MainePERS Private Market Investments Summary: 03/31/2024

Asset Class Summary	Commitment (A)	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	$ 2,495,925	$ 2,056,258	$ 1,017,133	$ 1,468,892	$ 2,486,026	7.7%
Infrastructure	$ 3,437,715	$ 3,657,011	$ 2,933,600	$ 2,413,946	$ 5,347,546	11.1%
Natural Resources	$ 1,060,500	$ 1,123,086	$ 462,908	$ 1,010,735	$ 1,473,644	6.1%
Private Equity	$ 5,015,300	$ 4,976,214	$ 4,450,956	$ 3,675,593	$ 8,126,549	15.3%
Real Estate	$ 2,777,129	$ 2,859,718	$ 1,977,520	$ 1,895,327	$ 3,872,847	6.1%
Total	$ 14,786,569	$ 14,672,288	$ 10,842,118	$ 10,464,494	$ 21,306,611	10.0%

Note: This Asset Class Summary table includes all private market investments: both fund investments and co-investments.

Co-Investment Summary	Commitment (A)	# of Co-Investments	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit Co-Investments	$ 265,353	36	$ 262,515	$ 125,081	$ 193,709	$ 318,790	10.1%
Infrastructure Co-Investments	$ 218,580	11	$ 215,477	$ 261,781	$ 127,062	$ 388,843	14.3%
Natural Resources Co-Investments	$ 32,500	2	$ 32,662	$ 37	$ 51,466	$ 51,503	10.6%
Private Equity Co-Investments	$ 379,323	33	$ 382,289	$ 317,567	$ 267,636	$ 585,204	12.6%
Real Estate Co-Investments	$ 66,880	5	$ 60,583	$ 8,166	$ 37,409	$ 45,575	-8.6%
Total	$ 962,636	87	$ 953,525	$ 712,632	$ 677,283	$ 1,389,915	11.9%

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	$ 22,560	$ 11,397	$ 33,958	17.7%
Angelo Gordon Direct Lending Fund III	$ 100,000	7/20/2018	$ 103,070	$ 85,450	$ 58,818	$ 144,268	10.5%
Participation Agreement #1	$ 7,500	10/11/2019	$ 7,479	$ 2,760	$ 6,951	$ 9,711	8.3%
Participation Agreement #2	$ 5,000	10/11/2019	$ 4,994	$ 5,422	$ -	$ 5,422	8.8%
Participation Agreement #3	$ 5,000	10/11/2019	$ 5,000	$ 5,700	$ -	$ 5,700	7.3%
Participation Agreement #4	$ 10,000	10/18/2019	$ 9,915	$ 3,357	$ 9,515	$ 12,872	9.6%
Participation Agreement #5	$ 5,000	12/6/2019	$ 5,000	$ 6,824	$ -	$ 6,824	9.9%
Participation Agreement #6	$ 10,000	12/6/2019	$ 9,991	$ 3,347	$ 9,566	$ 12,913	10.0%
Participation Agreement #7	$ 5,000	12/11/2019	$ 5,000	$ 2,307	$ 4,583	$ 6,889	9.3%
Participation Agreement #8	$ 5,000	8/13/2020	$ 4,866	$ 2,011	$ 4,551	$ 6,562	9.8%
Participation Agreement #9	$ 7,500	4/9/2021	$ 7,425	$ 2,414	$ 7,046	$ 9,460	10.6%
Participation Agreement #10	$ 5,000	4/20/2021	$ 4,996	$ 1,831	$ 4,518	$ 6,349	10.1%
Participation Agreement #11	$ 5,000	5/5/2021	$ 5,000	$ 1,428	$ 4,581	$ 6,009	7.4%
Angelo Gordon Direct Lending Fund IV	$ 100,000	1/24/2020	$ 95,000	$ 23,051	$ 101,815	$ 124,867	11.7%
Participation Agreement #1	$ 5,000	10/23/2020	$ 4,913	$ 6,266	$ -	$ 6,266	9.2%
Participation Agreement #2	$ 12,500	8/17/2021	$ 12,295	$ 2,997	$ 12,001	$ 14,998	10.0%
Participation Agreement #3	$ 7,500	10/5/2021	$ 7,500	$ 7,913	$ -	$ 7,913	7.9%
Participation Agreement #4	$ 5,000	12/21/2021	$ 4,925	$ 1,209	$ 4,846	$ 6,055	10.5%
Participation Agreement #5	$ 5,000	12/21/2021	$ 4,925	$ 1,846	$ 4,136	$ 5,983	10.2%
Participation Agreement #6	$ 5,000	1/12/2022	$ 4,913	$ 1,216	$ 4,833	$ 6,050	10.8%
Participation Agreement #7	$ 7,500	1/12/2022	$ 7,378	$ 1,812	$ 7,232	$ 9,044	10.6%
Participation Agreement #8	$ 12,500	6/16/2022	$ 12,391	$ 2,607	$ 12,181	$ 14,788	NM
Angelo Gordon Direct Lending Fund IV Annex	$ 50,000	11/18/2021	$ 47,500	$ 8,589	$ 48,801	$ 57,390	11.2%
Angelo Gordon Direct Lending Fund V	$ 125,000	8/3/2022	$ 53,125	$ 1,948	$ 58,830	$ 60,778	NM
Participation Agreement #1	$ 7,500	9/1/2022	$ 7,388	$ 1,342	$ 7,286	$ 8,628	NM
Participation Agreement #2	$ 12,500	10/7/2022	$ 12,263	$ 2,192	$ 12,201	$ 14,393	NM
Participation Agreement #3	$ 10,000	10/19/2022	$ 9,850	$ 1,733	$ 9,718	$ 11,450	NM
Participation Agreement #4	$ 10,000	10/27/2022	$ 9,800	$ 2,136	$ 9,264	$ 11,401	NM
Participation Agreement #5	$ 10,000	2/27/2023	$ 9,811	$ 1,415	$ 9,731	$ 11,146	NM
Participation Agreement #6	$ 5,000	10/20/2023	$ 4,875	$ 264	$ 4,878	$ 5,142	NM
Ares Capital Europe IV	$ 122,000	4/30/2018	$ 96,890	$ 38,355	$ 76,994	$ 115,349	4.6%
Ares Capital Europe V	$ 122,000	9/4/2020	$ 88,832	$ 13,386	$ 88,428	$ 101,814	7.3%
Ares Capital Europe VI	$ 82,500	3/17/2023	$ 15,529	$ 903	$ 15,619	$ 16,522	NM
Ares Senior Direct Lending Fund II	$ 100,000	12/10/2021	$ 64,428	$ 12,352	$ 65,895	$ 78,247	15.4%

