

MainePERS Private Market Investments Summary: 09/30/2022

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 2,124,630	\$ 1,567,050	\$ 511,628	\$ 1,279,511	\$ 1,791,140	6.6%
Infrastructure	\$ 3,326,658	\$ 3,144,736	\$ 2,545,812	\$ 2,000,496	\$ 4,546,308	11.4%
Natural Resources	\$ 1,020,500	\$ 1,054,564	\$ 420,095	\$ 955,752	\$ 1,375,847	7.1%
Private Equity	\$ 4,785,520	\$ 4,486,370	\$ 3,741,218	\$ 3,532,474	\$ 7,273,692	16.6%
Real Estate	\$ 2,738,550	\$ 2,515,759	\$ 1,835,023	\$ 1,933,789	\$ 3,768,812	7.8%
Total	\$ 13,995,858	\$ 12,768,479	\$ 9,053,777	\$ 9,702,022	\$ 18,755,798	11.0%

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	\$ 223,700	31	\$ 210,172	\$ 64,038	\$ 166,649	\$ 230,687	8.1%
Infrastructure Co-Investments	\$ 204,717	10	\$ 204,605	\$ 197,727	\$ 147,763	\$ 345,490	13.8%
Natural Resources Co-Investments	\$ 32,500	2	\$ 31,155	-	\$ 43,797	\$ 43,797	11.3%
Private Equity Co-Investments	\$ 365,795	31	\$ 363,116	\$ 308,788	\$ 269,355	\$ 578,142	15.4%
Real Estate Co-Investments	\$ 65,776	5	\$ 57,478	\$ 5,160	\$ 56,655	\$ 61,816	3.4%
Total	\$ 892,488	79	\$ 866,527	\$ 575,713	\$ 684,219	\$ 1,259,932	13.7%

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

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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	\$ 19,507	\$ 12,665	\$ 32,172	19.5%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,918	\$ 59,455	\$ 74,573	\$ 134,028	10.9%
Participation Agreement #1	\$ 7,500	10/11/2019	\$ 7,463	\$ 1,494	\$ 7,265	\$ 8,759	7.9%
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	\$ 10,000	10/18/2019	\$ 9,915	\$ 1,528	\$ 9,629	\$ 11,157	7.5%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 1,788	\$ 4,261	\$ 6,049	8.4%
Participation Agreement #6	\$ 10,000	12/6/2019	\$ 9,991	\$ 1,402	\$ 9,793	\$ 11,195	8.1%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 1,298	\$ 4,654	\$ 5,952	7.2%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,914	\$ 845	\$ 4,806	\$ 5,651	7.3%
Participation Agreement #9	\$ 7,500	4/9/2021	\$ 7,425	\$ 804	\$ 7,379	\$ 8,183	NM
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 5,007	\$ 756	\$ 4,779	\$ 5,535	NM
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 502	\$ 4,875	\$ 5,377	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 85,000	\$ 6,681	\$ 92,870	\$ 99,551	12.4%
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 1,192	\$ 4,397	\$ 5,588	NM
Participation Agreement #2	\$ 12,500	8/17/2021	\$ 12,295	\$ 768	\$ 12,305	\$ 13,072	NM
Participation Agreement #3	\$ 7,500	10/5/2021	\$ 7,500	\$ 7,913	\$ -	\$ 7,913	NM
Participation Agreement #4	\$ 5,000	12/21/2021	\$ 4,925	\$ 338	\$ 4,904	\$ 5,242	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ 315	\$ 4,906	\$ 5,222	NM
Participation Agreement #6	\$ 5,000	1/12/2022	\$ 4,925	\$ 305	\$ 4,895	\$ 5,200	NM
Participation Agreement #7	\$ 7,500	1/12/2022	\$ 7,388	\$ 460	\$ 7,322	\$ 7,783	NM
Participation Agreement #8	\$ 12,500	6/16/2022	\$ 12,406	\$ 334	\$ 12,313	\$ 12,647	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 40,000	\$ 472	\$ 41,199	\$ 41,671	NM
Angelo Gordon Direct Lending Fund V	\$ 125,000	8/3/2022	\$ 25,000	\$ -	\$ 25,750	\$ 25,750	NM
Participation Agreement #1	\$ 7,500	9/1/2022	\$ 7,388	\$ -	\$ 7,350	\$ 7,350	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 96,949	\$ 20,608	\$ 80,084	\$ 100,692	1.4%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 68,037	\$ 1,609	\$ 62,409	\$ 64,017	-8.1%
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ 28,181	\$ 1,453	\$ 28,756	\$ 30,209	NM
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 100,000	\$ -	\$ 124,412	\$ 124,412	4.7%
Brookfield Infrastructure Debt Fund III	\$ 100,000	7/15/2022	\$ -	\$ -	\$ -	\$ -	NM
Comvest Credit Partners VI	\$ 125,000	5/20/2022	\$ 12,500	\$ -	\$ 12,696	\$ 12,696	NM
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 54,590	\$ 2,265	\$ 55,639	\$ 57,904	NM
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 69,397	\$ 18,279	\$ 54,972	\$ 73,252	7.0%
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 120,723	\$ 55,165	\$ 121,737	\$ 176,902	6.5%

