

MainePERS Private Market Investments Summary: 12/31/2022

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 2,282,150	\$ 1,708,914	\$ 483,948	\$ 1,499,466	\$ 1,983,414	7.0%
Infrastructure	\$ 3,370,940	\$ 3,224,929	\$ 2,622,210	\$ 2,081,822	\$ 4,704,032	11.5%
Natural Resources	\$ 1,020,500	\$ 1,063,227	\$ 432,084	\$ 945,514	\$ 1,377,598	6.7%
Private Equity	\$ 4,850,539	\$ 4,598,254	\$ 3,857,054	\$ 3,566,522	\$ 7,423,576	16.3%
Real Estate	\$ 2,726,351	\$ 2,563,762	\$ 1,861,884	\$ 1,896,255	\$ 3,758,139	7.4%
Total	\$ 14,250,480	\$ 13,159,085	\$ 9,257,180	\$ 9,989,579	\$ 19,246,759	10.8%

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	\$ 243,700	34	\$ 238,095	\$ 69,619	\$ 193,734	\$ 263,353	8.4%
Infrastructure Co-Investments	\$ 208,089	10	\$ 204,686	\$ 198,475	\$ 164,759	\$ 363,234	14.7%
Natural Resources Co-Investments	\$ 32,500	2	\$ 31,155	-	\$ 47,250	\$ 47,250	12.9%
Private Equity Co-Investments	\$ 368,598	31	\$ 363,174	\$ 309,427	\$ 256,874	\$ 566,301	14.4%
Real Estate Co-Investments	\$ 66,740	5	\$ 57,534	\$ 5,339	\$ 53,787	\$ 59,126	1.2%
Total	\$ 919,627	82	\$ 894,645	\$ 582,860	\$ 716,404	\$ 1,299,264	13.5%

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

MainePERS Private Market Investments Summary: 12/31/2022

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	\$ 20,369	\$ 12,212	\$ 32,580	19.3%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 101,379	\$ 65,092	\$ 71,123	\$ 136,215	10.9%
Participation Agreement #1	\$ 7,500	10/11/2019	\$ 7,470	\$ 1,705	\$ 7,287	\$ 8,992	8.3%
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	\$ 1,773	\$ 9,604	\$ 11,377	7.8%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 1,956	\$ 4,199	\$ 6,155	8.5%
Participation Agreement #6	\$ 10,000	12/6/2019	\$ 9,991	\$ 1,663	\$ 9,776	\$ 11,440	8.4%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 1,439	\$ 4,662	\$ 6,100	7.6%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,914	\$ 997	\$ 4,826	\$ 5,822	8.0%
Participation Agreement #9	\$ 7,500	4/9/2021	\$ 7,425	\$ 1,012	\$ 7,319	\$ 8,331	NM
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 5,007	\$ 885	\$ 4,563	\$ 5,448	NM
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 721	\$ 4,780	\$ 5,501	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 85,000	\$ 8,452	\$ 93,841	\$ 102,293	12.4%
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 1,192	\$ 4,388	\$ 5,579	6.9%
Participation Agreement #2	\$ 12,500	8/17/2021	\$ 12,295	\$ 1,099	\$ 12,280	\$ 13,379	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	\$ 458	\$ 4,895	\$ 5,353	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ 626	\$ 4,714	\$ 5,340	NM
Participation Agreement #6	\$ 5,000	1/12/2022	\$ 4,925	\$ 439	\$ 4,887	\$ 5,325	NM
Participation Agreement #7	\$ 7,500	1/12/2022	\$ 7,388	\$ 663	\$ 7,308	\$ 7,971	NM
Participation Agreement #8	\$ 12,500	6/16/2022	\$ 12,406	\$ 666	\$ 12,292	\$ 12,958	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 47,500	\$ 1,210	\$ 49,325	\$ 50,535	NM
Angelo Gordon Direct Lending Fund V	\$ 125,000	8/3/2022	\$ 53,125	\$ -	\$ 55,690	\$ 55,690	NM
Participation Agreement #1	\$ 7,500	9/1/2022	\$ 7,388	\$ 242	\$ 7,350	\$ 7,592	NM
Participation Agreement #2	\$ 7,500	10/7/2022	\$ 7,388	\$ 199	\$ 7,408	\$ 7,607	NM
Participation Agreement #3	\$ 10,000	10/19/2022	\$ 9,850	\$ 216	\$ 9,801	\$ 10,018	NM
Participation Agreement #4	\$ 10,000	10/27/2022	\$ 9,800	\$ 201	\$ 9,751	\$ 9,951	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 96,890	\$ 21,899	\$ 86,921	\$ 108,819	4.1%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 79,504	\$ 2,352	\$ 79,853	\$ 82,205	4.0%
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ 35,888	\$ 2,448	\$ 36,037	\$ 38,485	NM
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 100,000	\$ 4,000	\$ 122,638	\$ 126,638	4.8%
Brookfield Infrastructure Debt Fund III	\$ 100,000	7/15/2022	\$ 15,191	\$ 176	\$ 15,052	\$ 15,228	NM
Comvest Credit Partners VI	\$ 125,000	5/20/2022	\$ 25,000	\$ -	\$ 25,195	\$ 25,195	NM

