

MainePERS Private Market Investments Summary: 6/30/20

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
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 105,357	\$ 39,799	\$ 106,039	\$ 145,838	6.6%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 6,774	\$ 89,372	\$ 96,146	6.7%
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 96,000	\$ -	\$ 99,763	\$ 99,763	1.4%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 14,107	\$ 96,491	\$ 110,598	6.0%
Ares Capital Europe IV	\$ 100,000	4/30/2018	\$ 77,875	\$ 2,826	\$ 79,320	\$ 82,146	5.8%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,000	\$ 5,425	\$ 101,593	\$ 107,018	7.1%
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 12,940	\$ -	\$ 12,598	\$ 12,598	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 6,779	\$ 102	\$ 7,065	\$ 7,167	NM
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ -	\$ -	\$ -	\$ -	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 22,500	\$ -	\$ 22,707	\$ 22,707	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 7,316	\$ -	\$ 7,901	\$ 7,901	NM
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ -	\$ 26,443	\$ 26,443	11.3%
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ -	\$ -	\$ -	\$ -	NM
Alternative Credit Co-Investments	\$ 60,114	Various	\$ 60,114	\$ 10,198	\$ 53,304	\$ 63,502	6.0%
Subtotal	\$ 1,135,114		\$ 713,513	\$ 79,231	\$ 702,595	\$ 781,826	5.8%

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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
Carlyle Infrastructure Partners	\$ 50,000	11/2/2007	\$ 57,366	\$ 64,289	\$ 574	\$ 64,863	2.5%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 757	\$ 205,819	17.3%
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,453	\$ 61,540	\$ 14,242	\$ 75,782	2.7%
Cube Infrastructure	\$ 44,845	4/16/2010	\$ 60,063	\$ 75,072	\$ 19,103	\$ 94,174	7.7%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,218	\$ 47,476	\$ 18,240	\$ 65,716	2.8%
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,224	\$ 142,553	\$ 8,224	\$ 150,778	12.9%
Arclight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 72,595	\$ 27,362	\$ 99,957	8.0%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 95,075	\$ 73,242	\$ 76,497	\$ 149,739	16.0%
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 57,549	\$ 22,884	\$ 82,022	\$ 104,906	14.6%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 112,272	\$ 49,797	\$ 104,272	\$ 154,069	8.3%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 117,832	\$ 93,931	\$ 63,338	\$ 157,269	24.6%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 174,799	\$ 139,727	\$ 118,745	\$ 258,472	16.4%
Arclight Energy VI	\$ 150,000	11/25/2014	\$ 159,687	\$ 64,575	\$ 99,860	\$ 164,435	1.2%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 10,688	\$ 2,156	\$ 20,900	\$ 23,056	24.3%
MINA II CIP	\$ 175	6/30/2015	\$ 103	\$ 18	\$ 6,671	\$ 6,689	174.2%
Meridiam Infrastructure (SCA)	\$ 11,211	9/23/2015	\$ 22,157	\$ 7,147	\$ 49,730	\$ 56,877	10.1%
Meridiam Infrastructure Europe II (SCA)	\$ 22,422	9/23/2015	\$ 27,314	\$ 7,796	\$ 35,908	\$ 43,704	9.9%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 175,403	\$ 96,385	\$ 123,121	\$ 219,506	12.3%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 46,363	\$ 14,115	\$ 34,733	\$ 48,849	2.7%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 88,891	\$ 29,894	\$ 76,449	\$ 106,343	9.8%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 141,940	\$ 37,874	\$ 110,309	\$ 148,183	2.2%
Meridiam Infrastructure Europe III SLP	\$ 95,295	4/27/2016	\$ 36,297	\$ 9,608	\$ 17,724	\$ 27,332	NM
EQT Infrastructure III	\$ 68,382	12/3/2016	\$ 79,894	\$ 12,547	\$ 90,587	\$ 103,134	16.7%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 3,005	\$ 1	\$ 999	\$ 1,000	NM
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 112,022	\$ 16,959	\$ 113,405	\$ 130,364	18.6%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 36,863	\$ 2,297	\$ 32,237	\$ 34,534	NM
Cube Infrastructure II	\$ 75,000	9/11/2018	\$ 44,898	\$ 950	\$ 45,673	\$ 46,623	NM
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 61,231	\$ 2,503	\$ 68,161	\$ 70,665	NM
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 3,789	\$ -	\$ -	\$ -	NM
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 12,527	\$ 1,308	\$ 3,590	\$ 4,898	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ -	\$ -	\$ -	\$ -	NM
Infrastructure Co-Investments	\$ 202,402	Various	\$ 202,402	\$ 74,469	\$ 150,441	\$ 224,910	4.0%
Subtotal	\$ 2,779,732		\$ 2,129,127	\$ 1,354,302	\$ 1,463,434	\$ 2,817,736	10.1%

