

District of Columbia Retirement Board  
Private Investments Summary  
As of June 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
<b>PRIVATE EQUITY</b>							
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%	1.57
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$18,274	20.5%	2.08
2014	Spectrum Equity Investors VII, L.P.	Growth Equity	\$15,000	\$15,782	\$39,288	38.1%	3.62
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$21,154	8.0%	1.43
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$21,820	\$24,669	\$38,749	17.9%	1.89
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,438	\$10,893	4.5%	1.25
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$24,422	\$28,872	18.0%	1.60
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,715	\$12,350	15.0%	1.71
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$35,897	19.8%	1.72
2016	Level Equity Growth Partners III, L.P.	Growth Equity	\$15,000	\$14,405	\$16,763	18.0%	1.68
2016	Oncap IV, L.P.	Buyout	\$15,000	\$11,234	\$3,296	14.6%	1.63
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$30,229	\$27,212	\$10,126	17.1%	1.83
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$13,573	27.9%	2.98
2017	Chequers Capital XVII, L.P.	Buyout	\$38,185	\$32,917	\$24,939	16.7%	1.50
2017	Summit Partners Growth Equity Fund IX, L.P.	Growth Equity	\$30,000	\$35,499	\$42,384	31.9%	2.23
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$26,281	\$10,870	18.0%	1.66
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$7,725	14.0%	1.71
2017	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$4,373	\$3,828	28.7%	2.03
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	\$38,141	\$41,286	\$24,343	N/M	N/M
2018	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$45,159	\$12,845	N/M	N/M
2018	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$36,291	\$10,424	N/M	N/M
2019	Riverside Fund VI, L.P.	Buyout	\$40,000	\$25,709	\$427	N/M	N/M
2019	Onex Partners V, L.P.	Buyout	\$50,000	\$36,324	\$2,473	N/M	N/M
2019	Technology Crossover Ventures X	Growth Equity	\$25,000	\$17,845	\$2,293	N/M	N/M
2019	Palladium Equity Partners V	Buyout	\$50,000	\$33,446	\$9,634	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$45,343	\$14,634	\$93	N/M	N/M
2020	Udata Partners VI	Growth Equity	\$40,000	\$33,799	\$0	N/M	N/M
2020	CapVest Equity Partners IV, L.P.	Buyout	\$38,185	\$24,205	\$0	N/M	N/M
2021	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$45,707	\$107	N/M	N/M
2021	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$20,408	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Growth Equity	\$50,000	\$24,872	\$0	N/M	N/M
2021	Clearhaven Fund I	Buyout	\$40,000	\$24,731	\$0	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$51,559	\$6,775	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$23,516	\$3,807	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	\$95,351	\$21,076	\$0	N/M	N/M
2022	Kelso Investment Associates XI, L.P.	Buyout	\$100,000	\$15,488	\$8	N/M	N/M
2023	CapVest Equity Partners V	Buyout	\$65,460	\$1,200	\$0	N/M	N/M
2023	One Rock Capital Partners IV, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2023	Technology Crossover Ventures XII	Growth Equity	\$75,000	\$0	\$0	N/M	N/M

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<b><u>PRIVATE REAL ESTATE</u></b>							
2007	Carlyle Realty Partners V, L.P.	RE-Opportunistic	\$50,000	\$61,337	\$102,024	8.7%	1.44
2007	Carlyle Europe Real Estate Partners III, L.P.	RE-Opportunistic	\$27,275	\$36,836	\$32,755	-2.5%	0.88
2012	Blackstone Real Estate Partners VII L.P.	RE-Opportunistic	\$15,000	\$16,173	\$28,136	13.6%	1.63
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	\$12,547	\$15,103	\$8,359	1.1%	1.04
2014	Wheelock Street Real Estate Fund II, L.P.	RE-Opportunistic	\$15,000	\$12,983	\$21,759	19.4%	1.70
2015	Harrison Street Real Estate Partners V, L.P.	RE-Opportunistic	\$20,000	\$18,851	\$17,718	9.9%	1.55
2015	Carlyle Realty Partners VII, L.P.	RE-Opportunistic	\$25,000	\$22,397	\$30,566	10.4%	1.33
2016	Rockwood Capital Real Estate Partners Fund X, L.P.	RE-Value-Add	\$25,000	\$23,881	\$14,355	2.9%	1.10
2016	Harrison Street Real Estate Partners VI, L.P.	RE-Opportunistic	\$25,000	\$23,107	\$16,884	9.1%	1.43
2016	PW Real Estate Fund III	RE-Opportunistic	\$22,911	\$18,022	\$45,150	29.6%	2.87
2017	Wheelock Street Real Estate Fund V, L.P.	RE-Opportunistic	\$25,000	\$21,265	\$20,059	10.6%	1.35
2017	GEM Realty Fund VI	RE-Opportunistic	\$25,000	\$19,684	\$12,456	11.9%	1.25
2017	DivcoWest Fund V, L.P.	RE-Value-Add	\$25,000	\$16,849	\$7,279	4.0%	1.16
2017	Carlyle Realty Partners VIII, L.P.	RE-Opportunistic	\$30,000	\$21,580	\$23,521	25.4%	1.44
2018	Orion European Real Estate Fund V	RE-Opportunistic	\$32,730	\$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	Centerbridge Real Estate Fund	RE-Opportunistic	\$30,000	\$36,565	\$21,741	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
2020	Rockwood Capital Real Estate Fund XI, L.P.	RE-Value-Add	\$40,000	\$28,328	\$1,673	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	RE-Opportunistic	\$40,000	\$24,577	\$2,262	N/M	N/M
2020	DivcoWest Fund VI	RE-Value-Add	\$50,000	\$22,961	\$816	N/M	N/M
2021	Blackstone Property Partners, L.P.	RE-Core Plus	\$100,000	\$150,965	\$965	N/M	N/M
2022	Carlyle Realty Partners IX, LP	RE-Opportunistic	\$50,000	\$4,662	\$17	N/M	N/M
2022	GEM Realty Fund VII	RE-Opportunistic	\$50,000	\$4,963	\$0	N/M	N/M
2022	Centerbridge Real Estate Fund II, L.P.	RE-Opportunistic	\$50,000	\$14,755	\$1,157	N/M	N/M
2023	Carlyle Property Investors	RE-Core Plus	\$100,000	\$0	\$0	N/M	N/M
2023	Aermont Capital Real Estate Fund V	RE-Opportunistic	\$76,370	\$0	\$0	N/M	N/M