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 54,590	\$ 3,320	\$ 55,665	\$ 58,985	NM
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 70,554	\$ 25,896	\$ 49,325	\$ 75,221	7.0%
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 122,816	\$ 57,259	\$ 120,470	\$ 177,729	6.2%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 27,644	\$ 88,951	\$ 116,595	3.8%
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	\$ 4,826	\$ 1,592	\$ 4,488	\$ 6,080	7.0%
Participation Agreement #6	\$ 7,500	8/7/2020	\$ 8,905	\$ 3,055	\$ 7,335	\$ 10,390	8.9%
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,562	\$ 840	\$ 6,534	\$ 7,374	NM
Participation Agreement #8	\$ 12,500	6/17/2022	\$ 11,650	\$ 802	\$ 11,306	\$ 12,108	NM
Participation Agreement #9	\$ 7,500	9/26/2022	\$ 7,388	\$ 218	\$ 7,481	\$ 7,699	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 111,830	\$ 11,830	\$ 113,428	\$ 125,257	8.4%
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 104,525	\$ 46,545	\$ 64,650	\$ 111,195	NM
Participation Agreement #1	\$ 7,500	4/1/2022	\$ 7,368	\$ 824	\$ 7,059	\$ 7,883	NM
Participation Agreement #2	\$ 7,500	4/1/2022	\$ 7,429	\$ 391	\$ 7,441	\$ 7,831	NM
Pathlight Capital Fund III	\$ 75,000	6/24/2022	\$ 27,303	\$ 6,216	\$ 21,175	\$ 27,391	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 37,663	\$ 5,718	\$ 39,642	\$ 45,360	13.8%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 19,608	\$ 1,395	\$ 21,769	\$ 23,164	NM
SLR Private Corporate Lending Fund II	\$ 125,000	12/23/2022	\$ -	\$ -	\$ -	\$ -	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 57,821	\$ 23,902	\$ 39,364	\$ 63,266	9.0%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 78,609	\$ 43,407	\$ 122,016	6.3%

