

MainePERS Private Market Investments Summary: 09/30/2023

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 2,476,510	\$ 1,928,817	\$ 793,139	\$ 1,495,365	\$ 2,288,504	7.4%
Infrastructure	\$ 3,427,079	\$ 3,589,037	\$ 2,836,562	\$ 2,316,829	\$ 5,153,391	11.1%
Natural Resources	\$ 1,060,500	\$ 1,101,386	\$ 451,297	\$ 981,795	\$ 1,433,092	6.2%
Private Equity	\$ 4,937,582	\$ 4,839,179	\$ 4,222,538	\$ 3,599,546	\$ 7,822,084	15.5%
Real Estate	\$ 2,740,833	\$ 2,741,326	\$ 1,930,501	\$ 1,904,981	\$ 3,835,482	6.7%
Total	\$ 14,642,504	\$ 14,199,745	\$ 10,234,037	\$ 10,298,516	\$ 20,532,554	10.2%

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	\$ 260,353	35	\$ 257,290	\$ 91,693	\$ 208,716	\$ 300,409	9.5%
Infrastructure Co-Investments	\$ 217,762	11	\$ 215,308	\$ 254,113	\$ 129,012	\$ 383,125	14.4%
Natural Resources Co-Investments	\$ 32,500	2	\$ 32,662	\$ 37	\$ 49,868	\$ 49,906	11.1%
Private Equity Co-Investments	\$ 378,643	33	\$ 378,049	\$ 315,568	\$ 256,651	\$ 572,219	12.9%
Real Estate Co-Investments	\$ 66,646	5	\$ 58,775	\$ 7,504	\$ 41,498	\$ 49,003	-6.1%
Total	\$ 955,905	86	\$ 942,084	\$ 668,916	\$ 685,745	\$ 1,354,661	12.2%

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

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Alternative Credit

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ 22,351	\$ 11,314	\$ 33,665	18.5%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 102,623	\$ 78,072	\$ 62,892	\$ 140,964	10.5%
Participation Agreement #1	\$ 7,500	10/11/2019	\$ 7,497	\$ 2,525	\$ 7,092	\$ 9,617	8.9%
Participation Agreement #2	\$ 5,000	10/11/2019	\$ 4,994	\$ 5,422	\$ -	\$ 5,422	8.8%
Participation Agreement #3	\$ 5,000	10/11/2019	\$ 5,000	\$ 5,700	\$ -	\$ 5,700	7.3%
Participation Agreement #4	\$ 10,000	10/18/2019	\$ 9,915	\$ 2,705	\$ 9,562	\$ 12,267	9.0%
Participation Agreement #5	\$ 5,000	12/6/2019	\$ 5,000	\$ 2,574	\$ 4,048	\$ 6,622	9.7%
Participation Agreement #6	\$ 10,000	12/6/2019	\$ 9,991	\$ 2,804	\$ 9,548	\$ 12,352	9.6%
Participation Agreement #7	\$ 5,000	12/11/2019	\$ 5,000	\$ 2,053	\$ 4,571	\$ 6,624	9.0%
Participation Agreement #8	\$ 5,000	8/13/2020	\$ 4,866	\$ 1,748	\$ 4,548	\$ 6,296	9.5%
Participation Agreement #9	\$ 7,500	4/9/2021	\$ 7,425	\$ 1,951	\$ 7,078	\$ 9,029	10.2%
Participation Agreement #10	\$ 5,000	4/20/2021	\$ 4,996	\$ 1,528	\$ 4,531	\$ 6,059	9.5%
Participation Agreement #11	\$ 5,000	5/5/2021	\$ 5,000	\$ 1,096	\$ 4,589	\$ 5,685	6.1%
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 90,000	\$ 15,718	\$ 99,450	\$ 115,168	12.0%
Participation Agreement #1	\$ 5,000	10/23/2020	\$ 4,913	\$ 2,199	\$ 3,848	\$ 6,047	8.8%
Participation Agreement #2	\$ 12,500	8/17/2021	\$ 12,295	\$ 2,224	\$ 12,044	\$ 14,268	9.3%
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	\$ 901	\$ 4,866	\$ 5,767	NM
Participation Agreement #5	\$ 5,000	12/21/2021	\$ 4,925	\$ 1,260	\$ 4,469	\$ 5,729	NM
Participation Agreement #6	\$ 5,000	1/12/2022	\$ 4,925	\$ 898	\$ 4,861	\$ 5,759	NM
Participation Agreement #7	\$ 7,500	1/12/2022	\$ 7,378	\$ 1,342	\$ 7,274	\$ 8,617	NM
Participation Agreement #8	\$ 12,500	6/16/2022	\$ 12,391	\$ 1,818	\$ 12,220	\$ 14,037	NM
Angelo Gordon Direct Lending Fund IV Annex	\$ 50,000	11/18/2021	\$ 47,500	\$ 4,818	\$ 49,759	\$ 54,577	NM
Angelo Gordon Direct Lending Fund V	\$ 125,000	8/3/2022	\$ 53,125	\$ -	\$ 59,405	\$ 59,405	NM
Participation Agreement #1	\$ 7,500	9/1/2022	\$ 7,388	\$ 896	\$ 7,315	\$ 8,211	NM
Participation Agreement #2	\$ 12,500	10/7/2022	\$ 12,263	\$ 963	\$ 12,250	\$ 13,213	NM
Participation Agreement #3	\$ 10,000	10/19/2022	\$ 9,850	\$ 1,123	\$ 9,751	\$ 10,874	NM
Participation Agreement #4	\$ 10,000	10/27/2022	\$ 9,800	\$ 1,435	\$ 9,295	\$ 10,730	NM
Participation Agreement #5	\$ 10,000	2/27/2023	\$ 9,814	\$ 766	\$ 9,762	\$ 10,528	NM
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 96,890	\$ 24,885	\$ 84,897	\$ 109,782	3.7%
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ 88,922	\$ 6,744	\$ 89,579	\$ 96,323	5.6%
Ares Capital Europe VI	\$ 82,500	3/17/2023	\$ 0	\$ -	\$ 519	\$ 519	NM
Ares Senior Direct Lending Fund II	\$ 100,000	12/10/2021	\$ 56,230	\$ 7,706	\$ 57,494	\$ 65,200	NM
Ares Senior Direct Lending Fund III	\$ 100,000	7/28/2023	\$ -	\$ -	\$ -	\$ -	NM

