

## MainePERS Private Market Investments Summary: 03/31/2023

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 2,377,474	\$ 1,822,916	\$ 614,344	\$ 1,497,101	\$ 2,111,446	7.1%
Infrastructure	\$ 3,380,645	\$ 3,391,735	\$ 2,718,400	\$ 2,205,312	\$ 4,923,712	11.5%
Natural Resources	\$ 1,020,500	\$ 1,071,949	\$ 434,442	\$ 961,235	\$ 1,395,677	6.6%
Private Equity	\$ 4,890,769	\$ 4,682,319	\$ 3,946,791	\$ 3,646,334	\$ 7,593,125	16.1%
Real Estate	\$ 2,742,523	\$ 2,608,169	\$ 1,884,318	\$ 1,855,527	\$ 3,739,845	7.1%
<b>Total</b>	<b>\$ 14,411,911</b>	<b>\$ 13,577,088</b>	<b>\$ 9,598,295</b>	<b>\$ 10,165,510</b>	<b>\$ 19,763,805</b>	<b>10.6%</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	\$ 253,700	35	\$ 253,930	\$ 75,902	\$ 208,822	\$ 284,724	8.8%
Infrastructure Co-Investments	\$ 208,828	10	\$ 204,942	\$ 248,647	\$ 122,480	\$ 371,127	14.8%
Natural Resources Co-Investments	\$ 32,500	2	\$ 31,155	-	\$ 48,031	\$ 48,031	12.5%
Private Equity Co-Investments	\$ 377,777	32	\$ 364,933	\$ 310,156	\$ 257,288	\$ 567,444	14.0%
Real Estate Co-Investments	\$ 66,951	5	\$ 58,551	\$ 5,898	\$ 45,665	\$ 51,563	-5.0%
<b>Total</b>	<b>\$ 939,756</b>	<b>84</b>	<b>\$ 913,512</b>	<b>\$ 640,604</b>	<b>\$ 682,286</b>	<b>\$ 1,322,890</b>	<b>13.1%</b>

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

# MainePERS Private Market Investments Summary: 03/31/2023

## 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	\$ 20,605	\$ 12,370	\$ 32,975	19.0%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 101,649	\$ 66,896	\$ 70,704	\$ 137,601	10.7%
Participation Agreement #1	\$ 7,500	10/11/2019	\$ 7,484	\$ 2,054	\$ 7,045	\$ 9,099	8.1%
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	\$ 2,082	\$ 9,591	\$ 11,674	8.3%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 2,213	\$ 4,147	\$ 6,360	9.3%
Participation Agreement #6	\$ 10,000	12/6/2019	\$ 9,991	\$ 1,940	\$ 9,768	\$ 11,708	8.7%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 1,573	\$ 4,730	\$ 6,302	8.3%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,914	\$ 1,153	\$ 4,827	\$ 5,980	8.5%
Participation Agreement #9	\$ 7,500	4/9/2021	\$ 7,425	\$ 1,241	\$ 7,347	\$ 8,588	NM
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 5,007	\$ 1,235	\$ 4,557	\$ 5,791	NM
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 855	\$ 4,743	\$ 5,598	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 90,000	\$ 10,288	\$ 99,758	\$ 110,046	12.3%
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 1,421	\$ 4,380	\$ 5,801	8.2%
Participation Agreement #2	\$ 12,500	8/17/2021	\$ 12,295	\$ 1,462	\$ 12,261	\$ 13,723	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	\$ 599	\$ 4,888	\$ 5,487	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ 762	\$ 4,705	\$ 5,467	NM
Participation Agreement #6	\$ 5,000	1/12/2022	\$ 4,925	\$ 591	\$ 4,878	\$ 5,469	NM
Participation Agreement #7	\$ 7,500	1/12/2022	\$ 7,388	\$ 663	\$ 7,297	\$ 7,960	NM
Participation Agreement #8	\$ 12,500	6/16/2022	\$ 12,406	\$ 1,038	\$ 12,276	\$ 13,313	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 47,500	\$ 2,198	\$ 49,767	\$ 51,965	NM
Angelo Gordon Direct Lending Fund V	\$ 125,000	8/3/2022	\$ 53,125	\$ -	\$ 57,195	\$ 57,195	NM
Participation Agreement #1	\$ 7,500	9/1/2022	\$ 7,388	\$ 456	\$ 7,339	\$ 7,796	NM
Participation Agreement #2	\$ 12,500	10/7/2022	\$ 12,263	\$ 275	\$ 12,297	\$ 12,572	NM
Participation Agreement #3	\$ 10,000	10/19/2022	\$ 9,850	\$ 518	\$ 9,787	\$ 10,305	NM
Participation Agreement #4	\$ 10,000	10/27/2022	\$ 9,800	\$ 499	\$ 9,733	\$ 10,232	NM
Participation Agreement #5	\$ 10,000	2/27/2023	\$ 9,821	\$ 125	\$ 9,800	\$ 9,925	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 96,890	\$ 23,187	\$ 88,538	\$ 111,724	4.7%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 89,007	\$ 3,430	\$ 91,610	\$ 95,041	6.8%
Ares Capital Europe VI	\$ 82,500	3/17/2023	\$ -	\$ -	\$ -	\$ -	NM
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ 45,930	\$ 3,921	\$ 46,315	\$ 50,236	NM
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 100,000	\$ 20,800	\$ 107,363	\$ 128,163	4.8%

