

## MainePERS Private Market Investments Summary: 12/31/2021

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 1,633,640	\$ 1,207,858	\$ 364,968	\$ 1,027,172	\$ 1,392,140	7.1%
Infrastructure	\$ 3,206,300	\$ 2,851,607	\$ 2,094,593	\$ 2,071,384	\$ 4,165,977	11.9%
Natural Resources	\$ 1,015,500	\$ 1,015,642	\$ 390,161	\$ 878,328	\$ 1,268,490	6.6%
Private Equity	\$ 4,739,008	\$ 4,108,609	\$ 3,297,836	\$ 3,919,658	\$ 7,217,494	19.5%
Real Estate	\$ 2,533,160	\$ 2,301,175	\$ 1,619,979	\$ 1,763,062	\$ 3,383,041	7.5%
<b>Total</b>	<b>\$ 13,127,608</b>	<b>\$ 11,484,890</b>	<b>\$ 7,767,539</b>	<b>\$ 9,659,603</b>	<b>\$ 17,427,142</b>	<b>11.9%</b>

Note: This Asset Class Summary table includes all private market investments: both fund investments and co-investments.

Co-Investment Summary	Commitment (A)	# of Co- Investments	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit Co-Investments	\$ 126,200	23	\$ 130,300	\$ 43,658	\$ 99,622	\$ 143,280	8.1%
Infrastructure Co-Investments	\$ 210,782	10	\$ 203,578	\$ 132,477	\$ 197,289	\$ 329,766	14.0%
Natural Resources Co-Investments	\$ 32,500	2	\$ 27,238	\$ -	\$ 43,611	\$ 43,611	18.3%
Private Equity Co-Investments	\$ 373,432	30	\$ 350,882	\$ 295,998	\$ 295,038	\$ 591,036	18.3%
Real Estate Co-Investments	\$ 67,509	5	\$ 55,720	\$ 4,335	\$ 59,251	\$ 63,587	8.7%
<b>Total</b>	<b>\$ 810,423</b>	<b>70</b>	<b>\$ 767,719</b>	<b>\$ 476,468</b>	<b>\$ 694,811</b>	<b>\$ 1,171,279</b>	<b>15.9%</b>

Note: This table contains values for the co-investment portion of the private market portfolio.

