

# MainePERS Private Market Investments Summary: 06/30/2023

## 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	\$ 22,083	\$ 11,213	\$ 33,297	18.7%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 102,285	\$ 75,242	\$ 64,264	\$ 139,506	10.6%
Participation Agreement #1	\$ 7,500	10/11/2019	\$ 7,497	\$ 2,294	\$ 7,041	\$ 9,335	8.4%
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	\$ 2,376	\$ 9,578	\$ 11,954	8.6%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 2,413	\$ 4,085	\$ 6,497	9.5%
Participation Agreement #6	\$ 10,000	12/6/2019	\$ 9,991	\$ 2,447	\$ 9,535	\$ 11,983	9.0%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 1,927	\$ 4,543	\$ 6,470	8.7%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,914	\$ 1,302	\$ 4,828	\$ 6,130	8.8%
Participation Agreement #9	\$ 7,500	4/9/2021	\$ 7,425	\$ 1,477	\$ 7,331	\$ 8,808	10.0%
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 5,007	\$ 1,365	\$ 4,549	\$ 5,914	9.0%
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 995	\$ 4,676	\$ 5,671	6.6%
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 90,000	\$ 12,658	\$ 99,776	\$ 112,434	12.1%
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 1,551	\$ 4,373	\$ 5,925	8.5%
Participation Agreement #2	\$ 12,500	8/17/2021	\$ 12,295	\$ 1,839	\$ 12,233	\$ 14,072	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	\$ 747	\$ 4,877	\$ 5,624	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ 902	\$ 4,694	\$ 5,596	NM
Participation Agreement #6	\$ 5,000	1/12/2022	\$ 4,925	\$ 743	\$ 4,868	\$ 5,611	NM
Participation Agreement #7	\$ 7,500	1/12/2022	\$ 7,388	\$ 1,109	\$ 7,286	\$ 8,394	NM
Participation Agreement #8	\$ 12,500	6/16/2022	\$ 12,406	\$ 1,424	\$ 12,253	\$ 13,677	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 47,500	\$ 3,449	\$ 49,741	\$ 53,190	NM
Angelo Gordon Direct Lending Fund V	\$ 125,000	8/3/2022	\$ 53,125	\$ -	\$ 58,013	\$ 58,013	NM
Participation Agreement #1	\$ 7,500	9/1/2022	\$ 7,388	\$ 674	\$ 7,328	\$ 8,002	NM
Participation Agreement #2	\$ 12,500	10/7/2022	\$ 12,263	\$ 565	\$ 12,277	\$ 12,842	NM
Participation Agreement #3	\$ 10,000	10/19/2022	\$ 9,850	\$ 819	\$ 9,770	\$ 10,589	NM
Participation Agreement #4	\$ 10,000	10/27/2022	\$ 9,800	\$ 805	\$ 9,720	\$ 10,524	NM
Participation Agreement #5	\$ 10,000	2/27/2023	\$ 9,821	\$ 442	\$ 9,783	\$ 10,225	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 96,890	\$ 24,885	\$ 88,496	\$ 113,381	4.9%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 88,965	\$ 4,738	\$ 92,330	\$ 97,069	7.3%
Ares Capital Europe VI	\$ 82,500	3/17/2023	\$ 0	\$ -	\$ 248	\$ 248	NM
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ 53,930	\$ 5,758	\$ 54,717	\$ 60,476	NM
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 100,000	\$ 39,300	\$ 90,894	\$ 130,194	5.0%