## MainePERS Private Market Investments Summary: 03/31/2023

### 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
Brookfield Infrastructure Debt Fund III	\$ 100,000	7/15/2022	\$ 33,938	\$ 4,045	\$ 30,275	\$ 34,319	NM
Comvest Credit Partners VI	\$ 125,000	5/20/2022	\$ 50,000	\$ -	\$ 51,106	\$ 51,106	NM
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 54,590	\$ 4,527	\$ 55,583	\$ 60,110	NM
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 72,619	\$ 27,581	\$ 50,762	\$ 78,343	7.3%
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 125,399	\$ 59,841	\$ 115,726	\$ 175,567	5.7%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 116,571	\$ 47,065	\$ 97,115	\$ 144,180	5.8%
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	\$ 1,714	\$ 4,476	\$ 6,191	7.1%
Participation Agreement #6	\$ 7,500	8/7/2020	\$ 8,905	\$ 3,280	\$ 7,316	\$ 10,596	9.2%
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,560	\$ 1,026	\$ 6,452	\$ 7,478	NM
Participation Agreement #8	\$ 12,500	6/17/2022	\$ 12,778	\$ 1,171	\$ 12,415	\$ 13,586	NM
Participation Agreement #9	\$ 7,500	9/26/2022	\$ 7,388	\$ 450	\$ 7,369	\$ 7,819	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 114,983	\$ 14,983	\$ 117,916	\$ 132,899	9.5%
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 104,980	\$ 49,120	\$ 64,117	\$ 113,238	NM
Participation Agreement #1	\$ 7,500	4/1/2022	\$ 7,368	\$ 1,106	\$ 7,001	\$ 8,107	NM
Participation Agreement #2	\$ 7,500	4/1/2022	\$ 7,429	\$ 653	\$ 7,397	\$ 8,050	NM
Pathlight Capital Fund III	\$ 75,000	6/24/2022	\$ 40,736	\$ 8,438	\$ 29,845	\$ 38,283	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 40,188	\$ 5,718	\$ 41,860	\$ 47,578	11.4%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 25,000	\$ 1,395	\$ 26,385	\$ 27,780	12.2%
SLR Private Corporate Lending Fund II	\$ 125,000	12/23/2022	\$ -	\$ -	\$ -	\$ -	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 57,821	\$ 24,957	\$ 39,554	\$ 64,511	9.6%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 80,962	\$ 41,529	\$ 122,490	6.2%