MainePERS Private Market Investments Summary: 12/31/2022

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	\$ 68,297	\$ 74,099	\$ 101	\$ 74,200	1.8%
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	\$ 84,246	\$ 194,919	5.0%
Great River Hydro Partners	\$ 12,000	6/17/2017	\$ 10,718	\$ 8,639	\$ 36,079	\$ 44,717	40.2%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 116,441	\$ 101,576	\$ 90,230	\$ 191,806	9.8%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 98,174	\$ 52,139	\$ 92,942	\$ 145,081	11.9%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,947	\$ 19,216	\$ 16,879	\$ 36,096	27.9%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 77,977	\$ 15,659	\$ 74,621	\$ 90,280	10.6%
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 376	\$ 64,665	2.5%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 62,167	\$ 31,374	\$ 56,731	\$ 88,105	11.1%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 96,665	\$ 422	\$ 97,087	8.0%
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 73,467	\$ 5,744	\$ 71,604	\$ 77,347	1.8%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 40,821	\$ -	\$ 40,080	\$ 40,080	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 95,217	\$ 129,377	\$ 37,785	\$ 167,162	20.7%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 91,579	\$ 17,113	\$ 97,696	\$ 114,809	10.9%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 43,455	\$ 5,859	\$ 38,984	\$ 44,844	3.6%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,778	\$ 52,004	\$ 5,285	\$ 57,289	-1.2%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 127,716	\$ 127,002	\$ 34,795	\$ 161,798	14.6%
Global Infrastructure Partners Sonic	\$ 30,000	7/31/2020	\$ 31,578	\$ -	\$ 19,956	\$ 19,956	-17.8%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 714	\$ 205,775	17.2%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 104,944	\$ 143,984	\$ 38,315	\$ 182,298	16.1%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 183,025	\$ 100,671	\$ 155,550	\$ 256,221	10.8%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,420	\$ 15,870	\$ 30,212	\$ 46,082	12.5%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 26,816	\$ 2,888	\$ 22,250	\$ 25,138	-1.6%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 125,478	\$ 9,030	\$ 121,148	\$ 130,178	4.2%
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	\$ 154,328	\$ 79	\$ 154,407	13.1%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 183,942	\$ 231,446	\$ 78,888	\$ 310,333	16.8%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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	\$ 12,858	\$ 55,763	20.8%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 9,432	\$ 16,445	2.5%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 88,457	\$ 22,270	\$ 80,360	\$ 102,629	8.0%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 10,065	\$ 25,054	\$ 35,119	8.0%
Meridiam Infrastructure (SCA) B Shares	\$ 1,000	9/23/2015	\$ 305	\$ 55	\$ 22,987	\$ 23,042	82.8%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,420	\$ 15,193	\$ 33,050	\$ 48,243	11.0%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 69,465	\$ 16,804	\$ 53,418	\$ 70,222	0.4%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 12,422	\$ 4	\$ 9,609	\$ 9,612	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 88,232	\$ 31,084	\$ 169,846	\$ 200,930	17.3%
MINA II CIP	\$ 175	6/30/2015	\$ 169	\$ 29	\$ 19,095	\$ 19,124	123.8%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 18,870	\$ 4,342	\$ 43,516	\$ 47,858	24.1%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 30,322	\$ 1	\$ 36,128	\$ 36,128	17.6%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 188,950	\$ 230,100	\$ 42,041	\$ 272,141	13.6%
Stonepeak Claremont Co-Invest	\$ 25,000	5/30/2017	\$ 25,000	\$ 51,938	\$ 23	\$ 51,961	17.8%
Stonepeak Spear (Co-Invest) Holdings	\$ 25,000	1/8/2018	\$ 19,648	\$ 1,717	\$ 37,026	\$ 38,744	15.4%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 148,192	\$ 44,406	\$ 184,183	\$ 228,589	18.2%
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 54,479	\$ 9,568	\$ 48,641	\$ 58,209	NM

MainePERS Private Market Investments Summary: 12/31/2022

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	\$ 61,359	\$ 71,733	10.2%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 41,072	\$ 8,885	\$ 19,828	\$ 28,713	-11.1%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 96,309	\$ 76,257	\$ 24,188	\$ 100,445	1.7%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 27,833	\$ 659	\$ 33,768	\$ 34,427	8.2%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 54,683	\$ 10,029	\$ 54,867	\$ 64,896	5.0%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 24,724	\$ 2,326	\$ 24,390	\$ 26,716	6.3%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 101,475	\$ 75,965	\$ 49,664	\$ 125,629	10.0%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,098	\$ -	\$ 34,087	\$ 34,087	13.4%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 15,251	\$ 2,177	\$ 17,423	\$ 19,600	NM
Sprott Private Resource Lending Fund III	\$ 30,000	8/31/2022	\$ 1,334	\$ -	\$ 1,070	\$ 1,070	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 45,684	\$ 4,312	\$ 49,995	7.6%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,326	\$ 23,152	\$ 1,104	\$ 24,256	17.9%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 62,338	\$ 43,153	\$ 30,886	\$ 74,039	20.5%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 198,974	\$ 28,770	\$ 315,333	\$ 344,103	8.1%
Twin Creeks Timber	\$ 200,000	1/7/2016	\$ 199,177	\$ 93,088	\$ 124,020	\$ 217,108	2.4%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 110,017	\$ 11,565	\$ 136,053	\$ 147,618	6.5%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 11,057	\$ -	\$ 13,163	\$ 13,163	9.8%