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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
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 25,025	\$ 79,863	\$ 104,888	1.2%
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	\$ 5,835	\$ -	\$ 5,835	8.1%
Participation Agreement #5	\$ 5,000	12/21/2018	\$ 4,827	\$ 1,382	\$ 4,499	\$ 5,882	6.3%
Participation Agreement #6	\$ 7,500	8/7/2020	\$ 8,905	\$ 2,837	\$ 7,354	\$ 10,191	8.7%
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,565	\$ 603	\$ 6,550	\$ 7,154	NM
Participation Agreement #8	\$ 12,500	6/17/2022	\$ 10,768	\$ 510	\$ 10,423	\$ 10,933	NM
Participation Agreement #9	\$ 7,500	9/26/2022	\$ 7,388	\$ 4	\$ 7,500	\$ 7,504	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 109,230	\$ 9,230	\$ 110,225	\$ 119,455	7.7%
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 99,653	\$ 43,296	\$ 61,754	\$ 105,050	NM
Participation Agreement #1	\$ 7,500	4/1/2022	\$ 7,368	\$ 624	\$ 7,051	\$ 7,675	NM
Participation Agreement #2	\$ 7,500	4/1/2022	\$ 7,429	\$ 202	\$ 7,437	\$ 7,639	NM
Pathlight Capital Fund III	\$ 75,000	6/24/2022	\$ 6,974	\$ -	\$ 6,956	\$ 6,956	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 37,663	\$ 4,838	\$ 39,426	\$ 44,264	14.2%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 19,608	\$ 1,022	\$ 21,317	\$ 22,340	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 57,821	\$ 22,404	\$ 39,748	\$ 62,152	8.5%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 75,755	\$ 45,674	\$ 121,430	6.3%

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Infrastructure

Fund Name	Commitment		Amount	Total	Current	Total Value (C+D)	Interim Net IRR
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Market Value (D)		
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,889	\$ 64,449	\$ 9,389	\$ 73,839	1.9%
ArcLight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 103,624	\$ -	\$ 103,624	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	\$ 110,673	\$ 80,197	\$ 190,870	4.6%
Great River Hydro Partners	\$ 12,000	6/17/2017	\$ 10,718	\$ 8,639	\$ 34,972	\$ 43,611	41.3%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 116,095	\$ 101,011	\$ 87,212	\$ 188,223	9.7%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 97,688	\$ 45,985	\$ 93,155	\$ 139,140	11.3%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,946	\$ 18,660	\$ 16,682	\$ 35,342	28.1%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 77,977	\$ 15,659	\$ 71,641	\$ 87,300	9.5%
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 385	\$ 64,674	2.5%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 62,167	\$ 29,156	\$ 58,154	\$ 87,310	11.3%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 96,104	\$ 991	\$ 97,094	8.0%
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 73,467	\$ 3,927	\$ 70,994	\$ 74,921	0.7%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 21,749	\$ -	\$ 18,251	\$ 18,251	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 93,959	\$ 127,522	\$ 36,025	\$ 163,547	20.6%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 89,882	\$ 16,802	\$ 92,291	\$ 109,093	10.2%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 39,509	\$ 5,815	\$ 33,293	\$ 39,108	NM
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,778	\$ 51,856	\$ 5,550	\$ 57,406	-1.1%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 127,554	\$ 125,899	\$ 36,771	\$ 162,670	15.3%
Global Infrastructure Partners Sonic	\$ 30,000	7/31/2020	\$ 31,578	\$ -	\$ 20,058	\$ 20,058	-19.5%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 699	\$ 205,761	17.2%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 104,834	\$ 143,741	\$ 35,595	\$ 179,336	15.9%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 168,586	\$ 70,589	\$ 164,180	\$ 234,769	10.4%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,420	\$ 15,870	\$ 26,189	\$ 42,059	10.8%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 26,736	\$ 2,697	\$ 13,374	\$ 16,071	-13.3%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 105,960	\$ 8,456	\$ 100,824	\$ 109,280	3.9%
IFM Global Infrastructure (US), L.P.	\$ 100,000	12/20/2012	\$ 144,550	\$ 208,040	\$ -	\$ 208,040	9.8%
KKR Diversified Core Infrastructure Fund	\$ 100,000	4/29/2022	\$ -	\$ -	\$ -	\$ -	NM
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,917	\$ 154,068	\$ 22	\$ 154,089	13.1%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 183,287	\$ 227,444	\$ 79,319	\$ 306,763	16.8%