# MainePERS Private Market Investments Summary: 03/31/2023

## 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	\$ 216	\$ 74,315	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	\$ 127,354	\$ 61,914	\$ 189,269	4.2%
Great River Hydro Partners	\$ 12,000	6/17/2017	\$ 10,718	\$ 44,535	\$ 36,079	\$ 80,614	40.2%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 116,690	\$ 103,388	\$ 90,532	\$ 193,920	9.7%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 108,389	\$ 52,139	\$ 106,343	\$ 158,482	12.0%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,947	\$ 19,216	\$ 18,201	\$ 37,418	28.1%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 85,007	\$ 16,111	\$ 83,893	\$ 100,004	11.1%
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 370	\$ 64,659	2.5%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 62,562	\$ 31,374	\$ 57,493	\$ 88,867	10.7%
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	\$ 67,110	\$ 72,854	-0.3%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 40,821	\$ -	\$ 40,451	\$ 40,451	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 97,262	\$ 129,417	\$ 42,038	\$ 171,455	20.8%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 93,463	\$ 17,140	\$ 103,126	\$ 120,266	11.3%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 54,818	\$ 6,451	\$ 52,429	\$ 58,880	8.1%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,778	\$ 52,172	\$ 4,822	\$ 56,994	-1.3%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 127,939	\$ 127,177	\$ 33,451	\$ 160,628	13.9%
Global Infrastructure Partners Sonic	\$ 30,000	7/31/2020	\$ 32,521	\$ -	\$ 20,769	\$ 20,769	-16.4%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 718	\$ 205,780	17.2%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 104,944	\$ 143,984	\$ 37,810	\$ 181,793	15.9%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 183,878	\$ 103,211	\$ 155,781	\$ 258,991	10.6%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,677	\$ 16,251	\$ 36,248	\$ 52,499	14.9%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 26,816	\$ 2,888	\$ 18,782	\$ 21,671	-5.1%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 129,010	\$ 12,845	\$ 122,312	\$ 135,158	4.4%
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	\$ 100,000	\$ -	\$ -	\$ -	NM
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,917	\$ 154,328	\$ 89	\$ 154,418	13.1%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 184,651	\$ 241,656	\$ 77,385	\$ 319,041	17.2%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 03/31/2023

## 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	\$ 56,779	\$ 818	\$ 57,597	21.4%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 10,912	\$ 17,925	4.7%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 89,817	\$ 22,722	\$ 87,693	\$ 110,414	10.2%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 10,415	\$ 26,063	\$ 36,478	8.4%
Meridiam Infrastructure (SCA) B Shares	\$ 1,000	9/23/2015	\$ 305	\$ 55	\$ 23,913	\$ 23,968	80.2%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,420	\$ 15,590	\$ 36,181	\$ 51,770	12.0%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 69,465	\$ 16,804	\$ 56,727	\$ 73,531	2.1%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 12,422	\$ 4	\$ 10,573	\$ 10,576	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 88,232	\$ 31,084	\$ 175,999	\$ 207,082	17.2%
MINA II CIP	\$ 175	6/30/2015	\$ 169	\$ 29	\$ 19,773	\$ 19,802	118.9%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 18,870	\$ 4,342	\$ 45,092	\$ 49,434	23.8%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 30,987	\$ 1	\$ 37,823	\$ 37,823	16.7%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 188,950	\$ 231,036	\$ 40,937	\$ 271,973	13.4%
Stonepeak Claremont Co-Invest	\$ 25,000	5/30/2017	\$ 25,000	\$ 51,959	\$ -	\$ 51,959	17.8%
Stonepeak Spear (Co-Invest) Holdings	\$ 25,000	1/8/2018	\$ 19,648	\$ 1,717	\$ 37,333	\$ 39,051	14.8%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 162,617	\$ 51,776	\$ 193,534	\$ 245,311	17.3%
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 65,141	\$ 9,568	\$ 60,301	\$ 69,869	8.2%