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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
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 100,000	\$ 75,700	\$ 56,403	\$ 132,103	5.1%
Brookfield Infrastructure Debt Fund III	\$ 100,000	7/15/2022	\$ 53,696	\$ 10,444	\$ 45,170	\$ 55,615	NM
Comvest Credit Partners VI	\$ 125,000	5/20/2022	\$ 68,750	\$ 12,741	\$ 61,579	\$ 74,320	NM
Deerpath Capital VI	\$ 75,000	9/30/2021	\$ 54,590	\$ 7,055	\$ 55,550	\$ 62,604	8.4%
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 73,223	\$ 29,601	\$ 50,578	\$ 80,179	6.8%
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 127,612	\$ 64,415	\$ 113,170	\$ 177,585	5.4%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 116,571	\$ 53,149	\$ 106,664	\$ 159,813	7.9%
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	\$ 2,141	\$ 4,453	\$ 6,594	7.5%
Participation Agreement #6	\$ 11,653	8/7/2020	\$ 12,181	\$ 3,868	\$ 10,594	\$ 14,461	9.9%
Participation Agreement #7	\$ 7,500	7/26/2021	\$ 6,558	\$ 1,419	\$ 6,484	\$ 7,903	9.8%
Participation Agreement #8	\$ 12,500	6/17/2022	\$ 12,778	\$ 2,046	\$ 12,043	\$ 14,090	NM
Participation Agreement #9	\$ 7,500	9/26/2022	\$ 7,388	\$ 898	\$ 7,295	\$ 8,193	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 118,400	\$ 22,255	\$ 122,930	\$ 145,185	10.8%
Pathlight Capital Fund II	\$ 75,000	4/22/2021	\$ 113,652	\$ 60,955	\$ 64,516	\$ 125,470	10.0%
Participation Agreement #1	\$ 7,500	4/1/2022	\$ 7,368	\$ 1,564	\$ 7,016	\$ 8,580	NM
Participation Agreement #2	\$ 7,500	4/1/2022	\$ 7,429	\$ 1,198	\$ 7,311	\$ 8,510	NM
Pathlight Capital Fund III	\$ 75,000	6/24/2022	\$ 76,862	\$ 25,931	\$ 55,558	\$ 81,490	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 40,188	\$ 8,648	\$ 41,518	\$ 50,165	11.8%
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 25,000	\$ 3,098	\$ 26,493	\$ 29,591	13.0%
SLR Private Corporate Lending Fund II	\$ 125,000	12/23/2022	\$ -	\$ -	\$ -	\$ -	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 59,634	\$ 28,400	\$ 40,076	\$ 68,475	10.0%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 86,361	\$ 37,799	\$ 124,160	6.3%

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Infrastructure

Fund Name	Commitment		Amount	Total	Current	Total Value (C+D)	Interim Net IRR
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Market Value (D)		
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 68,297	\$ 74,099	\$ 265	\$ 74,365	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	\$ 134,744	\$ 51,448	\$ 186,191	3.6%
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	\$ 117,448	\$ 113,934	\$ 88,594	\$ 202,528	10.0%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 110,706	\$ 59,689	\$ 108,410	\$ 168,099	12.2%
Co-Investment #1	\$ 20,000	3/31/2017	\$ 15,952	\$ 21,225	\$ 16,058	\$ 37,283	26.7%
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 93,946	\$ 23,574	\$ 91,376	\$ 114,950	11.8%
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 345	\$ 64,635	2.5%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 64,349	\$ 41,978	\$ 50,914	\$ 92,892	10.6%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 96,665	\$ 422	\$ 97,087	8.0%
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 78,539	\$ 5,744	\$ 71,910	\$ 77,654	-0.3%
Cube Infrastructure III	\$ 90,000	8/16/2021	\$ 45,481	\$ -	\$ 46,529	\$ 46,529	2.0%
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 104,276	\$ 156,706	\$ 21,845	\$ 178,551	20.4%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 97,706	\$ 17,180	\$ 110,342	\$ 127,521	10.5%
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ 62,693	\$ 8,532	\$ 62,074	\$ 70,606	10.2%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,778	\$ 52,235	\$ 3,739	\$ 55,974	-1.8%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 128,288	\$ 128,229	\$ 27,384	\$ 155,614	11.8%
Global Infrastructure Partners Sonic	\$ 35,000	7/31/2020	\$ 32,792	\$ -	\$ 19,984	\$ 19,984	-15.3%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 234	\$ 205,296	17.2%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 105,524	\$ 145,737	\$ 36,936	\$ 182,673	15.6%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 184,977	\$ 107,052	\$ 153,706	\$ 260,758	9.8%
Co-Investment #1	\$ 29,000	2/28/2017	\$ 27,782	\$ 16,891	\$ 32,745	\$ 49,636	12.7%
Co-Investment #2	\$ 25,000	8/16/2018	\$ 27,071	\$ 3,392	\$ 21,877	\$ 25,269	-1.5%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 141,865	\$ 15,348	\$ 135,329	\$ 150,676	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	\$ 101,009	\$ 1,009	\$ 103,468	\$ 104,477	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	\$ 185,410	\$ 244,913	\$ 77,125	\$ 322,039	16.9%