MainePERS Private Market Investments Summary: 12/31/2022

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
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,530	\$ 29,628	\$ 416	\$ 30,044	13.1%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 44,645	\$ 21,345	\$ 21,790	\$ 43,135	-1.1%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,774	\$ 10,979	\$ 7,513	\$ 18,492	26.9%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,939	\$ 17,340	\$ 2,138	\$ 19,478	12.3%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,864	\$ 29,732	\$ 4,189	\$ 33,921	10.5%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,825	\$ 16,643	\$ 1,641	\$ 18,284	15.0%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 12,753	\$ 5,185	\$ 13,557	\$ 18,742	17.1%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 34,811	\$ 52,335	\$ 6,053	\$ 58,388	13.6%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 55,594	\$ 42,125	\$ 61,628	\$ 103,753	18.6%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 43,504	\$ 3,998	\$ 61,391	\$ 65,389	27.4%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 27,367	\$ 27,367	10.9%
Advent International GPE X	\$ 45,000	4/28/2022	\$ 1,575	\$ -	\$ 1,470	\$ 1,470	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 19,516	\$ 10,750	\$ 19,825	\$ 30,575	13.7%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,493	\$ 74,402	\$ 26,274	\$ 100,676	14.4%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 21,340	\$ 4,747	\$ 22,160	\$ 26,907	13.3%
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 16,688	\$ 1	\$ 18,145	\$ 18,145	7.3%
Bain Capital Ventures 2022	\$ 25,000	6/10/2022	\$ 0	\$ -	\$ (215)	\$ (215)	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 11,775	\$ -	\$ 13,176	\$ 13,176	NM
Bain Capital Venture Coinvestment Fund IV	\$ 15,000	6/10/2022	\$ -	\$ -	\$ -	\$ -	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,846	\$ 27,140	\$ 9,857	\$ 36,997	17.2%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 56,008	\$ 30,233	\$ 58,503	\$ 88,736	17.2%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 37,669	\$ 50,959	\$ 12,125	\$ 63,084	12.5%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 60,399	\$ 34,045	\$ 55,319	\$ 89,365	13.5%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,752	\$ 31,105	\$ 174	\$ 31,279	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 79,583	\$ 98,314	\$ 25,916	\$ 124,230	12.5%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 34,840	\$ 10,769	\$ 30,634	\$ 41,403	13.1%
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 47,767	\$ 45,744	\$ 29,164	\$ 74,908	19.1%
CB Blizzard Co-Invest	\$ 10,000	9/11/2019	\$ 15,684	\$ 10,053	\$ 1,855	\$ 11,908	-29.0%
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	\$ 147	\$ 7,238	11.9%
Charterhouse Capital Partners X	\$ 67,000	5/13/2015	\$ 57,291	\$ 46,517	\$ 56,070	\$ 102,587	21.2%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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
Charterhouse Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ 6	\$ 21,274	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 5,341	\$ -	\$ 6,865	\$ 6,865	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 97,450	\$ 101,991	\$ 71,012	\$ 173,003	17.2%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 72,466	\$ 33,464	\$ 67,779	\$ 101,244	22.5%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 45,075	\$ 20,187	\$ 25,756	\$ 45,943	6.9%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 22,530	\$ 13,063	\$ 35,593	0.9%
EnCap Energy Capital Fund VIII Co-Investors, L.P.	\$ 16,238	12/8/2011	\$ 16,500	\$ 5,268	\$ 7,316	\$ 12,583	-3.9%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,541	\$ 36,142	\$ 13,418	\$ 49,560	10.4%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 41,628	\$ 36,371	\$ 39,358	\$ 75,729	15.7%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 37,809	\$ 9,388	\$ 44,558	\$ 53,946	19.8%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 25,130	\$ 17,611	\$ 17,056	\$ 34,667	11.4%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 19,461	\$ 7,454	\$ 15,026	\$ 22,480	8.4%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 18,391	\$ -	\$ 34,711	\$ 34,711	40.5%
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 23,252	\$ 23,252	0.9%
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 31,467	\$ -	\$ 39,286	\$ 39,286	12.3%
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 2,143	\$ -	\$ 2,424	\$ 2,424	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 16,842	\$ -	\$ 16,121	\$ 16,121	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 6,910	\$ -	\$ 6,510	\$ 6,510	NM
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,766	\$ 64,445	\$ 196	\$ 64,641	21.4%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 34,196	\$ 67,178	\$ 42,751	\$ 109,929	33.7%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 51,223	\$ 31,746	\$ 54,677	\$ 86,423	27.9%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 9,107	\$ 9,107	20.9%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,806	\$ 10,935	\$ 2,815	\$ 13,750	48.4%
GTCR XIII	\$ 50,000	10/27/2020	\$ 25,573	\$ 5,447	\$ 24,667	\$ 30,113	31.9%
GTCR XIV	\$ 50,000	12/16/2022	\$ -	\$ -	\$ -	\$ -	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 29,602	\$ 3,008	\$ 32,609	7.1%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 3,994	\$ 35,065	7.7%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 64,605	\$ 19,264	\$ 68,073	\$ 87,337	11.3%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 19,618	\$ 25,123	\$ 13,597	\$ 38,720	23.8%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,240	\$ 20,667	\$ 14,203	\$ 34,869	11.5%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 22,235	\$ 24,210	\$ 16,316	\$ 40,526	15.1%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 12,901	\$ -	\$ 12,960	\$ 12,960	NM