# MainePERS Private Market Investments Summary: 03/31/2023

## 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	\$ 60,692	\$ 71,067	9.8%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 41,556	\$ 8,885	\$ 20,054	\$ 28,939	-10.7%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 98,634	\$ 77,009	\$ 26,052	\$ 103,061	1.8%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 30,031	\$ 659	\$ 38,257	\$ 38,916	9.9%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 54,683	\$ 10,029	\$ 55,678	\$ 65,707	5.1%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 26,148	\$ 2,326	\$ 26,195	\$ 28,521	6.3%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 101,653	\$ 75,965	\$ 50,289	\$ 126,254	9.8%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,098	\$ -	\$ 34,085	\$ 34,085	12.6%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 15,296	\$ 2,378	\$ 18,053	\$ 20,431	NM
Sprott Private Resource Lending Fund III	\$ 30,000	8/31/2022	\$ 2,453	\$ 1	\$ 2,153	\$ 2,153	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 46,116	\$ 4,060	\$ 50,176	7.6%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,366	\$ 23,384	\$ 938	\$ 24,322	17.9%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 63,125	\$ 43,153	\$ 32,457	\$ 75,609	19.6%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 198,974	\$ 28,770	\$ 315,333	\$ 344,103	7.9%
Twin Creeks Timber	\$ 200,000	1/7/2016	\$ 199,297	\$ 93,827	\$ 123,098	\$ 216,926	2.3%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 110,017	\$ 11,565	\$ 139,895	\$ 151,460	6.7%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 11,057	\$ -	\$ 13,946	\$ 13,946	11.6%

# MainePERS Private Market Investments Summary: 03/31/2023

## 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	\$ 345	\$ 29,973	13.1%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 44,799	\$ 23,884	\$ 20,031	\$ 43,915	-0.6%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,774	\$ 10,979	\$ 7,988	\$ 18,966	27.0%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,939	\$ 17,340	\$ 2,122	\$ 19,462	12.2%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,864	\$ 29,732	\$ 3,997	\$ 33,729	10.3%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,834	\$ 16,694	\$ 1,585	\$ 18,279	14.9%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 12,795	\$ 5,370	\$ 13,288	\$ 18,658	15.7%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 34,811	\$ 52,335	\$ 6,161	\$ 58,496	13.5%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 55,594	\$ 42,125	\$ 64,241	\$ 106,366	18.6%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 45,503	\$ 4,998	\$ 62,838	\$ 67,836	24.4%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 29,834	\$ 29,834	13.5%
Advent International GPE X	\$ 45,000	4/28/2022	\$ 3,375	\$ -	\$ 2,758	\$ 2,758	NM
AI Co-Investment I-A	\$ 7,500	3/2/2023	\$ -	\$ -	\$ -	\$ -	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 19,516	\$ 12,350	\$ 18,629	\$ 30,979	13.5%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,783	\$ 74,402	\$ 28,830	\$ 103,232	14.7%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 22,419	\$ 4,771	\$ 22,431	\$ 27,202	10.5%
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 17,750	\$ 1	\$ 18,580	\$ 18,581	3.4%
Bain Capital Ventures 2022	\$ 25,000	6/10/2022	\$ 438	\$ -	\$ 227	\$ 227	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 11,775	\$ -	\$ 13,044	\$ 13,044	NM
Bain Capital Venture Coinvestment Fund IV	\$ 15,000	6/10/2022	\$ -	\$ -	\$ -	\$ -	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,846	\$ 27,586	\$ 9,475	\$ 37,062	17.1%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 56,849	\$ 35,932	\$ 54,791	\$ 90,723	16.8%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 37,729	\$ 51,078	\$ 12,235	\$ 63,313	12.4%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 61,027	\$ 38,218	\$ 54,099	\$ 92,317	13.7%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,752	\$ 31,105	\$ 177	\$ 31,282	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 79,646	\$ 98,620	\$ 26,722	\$ 125,342	12.6%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 35,482	\$ 10,769	\$ 29,305	\$ 40,074	8.3%
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 47,767	\$ 45,744	\$ 29,207	\$ 74,951	18.6%
CB Blizzard Co-Invest	\$ 10,000	9/11/2019	\$ 15,684	\$ 10,053	\$ 2,740	\$ 12,793	-17.9%
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	\$ 5,390	\$ 7,175	\$ 119	\$ 7,294	12.0%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 03/31/2023

