District of Columbia Retirement Board
Private Investments Summary
As of September 30, 2024

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	$42,931	36.3%	2.40
2005	Pantheon Capital Partners, L.P.	FoF Diverse	$300,000	$282,900	$444,000	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	$19,818	$26,814	11.3%	1.54
2014	Onex Partners IV, L.P.	Buyout	$25,000	$25,244	$26,433	7.4%	1.42
2014	CVC Capital Partners Fund VI, L.P.	Buyout	$22,321	$25,238	$40,958	17.1%	1.93
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	$15,000	$15,782	$42,658	36.2%	3.58
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	$20,000	$17,438	$17,796	6.5%	1.43
2014	Sentinel Capital Partners V, L.P.	Buyout	$9,500	$9,786	$18,491	20.0%	2.07
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	$20,000	$17,715	$18,950	13.3%	1.72
2015	Kelso Investment Associates IX, L.P.	Buyout	$25,000	$27,471	$36,463	18.6%	1.74
2015	Centerbridge Capital Partners III, L.P.	Buyout	$20,000	$24,618	$32,584	16.1%	1.59
2016	Birch Hill Equity Partners V, L.P.	Buyout	$29,609	$27,708	$26,428	17.5%	2.10
2016	Trinity Ventures XII, L.P.	Venture Capital	$15,000	$12,862	$13,573	19.4%	2.33
2016	Level Equity Growth Partners III, L.P.	Growth Equity	$15,000	$14,387	$16,554	15.4%	1.66
2016	Oncap IV, L.P.	Buyout	$15,000	$13,916	$6,005	11.8%	1.52
2017	One Rock Capital Partners Fund II, L.P.	Buyout	$40,000	$33,087	$15,062	8.0%	1.46
2017	Vector Capital V, L.P.	Buyout	$30,000	$26,281	$15,217	15.4%	1.75
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	$5,000	$4,568	$5,561	29.1%	2.42
2017	Chequers Capital XVII, L.P.	Buyout	$39,062	$32,917	$24,939	16.8%	1.65
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	$30,000	$35,864	$46,084	26.2%	2.12
2018	Epiris Fund II, L.P.	Buyout	$40,241	$42,666	$26,161	15.8%	1.57
2018	Spectrum Equity Investors VIII, L.P.	Growth Equity	$15,000	$12,558	$20,413	31.2%	2.30
2018	Wellspring Capital Partners VI, L.P.	Buyout	$40,000	$36,712	$32,360	14.2%	1.55
2018	Kelso Investment Associates X, L.P.	Buyout	$50,000	$48,381	$20,914	23.0%	1.83
2019	Onex Partners V, L.P.	Buyout	$50,000	$39,887	$4,771	12.6%	1.44
2019	Palladium Equity Partners V	Buyout	$50,000	$37,921	$32,219	14.6%	1.50
2019	Technology Crossover Ventures X	Growth Equity	$25,000	$17,845	$7,188	23.0%	2.44
2019	Riverside Fund VI, L.P.	Buyout	$40,000	$30,985	$609	8.0%	1.27
2020	Birch Hill Equity Partners VI, L.P.	Buyout	$44,413	$20,631	$8,725	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	$39,062	$20,994	$17,724	N/M	N/M
2020	Updata Partners VI	Growth Equity	$40,000	$34,894	$22,217	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	$50,000	$28,731	$4,172	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	$50,000	$36,094	$0	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	$75,000	$56,729	$6,151	N/M	N/M
2021	Advent Latin American Private Equity Fund VII	Buyout	$50,000	$26,389	$0	N/M	N/M
2021	Clearhaven Fund I	Buyout	$40,000	$31,442	$117	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	$75,000	$74,449	$19,497	N/M	N/M
2022	Updata Partners VII, L.P.	Growth Equity	$75,000	$27,746	$0	N/M	N/M