(all dollar amounts in thousands)

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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
Ares Senior Direct Lending Fund III	$ 100,000	7/28/2023	$ 0	$ -	$ 305	$ 305	NM
Audax Senior Debt (MP), LLC	$ 100,000	6/30/2017	$ 100,000	$ 103,200	$ 30,869	$ 134,069	5.2%
Brookfield Infrastructure Debt Fund III	$ 100,000	7/15/2022	$ 69,835	$ 25,319	$ 47,836	$ 73,156	NM
Comvest Credit Partners VI	$ 125,000	5/20/2022	$ 78,370	$ 20,866	$ 66,685	$ 87,551	NM
Deerpath Capital VI	$ 75,000	9/30/2021	$ 54,590	$ 9,668	$ 55,378	$ 65,046	8.5%
Global Infrastructure Partners Spectrum	$ 100,000	2/20/2019	$ 110,990	$ 51,899	$ 69,576	$ 121,475	7.4%
Mesa West Core Lending Fund	$ 100,000	6/18/2013	$ 127,612	$ 66,647	$ 101,621	$ 168,268	4.3%
Blue Owl Capital Corporation	$ 100,000	3/10/2017	$ 116,571	$ 152,640	$ 23,417	$ 176,057	9.7%
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	$ 4,987	$ 6,733	$ -	$ 6,733	7.7%
Participation Agreement #6	$ 11,653	8/7/2020	$ 12,642	$ 4,603	$ 11,083	$ 15,686	10.7%
Participation Agreement #7	$ 7,500	7/26/2021	$ 6,557	$ 7,970	$ -	$ 7,970	9.8%
Participation Agreement #8	$ 12,500	6/17/2022	$ 12,778	$ 2,819	$ 12,290	$ 15,109	NM
Participation Agreement #9	$ 7,500	9/26/2022	$ 7,388	$ 1,385	$ 7,184	$ 8,569	NM
Blue Owl Capital Corporation III	$ 100,000	6/19/2020	$ 118,400	$ 35,520	$ 116,446	$ 151,966	11.0%
Pathlight Capital Fund II	$ 75,000	4/22/2021	$ 120,219	$ 74,455	$ 61,878	$ 136,333	10.8%
Participation Agreement #1	$ 7,500	4/1/2022	$ 7,292	$ 2,747	$ 6,309	$ 9,056	13.1%
Participation Agreement #2	$ 7,500	4/1/2022	$ 7,429	$ 1,764	$ 7,225	$ 8,988	11.0%
Pathlight Capital Fund III	$ 75,000	6/24/2022	$ 90,556	$ 50,442	$ 49,029	$ 99,471	NM
Solar Capital Private Corporate Lending Fund	$ 50,000	6/26/2019	$ 40,188	$ 10,856	$ 41,875	$ 52,731	12.0%
Solar Capital Debt Fund	$ 50,000	6/26/2019	$ 25,000	$ 4,473	$ 26,629	$ 31,102	12.8%
SLR Private Corporate Lending Fund II	$ 125,000	12/23/2022	$ 6,202	$ 37	$ 7,707	$ 7,743	NM
Silver Point Specialty Credit II	$ 50,000	1/31/2020	$ 62,775	$ 31,238	$ 42,597	$ 73,835	10.1%
Tennenbaum Direct Lending VIII	$ 100,000	11/30/2017	$ 100,883	$ 95,288	$ 30,154	$ 125,443	6.4%

(all dollar amounts in thousands)

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Infrastructure

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alinda Infrastructure Fund II	$ 50,000	9/17/2009	$ 68,297	$ 74,099	$ 304	$ 74,403	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	$ 137,590	$ 46,422	$ 184,012	3.3%
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	$ 118,049	$ 116,279	$ 90,093	$ 206,371	10.0%
Brookfield Infrastructure Fund III	$ 100,000	4/15/2016	$ 111,825	$ 68,123	$ 108,470	$ 176,593	12.3%
Co-Investment #1	$ 20,000	3/31/2017	$ 15,953	$ 28,056	$ 10,175	$ 38,231	26.2%
Carlyle Global Infrastructure Opportunity Fund	$ 100,000	5/1/2019	$ 96,534	$ 23,764	$ 99,715	$ 123,479	12.0%
Carlyle Infrastructure Partners	$ 50,000	11/2/2007	$ 57,366	$ 64,289	$ 356	$ 64,645	2.5%
Carlyle Power Partners II	$ 50,000	11/19/2015	$ 64,785	$ 45,161	$ 47,645	$ 92,806	9.8%
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	$ 77,566	$ 83,310	1.5%
Cube Infrastructure III	$ 90,000	8/16/2021	$ 57,514	$ 228	$ 59,636	$ 59,865	2.9%
EQT Infrastructure III	$ 68,000	12/3/2016	$ 105,793	$ 158,963	$ 24,019	$ 182,982	20.5%
EQT Infrastructure IV	$ 100,000	12/17/2018	$ 100,014	$ 17,265	$ 120,549	$ 137,815	11.0%
EQT Infrastructure V	$ 75,000	12/8/2020	$ 66,568	$ 8,532	$ 71,371	$ 79,902	12.1%
Global Energy & Power Infrastructure Fund	$ 50,000	6/30/2010	$ 59,778	$ 53,144	$ 2,246	$ 55,390	-2.1%
Global Energy & Power Infrastructure Fund II	$ 100,000	10/21/2013	$ 128,643	$ 129,302	$ 24,678	$ 153,980	10.8%
Global Infrastructure Partners Sonic	$ 35,000	7/31/2020	$ 34,110	$ -	$ 21,073	$ 21,073	-13.5%
Global Infrastructure Partners	$ 75,000	3/31/2008	$ 101,173	$ 205,062	$ 229	$ 205,290	17.2%
Global Infrastructure Partners II	$ 75,000	12/3/2011	$ 106,369	$ 150,432	$ 37,986	$ 188,418	15.8%
Global Infrastructure Partners III	$ 150,000	4/15/2016	$ 185,998	$ 111,281	$ 155,581	$ 266,861	9.6%
Co-Investment #1	$ 29,000	2/28/2017	$ 27,950	$ 17,727	$ 32,984	$ 50,711	12.3%
Co-Investment #2	$ 25,000	8/16/2018	$ 27,071	$ 3,392	$ 24,973	$ 28,365	0.9%
Global Infrastructure Partners IV	$ 150,000	12/21/2018	$ 143,831	$ 18,198	$ 141,780	$ 159,978	6.0%
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	$ 103,124	$ 3,124	$ 105,980	$ 109,104	NM
KKR Global Infrastructure Investors	$ 75,000	9/29/2010	$ 87,917	$ 154,328	$ 93	$ 154,421	13.1%
KKR Global Infrastructure Investors II	$ 150,000	10/24/2014	$ 186,972	$ 274,876	$ 53,669	$ 328,545	16.9%