(all dollar amounts in thousands)

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Infrastructure

Fund Name	Commitment		Amount	Total	Current	Total Value (C+D)	Interim Net IRR
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Market Value (D)		
KKR Atlanta Co-Invest	\$ 24,000	9/26/2014	\$ 21,428	\$ 28,551	\$ -	\$ 28,551	5.7%
KKR Taurus Co-Invest II	\$ 25,000	8/15/2017	\$ 25,000	\$ 56,779	\$ 839	\$ 57,618	21.4%
KKR Byzantium Infrastructure Aggregator	\$ 15,000	10/17/2017	\$ 15,000	\$ 7,013	\$ 11,169	\$ 18,182	4.7%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 91,642	\$ 25,857	\$ 91,705	\$ 117,562	10.6%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 21,938	\$ 11,716	\$ 25,330	\$ 37,046	8.2%
Meridiam Infrastructure (SCA) B Shares	\$ 1,000	9/23/2015	\$ 305	\$ 55	\$ 23,240	\$ 23,295	77.0%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,639	\$ 17,109	\$ 34,885	\$ 51,994	11.3%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 71,670	\$ 17,268	\$ 62,150	\$ 79,418	3.4%
Meridiam Sustainable Infrastructure Europe IV	\$ 90,000	4/16/2021	\$ 21,748	\$ 1,057	\$ 18,285	\$ 19,342	NM
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 88,232	\$ 39,091	\$ 161,525	\$ 200,616	15.7%
MINA II CIP	\$ 175	6/30/2015	\$ 169	\$ 29	\$ 19,130	\$ 19,159	107.5%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 18,870	\$ 6,394	\$ 41,382	\$ 47,776	21.1%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 32,309	\$ 1	\$ 38,056	\$ 38,057	10.2%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 189,328	\$ 232,691	\$ 40,437	\$ 273,127	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	\$ 35,365	\$ 38,838	13.3%
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 164,779	\$ 57,735	\$ 186,079	\$ 243,814	14.5%
Stonepeak Guardian (Co-Invest) Holdings	\$ 10,000	4/27/2023	\$ 10,000	\$ 0	\$ 10,958	\$ 10,958	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 67,441	\$ 10,441	\$ 64,137	\$ 74,578	8.2%
Stonepeak Core Infrastructure Fund	\$ 100,000	8/5/2022	\$ 100,238	\$ 238	\$ 103,823	\$ 104,061	NM
Stonepeak Opportunities Fund	\$ 50,000	6/12/2023	\$ 7,370	\$ -	\$ 6,666	\$ 6,666	NM

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Natural Resources

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
ACM Permanent Crops	\$ 35,000	10/24/2014	\$ 39,100	\$ 12,107	\$ 56,755	\$ 68,862	8.7%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 42,415	\$ 8,885	\$ 20,299	\$ 29,184	-10.2%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 98,715	\$ 83,164	\$ 20,437	\$ 103,601	1.9%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 31,349	\$ 659	\$ 37,447	\$ 38,106	6.5%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 55,737	\$ 11,016	\$ 57,389	\$ 68,405	5.2%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 30,403	\$ 2,654	\$ 31,159	\$ 33,814	6.6%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 101,839	\$ 77,793	\$ 46,593	\$ 124,386	8.5%
Orion Mine Finance Co-Fund II	\$ 20,000	8/13/2018	\$ 20,125	\$ -	\$ 32,449	\$ 32,449	10.2%
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 15,385	\$ 2,763	\$ 17,399	\$ 20,163	NM
Sprott Private Resource Lending Fund III	\$ 30,000	8/31/2022	\$ 2,436	\$ 539	\$ 1,689	\$ 2,228	NM
Sprott Private Resource Streaming and Royalty Annex	\$ 40,000	5/17/2023	\$ 18,345	\$ 477	\$ 18,735	\$ 19,212	NM
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,459	\$ 46,409	\$ 3,632	\$ 50,041	7.4%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 18,375	\$ 23,435	\$ 853	\$ 24,288	17.7%
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 64,374	\$ 45,393	\$ 31,979	\$ 77,372	17.2%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 198,974	\$ 28,770	\$ 315,264	\$ 344,034	7.4%
Twin Creeks Timber	\$ 200,000	1/7/2016	\$ 199,803	\$ 95,629	\$ 128,768	\$ 224,398	2.9%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 110,017	\$ 11,565	\$ 143,527	\$ 155,092	6.6%
Canally Coinvest Holdings	\$ 12,500	12/9/2019	\$ 12,537	\$ 37	\$ 17,420	\$ 17,457	14.8%

