

District of Columbia Retirement Board
Private Investments Summary
As of September 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
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	\$431,400	8.1%	1.65
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	\$175,752	9.4%	1.78
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$14,814	7.6%	1.31
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$18,638	\$23,047	11.7%	1.50
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,786	\$12,952	21.8%	2.03
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$23,179	\$23,829	\$20,067	21.3%	2.05
2014	Spectrum Equity Investors VII, L.P.	Venture Capital	\$15,000	\$15,782	\$29,677	49.9%	4.99
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,333	\$146	0.7%	1.03
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$18,025	9.8%	1.44
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$31,268	20.6%	1.61
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$23,301	\$20,303	19.7%	1.52
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$17,415	\$8,350	19.0%	1.65
2015	AnaCap Credit Opportunities III, L.P.	Distressed Debt	\$28,974	\$31,501	\$29,280	10.7%	1.17
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$3,944	\$2,937	36.2%	1.91
2016	Summit Partners Growth Equity Fund IX, L.P.	Venture Capital	\$30,000	\$35,049	\$26,774	45.3%	2.34
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$31,574	\$25,359	\$361	18.8%	1.54
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,862	\$11,978	49.7%	4.18
2016	Level Equity Growth Partners III, L.P.	Venture Capital	\$15,000	\$12,628	\$5,491	18.5%	1.57
2016	Oncap IV, L.P.	Buyout	\$15,000	\$9,770	\$2,725	7.8%	1.19
2017	Kelso Investment Associates X, L.P.	Buyout	\$50,000	\$32,040	\$880	N/M	N/M
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$19,736	\$142	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	\$40,451	\$25,078	\$10,398	N/M	N/M
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$28,048	\$18	N/M	N/M
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$22,219	\$7,682	N/M	N/M
2017	Chequers Capital XVII, L.P.	Buyout	\$40,563	\$17,439	\$0	N/M	N/M
2017	Spectrum Equity Investors VIII, L.P.	Venture Capital	\$15,000	\$12,558	\$11,811	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$40,563	\$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	\$26,195	\$3,583	N/M	N/M
2019	Advent Latin American Private Equity Fund VII	Buyout	\$50,000	\$4,172	\$0	N/M	N/M
2019	AnaCap Credit Opportunities IV, L.P.	Distressed Debt	\$57,948	\$20,719	\$11,442	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	\$17,501	\$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	\$47,362	\$8,156	\$34	N/M	N/M
2021	Avance Investment Partners, L.P.	Buyout	\$50,000	\$8,064	\$0	N/M	N/M
2021	Technology Crossover Ventures XI	Venture Capital	\$50,000	\$14,635	\$0	N/M	N/M
2021	Centerbridge Capital Partners IV, L.P.	Buyout	\$75,000	\$0	\$0	N/M	N/M
2021	Strategic Value Special Situations Fund V, L.P.	Distressed Debt	\$75,000	\$9,375	\$0	N/M	N/M
2021	Clearhaven Fund I	Distressed Debt	\$40,000	\$9,339	\$0	N/M	N/M

