

District of Columbia Retirement Board
Private Investments Summary
As of December 31, 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
<u>PRIVATE EQUITY</u>							
2001	Blackstone Capital Partners IV, L.P.	Buyout	\$15,000	\$17,021	\$42,551	36.3%	2.40
2004	Pantheon Capital Partners, L.P.	FoF Diverse	\$300,000	\$282,900	\$420,000	7.9%	1.62
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	\$165,023	9.3%	1.76
2013	Riverside Capital Appreciation Fund VI	Buyout	\$20,000	\$18,504	\$19,031	11.4%	1.45
2013	H.I.G. Bayside Loan Opp Fund III (Europe-Euro)	Distressed Debt	\$15,000	\$12,005	\$12,881	7.3%	1.29
2014	Spectrum Equity Investors VII, L.P.	Venture Capital	\$15,000	\$15,782	\$24,799	46.6%	3.68
2014	CVC Capital Partners Fund VI, L.P.	Buyout	\$24,471	\$23,829	\$13,895	20.1%	1.78
2014	Onex Partners IV, L.P.	Buyout	\$25,000	\$24,546	\$16,248	8.0%	1.31
2014	Sentinel Capital Partners V, L.P.	Buyout	\$9,500	\$9,744	\$10,029	20.8%	1.86
2014	Odyssey Investment Partners Fund V, L.P.	Buyout	\$20,000	\$17,142	\$146	5.6%	1.19
2015	Kelso Investment Associates IX, L.P.	Buyout	\$25,000	\$27,412	\$21,429	20.5%	1.53
2015	AnaCap Credit Opportunities III, L.P.	Distressed Debt	\$30,589	\$31,590	\$26,745	11.1%	1.15
2015	Centerbridge Capital Partners III, L.P.	Buyout	\$20,000	\$20,914	\$12,232	18.1%	1.41
2015	Advent Latin American Private Equity Fund VI, L.P.	Buyout	\$20,000	\$16,155	\$4,450	12.2%	1.30
2016	Trinity Ventures XII, L.P.	Venture Capital	\$15,000	\$12,488	\$0	30.5%	2.12
2016	Summit Partners Growth Equity Fund IX, L.P.	Venture Capital	\$30,000	\$33,294	\$11,701	35.7%	1.71
2016	Birch Hill Equity Partners V, L.P.	Buyout	\$31,397	\$24,148	\$306	10.0%	1.19
2016	Accel-KKR Capital Partners V Strategic Fund, L.P.	Buyout	\$5,000	\$3,385	\$1,438	20.4%	1.33
2016	Oncap IV, L.P.	Buyout	\$15,000	\$9,080	\$2,725	9.0%	1.18
2016	Level Equity Growth Partners III, L.P.	Venture Capital	\$15,000	\$10,292	\$3,580	12.8%	1.36
2017	Spectrum Equity Investors VIII, L.P.	Venture Capital	\$15,000	\$12,558	\$0	N/M	N/M
2017	Wellspring Capital Partners VI, L.P.	Buyout	\$40,000	\$19,193	\$7	N/M	N/M
2017	Epiris Fund II, L.P.	Buyout	\$41,009	\$25,078	\$10,398	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	\$17,808	\$880	N/M	N/M
2017	Vector Capital V, L.P.	Buyout	\$30,000	\$21,137	\$131	N/M	N/M
2017	Onex Partners V, L.P.	Buyout	\$50,000	\$8,786	\$70	N/M	N/M
2017	Chequers Capital XVII, L.P.	Buyout	\$42,824	\$13,945	\$0	N/M	N/M
2018	Riverside Fund VI, L.P.	Buyout	\$40,000	\$11,343	\$0	N/M	N/M
2018	CapVest Equity Partners IV, L.P.	Buyout	\$42,824	\$2,662	\$0	N/M	N/M
2018	Bernhard Capital Partners Fund II, L.P.	Buyout	\$30,000	\$6,622	\$331	N/M	N/M
2018	Palladium Equity Partners V	Buyout	\$50,000	\$22,775	\$1,500	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	\$61,178	\$18,630	\$6,353	N/M	N/M
2019	Technology Crossover Ventures X	Venture Capital	\$25,000	\$15,042	\$0	N/M	N/M
2020	Birch Hill Equity Partners VI, L.P.	Buyout	\$47,096	\$2,293	\$34	N/M	N/M
2020	Udata Partners VI	Buyout	\$40,000	\$7,922	\$0	N/M	N/M
2020	One Rock Capital Partners III, L.P.	Buyout	\$75,000	\$0	\$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	\$85,014	5.7%	1.63
2006	Carlyle Realty Partners V, L.P.	Opportunistic RE	\$50,000	\$61,337	\$83,391	8.6%	1.46
2007	Carlyle Europe Real Estate Partners III, L.P.	Opportunistic RE	\$30,589	\$36,836	\$31,598	-2.6%	0.88