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Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,539	\$ 29,678	\$ 264	\$ 29,942	13.0%
ABRY Advanced Securities Fund III	\$ 30,000	4/30/2014	\$ 45,102	\$ 28,005	\$ 17,784	\$ 45,789	0.4%
ABRY Heritage Partners	\$ 10,000	5/31/2016	\$ 10,887	\$ 12,264	\$ 7,442	\$ 19,706	26.4%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,939	\$ 17,340	\$ 2,177	\$ 19,517	12.1%
ABRY Partners VIII	\$ 20,000	8/8/2014	\$ 23,864	\$ 29,732	\$ 3,610	\$ 33,342	9.9%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,845	\$ 16,881	\$ 1,106	\$ 17,987	14.6%
ABRY Senior Equity V	\$ 12,050	1/19/2017	\$ 13,029	\$ 5,898	\$ 12,934	\$ 18,832	13.7%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 34,811	\$ 53,835	\$ 4,227	\$ 58,062	13.3%
Advent International GPE VIII	\$ 50,000	2/5/2016	\$ 57,147	\$ 55,750	\$ 55,322	\$ 111,072	18.1%
Advent International GPE IX	\$ 50,000	5/9/2019	\$ 46,753	\$ 4,998	\$ 59,731	\$ 64,729	16.0%
GPE IX TKE Co-Investment	\$ 24,000	3/30/2020	\$ 21,243	\$ -	\$ 27,142	\$ 27,142	8.0%
Advent International GPE X	\$ 45,000	4/28/2022	\$ 13,500	\$ -	\$ 12,533	\$ 12,533	NM
AI Co-Investment I-A	\$ 7,500	3/2/2023	\$ 7,443	\$ -	\$ 7,423	\$ 7,423	NM
Advent Latin America PE Fund VI	\$ 20,000	10/17/2014	\$ 19,516	\$ 12,350	\$ 22,287	\$ 34,637	15.3%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,997	\$ 74,730	\$ 32,021	\$ 106,751	15.0%
Affinity Asia Pacific Fund V	\$ 40,000	12/11/2017	\$ 23,158	\$ 4,884	\$ 22,250	\$ 27,134	7.3%
Bain Capital Ventures 2021	\$ 25,000	10/28/2020	\$ 19,250	\$ 1	\$ 20,026	\$ 20,026	2.3%
Bain Capital Ventures 2022	\$ 25,000	6/10/2022	\$ 2,375	\$ 0	\$ 1,922	\$ 1,922	NM
Bain Capital Venture Coinvestment Fund III	\$ 15,000	4/1/2021	\$ 15,000	\$ 825	\$ 15,035	\$ 15,860	3.6%
Bain Capital Venture Coinvestment Fund IV	\$ 15,000	6/10/2022	\$ 450	\$ -	\$ 427	\$ 427	NM
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,846	\$ 27,586	\$ 9,354	\$ 36,940	16.7%
Berkshire Fund IX	\$ 50,000	3/18/2016	\$ 56,849	\$ 36,889	\$ 55,700	\$ 92,589	16.0%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 38,018	\$ 53,961	\$ 10,063	\$ 64,024	12.4%
Blackstone Capital Partners VII	\$ 54,000	3/27/2015	\$ 61,598	\$ 41,319	\$ 52,839	\$ 94,158	13.0%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 20,752	\$ 31,105	\$ 179	\$ 31,284	12.6%
Carlyle Asia Partners IV	\$ 60,000	6/3/2014	\$ 81,617	\$ 101,354	\$ 29,312	\$ 130,666	12.9%
Carlyle Asia Partners V	\$ 45,000	10/30/2017	\$ 40,050	\$ 10,769	\$ 34,637	\$ 45,406	7.7%
Centerbridge Capital Partners III	\$ 30,000	10/24/2014	\$ 47,767	\$ 45,744	\$ 29,209	\$ 74,953	17.6%
CB Blizzard Co-Invest	\$ 15,684	9/11/2019	\$ 15,684	\$ 10,053	\$ 2,527	\$ 12,581	-17.6%
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	\$ 5,410	\$ 7,275	\$ 31	\$ 7,305	12.0%

(all dollar amounts in thousands)