(all dollar amounts in thousands)

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Infrastructure

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
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	$ 840	$ 57,619	21.3%
KKR Byzantium Infrastructure Aggregator	$ 15,000	10/17/2017	$ 15,000	$ 7,013	$ 12,612	$ 19,625	6.0%
KKR Global Infrastructure Investors III	$ 100,000	3/29/2018	$ 92,014	$ 28,072	$ 102,286	$ 130,358	12.8%
Meridiam Infrastructure (SCA)	$ 11,000	9/23/2015	$ 21,938	$ 13,041	$ 27,651	$ 40,692	9.1%
Meridiam Infrastructure (SCA) B Shares	$ 1,000	9/23/2015	$ 305	$ 55	$ 25,370	$ 25,425	77.0%
Meridiam Infrastructure Europe II (SCA)	$ 22,500	9/23/2015	$ 36,936	$ 18,374	$ 38,586	$ 56,960	8.7%
Meridiam Infrastructure Europe III SLP	$ 95,000	4/27/2016	$ 73,719	$ 18,080	$ 71,585	$ 89,664	5.9%
Meridiam Sustainable Infrastructure Europe IV	$ 90,000	4/16/2021	$ 21,748	$ 1,473	$ 20,050	$ 21,524	NM
Meridiam Infrastructure N.A. II	$ 75,000	9/28/2012	$ 88,232	$ 39,091	$ 177,471	$ 216,562	15.9%
MINA II CIP	$ 175	6/30/2015	$ 169	$ 938	$ 20,014	$ 20,952	101.0%
Meridiam Infrastructure N.A. II	$ 20,000	6/30/2015	$ 18,870	$ 6,394	$ 45,466	$ 51,860	21.0%
Meridiam Infrastructure N.A. III	$ 50,000	7/12/2017	$ 32,309	$ 1	$ 42,839	$ 42,840	13.6%
Stonepeak Infrastructure Partners II	$ 140,000	11/12/2015	$ 189,926	$ 238,390	$ 36,758	$ 275,147	13.1%
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	$ 33,812	$ 37,284	11.5%
Stonepeak Infrastructure Partners III	$ 150,000	10/13/2017	$ 165,797	$ 57,763	$ 188,461	$ 246,224	13.0%
Stonepeak Guardian (Co-Invest) Holdings	$ 10,000	4/27/2023	$ 10,000	$ 0	$ 11,666	$ 11,667	NM
Stonepeak Infrastructure Partners IV	$ 125,000	5/8/2020	$ 84,694	$ 10,745	$ 84,383	$ 95,128	8.6%
Stonepeak Core Infrastructure Fund	$ 100,000	8/5/2022	$ 100,422	$ 422	$ 107,855	$ 108,277	NM
Stonepeak Opportunities Fund	$ 50,000	6/12/2023	$ 10,748	$ 1,513	$ 8,222	$ 9,735	NM

(all dollar amounts in thousands)

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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	$ 39,821	$ 12,107	$ 57,751	$ 69,858	8.3%
ACM Permanent Crops II	$ 35,000	5/12/2016	$ 42,906	$ 8,885	$ 19,048	$ 27,933	-10.9%
AMERRA Agri Fund III	$ 50,000	2/11/2016	$ 101,331	$ 89,180	$ 17,700	$ 106,880	2.1%
Denham Mining Fund	$ 35,000	6/29/2018	$ 33,511	$ 659	$ 39,014	$ 39,673	5.1%
Homestead Capital Farmland II	$ 50,000	8/8/2016	$ 56,136	$ 11,440	$ 57,388	$ 68,828	4.7%
Homestead Capital Farmland III	$ 30,000	10/26/2018	$ 32,067	$ 3,534	$ 32,425	$ 35,958	5.8%
Orion Mine Finance Fund II	$ 50,000	5/25/2016	$ 102,219	$ 78,365	$ 47,173	$ 125,539	8.2%
Orion Mine Finance Co-Fund II	$ 20,000	8/13/2018	$ 20,125	$ -	$ 34,483	$ 34,483	10.4%
Silver Creek Aggregate Reserves Fund	$ 100,000	11/6/2018	$ 15,474	$ 3,214	$ 18,179	$ 21,393	NM
Sprott Private Resource Lending Fund III	$ 30,000	8/31/2022	$ 8,461	$ 539	$ 7,777	$ 8,316	NM
Sprott Private Resource Streaming and Royalty Annex	$ 40,000	5/17/2023	$ 22,365	$ 477	$ 23,950	$ 24,427	NM
Taurus Mining Fund	$ 50,000	3/27/2015	$ 41,459	$ 46,658	$ 3,750	$ 50,408	7.6%
Taurus Mining Fund Annex	$ 23,000	12/1/2016	$ 18,384	$ 23,486	$ 816	$ 24,302	17.5%
Taurus Mining Fund No. 2	$ 75,000	4/18/2019	$ 64,374	$ 47,089	$ 31,496	$ 78,585	16.0%
Teays River Integrated Agriculture	$ 200,000	7/1/2015	$ 198,974	$ 28,770	$ 343,319	$ 372,089	8.0%
Twin Creeks Timber	$ 200,000	1/7/2016	$ 202,925	$ 96,903	$ 135,982	$ 232,885	3.3%
U.S. Farming Realty Trust III	$ 100,000	7/7/2015	$ 110,017	$ 11,565	$ 123,503	$ 135,069	3.6%
Canally Coinvest Holdings	$ 12,500	12/9/2019	$ 12,537	$ 37	$ 16,983	$ 17,021	11.2%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 03/31/2024

Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
ABRY Advanced Securities Fund II	$ 20,000	5/4/2011	$ 20,541	$ 29,705	$ 230	$ 29,934	13.0%
ABRY Advanced Securities Fund III	$ 30,000	4/30/2014	$ 45,253	$ 30,354	$ 16,345	$ 46,699	0.9%
ABRY Heritage Partners	$ 10,000	5/31/2016	$ 11,034	$ 12,303	$ 7,965	$ 20,268	25.7%
ABRY Partners VII	$ 10,000	4/29/2011	$ 12,969	$ 17,340	$ 2,250	$ 19,590	12.1%
ABRY Partners VIII	$ 20,000	8/8/2014	$ 23,934	$ 29,732	$ 3,679	$ 33,410	9.8%
ABRY Senior Equity IV	$ 10,000	12/7/2012	$ 10,853	$ 17,114	$ 888	$ 18,001	14.5%
ABRY Senior Equity V	$ 12,050	1/19/2017	$ 13,098	$ 6,728	$ 12,767	$ 19,495	13.3%
Advent International GPE VII	$ 30,000	6/29/2012	$ 34,811	$ 54,885	$ 3,263	$ 58,148	13.3%
Advent International GPE VIII	$ 50,000	2/5/2016	$ 57,556	$ 63,250	$ 48,403	$ 111,653	17.2%
Advent International GPE IX	$ 50,000	5/9/2019	$ 46,753	$ 4,998	$ 64,799	$ 69,797	16.3%
GPE IX TKE Co-Investment	$ 24,000	3/30/2020	$ 21,243	$ -	$ 32,591	$ 32,591	12.3%
Advent International GPE X	$ 45,000	4/28/2022	$ 18,680	$ -	$ 20,064	$ 20,064	NM
AI Co-Investment I-A	$ 7,500	3/2/2023	$ 7,443	$ -	$ 8,459	$ 8,459	NM
Advent Latin America PE Fund VI	$ 20,000	10/17/2014	$ 20,272	$ 18,950	$ 15,818	$ 34,768	13.9%
Affinity Asia Pacific Fund IV	$ 60,000	2/28/2013	$ 65,344	$ 74,934	$ 40,040	$ 114,975	15.9%
Affinity Asia Pacific Fund V	$ 40,000	12/11/2017	$ 23,574	$ 6,647	$ 23,569	$ 30,216	9.8%
Bain Capital Ventures 2021	$ 25,000	10/28/2020	$ 19,938	$ 1	$ 22,795	$ 22,796	6.3%
Bain Capital Ventures 2022	$ 25,000	6/10/2022	$ 4,750	$ 0	$ 4,996	$ 4,996	NM
Bain Capital Venture Coinvestment Fund III	$ 15,000	4/1/2021	$ 15,750	$ 825	$ 15,130	$ 15,955	0.7%
Bain Capital Venture Coinvestment Fund IV	$ 15,000	6/10/2022	$ 1,500	$ -	$ 1,780	$ 1,780	NM
Berkshire Fund VIII	$ 15,000	7/20/2011	$ 16,993	$ 27,959	$ 9,944	$ 37,904	16.8%
Berkshire Fund IX	$ 50,000	3/18/2016	$ 57,832	$ 36,889	$ 58,305	$ 95,194	15.2%
Blackstone Capital Partners VI	$ 30,000	6/30/2010	$ 38,362	$ 56,434	$ 8,287	$ 64,721	12.3%
Blackstone Capital Partners VII	$ 54,000	3/27/2015	$ 62,642	$ 48,652	$ 49,520	$ 98,172	13.0%
Carlyle Asia Partners III	$ 15,000	12/31/2009	$ 20,694	$ 31,227	$ -	$ 31,227	12.6%
Carlyle Asia Partners IV	$ 60,000	6/3/2014	$ 87,727	$ 123,366	$ 13,652	$ 137,019	12.6%
Carlyle Asia Partners V	$ 45,000	10/30/2017	$ 45,830	$ 12,576	$ 40,283	$ 52,859	8.0%
Centerbridge Capital Partners III	$ 30,000	10/24/2014	$ 48,316	$ 48,352	$ 27,784	$ 76,136	16.9%
CB Blizzard Co-Invest	$ 15,684	9/11/2019	$ 15,684	$ 10,053	$ 1,947	$ 12,001	-20.6%
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	$ 34	$ 7,308	12.0%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 03/31/2024

Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Charterhouse Capital Partners X	$ 67,000	5/13/2015	$ 59,406	$ 76,351	$ 32,825	$ 109,175	19.9%
Charterhouse Acrostone	$ 12,000	8/24/2018	$ 13,254	$ 21,268	$ -	$ 21,268	16.9%
Charterhouse Capital Partners XI	$ 45,000	4/23/2021	$ 22,567	$ 1,329	$ 24,095	$ 25,424	17.0%
CVC Capital Partners VI	$ 67,000	7/12/2013	$ 104,784	$ 127,318	$ 57,923	$ 185,241	16.4%
CVC Capital Partners VII	$ 48,000	5/9/2017	$ 77,462	$ 53,773	$ 64,532	$ 118,306	20.6%
CVC Capital Partners VIII	$ 44,000	6/11/2020	$ 58,841	$ 27,352	$ 34,580	$ 61,931	6.5%
CVC Capital Partners IX	$ 44,000	6/29/2023	$ -	$ -	$ -	$ -	NM
EnCap Energy Capital VIII	$ 30,000	1/31/2011	$ 34,190	$ 23,766	$ 11,271	$ 35,037	0.5%
EnCap Energy Capital Fund VIII Co-Investors	$ 16,238	12/8/2011	$ 16,513	$ 6,278	$ 6,168	$ 12,446	-3.7%
EnCap Energy Capital Fund IX	$ 30,000	12/19/2012	$ 35,144	$ 46,005	$ 6,958	$ 52,964	11.0%
EnCap Energy Capital Fund X	$ 40,000	3/5/2015	$ 44,657	$ 59,933	$ 24,529	$ 84,462	15.7%
EnCap Energy Capital Fund XI	$ 40,000	5/31/2017	$ 41,754	$ 25,800	$ 43,351	$ 69,151	20.6%
EnCap Flatrock Midstream Fund III	$ 20,000	4/9/2014	$ 25,255	$ 24,137	$ 10,724	$ 34,861	10.0%
EnCap Flatrock Midstream Fund IV	$ 22,000	11/17/2017	$ 20,144	$ 11,193	$ 12,700	$ 23,893	7.3%
General Catalyst X - Early Venture	$ 19,565	3/26/2020	$ 19,174	$ -	$ 30,244	$ 30,244	16.3%
General Catalyst X - Endurance	$ 22,826	3/26/2020	$ 22,859	$ 1,113	$ 23,308	$ 24,421	2.2%
General Catalyst X - Growth Venture	$ 32,609	3/26/2020	$ 32,120	$ -	$ 35,182	$ 35,182	3.0%
General Catalyst XI - Creation	$ 8,823	10/29/2021	$ 6,582	$ -	$ 6,808	$ 6,808	3.7%
General Catalyst XI - Endurance	$ 29,412	10/29/2021	$ 24,919	$ -	$ 25,017	$ 25,017	0.2%
General Catalyst XI - Ignition	$ 11,765	10/29/2021	$ 8,579	$ -	$ 8,215	$ 8,215	-2.6%
General Catalyst XII - Creation	$ 6,250	1/26/2024	$ 798	$ -	$ 747	$ 747	NM
General Catalyst XII - Endurance	$ 9,375	1/26/2024	$ -	$ -	$ -	$ -	NM
General Catalyst XII - Health Assurance	$ 3,125	1/26/2024	$ -	$ -	$ -	$ -	NM
General Catalyst XII - Ignition	$ 6,250	1/26/2024	$ 767	$ -	$ 701	$ 701	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	$ 35,142	$ 83,709	$ 27,108	$ 110,817	31.9%
GTCR Fund XII	$ 50,000	9/29/2017	$ 51,915	$ 33,192	$ 57,701	$ 90,894	22.2%
Co-Investment #1	$ 5,238	4/26/2019	$ 4,556	$ -	$ 9,853	$ 9,853	17.1%
Co-Investment #2	$ 5,997	11/1/2019	$ 5,911	$ 10,962	$ 2,310	$ 13,271	43.2%
GTCR XIII	$ 50,000	10/27/2020	$ 26,578	$ 5,556	$ 29,207	$ 34,763	18.7%
GTCR XIV	$ 50,000	12/16/2022	$ -	$ -	$ -	$ -	NM

(all dollar amounts in thousands)