(all dollar amounts in thousands)

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Infrastructure

Fund Name	Commitment		Amount	Total	Current	Total Value (C+D)	Interim Net IRR
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Market Value (D)		
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	\$ 42,906	\$ 12,321	\$ 55,227	20.8%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 9,039	\$ 16,052	2.0%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 86,745	\$ 21,423	\$ 77,953	\$ 99,376	8.0%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 9,765	\$ 24,022	\$ 33,788	7.6%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,380	\$ 14,269	\$ 30,404	\$ 44,673	9.9%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 69,465	\$ 13,144	\$ 53,294	\$ 66,438	-2.0%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 9,952	\$ 4	\$ 6,811	\$ 6,815	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 88,232	\$ 31,084	\$ 168,236	\$ 199,320	17.7%
MINA II CIP	\$ 175	6/30/2015	\$ 169	\$ 29	\$ 18,952	\$ 18,981	130.2%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 18,870	\$ 4,342	\$ 43,105	\$ 47,447	25.1%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 21,323	\$ 1	\$ 27,864	\$ 27,864	NM
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 188,508	\$ 224,022	\$ 45,390	\$ 269,412	13.5%
Stonepeak Claremont Co-Invest	\$ 25,000	5/30/2017	\$ 25,000	\$ 51,938	\$ 11	\$ 51,949	17.8%
Stonepeak Spear (Co-Invest) Holdings	\$ 25,000	1/8/2018	\$ 19,648	\$ 1,717	\$ 35,175	\$ 36,893	15.0%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 146,855	\$ 44,138	\$ 183,232	\$ 227,370	19.8%
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 51,465	\$ 5,582	\$ 48,554	\$ 54,137	NM

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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	\$ 10,375	\$ 60,972	\$ 71,347	10.5%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 41,072	\$ 8,885	\$ 23,961	\$ 32,846	-7.2%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 96,259	\$ 75,911	\$ 24,519	\$ 100,430	1.8%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 26,701	\$ 659	\$ 32,454	\$ 33,113	8.8%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 54,272	\$ 9,540	\$ 52,958	\$ 62,499	4.4%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 21,254	\$ 2,014	\$ 20,785	\$ 22,799	5.9%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 100,914	\$ 74,178	\$ 45,846	\$ 120,024	8.6%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,098	\$ -	\$ 32,005	\$ 32,005	12.5%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 15,206	\$ 1,975	\$ 16,039	\$ 18,014	NM
Sprott Private Resource Lending Fund III	\$ 30,000	8/31/2022	\$ -	\$ -	\$ -	\$ -	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 45,420	\$ 4,441	\$ 49,862	7.5%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,312	\$ 23,073	\$ 1,127	\$ 24,200	17.9%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 60,794	\$ 43,153	\$ 29,768	\$ 72,921	23.3%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 198,982	\$ 28,770	\$ 344,874	\$ 373,644	9.7%
Twin Creeks Timber	\$ 125,000	1/7/2016	\$ 199,068	\$ 84,577	\$ 125,643	\$ 210,220	1.6%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 110,017	\$ 11,565	\$ 128,567	\$ 140,132	5.6%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 11,057	\$ -	\$ 11,792	\$ 11,792	4.1%