2022	Epiris Fund III L.P.	Buyout	$100,601	$12,305	$4,398	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	$100,000	$34,771	$819	N/M	N/M
2023	CapVest Equity Partners V	Buyout	$66,963	$8,781	$0	N/M	N/M
2024	Clearhaven Fund II, L.P.	Buyout	$50,000	$0	$0	N/M	N/M
2024	Technology Crossover Ventures XII	Growth Equity	$75,000	$10,000	$0	N/M	N/M
2024	Chequers Capital XVIII, L.P.	Buyout	$83,704	$18,318	$0	N/M	N/M
2025	Altaris Healthcare Partners VI, L.P.	Buyout	$75,000	$0	$0	N/M	N/M
2025	One Rock Capital Partners IV, L.P.	Buyout	$75,000	$0	$0	N/M	N/M
2025	Centerbridge Capital Partners V, L.P.	Buyout	$100,000	$0	$0	N/M	N/M

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	PRIVATE REAL ESTATE						
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Opportunistic	$27,901	$36,836	$32,755	-2.5%	0.88
2012	Blackstone Real Estate Partners VII L.P.	RE-Opportunistic	$15,000	$16,684	$28,449	12.9%	1.57
2013	GEM Realty Fund V, L.P.	RE-Opportunistic	$15,000	$13,297	$10,816	1.0%	1.05
2013	Northern Global Real Estate Index Fund	Global REIT	$726,353	$726,353	$493,921	3.1%	1.10
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	$15,000	$13,167	$23,320	19.0%	1.70
2014	Orion European Real Estate Fund IV, CV	RE-Opportunistic	$12,835	$15,103	$8,359	0.7%	1.03
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	$20,000	$18,851	$19,437	8.5%	1.49
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	$25,000	$22,397	$30,632	9.4%	1.30
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	$25,000	$24,836	$14,355	-2.5%	0.91
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	$25,000	$23,501	$18,982	8.0%	1.41
2016	PW Real Estate Fund III	RE-Opportunistic	$23,437	$18,022	$45,150	28.2%	2.81
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	$30,000	$21,594	$28,007	19.9%	1.40
2017	GEM Realty Fund VI	RE-Opportunistic	$25,000	$20,934	$13,791	9.0%	1.23
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	$25,000	$22,555	$20,593	8.4%	1.29
2017	DivcoWest Fund V, L.P.	RE-Value-Add	$25,000	$20,068	$7,279	-7.2%	0.77
2018	Orion European Real Estate Fund V	RE-Opportunistic	$33,482	$36,736	$11,494	2.9%	1.09
2018	Kildare European Partners II, L.P.	RE-Opportunistic	$25,000	$24,465	$14,705	1.4%	1.03
2019	Centerbridge Real Estate Fund	RE-Opportunistic	$30,000	$39,052	$36,424	17.0%	1.37
2019	Artemis Real Estate Partners Fund III L.P	RE-Value-Add	$30,000	$31,931	$26,774	17.7%	1.30
2020	DivcoWest Fund VI	RE-Value-Add	$50,000	$26,852	$816	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	$40,000	$34,892	$1,673	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	$40,000	$31,127	$3,236	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	$23,721	$5,148	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	$50,000	$17,839	$498	N/M	N/M
2022	GEM Realty Fund VII	RE-Opportunistic	$50,000	$23,238	$0	N/M	N/M
2023	Aermont Capital Real Estate Fund V	RE-Opportunistic	$78,124	$2,377	$0	N/M	N/M
2023	Carlyle Property Investors	RE-Core Plus	$100,000	$100,000	$1,826	N/M	N/M
2024	Elion Industrial Fund II	RE-Value-Add	$75,000	$8,653	$141	N/M	N/M
2025	Carlyle Realty Partners X, L.P.	RE-Opportunistic	$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	$17,697	9.8%	1.41