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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
Brookfield Infrastructure Debt Fund III	\$ 100,000	7/15/2022	\$ 45,341	\$ 6,628	\$ 39,737	\$ 46,366	NM
Comvest Credit Partners VI	\$ 125,000	5/20/2022	\$ 68,750	\$ -	\$ 72,257	\$ 72,257	NM
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 54,590	\$ 5,743	\$ 55,563	\$ 61,306	NM
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 72,889	\$ 28,392	\$ 50,712	\$ 79,104	6.9%
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 127,612	\$ 62,055	\$ 115,891	\$ 177,945	5.5%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 116,571	\$ 50,068	\$ 103,353	\$ 153,421	7.2%
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	\$ 4,988	\$ 1,843	\$ 4,627	\$ 6,470	7.3%
Participation Agreement #6	\$ 11,653	8/7/2020	\$ 12,181	\$ 3,513	\$ 10,540	\$ 14,053	9.2%
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,558	\$ 1,220	\$ 6,501	\$ 7,721	NM
Participation Agreement #8	\$ 12,500	6/17/2022	\$ 12,778	\$ 1,660	\$ 12,383	\$ 14,043	NM
Participation Agreement #9	\$ 7,500	9/26/2022	\$ 7,388	\$ 655	\$ 7,350	\$ 8,006	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 118,400	\$ 18,400	\$ 121,972	\$ 140,372	10.1%
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 108,651	\$ 54,950	\$ 63,695	\$ 118,645	9.7%
Participation Agreement #1	\$ 7,500	4/1/2022	\$ 7,368	\$ 1,333	\$ 7,008	\$ 8,341	NM
Participation Agreement #2	\$ 7,500	4/1/2022	\$ 7,429	\$ 918	\$ 7,354	\$ 8,272	NM
Pathlight Capital Fund III	\$ 75,000	6/24/2022	\$ 66,468	\$ 18,843	\$ 50,271	\$ 69,115	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 40,188	\$ 7,644	\$ 41,335	\$ 48,980	11.8%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 25,000	\$ 2,473	\$ 26,277	\$ 28,750	12.9%
SLR Private Corporate Lending Fund II	\$ 125,000	12/23/2022	\$ -	\$ -	\$ -	\$ -	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 57,821	\$ 26,206	\$ 39,334	\$ 65,540	9.7%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 83,247	\$ 40,535	\$ 123,782	6.4%

# MainePERS Private Market Investments Summary: 06/30/2023

## 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	\$ 214	\$ 74,314	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	\$ 60,942	\$ 188,297	4.0%
Great River Hydro Partners	\$ 12,000	6/17/2017	\$ 10,718	\$ 45,094	\$ -	\$ 45,094	39.5%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 117,103	\$ 108,637	\$ 90,867	\$ 199,504	10.0%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 110,004	\$ 58,327	\$ 105,676	\$ 164,004	12.1%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,951	\$ 20,057	\$ 18,529	\$ 38,586	28.1%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 85,007	\$ 16,111	\$ 89,348	\$ 105,459	13.0%
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 372	\$ 64,661	2.5%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 63,926	\$ 33,971	\$ 56,874	\$ 90,845	10.5%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 96,665	\$ 422	\$ 97,087	8.0%
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 77,017	\$ 5,744	\$ 70,669	\$ 76,413	-0.2%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 40,821	\$ -	\$ 42,313	\$ 42,313	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 102,922	\$ 154,917	\$ 24,311	\$ 179,228	20.9%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 94,746	\$ 17,140	\$ 105,333	\$ 122,473	10.7%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 57,888	\$ 6,451	\$ 58,072	\$ 64,523	10.4%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,778	\$ 52,235	\$ 4,147	\$ 56,383	-1.6%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 128,143	\$ 127,258	\$ 32,764	\$ 160,022	13.4%
Global Infrastructure Partners Sonic	\$ 35,000	7/31/2020	\$ 32,521	\$ -	\$ 19,842	\$ 19,842	-16.4%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 237	\$ 205,298	17.2%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 105,524	\$ 145,737	\$ 37,281	\$ 183,018	15.8%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 184,409	\$ 104,294	\$ 155,738	\$ 260,031	10.2%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,782	\$ 16,891	\$ 35,630	\$ 52,520	14.3%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 26,980	\$ 3,029	\$ 18,213	\$ 21,242	-5.5%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 130,542	\$ 15,348	\$ 122,304	\$ 137,652	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	\$ 100,000	\$ -	\$ 101,266	\$ 101,266	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	\$ 184,831	\$ 243,203	\$ 77,264	\$ 320,467	17.0%
KKR Atlanta Co-Invest	\$ 24,000	9/26/2014	\$ 21,428	\$ 28,551	\$ -	\$ 28,551	5.7%

(all dollar amounts in thousands)