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Private Equity

Fund Name	Commitment		Amount	Total	Current Market	Total Value	Interim Net
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	(C+D)	IRR
Charterhouse Capital Partners X	\$ 67,000	5/13/2015	\$ 59,406	\$ 76,351	\$ 30,130	\$ 106,480	20.0%
Charterhouse Acrostone	\$ 12,000	8/24/2018	\$ 13,254	\$ 21,268	\$ -	\$ 21,268	16.9%
Charterhouse Capital Partners XI	\$ 45,000	4/23/2021	\$ 18,245	\$ 1,329	\$ 18,481	\$ 19,810	NM
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 101,240	\$ 122,151	\$ 54,851	\$ 177,002	16.3%
CVC Capital Partners VII	\$ 48,000	5/9/2017	\$ 73,161	\$ 43,350	\$ 65,829	\$ 109,180	21.1%
CVC Capital Partners VIII	\$ 44,000	6/11/2020	\$ 50,894	\$ 26,205	\$ 26,817	\$ 53,022	6.7%
CVC Capital Partners IX	\$ 44,000	6/29/2023	\$ -	\$ -	\$ -	\$ -	NM
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,188	\$ 23,562	\$ 11,809	\$ 35,371	0.7%
EnCap Energy Capital Fund VIII Co-Investors	\$ 16,238	12/8/2011	\$ 16,506	\$ 5,997	\$ 6,501	\$ 12,497	-3.8%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,541	\$ 41,151	\$ 10,938	\$ 52,089	11.0%
EnCap Energy Capital Fund X	\$ 40,000	3/5/2015	\$ 42,225	\$ 55,847	\$ 24,498	\$ 80,344	15.8%
EnCap Energy Capital Fund XI	\$ 40,000	5/31/2017	\$ 40,630	\$ 21,939	\$ 42,792	\$ 64,731	21.1%
EnCap Flatrock Midstream Fund III	\$ 20,000	4/9/2014	\$ 25,255	\$ 22,642	\$ 11,971	\$ 34,613	10.2%
EnCap Flatrock Midstream Fund IV	\$ 22,000	11/17/2017	\$ 19,746	\$ 10,710	\$ 12,580	\$ 23,291	7.7%
General Catalyst X - Early Venture	\$ 19,565	3/26/2020	\$ 18,880	\$ -	\$ 32,443	\$ 32,443	23.6%
General Catalyst X - Endurance	\$ 22,826	3/26/2020	\$ 22,859	\$ -	\$ 21,601	\$ 21,601	-2.1%
General Catalyst X - Growth Venture	\$ 32,609	3/26/2020	\$ 32,120	\$ -	\$ 35,198	\$ 35,198	3.6%
General Catalyst XI - Creation	\$ 8,823	10/29/2021	\$ 4,169	\$ -	\$ 4,275	\$ 4,275	NM
General Catalyst XI - Endurance	\$ 29,412	10/29/2021	\$ 23,367	\$ -	\$ 22,520	\$ 22,520	NM
General Catalyst XI - Ignition	\$ 11,765	10/29/2021	\$ 7,723	\$ -	\$ 7,384	\$ 7,384	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	\$ 35,411	\$ 112,112	32.7%
GTCR Fund XII	\$ 50,000	9/29/2017	\$ 51,713	\$ 31,746	\$ 57,242	\$ 88,988	24.0%
Co-Investment #1	\$ 5,238	4/26/2019	\$ 4,556	\$ -	\$ 9,649	\$ 9,649	18.6%
Co-Investment #2	\$ 5,997	11/1/2019	\$ 5,911	\$ 10,962	\$ 2,618	\$ 13,580	45.1%
GTCR XIII	\$ 50,000	10/27/2020	\$ 25,978	\$ 5,447	\$ 25,906	\$ 31,353	17.4%
GTCR XIV	\$ 50,000	12/16/2022	\$ -	\$ -	\$ -	\$ -	NM
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,020	\$ 32,189	\$ 270	\$ 32,459	7.1%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 26,707	\$ 31,070	\$ 3,412	\$ 34,483	7.2%
H.I.G. Brazil & Latin America Partners	\$ 60,000	7/1/2015	\$ 69,040	\$ 26,649	\$ 73,744	\$ 100,394	12.2%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 21,070	\$ 31,337	\$ 9,358	\$ 40,694	23.1%