2018	Tiger Infrastructure Partners II	Infra-Opportunistic	$35,000	$47,380	$42,156	12.1%	1.51
2018	Bernhard Capital Partners Fund II, L.P.	Infra-Opportunistic	$30,000	$29,928	$11,226	20.6%	1.53
2018	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Opportunistic	$20,000	$16,816	$10,531	8.0%	1.23
2020	Tiger Infrastructure Partners Fund III L.P	Infra-Opportunistic	$50,000	$37,836	$5,405	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	$58,470	$626	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Opportunistic	$75,000	$50,041	$8,318	N/M	N/M
2023	JLC Infrastructure Fund II, L.P.	Infra-Opportunistic	$75,000	$16,602	$370	N/M	N/M
2023	Grain Communication Opportunity Fund IV	Infra-Opportunistic	$100,000	$33,731	$0	N/M	N/M
2024	Bernhard Capital Partners Fund III, L.P	Infra-Opportunistic	$75,000	$0	$0	N/M	N/M
2025	Tiger Infrastructure Partners Fund IV	Infra-Opportunistic	$100,000	$0	$0	N/M	N/M
	NATURAL RESOURCES						
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	$10,000	$12,505	$10,556	-4.3%	0.83
2013	EnCap Energy Capital Fund IX	NR-Energy	$12,500	$13,459	$19,672	10.8%	1.49
2013	Resource Capital Fund VI L.P.	NR-Metals & Minerals	$15,000	$14,241	$2,908	-5.6%	0.64
2013	Lime Rock Partners VI, LP	NR-Energy	$10,000	$10,775	$10,736	-11.3%	0.83
2014	Quantum Energy Partners VI	NR-Energy	$20,000	$17,438	$35,094	20.8%	2.12
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	$20,000	$19,184	$30,605	16.4%	1.98
2015	Lime Rock Partners VII, L.P.	NR-Energy	$25,000	$28,774	$39,196	18.2%	1.84
2017	Lime Rock Partners VIII, L.P.	NR-Energy	$25,000	$27,037	$22,247	11.1%	1.52
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	$25,000	$21,366	$15,135	21.4%	1.86
2017	Resource Capital Fund VII L.P.	NR-Metals & Minerals	$25,000	$20,549	$12,571	14.5%	1.53
2017	Quantum Energy Partners VII, L.P.	NR-Energy	$25,000	$25,668	$24,820	14.7%	1.54
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	$35,000	$32,405	$4,897	3.1%	1.08
2022	Paine Schwartz Food Chain Fund VI	NR-Farmland	$100,000	$50,278	$4,842	N/M	N/M
2023	ARA Fund III	NR-Energy	$50,000	$8,035	$717	N/M	N/M
2023	Quantum Energy Partners VIII L.P.	NR-Energy	$50,000	$29,640	$9,778	N/M	N/M
	PRIVATE CREDIT						N/M
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	$15,000	$12,005	$15,352	6.4%	1.27
2015	AnaCap Credit Opportunities III, L.P.	PC-Opportunistic	$27,901	$32,108	$34,430	6.9%	1.13
2019	AnaCap Credit Opportunities IV, L.P.	PC-Opportunistic	$55,802	$65,764	$36,666	10.3%	1.14
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	$75,000	$50,625	$0	N/M	N/M
2022	Fortress Lending Fund III	PC-Income	$100,000	$88,056	$26,475	N/M	N/M
2022	Turning Rock Fund II, L.P.	PC-Opportunistic	$75,000	$77,409	$17,515	N/M	N/M
2022	Silver Rock Tactical Allocation 2022	PC-Income	$100,000	$61,730	$0	N/M	N/M
2023	Silver Point Specialty Credit Fund III, L.P.	PC-Income	$100,000	$50,024	$9,489	N/M	N/M
2024	Fortress Lending Fund IV	PC-Income	$150,000	$30,000	$0	N/M	N/M
2025	Silver Rock Tactical Allocation 2024	PC-Income	$150,000	$0	$0	N/M	N/M

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