

District of Columbia Retirement Board  
Private Investments Summary  
As of June 30, 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
<b>PRIVATE EQUITY</b>							
2003	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,694	36.3%	2.40
2005	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$438,450	7.9%	1.63
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	\$176,135	9.4%	1.77
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$19,150	\$23,865	12.0%	1.55
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$37,394	40.9%	3.70
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,400	\$7,129	5.5%	1.27
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$15,217	21.3%	2.09
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$18,025	8.2%	1.39
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$20,909	\$24,635	\$26,317	20.1%	1.99
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,715	\$10,750	16.4%	1.64
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$31,410	20.2%	1.67
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$24,190	\$26,050	19.8%	1.58
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$13,573	38.5%	3.67
2016	Oncap IV, L.P.	Buyout	\$15,000	\$10,268	\$2,725	16.8%	1.59
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$31,009	\$25,512	\$6,933	15.6%	1.58
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$14,096	\$16,037	21.5%	1.73
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,136	\$42,384	37.4%	2.23
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,314	\$3,716	33.2%	1.97
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$5,256	22.4%	1.94
2017	Chequers Capital XVII, L.P.	Buyout	\$36,591	\$26,975	\$0	11.7%	1.27
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$22,877	\$7,682	21.4%	1.70
2018	Epiris Fund II, L.P.	Buyout	\$36,434	\$30,696	\$14,689	N/M	N/M
2018	Spectrum Equity Investors VIII, L.P.	Growth Equity	\$15,000	\$12,558	\$14,038	N/M	N/M
2018	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$35,872	\$8,911	N/M	N/M
2018	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$38,317	\$12,383	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$14,801	\$7,050	N/M	N/M
2019	Onex Partners V, L.P.	Buyout	\$50,000	\$38,471	\$693	N/M	N/M
2019	Palladium Equity Partners V	Buyout	\$50,000	\$26,348	\$6,053	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$0	N/M	N/M
2019	Riverside Fund VI, L.P.	Buyout	\$40,000	\$22,196	\$246	N/M	N/M
2020	Udata Partners VI	Growth Equity	\$40,000	\$29,062	\$0	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	\$36,591	\$24,205	\$0	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$46,513	\$14,634	\$34	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$24,666	\$107	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$15,868	\$150	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$30,743	\$0	N/M	N/M
2021	Clearhaven Fund I	Buyout	\$40,000	\$13,857	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$20,488	\$0	N/M	N/M
2021	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$12,269	\$0	N/M	N/M
2022	CapVest Equity Partners V	Buyout	\$50,000	\$0	\$0	N/M	N/M
2022	Udata Partners VII, L.P.	Growth Equity	\$75,000	\$0	\$0	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$3,439	\$0	N/M	N/M
2022	Technology Crossover Ventures XII	Growth Equity	\$75,000	\$0	\$0	N/M	N/M
2022	Epiris Fund III, L.P.	Buyout	\$78,409	\$0	\$0	N/M	N/M

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<b><u>PRIVATE REAL ESTATE</u></b>							
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Opportunistic	\$26,136	\$36,836	\$32,688	-2.6%	0.88
2007	Carlyle Realty Partners V, L.P.	RE-Opportunistic	\$50,000	\$61,337	\$100,746	8.7%	1.45
2012	Blackstone Real Estate Partners VII L.P.	RE-Opportunistic	\$15,000	\$16,125	\$27,432	14.2%	1.67
2013	GEM Realty Fund V, L.P.	RE-Opportunistic	\$15,000	\$13,297	\$10,816	4.9%	1.24
2014	Orion European Real Estate Fund IV, CV	RE-Opportunistic	\$12,023	\$15,074	\$8,223	-5.9%	0.85
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	\$15,000	\$12,939	\$19,048	19.9%	1.71
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	\$20,000	\$18,851	\$17,424	10.8%	1.55
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	\$25,000	\$22,397	\$29,798	11.2%	1.34
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	\$25,000	\$22,988	\$15,084	10.7%	1.44
2016	PW Real Estate Fund III	RE-Opportunistic	\$21,954	\$18,022	\$9,384	29.2%	2.56
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$23,540	\$14,014	8.7%	1.31
2017	GEM Realty Fund VI	RE-Opportunistic	\$25,000	\$16,184	\$10,519	19.6%	1.40
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	\$25,000	\$20,585	\$15,832	13.2%	1.40
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	\$30,000	\$19,100	\$18,302	32.8%	1.50
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$16,849	\$7,279	8.2%	1.29
2018	Kildare European Partners II, L.P.	RE-Opportunistic	\$25,000	\$21,814	\$14,493	N/M	N/M
2018	Orion European Real Estate Fund V	RE-Opportunistic	\$31,364	\$28,263	\$7,055	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P	RE-Value-Add	\$30,000	\$22,214	\$10,165	N/M	N/M
2019	Centerbridge Real Estate Fund	RE-Opportunistic	\$30,000	\$32,146	\$19,026	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$20,453	\$1,673	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$14,653	\$816	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	\$40,000	\$17,889	\$2,070	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$150,965	\$965	N/M	N/M
2022	GEM Realty Fund VII	RE-Opportunistic	\$50,000	\$0	\$0	N/M	N/M
2022	Aermont Capital Real Estate Fund V	RE-Opportunistic	\$73,182	\$0	\$0	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	\$50,000	\$0	\$0	N/M	N/M
2022	Centerbridge Real Estate Fund II, L.P.	RE-Opportunistic	\$50,000	\$0	\$0	N/M	N/M

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<b><u>INFRASTRUCTURE</u></b>							
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-Oppportunistic	\$15,000	\$16,574	\$11,473	8.4%	1.25
2018	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Oppportunistic	\$20,000	\$11,056	\$6,449	N/M	N/M
2018	Tiger Infrastructure Partners II	Infra-Oppportunistic	\$35,000	\$40,723	\$14,694	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P	Infra-Oppportunistic	\$50,000	\$12,355	\$2,147	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Oppportunistic	\$75,000	\$15,156	\$0	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$200,000	\$0	N/M	N/M
<b><u>NATURAL RESOURCES</u></b>							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,581	\$6,814	-4.8%	0.83
2013	Resource Capital Fund VI L.P.	NR-Mining & Minerals	\$15,000	\$14,241	\$2,908	-1.0%	0.94
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$14,056	10.0%	1.40
2013	Lime Rock Partners VI, LP	NR-Energy	\$10,000	\$10,775	\$10,656	-12.5%	0.82
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$16,167	30.6%	2.60
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,662	\$25,497	17.8%	1.57
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$18,840	\$14,779	16.7%	1.84
2017	Resource Capital Fund VII L.P.	NR-Mining & Minerals	\$25,000	\$13,755	\$3,988	7.0%	1.16
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$18,697	\$11,751	21.8%	1.72
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$22,401	\$6,982	12.6%	1.44
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$15,127	\$2,038	18.8%	1.42
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$20,437	\$1,877	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	7.4%	1.30
2015	AnaCap Credit Opportunities III, L.P.	PC-Oppportunistic	\$26,136	\$31,645	\$31,242	8.9%	1.15
2019	AnaCap Credit Opportunities IV, L.P.	PC-Oppportunistic	\$52,273	\$23,574	\$14,554	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$24,375	\$0	N/M	N/M
2022	Turning Rock Fund II, L.P.	PC-Oppportunistic	\$75,000	\$22,161	\$0	N/M	N/M

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