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Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
H.I.G. Bayside Loan Fund II	$ 25,000	5/28/2010	$ 23,985	$ 32,321	$ 162	$ 32,482	7.1%
H.I.G. Bayside Loan Ops Fund III (Europe)	$ 30,000	7/27/2012	$ 26,707	$ 31,070	$ 3,433	$ 34,503	7.1%
H.I.G. Brazil & Latin America Partners	$ 60,000	7/1/2015	$ 69,040	$ 26,649	$ 75,387	$ 102,037	11.5%
H.I.G. Capital Partners V	$ 15,000	2/28/2013	$ 21,630	$ 34,067	$ 7,683	$ 41,749	22.9%
H.I.G. Europe Capital Partners II	$ 22,500	7/1/2013	$ 25,240	$ 20,667	$ 15,254	$ 35,921	10.8%
H.I.G. Growth Buyouts & Equity Fund II	$ 17,500	6/30/2011	$ 23,713	$ 28,136	$ 14,767	$ 42,903	14.4%
H.I.G. Growth Buyouts & Equity Fund III	$ 35,000	9/13/2018	$ 16,492	$ 2,134	$ 16,958	$ 19,092	NM
H.I.G Middle Market LBO Fund II	$ 40,000	2/7/2014	$ 49,202	$ 69,764	$ 19,731	$ 89,494	25.4%
Co-Investment #1	$ 9,000	10/12/2017	$ 9,000	$ -	$ 0	$ 0	-84.4%
Co-Investment #2	$ 686	6/19/2020	$ 686	$ -	$ 1,012	$ 1,012	10.8%
Co-Investment #3	$ 1,000	6/1/2021	$ 1,079	$ -	$ 0	$ 0	-96.2%
H.I.G. Middle Market LBO Fund III	$ 40,000	7/23/2019	$ 34,970	$ 2,021	$ 40,900	$ 42,921	11.3%
Hellman & Friedman Capital Partners VII	$ 30,000	6/19/2009	$ 45,189	$ 111,116	$ 2,593	$ 113,709	24.7%
Hellman & Friedman Capital Partners VIII	$ 45,000	9/24/2014	$ 49,347	$ 30,557	$ 54,300	$ 84,857	12.7%
Hellman & Friedman Capital Partners IX	$ 45,000	9/28/2018	$ 46,794	$ 5,444	$ 63,939	$ 69,383	13.8%
Hellman & Friedman Capital Partners X	$ 45,000	5/10/2021	$ 32,635	$ 3,260	$ 35,213	$ 38,473	8.7%
Inflexion Buyout Fund IV	$ 27,000	9/30/2014	$ 37,885	$ 49,849	$ 16,309	$ 66,158	15.5%
Inflexion Partnership Capital Fund I	$ 17,000	9/30/2014	$ 26,034	$ 40,815	$ 6,938	$ 47,753	22.0%
Inflexion Supplemental Fund IV	$ 10,000	5/31/2016	$ 15,510	$ 23,320	$ 7,073	$ 30,393	23.6%
Kelso Investment Associates VIII	$ 3,000	1/6/2011	$ 3,044	$ 4,358	$ 11	$ 4,369	7.9%
Kelso Investment Associates IX	$ 60,000	11/5/2014	$ 70,063	$ 87,745	$ 33,458	$ 121,203	19.0%
KIA IX (Hammer) Investor	$ 25,000	8/12/2016	$ 25,492	$ 69,544	$ -	$ 69,544	21.4%
Kelso Investment Associates X	$ 45,000	3/16/2018	$ 48,722	$ 19,943	$ 68,336	$ 88,279	25.9%
Kelso Investment Associates XI	$ 45,000	12/22/2021	$ 14,343	$ 1,829	$ 15,843	$ 17,672	NM
Kelso XI Heights Co-Investment	$ 12,000	8/19/2022	$ 10,025	$ -	$ 10,111	$ 10,111	NM
KKR North American Fund XI	$ 60,000	2/7/2012	$ 100,673	$ 166,314	$ 21,916	$ 188,230	19.1%
KKR North America Fund XI (Platinum)	$ 8,003	2/26/2016	$ 8,040	$ 2,313	$ 3,251	$ 5,564	-7.0%
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	$ 64,838	$ 44,424	$ 75,177	$ 119,601	19.7%
KKR Sigma Aggregator	$ 15,000	6/22/2018	$ 15,000	$ -	$ 23,844	$ 23,844	8.4%
KKR Enterprise Co-Invest	$ 15,000	10/11/2018	$ 15,000	$ -	$ -	$ -	-100.0%

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Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
KKR Enterprise Co-Invest AIV A	$ 8,936	11/8/2019	$ 8,936	$ 7,908	$ 194	$ 8,101	-10.8%
KKR North America XIII	$ 40,000	6/25/2021	$ 23,458	$ -	$ 25,286	$ 25,286	7.0%
KKR Special Situations Fund	$ 60,000	12/19/2012	$ 118,957	$ 100,522	$ 9,507	$ 110,029	-2.7%
KKR Special Situations Fund II	$ 60,000	12/19/2014	$ 98,284	$ 79,706	$ 21,414	$ 101,120	1.1%
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	$ 73	$ 43,993	9.1%
ONCAP IV	$ 15,000	11/8/2016	$ 16,588	$ 5,922	$ 18,621	$ 24,544	12.0%
Onex Partners III	$ 10,000	1/6/2011	$ 11,217	$ 17,065	$ 2,066	$ 19,130	13.2%
Onex Partners IV	$ 60,000	11/22/2013	$ 64,494	$ 55,093	$ 37,121	$ 92,214	7.7%
Co-Investment #1	$ 10,000	2/27/2017	$ 10,471	$ 1,235	$ 3,849	$ 5,085	-11.7%
Onex Partners V	$ 45,000	7/11/2017	$ 42,659	$ 6,606	$ 51,607	$ 58,213	13.7%
Paine & Partners Capital Fund IV	$ 60,000	12/18/2014	$ 56,946	$ 29,070	$ 49,991	$ 79,062	7.2%
Wawona Co-Investment Fund I	$ 15,000	3/31/2017	$ 15,023	$ -	$ 1	$ 1	-88.7%
Lyons Magnus Co-Investment Fund I	$ 15,000	11/8/2017	$ 15,016	$ -	$ 27,759	$ 27,759	10.1%
PSP Maverick Co-Invest	$ 7,238	9/12/2019	$ 7,264	$ -	$ 385	$ 385	-47.8%
PSP AH&N Co-Investment Fund	$ 23,895	11/27/2019	$ 21,361	$ -	$ 38,205	$ 38,205	17.7%
Paine Schwartz Food Chain Fund V	$ 45,000	8/3/2018	$ 46,992	$ 23,888	$ 40,726	$ 64,614	18.6%
SNFL Co-Investment Fund	$ 5,000	10/11/2019	$ 5,024	$ 5,524	$ 4,467	$ 9,990	18.4%
Rhone Partners V	$ 56,000	3/12/2015	$ 75,954	$ 65,200	$ 69,729	$ 134,929	16.6%
Riverside Capital Appreciation Fund VI	$ 60,000	7/3/2013	$ 64,286	$ 79,867	$ 20,569	$ 100,435	11.7%
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	$ 37,256	$ 232,023	35.7%
Riverside Micro-Cap Fund IV	$ 60,000	10/23/2015	$ 55,659	$ 5,112	$ 84,669	$ 89,781	8.0%
Riverside Micro-Cap Fund IV-B	$ 20,000	8/9/2019	$ 24,474	$ 5,583	$ 35,423	$ 41,007	18.3%
Riverside Micro-Cap Fund V	$ 40,000	8/21/2018	$ 37,363	$ 2,513	$ 54,150	$ 56,663	15.3%
Riverside Micro-Cap Fund VI	$ 45,000	8/26/2021	$ 13,878	$ 263	$ 12,575	$ 12,838	NM
Shoreview Capital Partners III	$ 24,000	7/24/2013	$ 25,922	$ 32,738	$ 23,831	$ 56,569	18.2%
Shoreview Capital Partners IV	$ 30,000	6/3/2019	$ 18,567	$ 6,023	$ 24,038	$ 30,062	40.6%
Sovereign Capital IV	$ 46,500	7/7/2014	$ 40,344	$ 26,905	$ 33,820	$ 60,725	9.9%
Summit Partners Credit II	$ 60,000	10/25/2013	$ 90,831	$ 87,991	$ 12,389	$ 100,381	3.9%