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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	\$ 38,833	\$ 8,529	\$ 44,330	\$ 52,859	7.9%
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,307	\$ 21,917	\$ 26,598	\$ 48,515	8.6%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 200,000	\$ 28,770	\$ 282,002	\$ 310,772	9.8%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 103,983	\$ 10,371	\$ 98,096	\$ 108,467	1.7%
Twin Creeks Timber	\$ 150,000	1/7/2016	\$ 162,674	\$ 61,185	\$ 100,148	\$ 161,333	-0.3%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 87,272	\$ 46,544	\$ 41,543	\$ 88,087	0.6%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 36,446	\$ 8,885	\$ 22,853	\$ 31,738	-8.3%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 84,981	\$ 55,842	\$ 48,504	\$ 104,346	14.8%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 42,423	\$ 6,354	\$ 36,020	\$ 42,374	-0.1%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 17,235	\$ 9,286	\$ 12,766	\$ 22,051	21.8%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 14,032	\$ -	\$ 9,988	\$ 9,988	NM
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 5,070	\$ 1,062	\$ 3,446	\$ 4,508	NM
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 12,607	\$ 367	\$ 12,464	\$ 12,831	NM
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 39,487	\$ 15,386	\$ 29,959	\$ 45,345	NM
Natural Resources Co-Investments	\$ 25,331	Various	\$ 25,331	\$ -	\$ 41,303	\$ 41,303	40%
Subtotal	\$ 1,008,331		\$ 911,681	\$ 274,496	\$ 810,021	\$ 1,084,516	6.7%

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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
Hellman & Friedman Capital Partners VII	\$ 30,000	6/19/2009	\$ 33,781	\$ 48,044	\$ 40,482	\$ 88,525	24.0%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 42,747	\$ 673	\$ 43,419	8.9%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 19,799	\$ 26,953	\$ 991	\$ 27,943	11.4%
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 28,068	\$ 2,309	\$ 30,378	5.9%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 35,044	\$ 33,285	\$ 18,134	\$ 51,419	10.7%
Charterhouse Capital Partners IX	\$ 4,484	1/6/2011	\$ 5,137	\$ 6,036	\$ 646	\$ 6,682	11.3%
Charterhouse Capital Partners VIII	\$ 13,453	1/6/2011	\$ 11,188	\$ 14,144	\$ 5	\$ 14,149	8%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,017	\$ 3,488	\$ 477	\$ 3,965	6.6%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,027	\$ 14,982	\$ 2,515	\$ 17,497	12.8%
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,500	\$ 60,806	\$ 1,509	\$ 62,315	21.1%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 33,109	\$ 19,600	\$ 4,683	\$ 24,283	-10.5%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,781	\$ 16,406	\$ 2,779	\$ 19,185	12.9%
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,437	\$ 28,452	\$ 1,357	\$ 29,809	13.2%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 31,257	\$ 50,625	\$ 12,982	\$ 63,607	25.7%
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 16,405	\$ 17,566	\$ 15,120	\$ 32,685	18.1%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 19,466	\$ 11,428	\$ 22,515	\$ 33,943	17.7%
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,401	\$ 15,347	\$ 10,220	\$ 25,567	12.8%
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 85,322	\$ 87,195	\$ 53,039	\$ 140,234	17.5%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 31,499	\$ 32,505	\$ 21,669	\$ 54,174	14.8%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 26,630	\$ 29,019	\$ 22,545	\$ 51,564	28.6%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 25,312	\$ 25,582	\$ 7,019	\$ 32,601	7.6%
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 8,849	\$ 5,129	\$ 13,978	-2%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,762	\$ 14,010	\$ 2,817	\$ 16,827	14.2%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,017	\$ 26,007	\$ 8,203	\$ 34,210	0.3%
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,946	\$ 92,985	\$ 15,381	\$ 108,366	-4.0%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 63,117	\$ 55,485	\$ 30,096	\$ 85,581	13.3%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 14,556	\$ 6,549	\$ 15,043	\$ 21,592	18.6%
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,305	\$ 7,849	\$ 102,322	\$ 110,172	17.9%
H.I.G. Europe Capital Partners II	\$ 22,422	7/1/2013	\$ 17,935	\$ 4,164	\$ 15,093	\$ 19,257	3.4%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 58,549	\$ 47,105	\$ 32,202	\$ 79,306	9.8%
CVC Capital Partners VI	\$ 67,267	7/12/2013	\$ 79,832	\$ 44,093	\$ 67,592	\$ 111,685	13.5%
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 24,783	\$ 13,020	\$ 18,219	\$ 31,239	9.5%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 87,679	\$ 58,158	\$ 41,057	\$ 99,215	6.5%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 32,045	\$ 30,117	\$ 34,118	\$ 64,235	26.3%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 60,787	\$ 32,387	\$ 36,724	\$ 69,111	4.2%