# MainePERS Private Market Investments Summary: 12/31/2021

## Alternative Credit

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ 14,814	\$ 15,867	\$ 30,682	20.5%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,000	\$ 24,292	\$ 101,865	\$ 126,157	10.8%
Participation Agreement #1	\$ 5,000	10/11/2019	\$ 7,463	\$ 1,016	\$ 7,298	\$ 8,314	7.6%
Participation Agreement #2	\$ 5,000	10/11/2019	\$ 4,994	\$ 5,422	\$ -	\$ 5,422	8.8%
Participation Agreement #3	\$ 5,000	10/11/2019	\$ 5,000	\$ 5,700	\$ -	\$ 5,700	7.3%
Participation Agreement #4	\$ 5,000	10/18/2019	\$ 7,488	\$ 1,126	\$ 7,253	\$ 8,378	8.1%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 1,399	\$ 4,430	\$ 5,829	8.8%
Participation Agreement #6	\$ 5,000	12/6/2019	\$ 4,988	\$ 884	\$ 4,817	\$ 5,701	7.3%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 939	\$ 4,669	\$ 5,608	6.3%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,919	\$ 512	\$ 4,918	\$ 5,430	NM
Participation Agreement #9	\$ 5,000	4/9/2021	\$ 4,925	\$ 286	\$ 4,942	\$ 5,228	NM
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 5,007	\$ 219	\$ 4,768	\$ 4,987	NM
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 308	\$ 4,904	\$ 5,212	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 75,000	\$ 2,221	\$ 79,933	\$ 82,154	NM
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 920	\$ 4,420	\$ 5,340	NM
Participation Agreement #2	\$ 7,500	8/17/2021	\$ 7,406	\$ 193	\$ 7,372	\$ 7,565	NM
Participation Agreement #3	\$ 7,500	10/5/2021	\$ 7,500	\$ 253	\$ 7,391	\$ 7,644	NM
Participation Agreement #4	\$ 5,000	12/21/2021	\$ 4,925	\$ 22	\$ 4,938	\$ 4,960	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ -	\$ 4,925	\$ 4,925	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 10,000	\$ -	\$ 9,856	\$ 9,856	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 97,118	\$ 12,622	\$ 97,854	\$ 110,476	6.5%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 36,975	\$ 210	\$ 37,783	\$ 37,993	NM
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ -	\$ -	\$ -	\$ -	NM
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 96,000	\$ -	\$ 117,671	\$ 117,671	5.0%
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 45,500	\$ -	\$ 46,270	\$ 46,270	NM
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 34,370	\$ 16,255	\$ 20,162	\$ 36,416	NM
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 116,004	\$ 50,447	\$ 116,975	\$ 167,422	6.6%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 17,863	\$ 109,052	\$ 126,915	7.5%
Participation Agreement #1	\$ 5,000	5/7/2018	\$ 4,851	\$ 5,499	\$ -	\$ 5,499	12.7%
Participation Agreement #2	\$ 6,185	7/31/2018	\$ 6,196	\$ 7,745	\$ -	\$ 7,745	9.9%
Participation Agreement #3	\$ 5,000	8/7/2018	\$ 4,938	\$ 5,634	\$ -	\$ 5,634	7.9%
Participation Agreement #4	\$ 5,000	8/20/2018	\$ 4,566	\$ 1,689	\$ 4,034	\$ 5,723	8.0%
Participation Agreement #5	\$ 5,000	12/21/2018	\$ 4,828	\$ 1,216	\$ 4,535	\$ 5,751	6.8%

## MainePERS Private Market Investments Summary: 12/31/2021

### Alternative Credit

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Participation Agreement #6	\$ 7,500	8/7/2020	\$ 8,905	\$ 2,432	\$ 7,410	\$ 9,842	NM
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,566	\$ 245	\$ 6,600	\$ 6,845	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 102,887	\$ 2,887	\$ 104,543	\$ 107,430	NM
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 50,459	\$ 9,179	\$ 42,813	\$ 51,991	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 30,931	\$ 1,439	\$ 33,509	\$ 34,948	18.1%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 7,353	\$ 241	\$ 8,136	\$ 8,378	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 50,330	\$ 18,847	\$ 35,323	\$ 54,170	NM
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 62,306	\$ 58,991	\$ 121,297	7.0%

# MainePERS Private Market Investments Summary: 12/31/2021

## Infrastructure

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,889	\$ 64,449	\$ 10,360	\$ 74,810	2.2%
ArcLight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 84,518	\$ 18,355	\$ 102,872	8.0%
Shore Co-Investment Holdings II	\$ 20,000	1/30/2014	\$ 17,709	\$ 19,737	\$ -	\$ 19,737	8.4%
ArcLight Energy VI	\$ 150,000	11/25/2014	\$ 159,687	\$ 71,040	\$ 100,921	\$ 171,961	2.2%
Great River Hydro Partners	\$ 12,000	6/17/2017	\$ 10,718	\$ 8,639	\$ 15,865	\$ 24,503	29.5%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 115,152	\$ 83,038	\$ 97,166	\$ 180,203	9.6%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 93,512	\$ 39,239	\$ 88,367	\$ 127,606	11.3%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,945	\$ 16,893	\$ 13,605	\$ 30,498	26.3%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 44,188	\$ 4,185	\$ 37,188	\$ 41,373	NM
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 216	\$ 64,506	2.4%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 61,769	\$ 27,760	\$ 46,888	\$ 74,647	7.6%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 96,104	\$ 1,179	\$ 97,283	8.0%
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 70,200	\$ 3,927	\$ 72,915	\$ 76,842	4.4%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 5,182	\$ -	\$ 4,359	\$ 4,359	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 82,962	\$ 33,144	\$ 125,470	\$ 158,614	24.5%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 88,030	\$ 14,145	\$ 92,457	\$ 106,601	14.6%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 23,304	\$ 1,091	\$ 20,953	\$ 22,044	NM
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,716	\$ 51,620	\$ 6,090	\$ 57,710	-0.9%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 123,649	\$ 116,892	\$ 42,965	\$ 159,857	17.1%
Global Infrastructure Partners Sonic	\$ 30,000	7/31/2020	\$ 30,788	\$ -	\$ 25,352	\$ 25,352	NM
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 741	\$ 205,803	17.3%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 101,774	\$ 123,985	\$ 51,250	\$ 175,235	16.3%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 156,645	\$ 55,790	\$ 155,812	\$ 211,602	10.6%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,245	\$ 14,545	\$ 38,639	\$ 53,184	18.7%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 25,885	\$ 1,985	\$ 7,914	\$ 9,898	-27.8%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 33,644	\$ 0	\$ 30,482	\$ 30,482	NM
IFM Global Infrastructure (US), L.P.	\$ 100,000	12/20/2012	\$ 144,550	\$ 208,040	\$ -	\$ 208,040	9.8%
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,917	\$ 154,068	\$ 22	\$ 154,089	13.1%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 12/31/2021