MainePERS Private Market Investments Summary: 09/30/2023

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
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 25,240	\$ 20,667	\$ 14,907	\$ 35,574	11.1%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 23,683	\$ 27,565	\$ 13,320	\$ 40,884	13.9%
H.I.G. Growth Buyouts & Equity Fund III	\$ 35,000	9/13/2018	\$ 16,492	\$ 2,134	\$ 15,163	\$ 17,297	NM
H.I.G Middle Market LBO Fund II	\$ 40,000	2/7/2014	\$ 48,874	\$ 68,526	\$ 21,462	\$ 89,988	26.4%
Co-Investment #1	\$ 9,000	10/12/2017	\$ 9,000	\$ -	\$ (32)	\$ (32)	-100.0%
Co-Investment #2	\$ 686	6/19/2020	\$ 686	\$ -	\$ 954	\$ 954	10.6%
Co-Investment #3	\$ 1,000	6/1/2021	\$ 1,079	\$ -	\$ 11	\$ 11	-86.3%
H.I.G. Middle Market LBO Fund III	\$ 40,000	7/23/2019	\$ 34,813	\$ 2,021	\$ 40,691	\$ 42,712	15.1%
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 44,355	\$ 105,844	\$ 7,039	\$ 112,884	24.7%
Hellman & Friedman Capital Partners VIII	\$ 45,000	9/24/2014	\$ 48,803	\$ 26,913	\$ 56,080	\$ 82,993	13.2%
Hellman & Friedman Capital Partners IX	\$ 45,000	9/28/2018	\$ 46,070	\$ 3,147	\$ 61,227	\$ 64,374	13.7%
Hellman & Friedman Capital Partners X	\$ 45,000	5/10/2021	\$ 32,383	\$ -	\$ 35,713	\$ 35,713	6.8%
Inflexion Buyout Fund IV	\$ 27,000	9/30/2014	\$ 34,338	\$ 40,916	\$ 19,281	\$ 60,197	15.1%
Inflexion Partnership Capital Fund I	\$ 17,000	9/30/2014	\$ 26,034	\$ 40,815	\$ 6,415	\$ 47,230	22.1%
Inflexion Supplemental Fund IV	\$ 10,000	5/31/2016	\$ 15,169	\$ 22,276	\$ 7,103	\$ 29,379	23.7%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,022	\$ 4,263	\$ 76	\$ 4,338	7.9%
Kelso Investment Associates IX	\$ 60,000	11/5/2014	\$ 70,283	\$ 87,690	\$ 33,992	\$ 121,682	19.6%
KIA IX (Hammer) Investor	\$ 25,000	8/12/2016	\$ 25,426	\$ 69,298	\$ 309	\$ 69,606	21.4%
Kelso Investment Associates X	\$ 45,000	3/16/2018	\$ 48,272	\$ 15,611	\$ 71,809	\$ 87,420	30.3%
Kelso Investment Associates XI	\$ 45,000	12/22/2021	\$ 10,476	\$ 961	\$ 12,426	\$ 13,386	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	\$ 100,517	\$ 166,162	\$ 21,794	\$ 187,956	19.2%
KKR North America Fund XI (Platinum)	\$ 8,003	2/26/2016	\$ 8,040	\$ 2,313	\$ 5,393	\$ 7,706	-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	\$ 63,524	\$ 39,251	\$ 72,512	\$ 111,763	19.8%
KKR Sigma Aggregator	\$ 15,000	6/22/2018	\$ 15,000	\$ -	\$ 23,753	\$ 23,753	9.1%
KKR Enterprise Co-Invest	\$ 15,000	10/11/2018	\$ 15,000	\$ -	\$ -	\$ -	-100.0%
KKR Enterprise Co-Invest AIV A	\$ 8,936	11/8/2019	\$ 8,936	\$ 7,243	\$ 1,017	\$ 8,261	-8.7%
KKR North America XIII	\$ 40,000	6/25/2021	\$ 17,771	\$ -	\$ 18,603	\$ 18,603	NM
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,957	\$ 100,114	\$ 10,624	\$ 110,738	-2.5%
KKR Special Situations Fund II	\$ 60,000	12/19/2014	\$ 98,284	\$ 78,212	\$ 23,161	\$ 101,373	1.2%

MainePERS Private Market Investments Summary: 09/30/2023

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
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	\$ 88	\$ 44,008	9.1%
ONCAP IV	\$ 15,000	11/8/2016	\$ 15,962	\$ 5,321	\$ 18,911	\$ 24,232	13.7%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,202	\$ 17,038	\$ 1,787	\$ 18,824	13.1%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,871	\$ 50,953	\$ 39,595	\$ 90,549	8.0%
Co-Investment #1	\$ 10,000	2/27/2017	\$ 10,471	\$ 1,235	\$ 5,573	\$ 6,808	-7.4%
Onex Partners V	\$ 45,000	7/11/2017	\$ 39,000	\$ 5,911	\$ 45,330	\$ 51,241	13.5%
Paine & Partners Capital Fund IV	\$ 60,000	12/18/2014	\$ 56,684	\$ 29,070	\$ 48,981	\$ 78,051	7.5%
Wawona Co-Investment Fund I	\$ 15,000	3/31/2017	\$ 15,023	\$ -	\$ 3	\$ 3	-86.0%
Lyons Magnus Co-Investment Fund I	\$ 15,000	11/8/2017	\$ 15,016	\$ -	\$ 25,164	\$ 25,164	9.2%
PSP Maverick Co-Invest	\$ 7,238	9/12/2019	\$ 7,264	\$ -	\$ 516	\$ 516	-48.2%
PSP AH&N Co-Investment Fund	\$ 19,724	11/27/2019	\$ 17,539	\$ -	\$ 32,418	\$ 32,418	18.4%
Paine Schwartz Food Chain Fund V	\$ 45,000	8/3/2018	\$ 46,537	\$ 23,888	\$ 39,404	\$ 63,292	21.3%
SNFL Co-Investment Fund	\$ 5,000	10/11/2019	\$ 5,024	\$ 5,524	\$ 4,453	\$ 9,977	19.5%
Rhone Partners V	\$ 56,000	3/12/2015	\$ 75,954	\$ 65,200	\$ 63,592	\$ 128,792	16.4%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 63,008	\$ 79,860	\$ 20,009	\$ 99,868	12.0%
RCAF VI CIV XXXII	\$ 12,399	10/21/2015	\$ 12,687	\$ 35,268	\$ -	\$ 35,268	19.9%
Riverside Micro-Cap Fund III	\$ 35,000	6/30/2014	\$ 51,608	\$ 194,767	\$ 40,653	\$ 235,420	36.1%
Riverside Micro-Cap Fund IV	\$ 60,000	10/23/2015	\$ 55,659	\$ 5,112	\$ 81,689	\$ 86,801	8.0%
Riverside Micro-Cap Fund IV-B	\$ 20,000	8/9/2019	\$ 24,292	\$ 5,583	\$ 37,395	\$ 42,978	23.5%
Riverside Micro-Cap Fund V	\$ 40,000	8/21/2018	\$ 33,628	\$ 2,513	\$ 48,665	\$ 51,178	16.8%
Riverside Micro-Cap Fund VI	\$ 45,000	8/26/2021	\$ 13,878	\$ 263	\$ 13,967	\$ 14,230	NM
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 25,657	\$ 28,779	\$ 24,865	\$ 53,644	18.0%
Shoreview Capital Partners IV	\$ 30,000	6/3/2019	\$ 17,031	\$ 5,989	\$ 18,483	\$ 24,472	39.0%
Sovereign Capital IV	\$ 46,500	7/7/2014	\$ 40,344	\$ 26,905	\$ 32,417	\$ 59,323	10.0%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 90,831	\$ 87,991	\$ 17,753	\$ 105,744	5.7%
Summit Europe Growth Equity III	\$ 22,000	3/18/2020	\$ 18,184	\$ -	\$ 19,372	\$ 19,372	4.7%
Summit Europe Growth Equity IV	\$ 22,000	2/10/2023	\$ -	\$ -	\$ -	\$ -	NM
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 33,445	\$ 63,535	\$ 11,922	\$ 75,456	26.1%
Co-Investment #1	\$ 16,000	6/3/2015	\$ 16,000	\$ 38,735	\$ 18,893	\$ 57,628	31.4%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 09/30/2023