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Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,530	\$ 29,628	\$ 466	\$ 30,094	13.1%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 44,186	\$ 19,942	\$ 22,489	\$ 42,431	-1.3%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,696	\$ 10,879	\$ 6,873	\$ 17,752	26.4%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,930	\$ 17,293	\$ 2,300	\$ 19,594	12.4%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,838	\$ 29,614	\$ 4,101	\$ 33,715	10.4%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,819	\$ 16,620	\$ 1,670	\$ 18,290	15.1%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 12,716	\$ 5,090	\$ 13,379	\$ 18,469	17.8%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 34,811	\$ 52,335	\$ 6,179	\$ 58,514	13.7%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 55,594	\$ 42,125	\$ 58,747	\$ 100,871	18.5%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 43,504	\$ 3,998	\$ 63,171	\$ 67,169	34.2%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 21,560	\$ 21,560	0.7%
Advent International GPE X	\$ 45,000	4/28/2022	\$ 1,575	\$ -	\$ 1,307	\$ 1,307	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 19,516	\$ 10,750	\$ 21,460	\$ 32,210	15.9%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,493	\$ 68,021	\$ 28,223	\$ 96,244	13.5%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 17,107	\$ 3,848	\$ 16,351	\$ 20,199	NM
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 16,188	\$ 1	\$ 18,574	\$ 18,575	NM
Bain Capital Ventures 2022	\$ 25,000	6/10/2022	\$ -	\$ -	\$ -	\$ -	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 11,775	\$ -	\$ 13,824	\$ 13,824	NM
Bain Capital Venture Coinvestment Fund IV	\$ 15,000	6/10/2022	\$ -	\$ -	\$ -	\$ -	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,795	\$ 25,469	\$ 11,534	\$ 37,003	17.4%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 53,980	\$ 30,233	\$ 57,273	\$ 87,507	18.6%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 37,416	\$ 49,187	\$ 12,691	\$ 61,878	12.3%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 59,357	\$ 30,675	\$ 56,740	\$ 87,415	13.8%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,408	\$ 29,734	\$ 1,083	\$ 30,817	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 78,184	\$ 89,341	\$ 32,249	\$ 121,590	12.5%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 31,927	\$ 10,304	\$ 26,242	\$ 36,546	10.8%
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 46,842	\$ 41,967	\$ 32,305	\$ 74,272	19.8%
CB Blizzard Co-Invest	\$ 10,000	9/11/2019	\$ 15,684	\$ 10,053	\$ 1,084	\$ 11,137	-47.7%
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	\$ 163	\$ 7,254	12.0%
Charterhouse Capital Partners X	\$ 67,000	5/13/2015	\$ 53,928	\$ 40,175	\$ 48,699	\$ 88,875	18.5%

(all dollar amounts in thousands)

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Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
Charterhouse Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ 7	\$ 21,275	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 0	\$ -	\$ 1,172	\$ 1,172	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 95,013	\$ 92,336	\$ 71,282	\$ 163,618	16.6%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 69,198	\$ 32,398	\$ 59,476	\$ 91,874	20.4%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 30,312	\$ 16,060	\$ 14,605	\$ 30,665	4.2%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 21,598	\$ 13,482	\$ 35,080	0.6%
EnCap Energy Capital Fund VIII Co-Investors, L.P.	\$ 16,238	12/8/2011	\$ 16,500	\$ 5,268	\$ 7,129	\$ 12,396	-4.2%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,541	\$ 35,293	\$ 12,970	\$ 48,263	9.9%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 41,465	\$ 34,051	\$ 40,196	\$ 74,246	15.7%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 34,643	\$ 8,927	\$ 39,092	\$ 48,019	18.8%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 25,082	\$ 17,460	\$ 15,351	\$ 32,811	10.0%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 17,968	\$ 7,339	\$ 13,463	\$ 20,802	8.6%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 18,391	\$ -	\$ 36,453	\$ 36,453	52.3%
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 25,093	\$ 25,093	5.9%
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 31,467	\$ -	\$ 45,540	\$ 45,540	24.7%
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 2,143	\$ -	\$ 2,470	\$ 2,470	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 16,842	\$ -	\$ 16,085	\$ 16,085	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 5,914	\$ -	\$ 5,779	\$ 5,779	NM
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,766	\$ 64,445	\$ 189	\$ 64,634	21.4%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 34,196	\$ 67,178	\$ 52,607	\$ 119,785	35.9%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 51,223	\$ 31,746	\$ 53,774	\$ 85,520	29.5%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 8,714	\$ 8,714	21.1%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,806	\$ 10,935	\$ 3,056	\$ 13,991	50.3%
GTCR XIII	\$ 50,000	10/27/2020	\$ 18,325	\$ 1,809	\$ 21,718	\$ 23,527	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 29,602	\$ 1,992	\$ 31,593	6.5%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 3,973	\$ 35,043	7.7%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 64,605	\$ 19,264	\$ 76,805	\$ 96,069	15.8%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 18,922	\$ 22,498	\$ 14,530	\$ 37,028	23.7%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,240	\$ 20,667	\$ 13,127	\$ 33,794	10.8%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 22,235	\$ 24,210	\$ 15,497	\$ 39,707	15.0%
H.I.G. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 11,852	\$ -	\$ 11,956	\$ 11,956	NM