## Infrastructure

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 182,268	\$ 217,783	\$ 84,822	\$ 302,605	17.4%
KKR Atlanta Co-Invest	\$ 24,000	9/26/2014	\$ 21,428	\$ 28,551	\$ -	\$ 28,551	5.7%
KKR Taurus Co-Invest II	\$ 25,000	8/15/2017	\$ 25,000	\$ 34,190	\$ 23,734	\$ 57,924	23.6%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 10,265	\$ 17,278	4.6%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 65,540	\$ 13,507	\$ 58,746	\$ 72,253	6.5%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 8,571	\$ 29,755	\$ 38,326	10.8%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,380	\$ 12,908	\$ 41,713	\$ 54,621	15.4%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 59,809	\$ 13,144	\$ 42,649	\$ 55,793	-3.5%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 2,765	\$ 4	\$ 1,198	\$ 1,202	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 73,604	\$ 27,659	\$ 148,899	\$ 176,558	18.9%
MINA II CIP	\$ 175	6/30/2015	\$ 134	\$ 21	\$ 17,009	\$ 17,030	150.0%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 14,969	\$ 3,429	\$ 38,057	\$ 41,486	28.1%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 8,021	\$ 1	\$ 11,746	\$ 11,747	NM
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 181,222	\$ 136,267	\$ 124,488	\$ 260,756	14.3%
Stonepeak Claremont Co-Invest	\$ 25,000	5/30/2017	\$ 25,000	\$ 925	\$ 50,004	\$ 50,929	18.5%
Stonepeak Spear (Co-Invest) Holdings	\$ 25,000	1/8/2018	\$ 19,648	\$ -	\$ 37,263	\$ 37,263	18.4%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 139,904	\$ 25,555	\$ 183,249	\$ 208,805	23.3%
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 24,801	\$ 773	\$ 25,805	\$ 26,578	NM

# MainePERS Private Market Investments Summary: 12/31/2021

## Natural Resources

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
ACM Permanent Crops	\$ 35,000	10/24/2014	\$ 39,100	\$ 10,092	\$ 48,376	\$ 58,468	7.9%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 40,717	\$ 8,885	\$ 24,404	\$ 33,289	-7.9%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 94,982	\$ 62,901	\$ 35,265	\$ 98,166	1.5%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 23,288	\$ -	\$ 34,054	\$ 34,054	19.3%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 53,907	\$ 8,311	\$ 49,237	\$ 57,548	2.5%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 17,122	\$ 1,814	\$ 15,418	\$ 17,232	0.9%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 100,560	\$ 69,208	\$ 53,659	\$ 122,867	11.2%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,085	\$ -	\$ 37,634	\$ 37,634	21.7%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 12,881	\$ 1,432	\$ 14,470	\$ 15,903	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 43,121	\$ 4,931	\$ 48,052	6.3%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,116	\$ 21,956	\$ 1,676	\$ 23,631	17.4%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 47,257	\$ 41,406	\$ 14,050	\$ 55,456	22.0%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 199,005	\$ 28,770	\$ 345,002	\$ 373,772	10.8%
Twin Creeks Timber	\$ 125,000	1/7/2016	\$ 191,978	\$ 80,701	\$ 112,848	\$ 193,549	0.3%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 108,032	\$ 11,565	\$ 81,326	\$ 92,891	-4.1%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 7,153	\$ -	\$ 5,977	\$ 5,977	-11.2%

# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,522	\$ 29,534	\$ 788	\$ 30,322	13.3%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 43,883	\$ 15,351	\$ 28,702	\$ 44,054	0.2%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,068	\$ 7,399	\$ 8,984	\$ 16,384	28.1%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,911	\$ 16,979	\$ 3,185	\$ 20,164	13.2%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,742	\$ 28,430	\$ 4,795	\$ 33,225	10.4%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,801	\$ 16,090	\$ 2,203	\$ 18,292	15.3%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 12,360	\$ 3,826	\$ 13,081	\$ 16,908	19.4%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 33,170	\$ 45,435	\$ 13,929	\$ 59,364	14.7%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 53,044	\$ 42,125	\$ 66,791	\$ 108,916	24.5%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 28,130	\$ 3,998	\$ 77,488	\$ 81,486	109.8%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 29,177	\$ 29,177	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 18,750	\$ 8,350	\$ 24,504	\$ 32,854	20.0%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,060	\$ 63,738	\$ 37,255	\$ 100,993	15.8%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 12,353	\$ 2,407	\$ 14,622	\$ 17,028	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 5,813	\$ -	\$ 7,377	\$ 7,377	NM
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 8,688	\$ 1	\$ 11,459	\$ 11,460	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,706	\$ 24,573	\$ 13,930	\$ 38,503	18.8%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 52,482	\$ 16,763	\$ 71,712	\$ 88,475	23.9%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 37,242	\$ 46,994	\$ 14,292	\$ 61,286	12.5%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 58,444	\$ 24,808	\$ 69,775	\$ 94,583	20.3%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,408	\$ 29,734	\$ 1,103	\$ 30,837	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 75,997	\$ 74,015	\$ 44,933	\$ 118,948	13.1%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 20,336	\$ 7,250	\$ 22,432	\$ 29,682	NM
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 43,924	\$ 33,411	\$ 34,403	\$ 67,813	20.4%
CB Blizzard Co-Invest	\$ 10,000	9/11/2019	\$ 15,012	\$ 10,015	\$ 8,869	\$ 18,884	22.1%
Charterhouse Capital Partners VIII	\$ 13,500	1/6/2011	\$ 11,188	\$ 14,160	\$ -	\$ 14,160	7.9%
Charterhouse Capital Partners IX	\$ 4,500	1/6/2011	\$ 5,373	\$ 7,091	\$ 220	\$ 7,311	12.2%
Charterhouse Capital Partners X	\$ 67,000	5/13/2015	\$ 50,027	\$ 40,175	\$ 47,021	\$ 87,196	22.0%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Charterhouse Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ 15	\$ 21,283	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 0	\$ -	\$ (210)	\$ (210)	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 93,886	\$ 84,232	\$ 87,341	\$ 171,574	19.7%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 65,807	\$ 25,751	\$ 68,368	\$ 94,119	35.4%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 13,107	\$ 4,234	\$ 9,023	\$ 13,257	NM
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 20,148	\$ 11,927	\$ 32,076	-1.6%
EnCap Energy Capital Fund VIII Co-Investors, L.P.	\$ 16,238	12/8/2011	\$ 16,492	\$ 4,256	\$ 6,583	\$ 10,839	-6.8%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,413	\$ 29,862	\$ 14,525	\$ 44,387	8.3%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 40,742	\$ 20,226	\$ 39,728	\$ 59,954	11.7%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 23,251	\$ 1,340	\$ 24,592	\$ 25,932	6.3%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 24,932	\$ 16,247	\$ 13,865	\$ 30,112	8.1%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 11,171	\$ 7,020	\$ 5,798	\$ 12,819	6.4%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 17,413	\$ -	\$ 42,017	\$ 42,017	NM
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 32,845	\$ 32,845	NM
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 30,163	\$ -	\$ 63,249	\$ 63,249	NM
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 0	\$ -	\$ (50)	\$ (50)	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 8,625	\$ -	\$ 8,724	\$ 8,724	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 1,681	\$ -	\$ 1,717	\$ 1,717	NM
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,766	\$ 64,445	\$ 172	\$ 64,617	21.4%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 34,036	\$ 66,248	\$ 75,790	\$ 142,037	41.9%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 49,335	\$ 26,687	\$ 56,073	\$ 82,760	37.6%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 7,910	\$ 7,910	23.2%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,806	\$ 10,935	\$ 2,217	\$ 13,152	50.1%
GTCR XIII	\$ 50,000	10/27/2020	\$ 5,375	\$ 1,809	\$ 7,262	\$ 9,072	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 29,602	\$ 1,960	\$ 31,561	6.6%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 4,204	\$ 35,274	8.0%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 50,448	\$ 9,202	\$ 75,946	\$ 85,148	21.4%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 18,737	\$ 21,761	\$ 14,308	\$ 36,069	25.0%

