

District of Columbia Retirement Board  
Private Investments Summary  
As of June 30, 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
<b>PRIVATE EQUITY</b>							
2001	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,690	36.3%	2.40
2004	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$430,200	8.1%	1.66
2006	Pantheon Global Secondary Fund III 'B' L.P.	Secondary Diverse	\$100,000	\$94,600	\$103,260	2.1%	1.12
2007	Warburg, Pincus Private Equity X, L.P.	Buyout	\$100,000	\$100,000	\$174,290	9.4%	1.77
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$13,579	7.6%	1.32
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$18,504	\$19,206	11.8%	1.50
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,744	\$11,390	21.2%	1.96
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$23,718	\$23,829	\$16,209	22.3%	2.05
2014	Spectrum Equity Investors VII, L.P.	Venture Capital	\$15,000	\$15,782	\$29,677	46.5%	4.10
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,333	\$146	0.2%	1.01
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$16,904	8.3%	1.35
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$30,490	20.6%	1.59
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$23,301	\$17,891	20.5%	1.51
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,415	\$8,350	17.8%	1.55
2015	AnaCap Credit Opportunities III, L.P.	Distressed Debt	\$29,648	\$31,449	\$29,280	10.9%	1.16
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$3,944	\$2,937	35.8%	1.80
2016	Summit Partners Growth Equity Fund IX, L.P.	Venture Capital	\$30,000	\$35,049	\$15,873	45.8%	2.24
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$32,302	\$25,359	\$361	21.4%	1.56
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$6,902	45.7%	3.50
2016	Oncap IV, L.P.	Buyout	\$15,000	\$9,153	\$2,725	10.1%	1.25
2016	Level Equity Growth Partners III, L.P.	Venture Capital	\$15,000	\$10,292	\$5,491	21.3%	1.74
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$17,645	\$142	N/M	N/M
2017	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$30,216	\$880	N/M	N/M
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$5,256	N/M	N/M
2017	Epiris Fund II, L.P.	Buyout	\$41,444	\$25,078	\$10,398	N/M	N/M
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$21,137	\$7,682	N/M	N/M
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$26,074	\$18	N/M	N/M
2017	Spectrum Equity Investors VIII, L.P.	Venture Capital	\$15,000	\$12,558	\$11,811	N/M	N/M
2017	Chequers Capital XVII, L.P.	Buyout	\$41,507	\$16,256	\$0	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$41,507	\$13,138	\$0	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$4,843	\$2,102	N/M	N/M
2018	Riverside Fund VI, L.P.	Buyout	\$40,000	\$15,705	\$0	N/M	N/M
2018	Palladium Equity Partners V	Buyout	\$50,000	\$23,503	\$1,550	N/M	N/M
2019	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$0	\$0	N/M	N/M
2019	AnaCap Credit Opportunities IV, L.P.	Distressed Debt	\$59,295	\$19,690	\$8,957	N/M	N/M
2019	Technology Crossover Ventures X	Venture Capital	\$25,000	\$16,806	\$0	N/M	N/M
2020	Updata Partners VI	Buyout	\$40,000	\$10,298	\$0	N/M	N/M
2020	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$15,136	\$0	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$48,454	\$8,156	\$34	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$12,936	\$0	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Venture Capital	\$50,000	\$9,214	\$0	N/M	N/M