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PRIVATE REAL ESTATE							
2005	JP Morgan Strategic Property Fund	Core RE	\$52,000	\$52,000	\$85,276	5.8%	1.65
2006	Carlyle Realty Partners V, L.P.	Opportunistic RE	\$50,000	\$61,337	\$87,240	8.6%	1.46
2007	Carlyle Europe Real Estate Partners III, L.P.	Opportunistic RE	\$28,974	\$36,836	\$32,190	-2.6%	0.88
2012	Blackstone Real Estate Partners VII L.P.	Opportunistic RE	\$15,000	\$16,108	\$21,720	14.2%	1.66
2013	GEM Realty Fund V, L.P.	Opportunistic RE	\$15,000	\$13,297	\$9,876	5.4%	1.25
2013	Orion European Real Estate Fund IV, CV	Opportunistic RE	\$13,328	\$14,939	\$7,661	-5.3%	0.88
2013	Wheelock Street Real Estate Fund II, L.P.	Opportunistic RE	\$15,000	\$12,742	\$16,935	18.8%	1.62
2014	Carlyle Realty Partners VII, L.P.	Opportunistic RE	\$25,000	\$22,397	\$27,038	11.3%	1.33
2014	Harrison Street Real Estate Partners V, L.P.	Opportunistic RE	\$20,000	\$18,851	\$12,545	9.7%	1.43
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	Value-Add RE	\$25,000	\$22,404	\$10,264	8.5%	1.27
2016	Wheelock Street Real Estate Fund V, L.P.	Opportunistic RE	\$25,000	\$19,606	\$12,892	13.9%	1.37
2016	Harrison Street Real Estate Partners VI, L.P.	Opportunistic RE	\$25,000	\$22,778	\$5,450	8.5%	1.29
2016	PW Real Estate Fund III	Opportunistic RE	\$24,338	\$18,022	\$9,011	23.9%	1.90
2016	GEM Realty Fund VI	Opportunistic RE	\$25,000	\$13,684	\$4,375	18.2%	1.30
2017	Carlyle Realty Partners VIII, L.P.	Opportunistic RE	\$30,000	\$15,213	\$10,756	N/M	N/M
2017	Centerbridge Real Estate Fund	Opportunistic RE	\$30,000	\$23,957	\$12,862	N/M	N/M
2017	Kildare European Partners II, L.P.	Opportunistic RE	\$25,000	\$21,403	\$14,392	N/M	N/M
2017	Orion European Real Estate Fund V	Opportunistic RE	\$34,769	\$25,240	\$6,064	N/M	N/M
2017	DivcoWest Fund V, L.P.	Value-Add RE	\$25,000	\$16,260	\$4,787	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P	Real Estate	\$30,000	\$16,223	\$5,654	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	Wheelock Street Real Estate Fund VI, L.P.	Real Estate	\$40,000	\$10,268	\$0	N/M	N/M
2020	DivcoWest Fund VI	Real Estate	\$50,000	\$7,122	\$816	N/M	N/M
2021	Blackstone Property Partners, L.P.	Real Estate	\$100,000	\$150,000	\$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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<u>INFRASTRUCTURE</u>							
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	8.8%	1.59
2014	EnCap Flatrock Midstream Fund III, L.P.	Infrastructure	\$15,000	\$16,568	\$7,975	8.0%	1.21
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infrastructure	\$20,000	\$8,881	\$2,192	N/M	N/M
2018	Tiger Infrastructure Partners II	Infrastructure	\$35,000	\$39,427	\$14,692	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P	Infrastructure	\$50,000	\$11,921	\$2,147	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Riverstone Global Energy and Power Fund V, LP	Natural Resources	\$10,000	\$12,534	\$5,852	-7.9%	0.77
2012	Lime Rock Partners VI, LP	Natural Resources	\$10,000	\$10,775	\$9,029	-16.0%	0.78
2013	Resource Capital Fund VI L.P.	Natural Resources	\$15,000	\$14,241	\$2,221	-5.9%	0.72
2013	EnCap Energy Capital Fund IX	Natural Resources	\$12,500	\$13,459	\$12,048	8.0%	1.27
2014	Quantum Energy Partners VI	Natural Resources	\$20,000	\$17,378	\$12,135	26.8%	2.03
2015	Lime Rock Partners VII, L.P.	Natural Resources	\$25,000	\$28,439	\$20,161	13.2%	1.32
2015	EnCap Energy Capital Fund X, L.P.	Natural Resources	\$20,000	\$18,517	\$7,262	8.6%	1.32
2017	Quantum Energy Partners VII, L.P.	Natural Resources	\$25,000	\$16,291	\$5,383	N/M	N/M
2017	Resource Capital Fund VII L.P.	Natural Resources	\$25,000	\$9,797	\$2,849	N/M	N/M
2017	EnCap Energy Capital Fund XI, L.P.	Natural Resources	\$25,000	\$9,593	\$65	N/M	N/M
2017	Lime Rock Partners VIII, L.P.	Natural Resources	\$25,000	\$20,728	\$4,082	N/M	N/M
2019	Homestead Capital USA Farmland Fund III	Natural Resources	\$35,000	\$11,379	\$1,576	N/M	N/M

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