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<b><u>INFRASTRUCTURE</u></b>							
2014	EnCap Flatrock Midstream Fund III, L.P.	Infra-Opportunistic	\$15,000	\$16,574	\$14,536	10.4%	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	\$26,168	\$7,578	N/M	N/M
2018	EnCap Flatrock Midstream Fund IV, L.P.	Infra-Opportunistic	\$20,000	\$16,255	\$8,404	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P.	Infra-Opportunistic	\$50,000	\$22,493	\$2,448	N/M	N/M
2022	Climate Adaptive Infrastructure Fund, L.P.	Infra-Opportunistic	\$75,000	\$35,162	\$7,565	N/M	N/M
2022	BlackRock Global Infrastructure Fund IV D, L.P.	Infra-Value Add	\$150,000	\$26,274	\$0	N/M	N/M
2022	IFM Global Infra (US)	Infra-Core	\$200,000	\$200,000	\$0	N/M	N/M
2023	JLC Infrastructure Fund II, L.P.	Infra-Opportunistic	\$75,000	\$7,744	\$0	N/M	N/M
2023	Bernhard Capital Partners Fund III, L.P.	Infra-Opportunistic	\$75,000	\$0	\$0	N/M	N/M
<b><u>NATURAL RESOURCES</u></b>							
2012	Riverstone Global Energy and Power Fund V, LP	NR-Energy	\$10,000	\$12,508	\$7,880	-4.5%	0.82
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	-3.3%	0.80
2013	EnCap Energy Capital Fund IX	NR-Energy	\$12,500	\$13,459	\$16,748	10.4%	1.45
2014	Quantum Energy Partners VI	NR-Energy	\$20,000	\$17,438	\$19,927	23.3%	2.23
2015	EnCap Energy Capital Fund X, L.P.	NR-Energy	\$20,000	\$19,118	\$24,285	15.5%	1.87
2015	Lime Rock Partners VII, L.P.	NR-Energy	\$25,000	\$28,774	\$31,368	18.0%	1.69
2017	Quantum Energy Partners VII, L.P.	NR-Energy	\$25,000	\$22,316	\$15,457	17.5%	1.60
2017	Resource Capital Fund VII L.P.	NR-Metals & Minerals	\$25,000	\$14,302	\$3,988	10.5%	1.33
2017	Lime Rock Partners VIII, L.P.	NR-Energy	\$25,000	\$25,584	\$13,013	11.0%	1.43
2017	EnCap Energy Capital Fund XI, L.P.	NR-Energy	\$25,000	\$20,001	\$8,153	18.8%	1.53
2019	Homestead Capital USA Farmland Fund III	NR-Farmland	\$35,000	\$26,789	\$2,536	N/M	N/M
2022	Paine Schwartz Food Chain Fund VI	NR-Farmland	\$100,000	\$24,839	\$2,405	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	\$8,352	\$0	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	6.9%	1.28
2015	AnaCap Credit Opportunities III, L.P.	PC-Opportunistic	\$27,275	\$31,781	\$33,628	8.6%	1.16
2019	AnaCap Credit Opportunities IV, L.P.	PC-Opportunistic	\$54,550	\$40,904	\$21,819	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	Turning Rock Fund II, L.P.	PC-Opportunistic	\$75,000	\$55,889	\$4,031	N/M	N/M
2022	Silver Rock Tactical Allocation 2022	PC-Income	\$100,000	\$35,670	\$0	N/M	N/M
2022	Fortress Lending Fund III	PC-Income	\$100,000	\$63,714	\$5,566	N/M	N/M

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