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 47,563	\$ 63,274	\$ 28,482	\$ 91,755	28.9%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ (21)	\$ (21)	-100.0%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 896	\$ 896	11.1%
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 533	\$ 533	NM
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 31,544	\$ 1,587	\$ 36,303	\$ 37,890	23.7%
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,344	\$ 105,630	\$ 5,944	\$ 111,574	24.7%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,585	\$ 26,839	\$ 53,920	\$ 80,759	14.3%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 44,478	\$ 1,069	\$ 55,590	\$ 56,660	13.2%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 24,529	\$ -	\$ 23,806	\$ 23,806	NM
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 33,724	\$ 34,364	\$ 24,832	\$ 59,196	15.8%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 24,044	\$ 31,197	\$ 12,238	\$ 43,435	21.8%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 14,839	\$ 20,923	\$ 7,187	\$ 28,110	23.9%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,022	\$ 4,263	\$ 138	\$ 4,400	8.1%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 70,036	\$ 86,523	\$ 32,063	\$ 118,586	20.0%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 314	\$ 69,612	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 43,462	\$ 13,274	\$ 66,218	\$ 79,492	38.7%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 7,625	\$ 174	\$ 9,839	\$ 10,014	NM
Kelso XI Heights Co-Investment	\$ 12,000	8/19/2022	\$ 10,013	\$ -	\$ 10,743	\$ 10,743	NM
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 100,095	\$ 164,760	\$ 23,823	\$ 188,582	19.6%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 5,983	\$ 8,296	0.7%
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	\$ 61,190	\$ 25,425	\$ 70,962	\$ 96,387	18.7%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 21,536	\$ 21,536	8.3%
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	\$ 2,046	\$ 9,289	4.2%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 11,272	\$ -	\$ 11,039	\$ 11,039	NM
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 98,883	\$ 11,674	\$ 110,557	-2.6%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 98,111	\$ 76,668	\$ 26,253	\$ 102,921	2.0%
Metwest Enhanced TALF Strategy Fund L. P.	\$ 75,000	7/31/2009	\$ 53,350	\$ 67,405	\$ -	\$ 67,405	10.2%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 43,868	\$ 194	\$ 44,063	9.1%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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
ONCAP IV	\$ 15,000	11/8/2016	\$ 12,917	\$ 2,725	\$ 17,352	\$ 20,077	14.7%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,202	\$ 17,022	\$ 1,728	\$ 18,750	13.2%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 50,076	\$ 39,295	\$ 89,372	8.3%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,235	\$ 8,778	\$ 10,013	-0.9%
Onex Partners V	\$ 45,000	7/11/2017	\$ 39,000	\$ 5,646	\$ 42,129	\$ 47,775	14.6%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 53,644	\$ 29,070	\$ 42,663	\$ 71,733	7.2%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,023	\$ -	\$ 4	\$ 4	-100.0%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,016	\$ -	\$ 32,420	\$ 32,420	16.1%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,264	\$ -	\$ 537	\$ 537	-55.0%
PSP AH&N Co-Investment Fund	\$ 19,724	11/27/2019	\$ 17,539	\$ -	\$ 31,395	\$ 31,395	22.3%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 45,366	\$ 12,976	\$ 48,365	\$ 61,341	30.2%
SNFL Co-Investment Fund	\$ 10,000	10/11/2019	\$ 5,024	\$ 265	\$ 9,700	\$ 9,964	23.9%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 71,024	\$ 34,601	\$ 77,438	\$ 112,039	15.6%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 61,710	\$ 79,808	\$ 17,397	\$ 97,205	12.1%
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	\$ 64,159	\$ 247,274	37.5%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ -	\$ 93,267	\$ 93,267	10.7%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 35,920	\$ 41,503	29.1%
Riverside Micro-Cap Fund V	\$ 40,000	8/21/2018	\$ 32,245	\$ -	\$ 47,597	\$ 47,597	20.6%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 2,989	\$ -	\$ 2,421	\$ 2,421	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,134	\$ 28,438	\$ 24,109	\$ 52,547	19.0%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 10,422	\$ 5,768	\$ 9,377	\$ 15,145	NM
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 21,967	\$ 37,188	\$ 59,156	10.9%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,752	\$ 87,328	\$ 19,021	\$ 106,350	6.2%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 12,304	\$ -	\$ 11,139	\$ 11,139	-8.7%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,302	\$ 62,393	\$ 13,367	\$ 75,760	26.6%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 38,735	\$ 21,304	\$ 60,039	32.8%
Summit Growth Equity IX	\$ 60,000	8/26/2015	\$ 83,322	\$ 88,968	\$ 88,520	\$ 177,488	33.6%
Co-Investment #1	\$ 15,000	11/29/2016	\$ 14,895	\$ 41,743	\$ -	\$ 41,743	159.6%
Summit Partners Co-Invest (Ironman)	\$ 15,000	4/20/2018	\$ 15,004	\$ -	\$ 14,979	\$ 14,979	0.0%
Summit Partners Co-Invest (Giants-B)	\$ 15,000	10/22/2019	\$ 15,000	\$ 41,780	\$ 5,244	\$ 47,024	82.5%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/2022