MainePERS Private Market Investments Summary: 09/30/2022

Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 47,563	\$ 63,274	\$ 28,365	\$ 91,638	29.5%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ 1,547	\$ 1,547	-29.8%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 851	\$ 851	9.9%
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 1,249	\$ 1,249	NM
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 31,544	\$ 1,587	\$ 34,632	\$ 36,219	24.9%
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,344	\$ 105,630	\$ 5,781	\$ 111,411	24.7%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,468	\$ 26,428	\$ 55,544	\$ 81,973	15.4%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 44,078	\$ 1,069	\$ 51,276	\$ 52,345	10.5%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 24,529	\$ -	\$ 22,076	\$ 22,076	NM
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 33,724	\$ 34,364	\$ 19,552	\$ 53,916	13.8%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 23,954	\$ 31,196	\$ 10,144	\$ 41,341	20.8%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 14,839	\$ 20,923	\$ 6,250	\$ 27,173	23.3%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,022	\$ 4,263	\$ 147	\$ 4,409	8.2%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 70,003	\$ 86,281	\$ 31,134	\$ 117,416	20.1%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 211	\$ 69,508	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 42,497	\$ 12,961	\$ 63,633	\$ 76,595	41.9%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 2,567	\$ 67	\$ 3,304	\$ 3,372	NM
Kelso XI Heights Co-Investment	\$ 12,000	8/19/2022	\$ 10,000	\$ -	\$ 9,997	\$ 9,997	NM
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 98,069	\$ 164,323	\$ 21,797	\$ 186,120	19.7%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 5,252	\$ 7,565	-1.4%
KKR Element Co-Invest	\$ 10,000	8/29/2016	\$ 10,050	\$ 24,030	\$ -	\$ 24,030	23.5%
KKR Americas XII	\$ 60,000	3/3/2016	\$ 60,426	\$ 22,564	\$ 75,932	\$ 98,497	21.4%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 19,347	\$ 19,347	6.1%
KKR Enterprise Co-Invest	\$ 15,000	10/11/2018	\$ 15,000	\$ -	\$ -	\$ -	-100.0%
KKR Enterprise Co-Invest AIV A	\$ 8,936	11/8/2019	\$ 8,936	\$ 7,243	\$ 3,670	\$ 10,914	20.1%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 8,860	\$ -	\$ 8,274	\$ 8,274	NM
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 97,434	\$ 11,696	\$ 109,130	-3.2%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 98,005	\$ 76,185	\$ 27,874	\$ 104,060	2.6%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 43,849	\$ 237	\$ 44,085	9.1%
ONCAP IV	\$ 15,000	11/8/2016	\$ 12,917	\$ 2,725	\$ 17,400	\$ 20,125	15.8%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,181	\$ 16,832	\$ 1,788	\$ 18,620	13.2%

(all dollar amounts in thousands)