## MainePERS Private Market Investments Summary: 06/30/2023

### 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 Taurus Co-Invest II	\$ 25,000	8/15/2017	\$ 25,000	\$ 56,779	\$ 834	\$ 57,613	21.4%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 11,100	\$ 18,113	4.8%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 90,022	\$ 24,909	\$ 87,408	\$ 112,317	10.1%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 10,863	\$ 26,227	\$ 37,089	8.4%
Meridiam Infrastructure (SCA) B Shares	\$ 1,000	9/23/2015	\$ 305	\$ 55	\$ 24,063	\$ 24,118	77.0%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,639	\$ 16,507	\$ 36,981	\$ 53,488	12.2%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 71,670	\$ 17,268	\$ 60,393	\$ 77,661	2.9%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 12,422	\$ 393	\$ 9,996	\$ 10,389	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 88,232	\$ 31,965	\$ 171,429	\$ 203,394	16.4%
MINA II CIP	\$ 175	6/30/2015	\$ 169	\$ 29	\$ 19,431	\$ 19,460	113.0%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 18,870	\$ 4,568	\$ 43,920	\$ 48,488	22.3%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 32,309	\$ 1	\$ 38,829	\$ 38,830	13.4%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 189,188	\$ 232,329	\$ 39,601	\$ 271,930	13.3%
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	\$ 3,472	\$ 34,528	\$ 38,000	13.5%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 163,376	\$ 53,280	\$ 188,424	\$ 241,704	15.4%
Stonepeak Guardian (Co-Invest) Holdings	\$ 10,000	4/27/2023	\$ 10,000	\$ -	\$ 9,995	\$ 9,995	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 66,956	\$ 10,212	\$ 62,412	\$ 72,624	7.9%

# MainePERS Private Market Investments Summary: 06/30/2023

## 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	\$ 12,107	\$ 57,989	\$ 70,096	9.2%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 41,556	\$ 8,885	\$ 19,807	\$ 28,692	-10.4%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 98,675	\$ 77,368	\$ 26,208	\$ 103,576	1.9%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 31,349	\$ 659	\$ 38,790	\$ 39,449	8.3%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 55,063	\$ 11,016	\$ 57,554	\$ 68,570	5.8%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 27,356	\$ 2,610	\$ 28,180	\$ 30,790	7.7%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 101,839	\$ 77,793	\$ 48,191	\$ 125,984	9.3%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,125	\$ -	\$ 34,263	\$ 34,263	12.0%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 15,340	\$ 2,572	\$ 17,775	\$ 20,347	NM
Sprott Private Resource Lending Fund III	\$ 30,000	8/31/2022	\$ 2,436	\$ 537	\$ 1,658	\$ 2,195	NM
Sprott Private Resource Streaming and Royalty Annex	\$ 40,000	5/17/2023	\$ 18,215	\$ -	\$ 18,114	\$ 18,114	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 46,116	\$ 4,112	\$ 50,228	7.6%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,366	\$ 23,384	\$ 950	\$ 24,335	17.8%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 64,374	\$ 45,393	\$ 31,911	\$ 77,304	18.5%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 198,974	\$ 28,770	\$ 315,267	\$ 344,037	7.6%
Twin Creeks Timber	\$ 200,000	1/7/2016	\$ 199,664	\$ 94,635	\$ 124,867	\$ 219,502	2.5%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 110,017	\$ 11,565	\$ 142,655	\$ 154,220	6.8%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 12,537	\$ 37	\$ 14,590	\$ 14,627	7.6%