## 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 Capital Partners X	\$ 67,000	5/13/2015	\$ 57,291	\$ 60,602	\$ 43,723	\$ 104,325	21.0%
Charterhouse Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ 0	\$ 21,268	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 5,341	\$ -	\$ 6,785	\$ 6,785	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 97,841	\$ 105,628	\$ 69,394	\$ 175,022	17.1%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 72,466	\$ 38,259	\$ 67,610	\$ 105,869	23.1%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 46,157	\$ 21,412	\$ 26,704	\$ 48,116	10.4%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 23,023	\$ 12,236	\$ 35,259	0.7%
EnCap Energy Capital Fund VIII Co-Investors, L.P.	\$ 16,238	12/8/2011	\$ 16,506	\$ 5,997	\$ 6,338	\$ 12,335	-4.1%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,541	\$ 36,668	\$ 13,312	\$ 49,981	10.4%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 41,867	\$ 37,832	\$ 38,591	\$ 76,423	15.4%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 38,684	\$ 9,958	\$ 46,240	\$ 56,198	19.2%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 25,178	\$ 18,432	\$ 16,009	\$ 34,441	10.7%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 19,604	\$ 7,454	\$ 15,328	\$ 22,782	8.0%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 18,880	\$ -	\$ 34,125	\$ 34,125	33.1%
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 23,520	\$ 23,520	1.4%
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 31,467	\$ -	\$ 38,420	\$ 38,420	9.7%
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 2,143	\$ -	\$ 2,381	\$ 2,381	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 20,731	\$ -	\$ 20,168	\$ 20,168	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 6,910	\$ -	\$ 6,403	\$ 6,403	NM
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,766	\$ 64,445	\$ 198	\$ 64,643	21.4%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 34,961	\$ 70,749	\$ 44,619	\$ 115,369	33.9%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 51,223	\$ 31,746	\$ 53,386	\$ 85,131	25.4%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 8,957	\$ 8,957	19.0%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,806	\$ 10,935	\$ 2,881	\$ 13,816	47.7%
GTCR XIII	\$ 50,000	10/27/2020	\$ 25,573	\$ 5,447	\$ 24,255	\$ 29,702	21.1%
GTCR XIV	\$ 50,000	12/16/2022	\$ -	\$ -	\$ -	\$ -	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,020	\$ 32,189	\$ 262	\$ 32,451	7.1%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 3,933	\$ 35,003	7.6%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 67,684	\$ 19,264	\$ 78,474	\$ 97,739	13.3%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 20,352	\$ 28,359	\$ 11,086	\$ 39,445	23.4%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,240	\$ 20,667	\$ 14,678	\$ 35,345	11.6%

(all dollar amounts in thousands)