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 IX	\$ 60,000	8/26/2015	\$ 83,969	\$ 91,405	\$ 80,841	\$ 172,246	29.0%
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	\$ -	\$ 15,508	\$ 15,508	0.0%
Summit Partners Co-Invest (Giants-B)	\$ 15,000	10/22/2019	\$ 15,000	\$ 41,780	\$ 5,448	\$ 47,228	80.8%
Summit Growth Equity X	\$ 60,000	2/26/2019	\$ 61,418	\$ 18,176	\$ 64,422	\$ 82,598	17.7%
Summit Partners Co-Invest (Lions)	\$ 7,534	10/14/2020	\$ 7,534	\$ 119	\$ 14,420	\$ 14,539	26.0%
Summit Partners Co-Invest (Indigo)	\$ 10,000	12/11/2020	\$ 11,436	\$ -	\$ 11,424	\$ 11,424	0.0%
Summit Growth Equity XI	\$ 45,000	10/1/2021	\$ 11,487	\$ -	\$ 12,406	\$ 12,406	NM
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 18,044	\$ 32,899	\$ 2,902	\$ 35,801	17.5%
Summit Venture Capital IV	\$ 40,000	8/26/2015	\$ 51,043	\$ 48,377	\$ 58,620	\$ 106,997	36.1%
Summit Venture Capital V	\$ 45,000	6/16/2020	\$ 26,101	\$ 2,771	\$ 23,660	\$ 26,431	0.9%
Summit Partners Co-Invest (CS)	\$ 13,753	10/22/2021	\$ 13,798	\$ -	\$ 11,709	\$ 11,709	NM
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 55,596	\$ 48,062	\$ 65,431	\$ 113,493	11.4%
Technology Crossover Ventures IX	\$ 60,000	2/19/2016	\$ 48,427	\$ 49,773	\$ 50,846	\$ 100,619	19.9%
TCV Sports	\$ 8,000	9/25/2018	\$ 8,000	\$ -	\$ 8,726	\$ 8,726	1.8%
Technology Crossover Ventures X	\$ 45,000	8/31/2018	\$ 36,448	\$ 10,890	\$ 58,754	\$ 69,644	22.0%
Technology Crossover Ventures XI	\$ 45,000	10/2/2020	\$ 27,647	\$ -	\$ 24,136	\$ 24,136	-8.3%
Technology Impact Fund	\$ 40,000	12/18/2017	\$ 37,554	\$ 23,745	\$ 89,536	\$ 113,281	45.0%
Technology Impact Fund II	\$ 40,000	4/13/2021	\$ 12,686	\$ 325	\$ 12,708	\$ 13,033	NM
Technology Impact Growth Fund	\$ 40,000	11/26/2018	\$ 49,485	\$ 26,676	\$ 29,786	\$ 56,462	6.3%
Technology Impact Growth Fund II	\$ 40,000	8/6/2021	\$ 15,968	\$ -	\$ 14,173	\$ 14,173	NM
TIGF II Direct Strategies LLC - Series 3	\$ 5,000	7/14/2023	\$ 5,000	\$ -	\$ 4,992	\$ 4,992	NM
Thoma Bravo Fund XI	\$ 50,000	5/1/2014	\$ 74,040	\$ 145,149	\$ 56,338	\$ 201,487	26.6%
Thoma Bravo Fund XII	\$ 60,000	4/27/2016	\$ 78,447	\$ 80,943	\$ 67,033	\$ 147,977	16.3%
Thoma Bravo Fund XIII	\$ 45,000	12/7/2018	\$ 59,671	\$ 31,856	\$ 74,544	\$ 106,400	28.6%
Thoma Bravo Special Opportunities Fund II	\$ 15,000	3/27/2015	\$ 18,113	\$ 21,091	\$ 16,223	\$ 37,313	16.1%
Thoma Bravo Discover Fund IV	\$ 45,000	7/1/2022	\$ 18,829	\$ -	\$ 20,228	\$ 20,228	NM
Tillridge Global Agribusiness Partners II	\$ 50,000	10/21/2016	\$ 28,819	\$ 2,900	\$ 23,895	\$ 26,795	-2.3%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 30,292	\$ 78,671	\$ 10,106	\$ 88,776	35.5%
Water Street Healthcare Partners IV	\$ 33,000	9/15/2017	\$ 35,377	\$ 10,624	\$ 47,237	\$ 57,860	19.1%
Water Street Healthcare Partners V	\$ 43,000	4/15/2022	\$ 5,719	\$ -	\$ 4,679	\$ 4,679	NM