# MainePERS Private Market Investments Summary: 06/30/2023

## Private Equity

Fund Name	Commitment		Amount	Total	Current Market		Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	Total Value (C+D)	
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,539	\$ 29,678	\$ 281	\$ 29,958	13.1%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 44,799	\$ 25,795	\$ 18,783	\$ 44,578	-0.2%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,865	\$ 10,979	\$ 8,694	\$ 19,673	27.2%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,939	\$ 17,340	\$ 2,102	\$ 19,442	12.1%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,864	\$ 29,732	\$ 3,631	\$ 33,362	10.0%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,841	\$ 16,718	\$ 1,485	\$ 18,203	14.8%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 12,795	\$ 5,370	\$ 13,194	\$ 18,565	14.5%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 34,811	\$ 52,785	\$ 5,519	\$ 58,304	13.4%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 56,378	\$ 45,750	\$ 64,357	\$ 110,107	18.6%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 46,753	\$ 4,998	\$ 64,838	\$ 69,836	22.2%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 29,956	\$ 29,956	12.4%
Advent International GPE X	\$ 45,000	4/28/2022	\$ 10,463	\$ -	\$ 9,927	\$ 9,927	NM
AI Co-Investment I-A	\$ 7,500	3/2/2023	\$ 7,443	\$ -	\$ -	\$ -	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 19,516	\$ 12,350	\$ 21,039	\$ 33,389	14.9%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,783	\$ 74,509	\$ 31,746	\$ 106,255	15.1%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 22,767	\$ 4,872	\$ 22,448	\$ 27,320	9.1%
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 18,688	\$ 1	\$ 19,584	\$ 19,585	3.1%
Bain Capital Ventures 2022	\$ 25,000	6/10/2022	\$ 1,375	\$ 0	\$ 1,001	\$ 1,001	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 15,000	\$ 825	\$ 15,175	\$ 16,000	4.9%
Bain Capital Venture Coinvestment Fund IV	\$ 15,000	6/10/2022	\$ -	\$ -	\$ -	\$ -	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,846	\$ 27,586	\$ 9,895	\$ 37,481	17.1%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 56,849	\$ 35,932	\$ 57,181	\$ 93,113	16.9%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 37,993	\$ 53,245	\$ 10,612	\$ 63,856	12.4%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 61,475	\$ 40,806	\$ 53,651	\$ 94,458	13.7%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,752	\$ 31,105	\$ 178	\$ 31,283	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 81,289	\$ 99,315	\$ 30,119	\$ 129,434	12.9%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 36,138	\$ 10,769	\$ 29,613	\$ 40,382	6.9%
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 47,767	\$ 45,744	\$ 29,134	\$ 74,878	18.0%
CB Blizzard Co-Invest	\$ 15,684	9/11/2019	\$ 15,684	\$ 10,053	\$ 3,270	\$ 13,324	-12.9%
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	\$ 5,400	\$ 7,226	\$ 80	\$ 7,307	12.0%
Charterhouse Capital Partners X	\$ 67,000	5/13/2015	\$ 58,597	\$ 65,409	\$ 40,609	\$ 106,017	20.5%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 06/30/2023

## 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 Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ 0	\$ 21,269	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 13,385	\$ -	\$ 14,762	\$ 14,762	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 101,033	\$ 121,740	\$ 57,244	\$ 178,985	16.9%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 72,939	\$ 43,129	\$ 66,501	\$ 109,630	23.0%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 46,581	\$ 21,835	\$ 27,038	\$ 48,873	9.1%
CVC Capital Partners IX	\$ 44,000	6/29/2023	\$ -	\$ -	\$ -	\$ -	NM
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,186	\$ 23,364	\$ 11,702	\$ 35,066	0.5%
EnCap Energy Capital Fund VIII Co-Investors	\$ 16,238	12/8/2011	\$ 16,506	\$ 5,997	\$ 6,373	\$ 12,370	-4.0%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,541	\$ 40,196	\$ 10,041	\$ 50,237	10.4%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 42,225	\$ 49,332	\$ 28,948	\$ 78,280	15.5%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 40,343	\$ 17,226	\$ 42,157	\$ 59,382	18.8%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 25,178	\$ 20,835	\$ 13,620	\$ 34,455	10.4%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 19,661	\$ 9,245	\$ 13,847	\$ 23,091	8.0%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 18,880	\$ -	\$ 33,270	\$ 33,270	27.8%
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 22,819	\$ 22,819	-0.1%
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 31,467	\$ -	\$ 35,114	\$ 35,114	4.7%
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 3,082	\$ -	\$ 3,269	\$ 3,269	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 20,731	\$ -	\$ 19,821	\$ 19,821	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 7,723	\$ -	\$ 7,172	\$ 7,172	NM
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,766	\$ 64,646	\$ -	\$ 64,646	21.4%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 34,961	\$ 76,701	\$ 38,690	\$ 115,391	33.5%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 51,223	\$ 31,746	\$ 53,657	\$ 85,403	24.0%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 9,150	\$ 9,150	18.3%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,806	\$ 10,935	\$ 2,722	\$ 13,657	46.4%
GTCR XIII	\$ 50,000	10/27/2020	\$ 25,573	\$ 5,447	\$ 24,926	\$ 30,373	19.1%
GTCR XIV	\$ 50,000	12/16/2022	\$ -	\$ -	\$ -	\$ -	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,020	\$ 32,189	\$ 272	\$ 32,461	7.1%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 3,812	\$ 34,882	7.5%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 69,005	\$ 24,546	\$ 78,959	\$ 103,504	13.9%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 20,501	\$ 28,359	\$ 11,694	\$ 40,054	23.3%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,240	\$ 20,667	\$ 15,673	\$ 36,340	12.1%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 23,547	\$ 26,958	\$ 14,369	\$ 41,327	14.4%