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H.I.G Middle Market LBO Fund II	\$	40,000	2/7/2014	\$	37,032	\$	16,887	\$	31,824	\$	48,711	17.7%
EnCap Flatrock Midstream Fund III	\$	20,000	4/9/2014	\$	24,562	\$	11,233	\$	16,053	\$	27,286	7.0%
ABRY Advanced Securities Fund III	\$	30,000	4/30/2014	\$	42,955	\$	12,955	\$	23,639	\$	36,593	-10.8%
Thoma Bravo Fund XI	\$	50,000	5/1/2014	\$	65,133	\$	93,247	\$	89,678	\$	182,925	32.0%
Carlyle Asia Partners IV	\$	60,000	6/3/2014	\$	71,708	\$	49,035	\$	42,886	\$	91,921	8.8%
Riverside Micro-Cap Fund III	\$	35,000	6/30/2014	\$	48,651	\$	59,754	\$	81,092	\$	140,846	32.1%
Sovereign Capital IV	\$	46,693	7/7/2014	\$	29,869	\$	8,542	\$	31,656	\$	40,198	11.1%
ABRY Partners VIII	\$	20,000	8/8/2014	\$	23,353	\$	15,995	\$	12,845	\$	28,841	7.6%
Hellman & Friedman Capital Partners VIII	\$	45,000	9/24/2014	\$	45,791	\$	4,751	\$	54,286	\$	59,037	13.3%
Inflexion Buyout Fund IV	\$	27,237	9/30/2014	\$	31,840	\$	8,279	\$	26,327	\$	34,606	3.7%
Inflexion Partnership Capital Fund I	\$	16,861	9/30/2014	\$	20,248	\$	9,820	\$	14,432	\$	24,252	9.4%
Advent Latin America PE Fund VI	\$	20,000	10/17/2014	\$	15,890	\$	4,450	\$	14,167	\$	18,617	8.1%
Wynnchurch Capital Partners IV	\$	40,000	10/23/2014	\$	34,868	\$	6,872	\$	33,790	\$	40,662	8.6%
Centerbridge Capital Partners III	\$	30,000	10/24/2014	\$	27,640	\$	11,969	\$	28,631	\$	40,601	18.7%
Kelso Investment Associates IX	\$	60,000	11/5/2014	\$	67,680	\$	50,961	\$	43,652	\$	94,612	18.0%
Paine & Partners Capital Fund IV	\$	60,000	12/18/2014	\$	51,033	\$	12,611	\$	53,206	\$	65,817	9.4%
KKR Special Situations Fund II	\$	60,000	12/19/2014	\$	92,228	\$	48,516	\$	37,322	\$	85,838	-4.9%
EnCap Energy Capital Fund X	\$	40,000	3/5/2015	\$	37,322	\$	8,511	\$	25,299	\$	33,810	-4.1%
Rhone Partners V	\$	56,056	3/12/2015	\$	49,256	\$	12,428	\$	44,229	\$	56,657	7.5%
Blackstone Capital Partners VII	\$	54,000	3/27/2015	\$	50,508	\$	5,338	\$	52,681	\$	58,018	9.8%
Thoma Bravo Special Opportunities Fund II	\$	15,000	3/27/2015	\$	17,282	\$	15,197	\$	20,173	\$	35,369	21.5%
Charterhouse Capital Partners X	\$	67,267	5/13/2015	\$	35,550	\$	10,509	\$	39,492	\$	50,000	17.3%
H.I.G. Brazil & Latin America Partners	\$	60,000	7/1/2015	\$	35,931	\$	11	\$	31,084	\$	31,095	-8.1%
Summit Growth Equity IX	\$	60,000	8/26/2015	\$	72,893	\$	26,349	\$	72,903	\$	99,252	27.7%
Summit Venture Capital IV	\$	40,000	8/26/2015	\$	32,677	\$	23,162	\$	30,180	\$	53,342	39.3%
Riverside Micro-Cap Fund IV	\$	60,000	10/23/2015	\$	55,331	\$	-	\$	69,028	\$	69,028	9.0%
Advent International GPE VIII	\$	50,000	2/5/2016	\$	46,850	\$	-	\$	62,964	\$	62,964	14.1%
Technology Crossover Ventures IX	\$	60,000	2/19/2016	\$	47,628	\$	3,297	\$	69,100	\$	72,397	23.7%
KKR Americas XII	\$	60,000	3/3/2016	\$	32,010	\$	960	\$	36,390	\$	37,350	10.3%
Berkshire Fund IX	\$	50,000	3/18/2016	\$	30,464	\$	4,802	\$	29,838	\$	34,640	6.8%
Thoma Bravo Fund XII	\$	60,000	4/27/2016	\$	62,502	\$	5,888	\$	84,224	\$	90,113	15.3%
ABRY Heritage Partners	\$	10,000	5/31/2016	\$	5,873	\$	3,239	\$	3,757	\$	6,997	11.3%
Inflexion Supplemental Fund IV	\$	9,728	5/31/2016	\$	12,406	\$	3,395	\$	11,779	\$	15,174	11.5%
Tillridge Global Agribusiness Partners II	\$	50,000	10/21/2016	\$	13,684	\$	125	\$	8,940	\$	9,065	NM
ONCAP IV	\$	15,000	11/8/2016	\$	10,493	\$	2,725	\$	7,975	\$	10,700	1.3%
ABRY Senior Equity V	\$	12,050	1/19/2017	\$	7,261	\$	1,505	\$	6,443	\$	7,949	8.6%
CVC Capital Partners VII	\$	47,903	5/9/2017	\$	32,585	\$	9,495	\$	25,163	\$	34,658	9.7%
EnCap Energy Capital Fund XI	\$	40,000	5/31/2017	\$	12,060	\$	-	\$	7,170	\$	7,170	NM
Onex Partners V	\$	45,000	7/11/2017	\$	5,021	\$	-	\$	2,949	\$	2,949	NM

