	JLC Infrastructure Fund II, L.P.	Infra-Opportunistic	\$75,000	\$7,744	\$0	N/M	N/M
2024	Bernhard Capital Partners Fund III, L.P.	Infra-Opportunistic	\$75,000	\$0	\$0	N/M	N/M
NATURAL RESOURCES							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,505	\$8,452	-4.9%	0.81
2013	Lime Rock Partners VI, LP	NR-Energy	\$10,000	\$10,775	\$10,736	-11.6%	0.83
2013	Resource Capital Fund VI L.P.	NR-Metals & Minerals	\$15,000	\$14,241	\$2,908	-3.5%	0.78
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$17,146	11.0%	1.51
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$28,119	22.6%	2.22
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$19,118	\$27,542	15.8%	1.92
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,774	\$32,358	18.2%	1.73
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$20,114	\$11,099	21.1%	1.66
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$25,933	\$15,172	12.1%	1.50
2017	Resource Capital Fund VII L.P.	NR-Metals & Minerals	\$25,000	\$17,416	\$3,988	8.5%	1.24
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$22,902	\$15,457	16.5%	1.58
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$30,019	\$2,588	N/M	N/M
2022	Paine Schwartz Food Chain Fund VI	NR-Farmland	\$100,000	\$23,950	\$2,447	N/M	N/M
2023	ARA Fund III	NR-Energy	\$50,000	\$0	\$0	N/M	N/M
2023	Quantum Energy Partners VIII L.P.	NR-Energy	\$50,000	\$9,678	\$0	N/M	N/M
PRIVATE CREDIT							
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	\$26,469	\$32,108	\$33,739	8.7%	1.16
2019	AnaCap Credit Opportunities IV, L.P.	PC-Opportunistic	\$52,938	\$46,573	\$22,486	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$37,500	\$0	N/M	N/M
2022	Silver Rock Tactical Allocation 2022	PC-Income	\$100,000	\$42,517	\$0	N/M	N/M
2022	Turning Rock Fund II, L.P.	PC-Opportunistic	\$75,000	\$60,474	\$7,241	N/M	N/M
2022	Fortress Lending Fund III	PC-Income	\$100,000	\$63,714	\$7,659	N/M	N/M
2023	Silver Point Specialty Credit Fund III, L.P.	PC-Income	\$100,000	\$0	\$0	N/M	N/M

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