# MainePERS Private Market Investments Summary: 06/30/2023

## Private Equity

Fund Name	Commitment		Amount	Total	Current Market		Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	Total Value (C+D)	
H.I.G. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 16,048	\$ -	\$ 16,604	\$ 16,604	NM
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 49,049	\$ 68,278	\$ 25,419	\$ 93,698	27.9%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ (31)	\$ (31)	-100.0%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 925	\$ 925	10.3%
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 12	\$ 12	-88.4%
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 34,486	\$ 1,694	\$ 41,233	\$ 42,927	19.5%
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,355	\$ 105,844	\$ 6,537	\$ 112,382	24.7%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,742	\$ 26,913	\$ 56,723	\$ 83,636	14.0%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 44,605	\$ 1,069	\$ 61,442	\$ 62,511	14.8%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 32,383	\$ -	\$ 34,519	\$ 34,519	5.4%
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 34,338	\$ 38,539	\$ 23,110	\$ 61,649	15.9%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 25,813	\$ 39,627	\$ 7,453	\$ 47,080	22.3%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 14,912	\$ 20,957	\$ 8,436	\$ 29,393	24.3%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,022	\$ 4,263	\$ 126	\$ 4,388	8.1%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 70,159	\$ 86,523	\$ 34,174	\$ 120,698	19.8%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 310	\$ 69,608	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 46,763	\$ 13,311	\$ 72,197	\$ 85,508	33.0%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 8,192	\$ 652	\$ 10,474	\$ 11,127	NM
Kelso XI Heights Co-Investment	\$ 12,000	8/19/2022	\$ 10,013	\$ -	\$ 10,841	\$ 10,841	NM
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 100,494	\$ 166,162	\$ 21,231	\$ 187,393	19.3%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 5,323	\$ 7,636	-1.0%
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	\$ 62,049	\$ 30,802	\$ 74,925	\$ 105,727	19.5%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 23,606	\$ 23,606	9.5%
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	\$ 911	\$ 8,154	-10.8%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 14,209	\$ -	\$ 14,865	\$ 14,865	NM
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 99,865	\$ 12,352	\$ 112,216	-2.0%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 98,291	\$ 77,594	\$ 23,778	\$ 101,372	1.3%
Long Ridge Equity Partners IV	\$ 15,000	6/26/2023	\$ -	\$ -	\$ -	\$ -	NM
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	\$ 43,920	\$ 86	\$ 44,005	9.1%

(all dollar amounts in thousands)