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Water Street Healthcare Partners IV	\$	33,000	9/15/2017	\$	12,419	\$	-	\$	10,870	\$	10,870	NM
GTCR Fund XII	\$	50,000	9/29/2017	\$	23,025	\$	977	\$	26,275	\$	27,252	NM
Carlyle Asia Partners V	\$	45,000	10/30/2017	\$	9,346	\$	1,893	\$	7,837	\$	9,730	NM
EnCap Flatrock Midstream Fund IV	\$	22,000	11/17/2017	\$	9,760	\$	2,299	\$	8,251	\$	10,550	NM
Affinity Asia Pacific Fund V	\$	40,000	12/11/2017	\$	8,043	\$	135	\$	7,411	\$	7,546	NM
Technology Impact Fund	\$	40,000	12/18/2017	\$	15,572	\$	1,132	\$	32,516	\$	33,648	NM
Kelso Investment Associates X	\$	45,000	3/16/2018	\$	9,144	\$	808	\$	8,316	\$	9,124	NM
Paine Schwartz Food Chain Fund V	\$	45,000	8/3/2018	\$	5,028	\$	-	\$	3,679	\$	3,679	NM
Riverside Micro-Cap Fund V	\$	40,000	8/21/2018	\$	9,991	\$	-	\$	8,536	\$	8,536	NM
Technology Crossover Ventures X	\$	45,000	8/31/2018	\$	17,073	\$	-	\$	21,286	\$	21,286	NM
H.I.G. Growth Buyouts & Equity Fund III	\$	35,000	9/13/2018	\$	1,767	\$	-	\$	957	\$	957	NM
Hellman & Friedman Capital Partners IX	\$	45,000	9/28/2018	\$	10,003	\$	-	\$	9,496	\$	9,496	NM
Technology Impact Growth Fund	\$	40,000	11/26/2018	\$	30,784	\$	13,580	\$	20,215	\$	33,795	NM
Thoma Bravo Fund XIII	\$	45,000	12/7/2018	\$	32,568	\$	15	\$	49,103	\$	49,118	NM
Summit Growth Equity X	\$	60,000	2/26/2019	\$	4,668	\$	-	\$	5,492	\$	5,492	NM
Advent International GPE IX	\$	50,000	5/9/2019	\$	12,250	\$	-	\$	14,258	\$	14,258	NM
Shoreview Capital Partners IV	\$	30,000	6/3/2019	\$	2,183	\$	-	\$	1,967	\$	1,967	NM
H.I.G. Middle Market LBO Fund III	\$	40,000	7/23/2019	\$	2,001	\$	-	\$	1,044	\$	1,044	NM
Riverside Micro-Cap Fund IV-B	\$	20,000	8/9/2019	\$	12,820	\$	5,583	\$	8,193	\$	13,776	NM
Wynnchurch Capital Partners V	\$	40,000	1/15/2020	\$	1,045	\$	-	\$	868	\$	868	NM
Summit Europe Growth Equity III	\$	20,000	3/18/2020	\$	-	\$	-	\$	-	\$	-	NM
General Catalyst - Early Venture	\$	19,600	3/26/2020	\$	1,663	\$	-	\$	1,483	\$	1,483	NM
General Catalyst Group - Growth Venture	\$	55,400	3/26/2020	\$	3,424	\$	-	\$	3,127	\$	3,127	NM
CVC Capital Partners VIII	\$	45,200	6/11/2020	\$	-	\$	-	\$	-	\$	-	NM
Summit Venture Capital V	\$	45,000	6/16/2020	\$	-	\$	-	\$	-	\$	-	NM
Private Equity Co-Investments	\$	282,169	Various	\$	282,169	\$	95,095	\$	305,895	\$	400,990	15.0%
Subtotal	\$	3,960,440		\$	3,146,148	\$	1,737,381	\$	2,599,987	\$	4,337,368	13.6%