(all dollar amounts in thousands)



# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,208	\$ 20,538	\$ 15,928	\$ 36,466	14.9%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 19,855	\$ 12,986	\$ 29,081	\$ 42,067	18.6%
H.I.G. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 7,251	\$ -	\$ 8,197	\$ 8,197	NM
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 44,675	\$ 51,015	\$ 36,211	\$ 87,226	31.2%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ 3,714	\$ 3,714	-18.9%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 796	\$ 796	NM
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 1,158	\$ 1,158	NM
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 8,331	\$ -	\$ 10,791	\$ 10,791	NM
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,336	\$ 105,422	\$ 6,170	\$ 111,592	24.9%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,251	\$ 25,634	\$ 78,848	\$ 104,482	26.4%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 41,668	\$ 835	\$ 55,134	\$ 55,969	31.4%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 5,481	\$ -	\$ 5,111	\$ 5,111	NM
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 33,433	\$ 22,549	\$ 25,780	\$ 48,328	11.8%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 21,492	\$ 25,566	\$ 10,503	\$ 36,069	19.7%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 13,091	\$ 13,109	\$ 10,480	\$ 23,589	22.5%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,018	\$ 3,961	\$ 430	\$ 4,391	8.2%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 69,497	\$ 75,265	\$ 40,157	\$ 115,422	21.1%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 232	\$ 69,530	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 36,120	\$ 2,788	\$ 57,044	\$ 59,832	49.1%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 0	\$ -	\$ (148)	\$ (148)	NM
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 90,912	\$ 122,013	\$ 51,981	\$ 173,994	19.8%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 6,573	\$ 8,886	2.5%
KKR Element Co-Invest	\$ 10,000	8/29/2016	\$ 10,050	\$ 24,030	\$ 1	\$ 24,030	23.5%
KKR Americas XII	\$ 60,000	3/3/2016	\$ 57,839	\$ 19,236	\$ 103,178	\$ 122,414	41.0%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 23,437	\$ 23,437	13.5%
KKR Enterprise Co-Invest	\$ 16,721	10/11/2018	\$ 15,000	\$ -	\$ -	\$ -	-100.0%
KKR Enterprise Co-Invest AIV A	\$ 8,936	11/8/2019	\$ 8,936	\$ 7,243	\$ 4,482	\$ 11,726	33.5%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 0	\$ -	\$ (154)	\$ (154)	NM

