

District of Columbia Retirement Board
Private Investments Summary
As of March 31, 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							
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	\$437,250	7.9%	1.64
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	\$176,135	9.4%	1.78
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$19,054	\$23,279	11.8%	1.52
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$22,253	\$24,635	\$26,317	21.3%	2.03
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,343	\$7,055	3.4%	1.16
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$18,025	9.0%	1.42
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$13,722	21.3%	2.06
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$36,029	43.3%	4.00
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$31,410	20.7%	1.67
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$23,915	\$21,304	19.5%	1.56
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,415	\$8,350	21.8%	1.92
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$12,878	42.5%	3.93
2016	Oncap IV, L.P.	Buyout	\$15,000	\$10,268	\$2,725	14.1%	1.44
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,314	\$3,603	35.0%	1.96
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$13,468	\$10,514	22.3%	1.78
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$32,024	\$25,512	\$1,794	19.0%	1.68
2016	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,049	\$42,384	40.5%	2.30
2017	Chequers Capital XVII, L.P.	Buyout	\$38,943	\$23,434	\$0	5.0%	1.11
2017	Spectrum Equity Investors VIII, L.P.	Growth Equity	\$15,000	\$12,558	\$14,038	47.1%	2.18
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$22,877	\$7,682	23.9%	1.73
2017	Epiris Fund II, L.P.	Buyout	\$39,500	\$30,696	\$13,589	22.1%	1.54
2017	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$35,375	\$6,843	47.1%	1.81
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$38,471	\$693	22.5%	1.19
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$5,256	21.2%	1.80
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$35,872	\$8,911	26.1%	1.47
2018	Riverside Fund VI, L.P.	Buyout	\$40,000	\$15,705	\$0	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$38,943	\$18,924	\$0	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$13,515	\$3,792	N/M	N/M
2018	Palladium Equity Partners V	Buyout	\$50,000	\$26,195	\$4,881	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$0	N/M	N/M
2019	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$12,269	\$0	N/M	N/M
2020	Updata Partners VI	Growth Equity	\$40,000	\$25,762	\$0	N/M	N/M
2020	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$24,666	\$107	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$48,037	\$8,156	\$34	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$8,385	\$80	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$20,488	\$0	N/M	N/M
2021	Clearhaven Fund I	Buyout	\$40,000	\$13,857	\$0	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$12,405	\$0	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$0	\$0	N/M	N/M
2022	Epiris Fund III, L.P.	Buyout	\$83,449	\$0	\$0	N/M	N/M
2022	CapVest Equity Partners V	Buyout	\$50,000	\$0	\$0	N/M	N/M
2022	Updata Partners VII, L.P.	Growth Equity	\$75,000	\$0	\$0	N/M	N/M

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<u>PRIVATE REAL ESTATE</u>							
2006	Carlyle Realty Partners V, L.P.	RE-Oppportunistic	\$50,000	\$61,337	\$100,746	8.7%	1.44
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Oppportunistic	\$27,816	\$36,836	\$32,524	-2.6%	0.88
2012	Blackstone Real Estate Partners VII L.P.	RE-Oppportunistic	\$15,000	\$16,125	\$22,362	14.3%	1.70
2013	Wheelock Street Real Estate Fund II, L.P.	RE-Oppportunistic	\$15,000	\$12,927	\$18,841	19.5%	1.66
2013	Orion European Real Estate Fund IV, CV	RE-Oppportunistic	\$12,795	\$15,074	\$8,113	-5.0%	0.87
2013	GEM Realty Fund V, L.P.	RE-Oppportunistic	\$15,000	\$13,297	\$9,876	5.3%	1.25
2014	Harrison Street Real Estate Partners V, L.P.	RE-Oppportunistic	\$20,000	\$18,851	\$17,094	11.0%	1.55
2014	Carlyle Realty Partners VII, L.P.	RE-Oppportunistic	\$25,000	\$22,397	\$29,163	11.4%	1.35
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$23,540	\$14,014	9.5%	1.32
2016	Wheelock Street Real Estate Fund V, L.P.	RE-Oppportunistic	\$25,000	\$20,502	\$14,116	12.7%	1.36
2016	GEM Realty Fund VI	RE-Oppportunistic	\$25,000	\$14,934	\$7,075	20.7%	1.41
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Oppportunistic	\$25,000	\$22,883	\$12,454	11.2%	1.45
2016	PW Real Estate Fund III	RE-Oppportunistic	\$23,366	\$18,022	\$9,011	32.4%	2.70
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$16,547	\$6,633	8.5%	1.29
2017	Carlyle Realty Partners VIII, L.P.	RE-Oppportunistic	\$30,000	\$16,575	\$15,611	34.5%	1.56
2017	Centerbridge Real Estate Fund	RE-Oppportunistic	\$30,000	\$32,146	\$19,026	37.8%	1.44
2017	Orion European Real Estate Fund V	RE-Oppportunistic	\$33,380	\$28,263	\$6,654	-2.8%	0.96
2017	Kildare European Partners II, L.P.	RE-Oppportunistic	\$25,000	\$21,814	\$14,493	12.1%	1.18
2019	Artemis Real Estate Partners Fund III L.P	RE-Value-Add	\$30,000	\$19,863	\$7,459	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$18,679	\$0	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$13,867	\$816	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Oppportunistic	\$40,000	\$15,531	\$0	N/M	N/M
2021	GEM Realty Fund VII	RE-Oppportunistic	\$50,000	\$0	\$0	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$150,965	\$965	N/M	N/M
2021	Carlyle Realty Partners IX, LP	RE-Oppportunistic	\$50,000	\$0	\$0	N/M	N/M
2021	Centerbridge Real Estate Fund II, L.P.	RE-Oppportunistic	\$50,000	\$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-Opportunistic	\$15,000	\$16,574	\$11,348	8.3%	1.24
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Opportunistic	\$20,000	\$10,853	\$6,449	7.9%	1.17
2018	Tiger Infrastructure Partners II	Infra-Opportunistic	\$35,000	\$40,723	\$14,694	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P.	Infra-Opportunistic	\$50,000	\$25,911	\$2,147	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Opportunistic	\$75,000	\$8,089	\$0	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$0	\$0	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,581	\$6,631	-5.4%	0.82
2012	Lime Rock Partners VI, LP	NR-Energy	\$10,000	\$10,775	\$10,656	-4.3%	0.90
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$13,266	9.7%	1.37
2013	Resource Capital Fund VI L.P.	NR-Mining & Minerals	\$15,000	\$14,241	\$2,908	-2.0%	0.89
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$13,527	27.3%	2.22
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$18,840	\$12,126	15.7%	1.73
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,503	\$22,377	18.2%	1.55
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$18,697	\$7,292	20.0%	1.59
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$20,872	\$6,011	12.6%	1.43
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$15,615	\$1,285	12.7%	1.23
2017	Resource Capital Fund VII L.P.	NR-Mining & Minerals	\$25,000	\$13,755	\$3,988	20.6%	1.50
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$20,437	\$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	7.2%	1.29
2015	AnaCap Credit Opportunities III, L.P.	PC-Opportunistic	\$27,816	\$31,622	\$30,984	9.9%	1.16
2019	AnaCap Credit Opportunities IV, L.P.	PC-Opportunistic	\$55,633	\$22,841	\$13,577	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$24,375	\$0	N/M	N/M

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