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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
H/2 Credit Investors	\$ 75,000	6/21/2011	\$ 75,000	\$ 112,177	\$ -	\$ 112,177	5.9%
Prima Mortgage Investment Trust, LLC	\$ 75,000	7/29/2011	\$ 75,000	\$ 28,002	\$ 84,040	\$ 112,042	3.8%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 98,068	\$ 123,049	\$ 29,645	\$ 152,693	15.0%
Harrison Street Core Property Fund, L.P.	\$ 75,000	4/30/2012	\$ 92,924	\$ 38,412	\$ 116,640	\$ 155,052	8.7%
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,991	\$ 49,099	\$ 11,164	\$ 60,263	10.2%
Smart Markets Fund, L.P.	\$ 150,000	6/17/2013	\$ 152,115	\$ 44,256	\$ 196,141	\$ 240,397	8.8%
High Street Real Estate Fund IV	\$ 25,000	8/23/2013	\$ 24,717	\$ 34,139	\$ 25	\$ 34,164	14.7%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,105	\$ 57,069	\$ 4,348	\$ 61,417	11.9%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,295	\$ 16,613	\$ 4,121	\$ 20,734	7.5%
Invesco US Income Fund	\$ 150,000	7/17/2014	\$ 161,086	\$ 47,363	\$ 192,576	\$ 239,939	9.9%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 44,970	\$ 23,596	\$ 28,125	\$ 51,721	10.4%
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 3,783	\$ 50,030	\$ 53,813	9.8%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 55,268	\$ 21,314	\$ 49,738	\$ 71,051	12.3%
High Street Real Estate Fund V	\$ 25,000	7/24/2015	\$ 24,861	\$ 5,248	\$ 27,259	\$ 32,507	11.1%
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 26,783	\$ 627	\$ 24,067	\$ 24,695	-4.1%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,550	\$ 16,051	\$ 31,806	\$ 47,857	7.2%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 42,838	\$ 12,533	\$ 38,807	\$ 51,340	9.9%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 35,270	\$ 12,613	\$ 28,004	\$ 40,617	14.5%
Blackstone Property Partners	\$ 350,000	6/29/2017	\$ 350,000	\$ 14,242	\$ 357,937	\$ 372,179	3.6%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 24,122	\$ 8,530	\$ 20,641	\$ 29,170	13.2%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 9,116	\$ -	\$ 6,800	\$ 6,800	NM
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 12,704	\$ 1,839	\$ 11,252	\$ 13,091	NM
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ -	\$ -	\$ -	\$ -	NM
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 506	\$ 32,537	\$ 33,042	NM
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 7,500	\$ -	\$ 7,705	\$ 7,705	NM
Rubenstein Properties Fund IV	\$ 30,000	4/16/2019	\$ -	\$ -	\$ -	\$ -	NM
EQT Real Estate II	\$ 110,000	4/26/2019	\$ 11,911	\$ 1,436	\$ 10,574	\$ 12,010	NM
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ -	\$ -	\$ -	\$ -	NM
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ -	\$ -	\$ -	\$ -	NM
Angelo Gordon Net Lease IV	\$ 50,000	2/17/2020	\$ 10,000	\$ -	\$ 11,090	\$ 11,090	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 3,289	\$ -	\$ 3,098	\$ 3,098	NM
Real Estate Co-Investments	\$ 21,754	Various	\$ 21,754	\$ 4,159	\$ 17,258	\$ 21,417	-1.0%
Subtotal	\$ 1,951,754		\$ 1,583,570	\$ 676,656	\$ 1,395,427	\$ 2,072,083	7.9%

MainePERS Private Market Investments Summary: 6/30/20

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.