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 Growth Equity X	\$ 60,000	2/26/2019	\$ 59,432	\$ 18,176	\$ 56,502	\$ 74,678	19.2%
Summit Partners Co-Invest (Lions)	\$ 7,534	10/14/2020	\$ 7,534	\$ -	\$ 12,399	\$ 12,399	26.8%
Summit Partners Co-Invest (Indigo)	\$ 10,000	12/11/2020	\$ 11,436	\$ -	\$ 11,426	\$ 11,426	0.0%
Summit Growth Equity XI	\$ 45,000	10/1/2021	\$ 5,097	\$ -	\$ 5,363	\$ 5,363	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 18,044	\$ 32,899	\$ 2,468	\$ 35,368	17.5%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 50,075	\$ 48,377	\$ 59,981	\$ 108,358	41.0%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 24,136	\$ 773	\$ 23,181	\$ 23,954	-0.9%
Summit Partners Co-Invest (CS)	\$ 12,000	10/22/2021	\$ 12,007	\$ -	\$ 10,198	\$ 10,198	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,307	\$ 39,509	\$ 62,446	\$ 101,955	11.0%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,428	\$ 46,154	\$ 48,507	\$ 94,661	20.2%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 8,689	\$ 8,689	2.0%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 36,448	\$ 6,801	\$ 58,632	\$ 65,433	25.2%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 23,033	\$ -	\$ 20,797	\$ 20,797	-8.5%
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 36,809	\$ 23,243	\$ 82,208	\$ 105,451	51.8%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 9,973	\$ -	\$ 10,699	\$ 10,699	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 47,650	\$ 26,676	\$ 28,954	\$ 55,630	8.5%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 7,508	\$ -	\$ 6,278	\$ 6,278	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 70,928	\$ 128,508	\$ 59,903	\$ 188,410	26.6%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 78,447	\$ 80,943	\$ 61,581	\$ 142,524	16.6%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 59,671	\$ 31,856	\$ 65,653	\$ 97,509	30.9%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 18,113	\$ 21,091	\$ 14,705	\$ 35,796	16.2%
Thoma Bravo Discover Fund IV	\$ 45,000	7/1/2022	\$ 6,952	\$ -	\$ 6,697	\$ 6,697	NM
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 28,819	\$ 2,900	\$ 23,703	\$ 26,603	-3.2%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 29,890	\$ 78,657	\$ 6,332	\$ 84,989	35.2%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 34,342	\$ 10,624	\$ 31,037	\$ 41,660	9.4%
Water Street Healthcare Partners V	\$ 43,000	4/15/2022	\$ 2,989	\$ -	\$ 2,388	\$ 2,388	NM
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 10,875	\$ 4,257	\$ 15,131	0.6%
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 38,047	\$ 38,503	\$ 57,863	\$ 96,366	28.2%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 21,218	\$ 271	\$ 26,857	\$ 27,128	22.7%