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 95,239	\$ 16,344	\$ 111,583	-2.4%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 97,619	\$ 64,982	\$ 44,711	\$ 109,693	5.4%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 43,800	\$ 320	\$ 44,120	9.1%
ONCAP IV	\$ 15,000	11/8/2016	\$ 11,555	\$ 2,725	\$ 11,879	\$ 14,604	9.5%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,181	\$ 16,832	\$ 1,743	\$ 18,574	13.2%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 43,444	\$ 46,862	\$ 90,306	9.5%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,181	\$ 17,900	\$ 19,081	14.6%
Onex Partners V	\$ 45,000	7/11/2017	\$ 24,687	\$ 1,881	\$ 28,643	\$ 30,525	23.6%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 52,618	\$ 29,070	\$ 45,057	\$ 74,127	9.6%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,012	\$ -	\$ 9,821	\$ 9,821	-8.5%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,000	\$ -	\$ 35,159	\$ 35,159	22.8%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,254	\$ -	\$ 11,475	\$ 11,475	22.1%
PSP AH&N Co-Investment Fund	\$ 16,678	11/27/2019	\$ 16,537	\$ -	\$ 28,037	\$ 28,037	30.4%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 31,177	\$ 9,424	\$ 29,519	\$ 38,943	37.6%
SNFL Co-Investment Fund	\$ 10,000	10/11/2019	\$ 5,018	\$ 124	\$ 8,190	\$ 8,314	25.5%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 70,335	\$ 30,797	\$ 85,294	\$ 116,091	21.5%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 60,175	\$ 68,448	\$ 23,604	\$ 92,052	11.8%
RCAF VI CIV XXXII	\$ 12,399	10/21/2015	\$ 12,687	\$ 34,905	\$ 33,131	\$ 68,037	19.3%
Riverside Micro-Cap Fund III	\$ 35,000	6/30/2014	\$ 49,448	\$ 183,115	\$ 57,956	\$ 241,070	38.5%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ -	\$ 112,743	\$ 112,743	18.8%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 33,382	\$ 38,965	43.6%
Riverside Micro-Cap Fund V	\$ 20,000	8/21/2018	\$ 26,407	\$ -	\$ 38,407	\$ 38,407	30.7%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 0	\$ -	\$ (360)	\$ (360)	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,083	\$ 27,139	\$ 22,131	\$ 49,270	19.3%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 5,671	\$ 5,685	\$ 3,958	\$ 9,643	NM
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 20,746	\$ 39,312	\$ 60,058	13.4%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,140	\$ 82,118	\$ 25,286	\$ 107,404	7.2%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 7,523	\$ -	\$ 7,492	\$ 7,492	NM

# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,302	\$ 61,481	\$ 18,444	\$ 79,925	28.2%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 34,179	\$ 16,654	\$ 50,833	31.7%
Summit Growth Equity IX	\$ 60,000	8/26/2015	\$ 82,533	\$ 87,700	\$ 101,463	\$ 189,163	43.9%
Co-Investment #1	\$ 15,000	11/29/2016	\$ 14,895	\$ 41,104	\$ -	\$ 41,104	159.6%
Summit Partners Co-Invest (Ironman)	\$ 15,000	4/20/2018	\$ 14,998	\$ -	\$ 17,901	\$ 17,901	5.2%
Summit Partners Co-Invest (Giants-B)	\$ 15,000	10/22/2019	\$ 15,000	\$ 35,146	\$ 11,881	\$ 47,026	87.3%
Summit Growth Equity X	\$ 60,000	2/26/2019	\$ 48,327	\$ 12,699	\$ 49,352	\$ 62,051	42.7%
Summit Partners Co-Invest (Lions)	\$ 7,000	10/14/2020	\$ 7,000	\$ -	\$ 7,065	\$ 7,065	NM
Summit Partners Co-Invest (Indigo)	\$ 10,000	12/11/2020	\$ 11,430	\$ -	\$ 11,422	\$ 11,422	NM
Summit Growth Equity XI	\$ 45,000	10/1/2021	\$ 0	\$ -	\$ (83)	\$ (83)	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 17,952	\$ 32,437	\$ 2,988	\$ 35,425	17.7%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 45,515	\$ 48,377	\$ 64,043	\$ 112,420	51.9%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 12,373	\$ 773	\$ 11,701	\$ 12,474	NM
Summit Partners Co-Invest (CS)	\$ 12,000	10/22/2021	\$ 12,000	\$ -	\$ 11,968	\$ 11,968	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,307	\$ 28,437	\$ 113,597	\$ 142,035	18.4%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,427	\$ 27,666	\$ 80,961	\$ 108,627	28.8%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 14,231	\$ 14,231	19.4%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 33,774	\$ -	\$ 96,006	\$ 96,006	75.8%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 17,659	\$ -	\$ 20,942	\$ 20,942	NM
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 32,648	\$ 10,887	\$ 87,375	\$ 98,262	70.8%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 3,252	\$ -	\$ 3,374	\$ 3,374	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 47,306	\$ 26,668	\$ 38,965	\$ 65,634	23.7%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 3,385	\$ -	\$ 2,904	\$ 2,904	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 69,098	\$ 118,090	\$ 87,537	\$ 205,627	30.1%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 68,543	\$ 21,478	\$ 105,435	\$ 126,913	18.3%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 50,019	\$ 23,903	\$ 65,278	\$ 89,181	47.6%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 17,527	\$ 17,624	\$ 18,911	\$ 36,534	18.5%
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 24,318	\$ 125	\$ 21,281	\$ 21,405	NM