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Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Summit Europe Growth Equity III	$ 22,000	3/18/2020	$ 19,091	$ 1,657	$ 22,105	$ 23,762	12.8%
Summit Europe Growth Equity IV	$ 22,000	2/10/2023	$ -	$ -	$ -	$ -	NM
Summit Growth Equity VIII	$ 25,000	5/27/2011	$ 34,275	$ 68,730	$ 7,407	$ 76,137	25.9%
Co-Investment #1	$ 16,000	6/3/2015	$ 16,000	$ 38,735	$ 19,639	$ 58,375	31.3%
Summit Growth Equity IX	$ 60,000	8/26/2015	$ 84,846	$ 92,283	$ 77,508	$ 169,791	26.7%
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)	$ 15,292	10/22/2019	$ 15,292	$ 42,588	$ 4,875	$ 47,463	79.9%
Summit Growth Equity X	$ 60,000	2/26/2019	$ 61,832	$ 18,176	$ 68,043	$ 86,219	16.4%
Summit Partners Co-Invest (Lions)	$ 7,534	10/14/2020	$ 7,534	$ 119	$ 14,416	$ 14,535	21.7%
Summit Partners Co-Invest (Indigo)	$ 10,000	12/11/2020	$ 11,436	$ -	$ 11,423	$ 11,423	0.0%
Summit Growth Equity XI	$ 45,000	10/1/2021	$ 11,609	$ -	$ 13,304	$ 13,304	NM
Summit Venture Capital III	$ 13,150	5/27/2011	$ 18,044	$ 32,899	$ 2,763	$ 35,662	17.4%
Summit Venture Capital IV	$ 40,000	8/26/2015	$ 51,195	$ 48,377	$ 69,986	$ 118,363	36.4%
Summit Venture Capital V	$ 45,000	6/16/2020	$ 29,988	$ 2,771	$ 28,570	$ 31,341	2.7%
Summit Partners Co-Invest (CS)	$ 13,753	10/22/2021	$ 13,798	$ -	$ 12,977	$ 12,977	-2.7%
Technology Crossover Ventures VIII	$ 60,000	5/8/2013	$ 55,596	$ 62,656	$ 62,360	$ 125,015	12.4%
Technology Crossover Ventures IX	$ 60,000	2/19/2016	$ 49,721	$ 52,386	$ 48,848	$ 101,234	18.7%
TCV Sports	$ 8,000	9/25/2018	$ 8,000	$ -	$ 10,098	$ 10,098	4.3%
Technology Crossover Ventures X	$ 45,000	8/31/2018	$ 36,448	$ 14,377	$ 64,042	$ 78,419	23.1%
Technology Crossover Ventures XI	$ 45,000	10/2/2020	$ 32,150	$ -	$ 30,428	$ 30,428	-2.9%
Technology Impact Fund	$ 40,000	12/18/2017	$ 38,077	$ 24,707	$ 89,116	$ 113,823	40.3%
Technology Impact Fund II	$ 40,000	4/13/2021	$ 13,534	$ 341	$ 13,285	$ 13,626	NM
Technology Impact Growth Fund	$ 40,000	11/26/2018	$ 50,425	$ 26,676	$ 32,684	$ 59,361	7.0%
Technology Impact Growth Fund II	$ 40,000	8/6/2021	$ 17,577	$ 0	$ 15,355	$ 15,355	NM
TIGF II Direct Strategies LLC - Series 3	$ 5,000	7/14/2023	$ 5,041	$ -	$ 4,999	$ 4,999	NM
Thoma Bravo Fund XI	$ 50,000	5/1/2014	$ 78,512	$ 168,810	$ 43,137	$ 211,947	26.6%
Thoma Bravo Fund XII	$ 60,000	4/27/2016	$ 78,447	$ 80,943	$ 75,247	$ 156,190	16.7%
Thoma Bravo Fund XIII	$ 45,000	12/7/2018	$ 60,680	$ 43,681	$ 65,528	$ 109,209	26.0%
Thoma Bravo Special Opportunities Fund II	$ 15,000	3/27/2015	$ 18,113	$ 21,091	$ 18,525	$ 39,616	16.5%
Thoma Bravo Discover Fund IV	$ 45,000	7/1/2022	$ 25,731	$ -	$ 29,767	$ 29,767	NM

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Private Equity

Fund Name	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Tillridge Global Agribusiness Partners II	$ 50,000	10/21/2016	$ 33,063	$ 4,771	$ 24,519	$ 29,290	-3.8%
Water Street Healthcare Partners III	$ 25,000	7/25/2012	$ 30,474	$ 78,671	$ 11,033	$ 89,704	35.4%
Water Street Healthcare Partners IV	$ 33,000	9/15/2017	$ 36,745	$ 10,624	$ 55,081	$ 65,705	20.1%
Water Street Healthcare Partners V	$ 43,000	4/15/2022	$ 10,054	$ -	$ 8,132	$ 8,132	NM
Wayzata Opportunities Fund III	$ 30,000	9/11/2012	$ 14,718	$ 11,860	$ 3,844	$ 15,704	1.2%
Wynnchurch Capital Partners IV	$ 40,000	10/23/2014	$ 38,584	$ 53,707	$ 50,516	$ 104,223	25.9%
Wynnchurch Capital Partners V	$ 40,000	1/15/2020	$ 29,503	$ 1,406	$ 36,261	$ 37,668	12.8%