# MainePERS Private Market Investments Summary: 03/31/2023

## 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 II	\$ 17,500	6/30/2011	\$ 23,547	\$ 26,958	\$ 14,955	\$ 41,913	14.9%
H.I.G. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 13,398	\$ -	\$ 13,223	\$ 13,223	NM
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 47,963	\$ 63,274	\$ 28,616	\$ 91,889	28.2%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ (28)	\$ (28)	-100.0%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 896	\$ 896	10.1%
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 15	\$ 15	NM
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 31,544	\$ 1,694	\$ 37,376	\$ 39,070	21.6%
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,347	\$ 105,630	\$ 6,322	\$ 111,952	24.7%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,585	\$ 26,839	\$ 54,926	\$ 81,765	14.0%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 44,605	\$ 1,069	\$ 59,680	\$ 60,749	15.1%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 32,383	\$ -	\$ 33,030	\$ 33,030	NM
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 33,986	\$ 38,539	\$ 22,023	\$ 60,562	15.9%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 25,728	\$ 39,627	\$ 7,261	\$ 46,887	22.5%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 14,860	\$ 20,923	\$ 8,137	\$ 29,060	24.5%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,022	\$ 4,263	\$ 136	\$ 4,399	8.1%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 70,103	\$ 86,523	\$ 33,395	\$ 119,918	20.0%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 312	\$ 69,609	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 46,561	\$ 13,311	\$ 70,582	\$ 83,892	35.6%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 7,810	\$ 652	\$ 10,365	\$ 11,018	NM
Kelso XI Heights Co-Investment	\$ 12,000	8/19/2022	\$ 10,013	\$ -	\$ 10,839	\$ 10,839	NM
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 100,095	\$ 164,760	\$ 23,071	\$ 187,831	19.5%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 6,053	\$ 8,366	0.8%
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	\$ 61,403	\$ 26,301	\$ 72,690	\$ 98,991	18.5%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 23,205	\$ 23,205	9.6%
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	\$ 1,237	\$ 8,480	-6.0%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 13,403	\$ -	\$ 13,602	\$ 13,602	NM
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 99,658	\$ 12,376	\$ 112,034	-2.1%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 98,215	\$ 77,308	\$ 24,192	\$ 101,500	1.4%
Metwest Enhanced TALF Strategy Fund L. P.	\$ 75,000	7/31/2009	\$ 53,350	\$ 67,405	\$ -	\$ 67,405	10.2%

# MainePERS Private Market Investments Summary: 03/31/2023

## 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
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 43,920	\$ 94	\$ 44,013	9.1%
ONCAP IV	\$ 15,000	11/8/2016	\$ 13,085	\$ 3,296	\$ 17,561	\$ 20,857	14.7%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,202	\$ 17,022	\$ 1,770	\$ 18,792	13.2%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 50,953	\$ 38,527	\$ 89,481	8.2%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,235	\$ 8,928	\$ 10,164	-0.6%
Onex Partners V	\$ 45,000	7/11/2017	\$ 39,000	\$ 5,911	\$ 41,686	\$ 47,597	12.4%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 56,456	\$ 29,070	\$ 48,054	\$ 77,124	7.8%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,023	\$ -	\$ 4	\$ 4	-99.0%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,016	\$ -	\$ 24,246	\$ 24,246	9.3%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,264	\$ -	\$ 517	\$ 517	-52.9%
PSP AH&N Co-Investment Fund	\$ 19,724	11/27/2019	\$ 17,539	\$ -	\$ 31,722	\$ 31,722	20.8%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 45,366	\$ 13,083	\$ 49,166	\$ 62,249	27.0%
SNFL Co-Investment Fund	\$ 5,000	10/11/2019	\$ 5,024	\$ 265	\$ 9,906	\$ 10,171	22.8%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 71,494	\$ 34,616	\$ 79,931	\$ 114,547	15.4%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 61,710	\$ 79,808	\$ 18,122	\$ 97,930	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	\$ 54,310	\$ 237,424	36.7%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ -	\$ 88,831	\$ 88,831	9.2%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 36,910	\$ 42,493	27.5%
Riverside Micro-Cap Fund V	\$ 40,000	8/21/2018	\$ 33,265	\$ -	\$ 49,765	\$ 49,765	19.4%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 12,766	\$ 263	\$ 12,453	\$ 12,717	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,657	\$ 28,779	\$ 24,112	\$ 52,891	18.5%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 13,403	\$ 5,975	\$ 12,554	\$ 18,529	NM
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 26,905	\$ 32,927	\$ 59,833	10.8%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,752	\$ 87,328	\$ 20,221	\$ 107,550	6.5%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 13,688	\$ -	\$ 12,618	\$ 12,618	-6.5%
Summit Europe Growth Equity IV	\$ 22,000	2/10/2023	\$ -	\$ -	\$ -	\$ -	NM
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,445	\$ 63,535	\$ 12,182	\$ 75,717	26.4%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 38,735	\$ 21,304	\$ 60,039	32.5%
Summit Growth Equity IX	\$ 60,000	8/26/2015	\$ 83,322	\$ 88,968	\$ 90,187	\$ 179,155	32.7%
Co-Investment #1	\$ 15,000	11/29/2016	\$ 14,895	\$ 41,743	\$ -	\$ 41,743	159.6%