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 12/31/2021

## Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 28,680	\$ 67,849	\$ 14,218	\$ 82,066	35.5%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 24,481	\$ 10,624	\$ 18,666	\$ 29,290	9.2%
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 9,541	\$ 4,241	\$ 13,783	-1.7%
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 36,991	\$ 33,609	\$ 54,815	\$ 88,423	30.8%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 11,792	\$ -	\$ 14,042	\$ 14,042	NM

# MainePERS Private Market Investments Summary: 12/31/2021

## Real Estate

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Angelo Gordon Net Lease IV	\$ 50,000	2/17/2020	\$ 23,768	\$ 368	\$ 25,451	\$ 25,819	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 12,500	\$ 920	\$ 11,665	\$ 12,585	NM
Blackrock Granite Property Fund	\$ 63,791	9/30/2006	\$ 68,771	\$ 53,312	\$ -	\$ 53,312	-4.9%
Blackstone Property Partners	\$ 350,000	6/29/2017	\$ 350,000	\$ 26,022	\$ 426,215	\$ 452,238	8.4%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 99,956	\$ 128,582	\$ 37,119	\$ 165,701	15.5%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 60,618	\$ 51,752	\$ 46,300	\$ 98,052	17.8%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 27,596	\$ 6,405	\$ 34,986	\$ 41,391	43.2%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 18,916	\$ -	\$ 18,143	\$ 18,143	NM
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 21,269	\$ 4,956	\$ 19,271	\$ 24,227	NM
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 8,576	\$ -	\$ 11,487	\$ 11,487	NM
H/2 Credit Partners, L.P.	\$ 75,000	6/21/2011	\$ 75,000	\$ 112,177	\$ -	\$ 112,177	5.9%
Harrison Street Core Property Fund, L.P.	\$ 75,000	4/30/2012	\$ 94,262	\$ 45,467	\$ 125,643	\$ 171,110	8.7%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,000	\$ -	\$ 16,910	\$ 16,910	NM
High Street Real Estate Fund IV, L.P.	\$ 25,000	8/23/2013	\$ 24,717	\$ 34,157	\$ -	\$ 34,157	14.7%
High Street Real Estate Fund V	\$ 25,000	7/24/2015	\$ 24,925	\$ 36,045	\$ 131	\$ 36,176	13.3%
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 25,000	\$ 1,343	\$ 30,865	\$ 32,209	23.9%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 175	\$ 12,550	\$ 12,725	NM
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 0	\$ -	\$ (295)	\$ (295)	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 30,526	\$ 3,510	\$ 26,595	\$ 30,105	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 3,742	\$ 1,793	\$ 2,405	\$ 4,198	NM
Invesco US Income Fund	\$ 150,000	7/17/2014	\$ 164,001	\$ 50,278	\$ 255,050	\$ 305,328	12.1%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 31,563	\$ 14,995	\$ 41,674	\$ 56,668	29.0%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 7,349	\$ 1,619	\$ 5,101	\$ 6,720	NM
JPMCB Strategic Property Fund	\$ 130,000	11/15/2005	\$ 186,941	\$ 297,519	\$ -	\$ 297,519	5.8%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 50,464	\$ 41,031	\$ 24,014	\$ 65,045	10.6%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 11,604	\$ -	\$ 12,928	\$ 12,928	NM
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,632	\$ 59,226	\$ 2,650	\$ 61,877	11.4%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 54,319	\$ 54,236	\$ 22,818	\$ 77,054	24.0%