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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	$ 45,936	$ 6,382	$ 45,880	$ 52,263	5.8%
Angelo Gordon Realty Fund XI	$ 50,000	3/31/2022	$ 11,250	$ -	$ 10,699	$ 10,699	NM
Bain Capital Real Estate II	$ 50,000	3/5/2021	$ 32,107	$ 2,685	$ 31,391	$ 34,076	4.3%
Bain Capital Real Estate III	$ 35,000	12/18/2023	$ 6,789	$ 552	$ 5,495	$ 6,046	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	$ 45,672	$ 383,546	$ 429,219	4.0%
Blackstone Real Estate Partners VII	$ 75,000	2/26/2012	$ 105,732	$ 156,976	$ 10,649	$ 167,625	14.5%
Blackstone Real Estate Partners VIII	$ 50,000	3/27/2015	$ 64,545	$ 65,797	$ 35,444	$ 101,242	14.1%
Blackstone Real Estate Partners IX	$ 40,000	12/21/2018	$ 45,493	$ 16,395	$ 44,618	$ 61,012	15.0%
Barings Asia Real Estate II	$ 50,000	7/31/2018	$ 38,239	$ 2,506	$ 31,340	$ 33,845	-6.1%
EQT Real Estate II	$ 55,000	4/26/2019	$ 34,863	$ 5,720	$ 33,547	$ 39,267	5.8%
EQT Real Estate Rock Co-Investment	$ 11,000	8/10/2020	$ 9,334	$ -	$ 10,975	$ 10,975	5.7%
H/2 Credit Partners, L.P.	$ 75,000	6/21/2011	$ 75,000	$ 112,177	$ -	$ 112,177	5.9%
Harrison Street Core Property Fund, L.P.	$ 75,000	4/30/2012	$ 96,472	$ 56,567	$ 120,309	$ 176,876	7.4%
HSRE-Coyote Maine PERS Core Co-Investment	$ 20,000	12/4/2020	$ 15,956	$ 1,994	$ 11,432	$ 13,426	-6.0%
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	$ 7,306	$ 37,330	$ 44,636	19.9%
HSREF VI Elgin Co-Invest	$ 10,000	4/9/2021	$ 10,000	$ 2,012	$ 15,003	$ 17,015	21.4%
High Street Real Estate Fund VII	$ 35,000	8/16/2021	$ 35,000	$ 552	$ 40,341	$ 40,893	10.1%
High Street Real Estate VII Venture	$ 15,000	3/17/2023	$ 15,000	$ -	$ 18,149	$ 18,149	NM
Hines US Property Partners	$ 200,000	9/9/2021	$ 166,408	$ 14,578	$ 143,526	$ 158,104	-4.3%
Invesco Real Estate Asia IV	$ 30,000	3/25/2020	$ 25,776	$ 18,531	$ 9,412	$ 27,943	9.3%
Invesco US Income Fund	$ 195,000	7/17/2014	$ 237,572	$ 78,849	$ 292,775	$ 371,624	8.4%
IPI Data Center Partners I	$ 30,000	12/15/2017	$ 36,325	$ 23,552	$ 31,023	$ 54,574	13.8%
IPI Data Center Partners II	$ 25,000	12/20/2019	$ 24,535	$ 1,619	$ 29,457	$ 31,077	16.3%
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	$ 53,925	$ 55,896	$ 14,324	$ 70,220	9.4%
KKR Real Estate Partners Europe II	$ 25,000	12/23/2019	$ 22,735	$ 6,411	$ 16,851	$ 23,263	1.5%
KKR Real Estate Partners Americas I	$ 50,000	12/20/2013	$ 50,066	$ 59,735	$ 1,461	$ 61,196	10.6%
KKR Real Estate Partners Americas II	$ 50,000	6/2/2016	$ 61,624	$ 72,970	$ 10,862	$ 83,833	19.1%
Northbridge-Strategic Fund II	$ 30,000	2/8/2019	$ 30,000	$ 5,686	$ 48,695	$ 54,381	13.0%
Prima Mortgage Investment Trust, LLC	$ 75,000	7/29/2011	$ 97,490	$ 131,918	$ -	$ 131,918	3.8%

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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
Principal Life Insurance Company U.S. Property	$ 60,000	5/20/2005	$ 60,000	$ 125,410	$ -	$ 125,410	6.2%
PRISA	$ 90,000	6/30/2005	$ 139,622	$ 222,450	$ -	$ 222,450	5.3%
Rubenstein Properties Fund III	$ 30,000	10/23/2015	$ 30,606	$ 627	$ 8,808	$ 9,435	-21.1%
LCC Co-Investor B	$ 15,000	10/18/2019	$ 15,000	$ -	$ -	$ -	-100.0%
Rubenstein Properties Fund IV	$ 25,000	4/16/2019	$ 8,286	$ 56	$ 1,372	$ 1,428	NM
Prudential Senior Housing Fund V	$ 50,000	3/17/2015	$ 41,333	$ 5,453	$ 40,861	$ 46,314	1.9%
Smart Markets Fund, L.P.	$ 195,000	6/17/2013	$ 230,630	$ 77,771	$ 290,393	$ 368,164	7.7%
Stonelake Opportunity Partners VII	$ 40,000	6/30/2022	$ 4,000	$ -	$ 2,479	$ 2,479	NM
Walton Street Real Estate Fund VII	$ 50,000	5/9/2012	$ 44,094	$ 52,724	$ 7,403	$ 60,127	8.7%
Walton Street Real Estate Fund VIII	$ 50,000	10/23/2015	$ 43,524	$ 38,882	$ 20,553	$ 59,434	9.2%
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	$ 17,446	$ 17,500	$ 1,884	$ 19,385	4.0%
Westbrook Real Estate Fund X	$ 50,000	1/15/2015	$ 48,856	$ 42,649	$ 10,741	$ 53,390	4.0%
Westbrook Real Estate Fund XI	$ 40,000	1/31/2019	$ 37,502	$ 15,636	$ 26,429	$ 42,065	11.8%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 3/31/2024

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.