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<b>PRIVATE REAL ESTATE</b>							
2005	JP Morgan Strategic Property Fund	Core RE	\$52,000	\$52,000	\$85,182	5.7%	1.64
2006	Carlyle Realty Partners V, L.P.	Opportunistic RE	\$50,000	\$61,337	\$86,982	8.6%	1.46
2007	Carlyle Europe Real Estate Partners III, L.P.	Opportunistic RE	\$29,648	\$36,836	\$32,190	-2.6%	0.88
2012	Blackstone Real Estate Partners VII L.P.	Opportunistic RE	\$15,000	\$16,108	\$21,687	13.3%	1.57
2013	Orion European Real Estate Fund IV, CV	Opportunistic RE	\$13,638	\$14,939	\$7,600	-6.0%	0.87
2013	GEM Realty Fund V, L.P.	Opportunistic RE	\$15,000	\$13,297	\$7,862	5.3%	1.23
2013	Wheelock Street Real Estate Fund II, L.P.	Opportunistic RE	\$15,000	\$12,663	\$16,769	18.9%	1.61
2014	Carlyle Realty Partners VII, L.P.	Opportunistic RE	\$25,000	\$22,397	\$26,113	11.1%	1.31
2014	Harrison Street Real Estate Partners V, L.P.	Opportunistic RE	\$20,000	\$18,851	\$12,341	9.9%	1.42
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	Value-Add RE	\$25,000	\$21,677	\$6,557	7.4%	1.22
2016	PW Real Estate Fund III	Opportunistic RE	\$24,904	\$17,196	\$9,011	26.1%	1.98
2016	GEM Realty Fund VI	Opportunistic RE	\$25,000	\$12,434	\$1,500	16.6%	1.26
2016	Wheelock Street Real Estate Fund V, L.P.	Opportunistic RE	\$25,000	\$19,192	\$9,011	12.2%	1.30
2016	Harrison Street Real Estate Partners VI, L.P.	Opportunistic RE	\$25,000	\$22,633	\$4,188	8.8%	1.28
2017	DivcoWest Fund V, L.P.	Value-Add RE	\$25,000	\$16,016	\$3,888	N/M	N/M
2017	Centerbridge Real Estate Fund	Opportunistic RE	\$30,000	\$23,957	\$12,862	N/M	N/M
2017	Carlyle Realty Partners VIII, L.P.	Opportunistic RE	\$30,000	\$13,357	\$7,363	N/M	N/M
2017	Kildare European Partners II, L.P.	Opportunistic RE	\$25,000	\$21,204	\$14,174	N/M	N/M
2017	Orion European Real Estate Fund V	Opportunistic RE	\$35,577	\$23,534	\$6,064	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P.	Real Estate	\$30,000	\$13,548	\$4,436	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	Real Estate	\$40,000	\$15,660	\$0	N/M	N/M
2020	DivcoWest Fund VI	Real Estate	\$50,000	\$7,122	\$816	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	Real Estate	\$40,000	\$6,240	\$0	N/M	N/M
2021	Blackstone Property Partners, L.P.	Real Estate	\$100,000	\$100,000	\$0	N/M	N/M
2021	Centerbridge Real Estate Fund II, L.P.	Real Estate	\$50,000	\$0	\$0	N/M	N/M

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<b><u>INFRASTRUCTURE</u></b>							
2007	SteelRiver Infrastructure Fund North America, L.P.	Infrastructure	\$50,000	\$69,160	\$124,645	8.3%	1.59
2008	Macquarie Infrastructure Partners II	Infrastructure	\$50,000	\$58,530	\$108,633	8.9%	1.59
2014	EnCap Flatrock Midstream Fund III, L.P.	Infrastructure	\$15,000	\$16,566	\$7,774	7.2%	1.17
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infrastructure	\$20,000	\$8,881	\$2,090	N/M	N/M
2018	Tiger Infrastructure Partners II	Infrastructure	\$35,000	\$39,081	\$13,959	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P	Infrastructure	\$50,000	\$11,368	\$0	N/M	N/M
<b><u>NATURAL RESOURCES</u></b>							
2012	Riverstone Global Energy and Power Fund V, LP	Natural Resources	\$10,000	\$12,534	\$5,852	-8.7%	0.76
2012	Lime Rock Partners VI, LP	Natural Resources	\$10,000	\$10,775	\$8,969	-1.8%	0.96
2013	EnCap Energy Capital Fund IX	Natural Resources	\$12,500	\$13,449	\$11,197	7.4%	1.23
2013	Resource Capital Fund VI L.P.	Natural Resources	\$15,000	\$14,241	\$2,221	-5.8%	0.73
2014	Quantum Energy Partners VI	Natural Resources	\$20,000	\$17,378	\$12,135	28.2%	2.03
2015	Lime Rock Partners VII, L.P.	Natural Resources	\$25,000	\$28,439	\$19,536	14.1%	1.32
2015	EnCap Energy Capital Fund X, L.P.	Natural Resources	\$20,000	\$18,517	\$6,905	6.9%	1.23
2017	Resource Capital Fund VII L.P.	Natural Resources	\$25,000	\$8,373	\$2,849	N/M	N/M
2017	Quantum Energy Partners VII, L.P.	Natural Resources	\$25,000	\$15,546	\$5,094	N/M	N/M
2017	EnCap Energy Capital Fund XI, L.P.	Natural Resources	\$25,000	\$8,825	\$0	N/M	N/M
2017	Lime Rock Partners VIII, L.P.	Natural Resources	\$25,000	\$20,729	\$3,852	N/M	N/M
2019	Homestead Capital USA Farmland Fund III	Natural Resources	\$35,000	\$9,836	\$1,576	N/M	N/M

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