MainePERS Private Market Investments Summary: 12/31/2022

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	\$ 35,463	\$ 1,855	\$ 37,130	\$ 38,985	6.4%
Angelo Gordon Realty Fund XI	\$ 50,000	3/31/2022	\$ 3,500	\$ -	\$ 3,136	\$ 3,136	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 20,750	\$ 2,365	\$ 21,768	\$ 24,133	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	\$ 37,439	\$ 434,354	\$ 471,793	7.5%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 104,197	\$ 155,169	\$ 15,498	\$ 170,667	15.2%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 63,423	\$ 64,617	\$ 38,889	\$ 103,506	16.6%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 42,576	\$ 14,854	\$ 46,361	\$ 61,216	29.9%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 21,041	\$ -	\$ 18,792	\$ 18,792	NM
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 29,231	\$ 4,956	\$ 27,351	\$ 32,306	7.7%
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 8,844	\$ -	\$ 10,486	\$ 10,486	10.0%
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	\$ 95,246	\$ 50,369	\$ 134,928	\$ 185,297	8.9%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,146	\$ 371	\$ 17,107	\$ 17,478	10.9%
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	\$ 36,176	\$ -	\$ 36,176	13.2%
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 25,000	\$ 3,276	\$ 36,302	\$ 39,579	24.2%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 809	\$ 13,451	\$ 14,260	NM
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 33,151	\$ -	\$ 34,605	\$ 34,605	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 81,425	\$ 9,866	\$ 77,258	\$ 87,124	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 20,930	\$ 10,802	\$ 11,910	\$ 22,712	14.7%
Invesco US Income Fund	\$ 195,000	7/17/2014	\$ 219,765	\$ 61,042	\$ 332,319	\$ 393,361	12.0%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 33,547	\$ 18,263	\$ 38,123	\$ 56,386	20.9%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 16,454	\$ 1,619	\$ 14,464	\$ 16,084	-2.9%
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	\$ 52,416	\$ 49,595	\$ 18,587	\$ 68,182	10.0%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 17,993	\$ 5,596	\$ 13,791	\$ 19,386	8.2%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,954	\$ 59,370	\$ 2,234	\$ 61,604	11.0%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 58,736	\$ 67,659	\$ 14,700	\$ 82,359	21.8%
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 3,411	\$ 39,252	\$ 42,662	9.9%
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: 12/31/2022

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	\$ 22,985	\$ 23,612	-6.3%
LCC Co-Investor B	\$ 15,000	10/18/2019	\$ 14,917	\$ -	\$ 8,853	\$ 8,853	-17.3%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ 8,232	\$ 2	\$ 6,099	\$ 6,100	NM
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 5,453	\$ 53,549	\$ 59,002	7.2%
Smart Markets Fund, L.P.	\$ 195,000	6/17/2013	\$ 172,542	\$ 64,683	\$ 275,970	\$ 340,653	10.3%
Stonelake Opportunity Partners VII	\$ 40,000	6/30/2022	\$ 0	\$ -	\$ (202)	\$ (202)	NM
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,882	\$ 11,940	\$ 61,821	9.7%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,685	\$ 32,752	\$ 25,672	\$ 58,423	10.4%
Co-Investment #1	\$ 10,000	9/27/2017	\$ 9,626	\$ 4,160	\$ 3,889	\$ 8,049	-5.4%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,399	\$ 17,500	\$ 2,911	\$ 20,412	5.9%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,574	\$ 42,649	\$ 17,634	\$ 60,283	9.9%
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 18,603	\$ 7,755	\$ 14,292	\$ 22,047	NM

MainePERS Private Market Investments Summary: 12/31/2022

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.