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Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 50,076	\$ 37,592	\$ 87,668	8.1%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,235	\$ 9,781	\$ 11,016	1.0%
Onex Partners V	\$ 45,000	7/11/2017	\$ 39,000	\$ 4,667	\$ 41,151	\$ 45,818	13.6%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 53,400	\$ 29,070	\$ 48,082	\$ 77,152	9.3%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,012	\$ -	\$ 7,978	\$ 7,978	-10.9%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,000	\$ -	\$ 35,107	\$ 35,107	19.0%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,254	\$ -	\$ 13,332	\$ 13,332	22.1%
PSP AH&N Co-Investment Fund	\$ 19,724	11/27/2019	\$ 17,539	\$ -	\$ 31,347	\$ 31,347	24.6%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 40,922	\$ 12,976	\$ 41,474	\$ 54,450	31.0%
SNFL Co-Investment Fund	\$ 10,000	10/11/2019	\$ 5,024	\$ 265	\$ 7,187	\$ 7,452	14.3%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 70,790	\$ 32,777	\$ 74,551	\$ 107,329	15.1%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 61,710	\$ 79,808	\$ 16,537	\$ 96,345	12.0%
RCAF VI CIV XXXII	\$ 12,399	10/21/2015	\$ 12,687	\$ 35,260	\$ -	\$ 35,260	19.9%
Riverside Micro-Cap Fund III	\$ 35,000	6/30/2014	\$ 49,448	\$ 183,115	\$ 68,005	\$ 251,120	38.1%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ -	\$ 99,884	\$ 99,884	12.9%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 33,838	\$ 39,422	29.3%
Riverside Micro-Cap Fund V	\$ 40,000	8/21/2018	\$ 30,673	\$ -	\$ 45,354	\$ 45,354	22.6%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 2,989	\$ -	\$ 2,691	\$ 2,691	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,134	\$ 28,438	\$ 24,580	\$ 53,018	19.6%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 10,422	\$ 5,768	\$ 9,421	\$ 15,189	NM
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 21,967	\$ 33,200	\$ 55,168	9.4%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,550	\$ 84,158	\$ 22,704	\$ 106,862	6.5%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 12,304	\$ -	\$ 10,713	\$ 10,713	-15.4%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,302	\$ 62,156	\$ 16,314	\$ 78,470	27.3%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 38,735	\$ 16,654	\$ 55,390	32.0%
Summit Growth Equity IX	\$ 60,000	8/26/2015	\$ 83,052	\$ 88,968	\$ 90,167	\$ 179,134	35.5%
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	\$ 15,001	\$ -	\$ 17,903	\$ 17,903	4.2%
Summit Partners Co-Invest (Giants-B)	\$ 15,000	10/22/2019	\$ 15,000	\$ 41,780	\$ 5,244	\$ 47,024	83.4%
Summit Growth Equity X	\$ 60,000	2/26/2019	\$ 57,752	\$ 13,804	\$ 57,151	\$ 70,955	20.0%
Summit Partners Co-Invest (Lions)	\$ 7,534	10/14/2020	\$ 7,534	\$ -	\$ 12,400	\$ 12,400	NM

MainePERS Private Market Investments Summary: 09/30/2022

Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
Summit Partners Co-Invest (Indigo)	\$ 10,000	12/11/2020	\$ 11,432	\$ -	\$ 11,423	\$ 11,423	NM
Summit Growth Equity XI	\$ 45,000	10/1/2021	\$ 2,925	\$ -	\$ 2,561	\$ 2,561	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 18,044	\$ 32,899	\$ 2,555	\$ 35,455	17.6%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 50,011	\$ 48,377	\$ 60,390	\$ 108,767	42.9%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 19,245	\$ 773	\$ 17,768	\$ 18,540	NM
Summit Partners Co-Invest (CS)	\$ 12,000	10/22/2021	\$ 12,007	\$ -	\$ 9,669	\$ 9,669	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,307	\$ 39,509	\$ 58,212	\$ 97,722	10.6%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,428	\$ 46,154	\$ 47,674	\$ 93,827	20.6%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 7,712	\$ 7,712	-0.9%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 33,774	\$ -	\$ 63,110	\$ 63,110	28.2%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 19,087	\$ -	\$ 17,910	\$ 17,910	NM
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 35,377	\$ 22,270	\$ 81,527	\$ 103,797	55.6%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 9,115	\$ -	\$ 10,004	\$ 10,004	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 47,650	\$ 26,676	\$ 32,540	\$ 59,216	12.6%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 7,508	\$ -	\$ 6,403	\$ 6,403	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 70,928	\$ 128,508	\$ 56,313	\$ 184,820	26.6%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 75,782	\$ 61,856	\$ 75,868	\$ 137,725	16.6%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 59,671	\$ 31,856	\$ 62,970	\$ 94,826	32.1%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 18,113	\$ 21,091	\$ 14,237	\$ 35,328	16.2%
Thoma Bravo Discover Fund IV	\$ 45,000	7/1/2022	\$ -	\$ -	\$ -	\$ -	NM
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 28,093	\$ 125	\$ 25,407	\$ 25,532	-4.1%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 29,786	\$ 77,121	\$ 7,563	\$ 84,684	35.3%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 32,093	\$ 10,624	\$ 27,738	\$ 38,361	9.0%
Water Street Healthcare Partners V	\$ 43,000	4/15/2022	\$ 891	\$ -	\$ 500	\$ 500	NM
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 10,063	\$ 4,639	\$ 14,702	NM
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 38,047	\$ 35,402	\$ 55,237	\$ 90,640	27.6%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 19,194	\$ -	\$ 24,982	\$ 24,982	NM