# MainePERS Private Market Investments Summary: 06/30/2023

## 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
ONCAP IV	\$ 15,000	11/8/2016	\$ 13,085	\$ 3,296	\$ 18,115	\$ 21,411	14.6%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,202	\$ 17,022	\$ 1,763	\$ 18,786	13.1%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 50,953	\$ 38,805	\$ 89,758	8.0%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,235	\$ 7,235	\$ 8,470	-3.8%
Onex Partners V	\$ 45,000	7/11/2017	\$ 39,000	\$ 5,911	\$ 43,783	\$ 49,694	13.4%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 56,550	\$ 29,070	\$ 48,785	\$ 77,855	7.7%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,023	\$ -	\$ 3	\$ 3	-92.3%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,016	\$ -	\$ 24,991	\$ 24,991	9.5%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,264	\$ -	\$ 517	\$ 517	-50.4%
PSP AH&N Co-Investment Fund	\$ 19,724	11/27/2019	\$ 17,539	\$ -	\$ 31,750	\$ 31,750	19.2%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 46,537	\$ 21,166	\$ 42,550	\$ 63,716	24.2%
SNFL Co-Investment Fund	\$ 5,000	10/11/2019	\$ 5,024	\$ 265	\$ 9,960	\$ 10,225	21.3%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 71,743	\$ 35,889	\$ 86,905	\$ 122,795	16.6%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 63,008	\$ 79,860	\$ 19,409	\$ 99,269	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	\$ 51,304	\$ 234,419	36.3%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ 5,112	\$ 80,064	\$ 85,176	8.0%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 35,233	\$ 40,817	23.2%
Riverside Micro-Cap Fund V	\$ 40,000	8/21/2018	\$ 33,000	\$ 2,513	\$ 46,456	\$ 48,968	17.0%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 12,766	\$ 263	\$ 12,994	\$ 13,258	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,657	\$ 28,779	\$ 24,511	\$ 53,290	18.2%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 13,902	\$ 5,989	\$ 13,924	\$ 19,912	NM
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 26,905	\$ 33,889	\$ 60,794	10.8%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,831	\$ 87,991	\$ 18,173	\$ 106,165	5.9%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 15,638	\$ -	\$ 17,317	\$ 17,317	8.0%
Summit Europe Growth Equity IV	\$ 22,000	2/10/2023	\$ -	\$ -	\$ -	\$ -	NM
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,445	\$ 63,535	\$ 11,978	\$ 75,513	26.3%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 38,735	\$ 19,728	\$ 58,463	31.8%
Summit Growth Equity IX	\$ 60,000	8/26/2015	\$ 83,784	\$ 88,968	\$ 93,001	\$ 181,969	31.9%
Co-Investment #1	\$ 15,000	11/29/2016	\$ 14,895	\$ 41,743	\$ -	\$ 41,743	159.6%
Summit Partners Co-Invest (Ironman)	\$ 15,530	4/20/2018	\$ 15,534	\$ -	\$ 15,509	\$ 15,509	0.0%
Summit Partners Co-Invest (Giants-B)	\$ 15,000	10/22/2019	\$ 15,000	\$ 41,780	\$ 5,439	\$ 47,219	81.4%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 06/30/2023

## 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 Growth Equity X	\$ 60,000	2/26/2019	\$ 59,876	\$ 18,176	\$ 61,929	\$ 80,105	19.1%
Summit Partners Co-Invest (Lions)	\$ 7,534	10/14/2020	\$ 7,534	\$ -	\$ 14,476	\$ 14,476	28.6%
Summit Partners Co-Invest (Indigo)	\$ 10,000	12/11/2020	\$ 11,436	\$ -	\$ 11,425	\$ 11,425	0.0%
Summit Growth Equity XI	\$ 45,000	10/1/2021	\$ 10,983	\$ -	\$ 11,536	\$ 11,536	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 18,044	\$ 32,899	\$ 2,902	\$ 35,802	17.6%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 50,767	\$ 48,377	\$ 60,888	\$ 109,265	38.1%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 25,742	\$ 2,771	\$ 23,649	\$ 26,421	2.1%
Summit Partners Co-Invest (CS)	\$ 13,753	10/22/2021	\$ 13,798	\$ -	\$ 11,714	\$ 11,714	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,307	\$ 39,509	\$ 74,765	\$ 114,275	12.2%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,428	\$ 48,612	\$ 53,319	\$ 101,931	20.8%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 11,167	\$ 11,167	7.3%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 36,448	\$ 6,801	\$ 65,121	\$ 71,922	24.9%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 23,033	\$ -	\$ 20,587	\$ 20,587	-6.6%
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 37,492	\$ 23,745	\$ 99,543	\$ 123,288	51.2%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 11,992	\$ 325	\$ 12,061	\$ 12,386	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 48,109	\$ 26,676	\$ 31,866	\$ 58,542	9.5%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 13,066	\$ -	\$ 11,640	\$ 11,640	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 74,040	\$ 145,149	\$ 59,279	\$ 204,428	27.0%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 78,447	\$ 80,943	\$ 64,890	\$ 145,834	16.3%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 59,671	\$ 31,856	\$ 71,784	\$ 103,640	29.4%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 18,113	\$ 21,091	\$ 16,545	\$ 37,636	16.5%
Thoma Bravo Discover Fund IV	\$ 45,000	7/1/2022	\$ 14,963	\$ -	\$ 15,636	\$ 15,636	NM
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 28,819	\$ 2,900	\$ 24,991	\$ 27,891	-1.1%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 30,122	\$ 78,657	\$ 8,782	\$ 87,439	35.4%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 34,936	\$ 10,624	\$ 41,382	\$ 52,006	16.5%
Water Street Healthcare Partners V	\$ 43,000	4/15/2022	\$ 5,719	\$ -	\$ 4,815	\$ 4,815	NM
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 11,338	\$ 3,861	\$ 15,199	0.7%
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 38,209	\$ 39,897	\$ 60,278	\$ 100,175	27.3%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 28,231	\$ 538	\$ 33,666	\$ 34,204	15.1%