# MainePERS Private Market Investments Summary: 12/31/2021

## Real Estate

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 944	\$ 33,243	\$ 34,187	4.8%
Prima Mortgage Investment Trust, LLC	\$ 75,000	7/29/2011	\$ 97,363	\$ 45,955	\$ 88,583	\$ 134,538	4.2%
Principal Life Insurance Company U.S. Property PRISA	\$ 60,000	5/20/2005	\$ 60,000	\$ 125,410	\$ -	\$ 125,410	6.2%
Rubenstein Properties Fund III	\$ 30,000	6/30/2005	\$ 139,622	\$ 222,450	\$ -	\$ 222,450	5.3%
LCC Co-Investor B	\$ 15,000	10/23/2015	\$ 30,606	\$ 627	\$ 30,323	\$ 30,951	0.4%
Rubenstein Properties Fund IV	\$ 25,000	10/18/2019	\$ 13,565	\$ -	\$ 13,002	\$ 13,002	-2.1%
Prudential Senior Housing Fund V	\$ 50,000	4/16/2019	\$ 3,125	\$ -	\$ 2,183	\$ 2,183	NM
Smart Markets Fund, L.P.	\$ 150,000	3/17/2015	\$ 41,333	\$ 3,783	\$ 52,416	\$ 56,199	7.6%
Walton Street Real Estate Fund VII	\$ 50,000	6/17/2013	\$ 164,172	\$ 56,314	\$ 252,118	\$ 308,431	10.4%
Walton Street Real Estate Fund VIII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,099	\$ 12,509	\$ 61,608	10.0%
Co-Investment #1	\$ 10,000	10/23/2015	\$ 42,686	\$ 24,965	\$ 33,135	\$ 58,100	12.2%
Westbrook Real Estate Fund IX	\$ 15,000	9/27/2017	\$ 9,579	\$ 4,160	\$ 5,303	\$ 9,463	-0.4%
Westbrook Real Estate Fund X	\$ 50,000	6/30/2014	\$ 17,361	\$ 17,080	\$ 3,439	\$ 20,519	6.4%
Westbrook Real Estate Fund XI	\$ 40,000	1/15/2015	\$ 48,332	\$ 40,544	\$ 19,383	\$ 59,927	11.2%
	\$ 40,000	1/31/2019	\$ 9,426	\$ 2,758	\$ 7,452	\$ 10,210	NM

## MainePERS Private Market Investments Summary: 12/31/2021

**Notes:** NM = Not Meaningful. MainePERS only reports IRRs for funds with more than 24 months of history and for which Amount Contributed is greater than 50% of Commitments. "Date of Commitment" is not the date of first capital draw. The "IRR" presented uses interim estimates and may not be indicative of ultimate performance of partnership investments due to a number of factors including lags in valuation, maturity of fund, and differences in investment pace and strategy of various funds. Performance figures should not be used to compare returns among multiple funds or different limited partners. Private market investments are long-term investments which are expected to generate returns over the course of their entire life cycle of 10 or more years. Common industry practice dictates that any performance analysis on these funds while they are still in the early years of their investment cycle would not generate meaningful results. The Interim Net IRR figures presented in this table are based on cash flow information provided by the general partner. The above information was not prepared, reviewed, or approved by any of the partnerships, general partners, or their affiliates and may differ from those generated by the general partner or other limited partners due to differences in timing of investments, disposal of in-kind distributions, and accounting and valuation policies.