# MainePERS Private Market Investments Summary: 03/31/2023

## 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 (Ironman)	\$ 15,530	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	\$ 5,433	\$ 47,213	82.0%
Summit Growth Equity X	\$ 60,000	2/26/2019	\$ 59,804	\$ 18,176	\$ 60,791	\$ 78,967	20.6%
Summit Partners Co-Invest (Lions)	\$ 7,534	10/14/2020	\$ 7,534	\$ -	\$ 14,454	\$ 14,454	31.9%
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	\$ 8,194	\$ -	\$ 8,611	\$ 8,611	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 18,044	\$ 32,899	\$ 2,949	\$ 35,849	17.6%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 50,591	\$ 48,377	\$ 60,160	\$ 108,537	39.4%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 24,906	\$ 773	\$ 23,666	\$ 24,438	-1.8%
Summit Partners Co-Invest (CS)	\$ 13,753	10/22/2021	\$ 13,760	\$ -	\$ 11,689	\$ 11,689	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,307	\$ 39,509	\$ 71,658	\$ 111,167	12.1%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,428	\$ 46,154	\$ 52,786	\$ 98,940	20.7%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 10,095	\$ 10,095	5.3%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 36,448	\$ 6,801	\$ 60,098	\$ 66,899	24.0%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 23,033	\$ -	\$ 20,923	\$ 20,923	-6.7%
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 36,926	\$ 23,243	\$ 85,098	\$ 108,341	49.5%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 11,553	\$ 325	\$ 11,789	\$ 12,114	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 47,885	\$ 26,676	\$ 28,895	\$ 55,571	7.7%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 8,786	\$ -	\$ 7,352	\$ 7,352	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 72,220	\$ 135,521	\$ 60,578	\$ 196,099	26.8%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 78,447	\$ 80,943	\$ 62,873	\$ 143,816	16.4%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 59,671	\$ 31,856	\$ 67,698	\$ 99,554	29.6%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 18,113	\$ 21,091	\$ 16,074	\$ 37,165	16.6%
Thoma Bravo Discover Fund IV	\$ 45,000	7/1/2022	\$ 14,963	\$ -	\$ 15,445	\$ 15,445	NM
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 28,819	\$ 2,900	\$ 24,917	\$ 27,817	-1.3%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 29,890	\$ 78,657	\$ 8,193	\$ 86,850	35.5%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 34,342	\$ 10,624	\$ 36,813	\$ 47,436	14.4%
Water Street Healthcare Partners V	\$ 43,000	4/15/2022	\$ 5,719	\$ -	\$ 4,962	\$ 4,962	NM
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 10,875	\$ 4,419	\$ 15,294	0.9%
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 38,209	\$ 39,897	\$ 57,702	\$ 97,599	27.6%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 25,435	\$ 271	\$ 31,589	\$ 31,860	19.7%

(all dollar amounts in thousands)