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 09/30/2023

Private Equity

Fund Name	Commitment		Amount	Total	Current Market		Interim Net IRR
	(A)	Date of Commitment	Contributed (B)	Distributions (C)	Value (D)	Total Value (C+D)	
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 11,686	\$ 3,176	\$ 14,862	0.2%
Wynnchurch Capital Partners IV	\$ 40,000	10/23/2014	\$ 38,351	\$ 44,971	\$ 56,904	\$ 101,875	26.8%
Wynnchurch Capital Partners V	\$ 40,000	1/15/2020	\$ 28,231	\$ 538	\$ 34,155	\$ 34,693	13.7%

MainePERS Private Market Investments Summary: 09/30/2023

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	\$ 45,941	\$ 3,521	\$ 47,679	\$ 51,200	6.1%
Angelo Gordon Realty Fund XI	\$ 50,000	3/31/2022	\$ 7,500	\$ -	\$ 7,216	\$ 7,216	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ 27,080	\$ 2,365	\$ 27,366	\$ 29,731	8.1%
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	\$ 43,714	\$ 407,343	\$ 451,057	5.4%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 104,422	\$ 156,076	\$ 11,931	\$ 168,007	14.7%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 63,972	\$ 65,315	\$ 36,984	\$ 102,299	15.1%
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 44,994	\$ 16,201	\$ 46,648	\$ 62,849	20.4%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 27,008	\$ 2,506	\$ 22,686	\$ 25,192	-3.1%
EQT Real Estate II	\$ 55,000	4/26/2019	\$ 32,356	\$ 5,268	\$ 29,615	\$ 34,883	4.2%
EQT Real Estate Rock Co-Investment	\$ 11,000	8/10/2020	\$ 9,281	\$ -	\$ 10,832	\$ 10,832	6.5%
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	\$ 95,998	\$ 54,063	\$ 128,923	\$ 182,985	8.1%
HSRE-Coyote Maine PERS Core Co-Investment	\$ 20,000	12/4/2020	\$ 14,201	\$ 1,769	\$ 12,431	\$ 14,200	0.0%
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	\$ 5,855	\$ 37,641	\$ 43,496	22.1%
HSREF VI Elgin Co-Invest	\$ 10,000	4/9/2021	\$ 10,000	\$ 1,575	\$ 13,748	\$ 15,323	20.4%
High Street Real Estate Fund VII	\$ 35,000	8/16/2021	\$ 35,000	\$ -	\$ 39,360	\$ 39,360	11.1%
High Street Real Estate VII Venture	\$ 15,000	3/17/2023	\$ 15,000	\$ -	\$ 14,880	\$ 14,880	NM
Hines US Property Partners	\$ 200,000	9/9/2021	\$ 114,643	\$ 12,421	\$ 99,343	\$ 111,764	-2.2%
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 23,831	\$ 16,983	\$ 8,876	\$ 25,858	10.4%
Invesco US Income Fund	\$ 195,000	7/17/2014	\$ 230,599	\$ 71,876	\$ 316,345	\$ 388,221	10.1%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 34,788	\$ 19,556	\$ 33,524	\$ 53,080	15.1%
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 23,346	\$ 1,619	\$ 24,037	\$ 25,656	8.7%
JPMCB Strategic Property Fund	\$ 130,000	11/15/2005	\$ 186,941	\$ 297,519	\$ -	\$ 297,519	5.8%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 53,582	\$ 54,632	\$ 15,149	\$ 69,781	9.7%
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ 19,932	\$ 6,137	\$ 14,167	\$ 20,304	1.4%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 50,037	\$ 59,408	\$ 2,307	\$ 61,714	10.9%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 60,978	\$ 71,922	\$ 11,654	\$ 83,576	19.8%
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 4,591	\$ 45,317	\$ 49,908	12.2%
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: 09/30/2023

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	\$ 14,428	\$ 15,056	-14.3%
LCC Co-Investor B	\$ 15,000	10/18/2019	\$ 15,000	\$ -	\$ 4,487	\$ 4,487	-29.9%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ 8,286	\$ 56	\$ 2,639	\$ 2,695	NM
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 5,453	\$ 44,937	\$ 50,390	3.6%
Smart Markets Fund, L.P.	\$ 195,000	6/17/2013	\$ 224,993	\$ 72,135	\$ 300,452	\$ 372,586	8.6%
Stonelake Opportunity Partners VII	\$ 40,000	6/30/2022	\$ 0	\$ -	\$ (1,406)	\$ (1,406)	NM
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 50,664	\$ 9,242	\$ 59,906	8.8%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,789	\$ 35,597	\$ 22,594	\$ 58,191	9.4%
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	\$ 17,427	\$ 17,500	\$ 2,493	\$ 19,993	5.1%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,746	\$ 42,649	\$ 15,233	\$ 57,882	7.5%
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 30,960	\$ 11,223	\$ 24,011	\$ 35,234	16.1%

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