

District of Columbia Retirement Board
Private Investments Summary
As of September 30, 2020

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	\$42,551	36.3%	2.40
2001	Warburg, Pincus Private Equity VIII	Buyout	\$15,000	\$15,000	\$34,322	14.6%	2.29
2004	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$417,600	7.9%	1.62
2006	Pantheon Global Secondary Fund III 'B' L.P.	Secondary Diverse	\$100,000	\$94,600	\$102,260	2.1%	1.12
2007	Warburg, Pincus Private Equity X, L.P.	Buyout	\$100,000	\$100,000	\$160,638	9.2%	1.74
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$12,607	6.9%	1.27
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$18,074	\$16,091	10.8%	1.41
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$14,658	6.9%	1.25
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$23,453	\$23,408	\$13,576	16.4%	1.57
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,142	\$146	6.9%	1.22
2014	Spectrum Equity Investors VII, L.P.	Venture Capital	\$15,000	\$15,782	\$20,293	50.7%	3.95
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,676	\$7,924	18.6%	1.70
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$21,429	19.0%	1.45
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$16,109	\$9,320	17.6%	1.47
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$15,378	\$4,450	8.1%	1.18
2015	AnaCap Credit Opportunities III, L.P.	Distressed Debt	\$29,316	\$31,502	\$26,315	11.3%	1.14
2016	Summit Partners Growth Equity Fund IX, L.P.	Venture Capital	\$30,000	\$33,247	\$11,247	32.7%	1.55
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,188	\$0	25.8%	1.82
2016	Oncap IV, L.P.	Buyout	\$15,000	\$9,080	\$2,725	6.4%	1.11
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$29,946	\$24,124	\$306	3.3%	1.05
2016	Level Equity Growth Partners III, L.P.	Venture Capital	\$15,000	\$10,164	\$1,830	10.2%	1.26
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$3,088	\$1,438	20.8%	1.33
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$16,183	\$7	N/M	N/M
2017	Epiris Fund II, L.P.	Buyout	\$38,784	\$23,845	\$10,398	N/M	N/M
2017	Spectrum Equity Investors VIII, L.P.	Venture Capital	\$15,000	\$12,558	\$0	N/M	N/M
2017	One Rock Capital Partners Fund II, L.P.	Buyout	\$40,000	\$33,087	\$0	N/M	N/M
2017	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$15,009	\$880	N/M	N/M
2017	Chequers Capital XVII, L.P.	Buyout	\$41,043	\$13,945	\$0	N/M	N/M
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$3,829	\$0	N/M	N/M
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$18,014	\$131	N/M	N/M
2018	Riverside Fund VI, L.P.	Buyout	\$40,000	\$11,343	\$0	N/M	N/M
2018	Palladium Equity Partners V	Buyout	\$50,000	\$18,657	\$1,500	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$6,365	\$275	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$41,043	\$0	\$0	N/M	N/M
2019	Technology Crossover Ventures X	Venture Capital	\$25,000	\$13,450	\$0	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	\$58,633	\$12,712	\$5,193	N/M	N/M
2020	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2020	Update Partners VI	Buyout	\$40,000	\$7,922	\$0	N/M	N/M