(all dollar amounts in thousands)

# MainePERS Private Market Investments Summary: 06/30/2023

## 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	\$ 45,944	\$ 2,943	\$ 47,708	\$ 50,650	6.3%
Angelo Gordon Realty Fund XI	\$ 50,000	3/31/2022	\$ 5,000	\$ -	\$ 4,290	\$ 4,290	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 25,803	\$ 2,365	\$ 26,299	\$ 28,664	10.8%
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	\$ 41,647	\$ 409,102	\$ 450,749	5.7%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 104,422	\$ 155,916	\$ 13,153	\$ 169,068	14.9%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 63,719	\$ 65,135	\$ 37,900	\$ 103,035	15.7%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 43,884	\$ 15,219	\$ 47,476	\$ 62,695	23.7%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 21,041	\$ -	\$ 17,992	\$ 17,992	NM
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 31,496	\$ 5,268	\$ 29,914	\$ 35,182	6.9%
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 9,090	\$ -	\$ 10,607	\$ 10,607	7.2%
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	\$ 95,749	\$ 52,811	\$ 132,721	\$ 185,532	8.5%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,184	\$ 1,669	\$ 13,364	\$ 15,034	2.4%
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	\$ 5,106	\$ 38,269	\$ 43,375	24.0%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 1,477	\$ 13,677	\$ 15,153	22.2%
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 33,151	\$ -	\$ 38,524	\$ 38,524	NM
High Street Real Estate VII Venture	\$ 15,000	3/17/2023	\$ 1,765	\$ -	\$ -	\$ -	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 99,107	\$ 11,550	\$ 88,217	\$ 99,767	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 22,739	\$ 13,923	\$ 10,492	\$ 24,414	9.7%
Invesco US Income Fund	\$ 195,000	7/17/2014	\$ 223,678	\$ 64,955	\$ 320,060	\$ 385,016	10.6%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 34,676	\$ 19,043	\$ 36,242	\$ 55,285	17.4%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 18,540	\$ 1,619	\$ 17,813	\$ 19,432	4.2%
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	\$ 52,860	\$ 54,632	\$ 14,222	\$ 68,854	9.8%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 19,592	\$ 5,644	\$ 14,866	\$ 20,510	3.9%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 50,037	\$ 59,408	\$ 2,310	\$ 61,717	10.9%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 59,546	\$ 67,721	\$ 14,725	\$ 82,446	20.4%
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 4,169	\$ 44,596	\$ 48,765	12.3%
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%

## MainePERS Private Market Investments Summary: 06/30/2023

### 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	\$ 19,302	\$ 19,929	-9.2%
LCC Co-Investor B	\$ 15,000	10/18/2019	\$ 15,000	\$ -	\$ 4,255	\$ 4,255	-33.2%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ 8,232	\$ 2	\$ 5,055	\$ 5,056	NM
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 5,453	\$ 47,943	\$ 53,397	4.8%
Smart Markets Fund, L.P.	\$ 195,000	6/17/2013	\$ 222,335	\$ 69,476	\$ 303,527	\$ 373,003	9.0%
Stonelake Opportunity Partners VII	\$ 40,000	6/30/2022	\$ 0	\$ -	\$ (1,020)	\$ (1,020)	NM
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,882	\$ 10,666	\$ 60,548	9.1%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,685	\$ 35,493	\$ 23,133	\$ 58,626	10.0%
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	\$ 17,418	\$ 17,500	\$ 2,794	\$ 20,294	5.6%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,688	\$ 42,649	\$ 16,513	\$ 59,162	8.6%
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 24,541	\$ 11,223	\$ 17,388	\$ 28,610	18.5%

## MainePERS Private Market Investments Summary: 06/30/2023

**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.