MainePERS Private Market Investments Summary: 09/30/2022

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	\$ 32,474	\$ 1,446	\$ 34,543	\$ 35,989	7.5%
Angelo Gordon Realty Fund XI	\$ 50,000	3/31/2022	\$ -	\$ -	\$ -	\$ -	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 18,221	\$ 2,365	\$ 19,767	\$ 22,132	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	\$ 34,551	\$ 465,110	\$ 499,661	9.6%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 104,190	\$ 154,517	\$ 17,155	\$ 171,672	15.3%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 63,106	\$ 64,056	\$ 40,872	\$ 104,927	17.5%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 41,599	\$ 14,160	\$ 45,553	\$ 59,713	33.7%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 21,041	\$ -	\$ 17,508	\$ 17,508	NM
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 24,224	\$ 4,956	\$ 19,568	\$ 24,524	NM
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 8,811	\$ -	\$ 10,028	\$ 10,028	8.7%
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	\$ 94,990	\$ 49,197	\$ 136,736	\$ 185,933	9.1%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,124	\$ 281	\$ 17,820	\$ 18,100	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	\$ -	\$ 36,045	13.2%
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 25,000	\$ 2,887	\$ 30,487	\$ 33,375	16.7%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 720	\$ 12,588	\$ 13,308	NM
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 17,680	\$ -	\$ 16,844	\$ 16,844	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 80,612	\$ 9,052	\$ 80,504	\$ 89,557	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 20,369	\$ 10,069	\$ 9,798	\$ 19,867	-5.9%
Invesco US Income Fund	\$ 195,000	7/17/2014	\$ 215,629	\$ 56,906	\$ 346,246	\$ 403,152	13.2%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 31,814	\$ 17,393	\$ 36,904	\$ 54,297	21.9%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 13,142	\$ 1,619	\$ 11,160	\$ 12,779	-3.7%
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	\$ 51,781	\$ 44,298	\$ 22,978	\$ 67,276	10.2%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 17,617	\$ 4,250	\$ 15,607	\$ 19,857	16.6%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,888	\$ 59,370	\$ 2,460	\$ 61,830	11.1%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 58,396	\$ 67,320	\$ 17,921	\$ 85,241	24.4%
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 3,074	\$ 39,087	\$ 42,161	10.3%
Prima Mortgage Investment Trust, LLC	\$ 75,000	7/29/2011	\$ 97,490	\$ 131,918	\$ -	\$ 131,918	3.8%
Principal Life Insurance Company U.S. Property	\$ 60,000	5/20/2005	\$ 60,000	\$ 125,410	\$ -	\$ 125,410	6.2%
PRISA	\$ 90,000	6/30/2005	\$ 139,622	\$ 222,450	\$ -	\$ 222,450	5.3%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 09/30/2022

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
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 30,606	\$ 627	\$ 27,575	\$ 28,202	-2.1%
LCC Co-Investor B	\$ 15,000	10/18/2019	\$ 14,917	\$ -	\$ 11,569	\$ 11,569	-9.5%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ 5,700	\$ 56	\$ 4,219	\$ 4,275	NM
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 5,453	\$ 53,647	\$ 59,100	7.6%
Smart Markets Fund, L.P.	\$ 195,000	6/17/2013	\$ 170,307	\$ 62,448	\$ 288,125	\$ 350,573	11.1%
Stonelake Opportunity Partners VII	\$ 40,000	6/30/2022	\$ 0	\$ -	\$ (561)	\$ (561)	NM
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,882	\$ 11,989	\$ 61,871	9.8%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,685	\$ 29,649	\$ 29,130	\$ 58,780	11.0%
Co-Investment #1	\$ 10,000	9/27/2017	\$ 9,626	\$ 4,160	\$ 4,650	\$ 8,810	-2.7%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,390	\$ 17,500	\$ 3,112	\$ 20,612	6.3%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,514	\$ 42,649	\$ 18,711	\$ 61,360	11.0%
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 18,517	\$ 7,125	\$ 14,378	\$ 21,503	NM

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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.