2012	Blackstone Real Estate Partners VII L.P.	Opportunistic RE	\$15,000	\$16,108	\$21,356	13.1%	1.54
2013	Orion European Real Estate Fund IV, CV	Opportunistic RE	\$14,071	\$14,124	\$7,580	-6.2%	0.87
2013	GEM Realty Fund V, L.P.	Opportunistic RE	\$15,000	\$13,297	\$7,191	4.4%	1.17
2013	Wheelock Street Real Estate Fund II, L.P.	Opportunistic RE	\$15,000	\$12,663	\$16,046	16.8%	1.49
2014	Harrison Street Real Estate Partners V, L.P.	Opportunistic RE	\$20,000	\$18,851	\$11,581	10.5%	1.41
2014	Carlyle Realty Partners VII, L.P.	Opportunistic RE	\$25,000	\$22,388	\$24,421	10.7%	1.29
2015	Rockwood Capital Real Estate Partners Fund X, L.P.	Value-Add RE	\$25,000	\$21,336	\$5,670	4.5%	1.11
2016	GEM Realty Fund VI	Opportunistic RE	\$25,000	\$10,684	\$1,500	7.9%	1.09
2016	PW Real Estate Fund III	Opportunistic RE	\$25,695	\$17,196	\$7,179	29.9%	1.98
2016	Harrison Street Real Estate Partners VI, L.P.	Opportunistic RE	\$25,000	\$22,633	\$2,927	10.0%	1.27
2016	Wheelock Street Real Estate Fund V, L.P.	Opportunistic RE	\$25,000	\$19,192	\$7,269	6.7%	1.13
2017	Centerbridge Real Estate Fund	Opportunistic RE	\$30,000	\$21,696	\$9,891	N/M	N/M
2017	DivcoWest Fund V, L.P.	Value-Add RE	\$25,000	\$15,535	\$3,888	N/M	N/M
2017	Kildare European Partners II, L.P.	Opportunistic RE	\$25,000	\$22,505	\$12,559	N/M	N/M
2017	Orion European Real Estate Fund V	Opportunistic RE	\$36,707	\$19,166	\$5,530	N/M	N/M
2017	Carlyle Realty Partners VIII, L.P.	Opportunistic RE	\$30,000	\$11,032	\$3,646	N/M	N/M
2019	Artemis Real Estate Partners Fund III L.P	Real Estate	\$30,000	\$6,762	\$3,876	N/M	N/M
2020	DivcoWest Fund VI	Real Estate	\$50,000	\$2,750	\$0	N/M	N/M
2020	Rockwood Capital Real Estate Fund XI, L.P.	Real Estate	\$40,000	\$10,699	\$0	N/M	N/M
2020	Wheelock Street Real Estate Fund VI, L.P.	Real Estate	\$40,000	\$289	\$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	\$94,075	8.9%	1.65
2014	EnCap Flatrock Midstream Fund III, L.P.	Infrastructure	\$15,000	\$16,563	\$7,431	6.4%	1.13
2017	EnCap Flatrock Midstream Fund IV, L.P.	Infrastructure	\$20,000	\$8,811	\$2,090	N/M	N/M
2018	Tiger Infrastructure Partners II	Infrastructure	\$35,000	\$38,283	\$12,632	N/M	N/M
2020	Tiger Infrastructure Partners Fund III L.P	Infrastructure	\$50,000	\$9,004	\$0	N/M	N/M
<u>NATURAL RESOURCES</u>							
2012	Lime Rock Partners VI, LP	Natural Resources	\$10,000	\$10,775	\$8,798	-3.8%	0.92
2012	Riverstone Global Energy and Power Fund V, LP	Natural Resources	\$10,000	\$11,894	\$5,818	-13.4%	0.68
2013	Resource Capital Fund VI L.P.	Natural Resources	\$15,000	\$14,241	\$2,221	-7.7%	0.68
2013	EnCap Energy Capital Fund IX	Natural Resources	\$12,500	\$13,423	\$10,947	2.6%	1.07
2014	Quantum Energy Partners VI	Natural Resources	\$20,000	\$17,378	\$12,135	23.9%	1.68
2015	EnCap Energy Capital Fund X, L.P.	Natural Resources	\$20,000	\$17,562	\$4,080	1.1%	1.03
2015	Lime Rock Partners VII, L.P.	Natural Resources	\$25,000	\$27,896	\$18,521	12.2%	1.24
2017	Quantum Energy Partners VII, L.P.	Natural Resources	\$25,000	\$14,552	\$2,152	N/M	N/M
2017	EnCap Energy Capital Fund XI, L.P.	Natural Resources	\$25,000	\$6,876	\$0	N/M	N/M
2017	Resource Capital Fund VII L.P.	Natural Resources	\$25,000	\$8,373	\$0	N/M	N/M
2017	Lime Rock Partners VIII, L.P.	Natural Resources	\$25,000	\$20,252	\$3,049	N/M	N/M
2019	Homestead Capital USA Farmland Fund III	Natural Resources	\$35,000	\$7,645	\$1,477	N/M	N/M

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