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<u>PRIVATE REAL ESTATE</u>							
2005	JP Morgan Strategic Property Fund	Core RE	\$52,000	\$52,000	\$84,925	5.7%	1.62
2006	Carlyle Realty Partners V, L.P.	Opportunistic RE	\$50,000	\$61,337	\$83,360	8.5%	1.45
2007	Carlyle Europe Real Estate Partners III, L.P.	Opportunistic RE	\$29,316	\$36,836	\$31,505	-2.7%	0.87
2012	Blackstone Real Estate Partners VII L.P.	Opportunistic RE	\$15,000	\$15,907	\$21,205	13.2%	1.55
2013	Wheelock Street Real Estate Fund II, L.P.	Opportunistic RE	\$15,000	\$12,663	\$15,625	16.6%	1.48
2013	GEM Realty Fund V, L.P.	Opportunistic RE	\$15,000	\$12,922	\$7,153	3.8%	1.15
2013	Orion European Real Estate Fund IV, CV	Opportunistic RE	\$13,485	\$13,582	\$7,495	-7.4%	0.85
2014	Carlyle Realty Partners VII, L.P.	Opportunistic RE	\$25,000	\$22,388	\$23,590	10.9%	1.28
2014	Harrison Street Real Estate Partners V, L.P.	Opportunistic RE	\$20,000	\$18,851	\$10,265	9.9%	1.37
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	Value-Add RE	\$25,000	\$21,336	\$3,352	4.2%	1.10
2016	GEM Realty Fund VI	Opportunistic RE	\$25,000	\$10,867	\$1,500	-3.2%	0.97
2016	PW Real Estate Fund III	Opportunistic RE	\$24,626	\$15,546	\$6,330	23.7%	1.71
2016	Harrison Street Real Estate Partners VI, L.P.	Opportunistic RE	\$25,000	\$22,428	\$2,008	6.3%	1.15
2016	Wheelock Street Real Estate Fund V, L.P.	Opportunistic RE	\$25,000	\$19,192	\$2,368	3.0%	1.05
2017	Centerbridge Real Estate Fund	Opportunistic RE	\$30,000	\$14,042	\$2,822	N/M	N/M
2017	DivcoWest Fund V, L.P.	Value-Add RE	\$25,000	\$15,535	\$2,516	N/M	N/M
2017	Kildare European Partners II, L.P.	Opportunistic RE	\$25,000	\$19,886	\$12,018	N/M	N/M
2017	Orion European Real Estate Fund V	Opportunistic RE	\$35,180	\$19,166	\$4,331	N/M	N/M
2017	Carlyle Realty Partners VIII, L.P.	Opportunistic RE	\$30,000	\$8,667	\$1,412	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P.	Real Estate	\$30,000	\$6,438	\$786	N/M	N/M
2020	DivcoWest Fund VI	Real Estate	\$50,000	\$0	\$0	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	Real Estate	\$40,000	\$140	\$0	N/M	N/M

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<u>INFRASTRUCTURE</u>							
2007	SteelRiver Infrastructure Fund North America, L.P.	Infrastructure	\$50,000	\$69,160	\$124,457	8.3%	1.59
2008	Macquarie Infrastructure Partners II	Infrastructure	\$50,000	\$58,530	\$73,374	8.8%	1.68
2014	EnCap Flatrock Midstream Fund III, L.P.	Infrastructure	\$15,000	\$16,563	\$7,431	5.2%	1.09
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infrastructure	\$20,000	\$8,166	\$2,090	N/M	N/M
2018	Tiger Infrastructure Partners II	Infrastructure	\$35,000	\$36,616	\$12,632	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Riverstone Global Energy and Power Fund V, LP	Natural Resources	\$10,000	\$11,894	\$5,818	-13.2%	0.69
2012	Lime Rock Partners VI, LP	Natural Resources	\$10,000	\$10,775	\$8,763	-4.3%	0.91
2013	Resource Capital Fund VI L.P.	Natural Resources	\$15,000	\$14,241	\$2,221	-8.7%	0.66
2013	EnCap Energy Capital Fund IX	Natural Resources	\$12,500	\$13,423	\$10,836	-0.2%	0.99
2014	Quantum Energy Partners VI	Natural Resources	\$20,000	\$17,183	\$10,766	20.8%	1.52
2015	Lime Rock Partners VII, L.P.	Natural Resources	\$25,000	\$27,827	\$18,351	13.8%	1.26
2015	EnCap Energy Capital Fund X, L.P.	Natural Resources	\$20,000	\$17,384	\$4,080	-3.9%	0.90
2017	Resource Capital Fund VII L.P.	Natural Resources	\$25,000	\$8,373	\$0	N/M	N/M
2017	EnCap Energy Capital Fund XI, L.P.	Natural Resources	\$25,000	\$6,395	\$0	N/M	N/M
2017	Quantum Energy Partners VII, L.P.	Natural Resources	\$25,000	\$14,153	\$2,042	N/M	N/M
2017	Lime Rock Partners VIII, L.P.	Natural Resources	\$25,000	\$20,227	\$3,022	N/M	N/M
2019	Homestead Capital USA Farmland Fund III	Natural Resources	\$35,000	\$5,167	\$1,367	N/M	N/M

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