## MainePERS Private Market Investments Summary: 03/31/2023

### 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	\$ 40,452	\$ 2,365	\$ 42,103	\$ 44,467	6.3%
Angelo Gordon Realty Fund XI	\$ 50,000	3/31/2022	\$ 5,000	\$ -	\$ 4,312	\$ 4,312	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 23,277	\$ 2,365	\$ 23,999	\$ 26,364	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	\$ 39,612	\$ 403,939	\$ 443,550	5.6%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 104,255	\$ 155,587	\$ 14,229	\$ 169,816	15.0%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 63,567	\$ 64,827	\$ 38,252	\$ 103,079	16.1%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 43,253	\$ 14,974	\$ 46,939	\$ 61,913	26.4%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 21,041	\$ -	\$ 18,887	\$ 18,887	NM
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 31,496	\$ 5,268	\$ 30,185	\$ 35,453	8.4%
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 9,090	\$ -	\$ 10,842	\$ 10,842	9.3%
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	\$ 95,499	\$ 51,616	\$ 133,387	\$ 185,003	8.7%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,168	\$ 471	\$ 13,370	\$ 13,841	-1.0%
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	\$ 3,916	\$ 35,714	\$ 39,630	21.8%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 1,268	\$ 13,197	\$ 14,465	NM
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 33,151	\$ -	\$ 35,282	\$ 35,282	NM
High Street Real Estate VII Venture	\$ 15,000	3/17/2023	\$ -	\$ -	\$ -	\$ -	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 98,195	\$ 10,637	\$ 92,031	\$ 102,669	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 22,494	\$ 12,597	\$ 11,597	\$ 24,193	11.6%
Invesco US Income Fund	\$ 195,000	7/17/2014	\$ 223,678	\$ 64,955	\$ 320,348	\$ 385,303	11.0%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 34,569	\$ 18,635	\$ 35,978	\$ 54,614	18.0%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 17,608	\$ 1,619	\$ 15,801	\$ 17,420	-1.1%
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	\$ 52,648	\$ 51,074	\$ 17,506	\$ 68,580	9.9%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 18,469	\$ 5,644	\$ 13,799	\$ 19,443	4.8%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 50,019	\$ 59,390	\$ 2,314	\$ 61,704	10.9%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 59,370	\$ 67,659	\$ 14,976	\$ 82,635	21.1%
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 3,748	\$ 44,338	\$ 48,086	12.7%
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%

## MainePERS Private Market Investments Summary: 03/31/2023

### 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
PRISA	\$ 90,000	6/30/2005	\$ 139,622	\$ 222,450	\$ -	\$ 222,450	5.3%
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 30,606	\$ 627	\$ 19,808	\$ 20,435	-9.2%
LCC Co-Investor B	\$ 15,000	10/18/2019	\$ 15,000	\$ -	\$ 8,255	\$ 8,255	-18.2%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ 8,232	\$ 2	\$ 5,165	\$ 5,166	NM
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 5,453	\$ 50,386	\$ 55,839	5.9%
Smart Markets Fund, L.P.	\$ 195,000	6/17/2013	\$ 174,933	\$ 67,075	\$ 270,486	\$ 337,561	9.8%
Stonelake Opportunity Partners VII	\$ 40,000	6/30/2022	\$ 0	\$ -	\$ (596)	\$ (596)	NM
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,882	\$ 11,188	\$ 61,070	9.3%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,685	\$ 35,113	\$ 22,730	\$ 57,842	9.8%
Co-Investment #1	\$ 10,000	9/27/2017	\$ 10,293	\$ 4,160	\$ -	\$ 4,160	-60.0%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,409	\$ 17,500	\$ 2,918	\$ 20,418	5.8%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,632	\$ 42,649	\$ 17,351	\$ 60,000	9.5%
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 21,291	\$ 10,513	\$ 14,640	\$ 25,153	20.5%

## MainePERS Private Market Investments Summary: 03/31/2023

**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.