

## MainePERS Private Market Investments Summary: 9/30/20

Asset Class Summary	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit	\$ 1,276,174		\$ 754,708	\$ 97,701	\$ 749,598	\$ 847,298	6.2%
Infrastructure	\$ 2,809,376		\$ 2,168,256	\$ 1,368,079	\$ 1,515,188	\$ 2,883,266	10.0%
Natural Resources	\$ 1,008,332		\$ 923,234	\$ 293,277	\$ 813,830	\$ 1,107,106	6.6%
Private Equity	\$ 3,983,853		\$ 3,253,498	\$ 1,818,188	\$ 2,939,576	\$ 4,757,764	15.2%
Real Estate	\$ 1,876,770		\$ 1,545,585	\$ 589,909	\$ 1,419,861	\$ 2,009,770	8.2%
<b>Total</b>	<b>\$ 10,954,505</b>		<b>\$ 8,645,280</b>	<b>\$ 4,167,154</b>	<b>\$ 7,438,052</b>	<b>\$ 11,605,205</b>	

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

Co-Investment Summary	Commitment (A)	Date of Commitment	Amount Contributed (B)	Total Distributions (C)	Current Market Value (D)	Total Value (C+D)	Interim Net IRR
Alternative Credit Co-Investments	\$ 71,174		\$ 71,174	\$ 11,651	\$ 64,409	\$ 76,060	7.3%
Infrastructure Co-Investments	\$ 202,701		\$ 202,701	\$ 76,094	\$ 158,483	\$ 234,577	5.7%
Natural Resources Co-Investments	\$ 25,332		\$ 25,332	\$ -	\$ 43,630	\$ 43,630	38.0%
Private Equity Co-Investments	\$ 305,153		\$ 305,153	\$ 106,153	\$ 360,069	\$ 466,222	17.8%
Real Estate Co-Investments	\$ 21,770		\$ 21,770	\$ 4,160	\$ 17,402	\$ 21,562	-0.6%
<b>Total</b>	<b>\$ 626,130</b>		<b>\$ 626,130</b>	<b>\$ 198,058</b>	<b>\$ 643,993</b>	<b>\$ 842,051</b>	

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

## MainePERS Private Market Investments Summary: 9/30/20

### 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	\$ 106,756	\$ 41,199	\$ 107,464	\$ 148,662	6.5%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 7,697	\$ 90,275	\$ 97,972	-1.0%
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 96,000	\$ -	\$ 106,790	\$ 106,790	3.7%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 15,357	\$ 97,846	\$ 113,203	6.6%
Ares Capital Europe IV	\$ 120,000	4/30/2018	\$ 77,875	\$ 3,837	\$ 82,797	\$ 86,634	9.4%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,000	\$ 14,912	\$ 94,770	\$ 109,682	7.9%
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 27,375	\$ 111	\$ 27,671	\$ 27,782	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 6,779	\$ 210	\$ 7,415	\$ 7,625	NM
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ -	\$ -	\$ -	\$ -	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 22,500	\$ -	\$ 23,184	\$ 23,184	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 7,316	\$ 2,337	\$ 5,925	\$ 8,262	NM
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ 391	\$ 26,753	\$ 27,144	14.4%
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 14,300	\$ -	\$ 14,300	\$ 14,300	NM
Ares Capital Europe V	\$ 110,000	9/4/2020	\$ -	\$ -	\$ -	\$ -	NM
Alternative Credit Co-Investments	\$ 71,174	Various	\$ 71,174	\$ 11,651	\$ 64,409	\$ 76,060	7.3%
<b>Subtotal</b>	<b>\$ 1,276,174</b>		<b>\$ 754,708</b>	<b>\$ 97,701</b>	<b>\$ 749,598</b>	<b>\$ 847,298</b>	<b>6.2%</b>

## MainePERS Private Market Investments Summary: 9/30/20

### 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	\$ 503	\$ 64,793	2.5%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 755	\$ 205,816	17.3%
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,605	\$ 62,200	\$ 14,262	\$ 76,462	2.8%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 75,072	\$ 20,061	\$ 95,132	7.8%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,218	\$ 47,804	\$ 15,563	\$ 63,367	1.9%
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,245	\$ 143,074	\$ 7,466	\$ 150,540	12.8%
ArLight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 72,595	\$ 27,865	\$ 100,461	8.0%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 95,302	\$ 74,867	\$ 74,582	\$ 149,449	15.4%
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 57,549	\$ 22,884	\$ 84,230	\$ 107,114	14.5%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 112,626	\$ 50,522	\$ 107,287	\$ 157,809	8.5%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 120,719	\$ 96,491	\$ 65,954	\$ 162,445	24.0%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 175,131	\$ 141,153	\$ 117,228	\$ 258,381	15.6%
ArLight Energy VI	\$ 150,000	11/25/2014	\$ 159,687	\$ 64,575	\$ 97,967	\$ 162,542	0.7%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 10,688	\$ 2,156	\$ 21,465	\$ 23,620	23.5%
MINA II CIP	\$ 175	6/30/2015	\$ 103	\$ 18	\$ 7,028	\$ 7,046	163.5%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 22,157	\$ 7,147	\$ 51,451	\$ 58,598	10.3%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,314	\$ 8,471	\$ 38,605	\$ 47,076	11.0%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 176,886	\$ 96,433	\$ 127,666	\$ 224,098	12.2%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 46,986	\$ 15,092	\$ 35,707	\$ 50,799	3.7%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 89,913	\$ 30,993	\$ 78,731	\$ 109,723	10.0%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 149,125	\$ 39,720	\$ 121,038	\$ 160,757	3.7%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 38,327	\$ 9,608	\$ 19,453	\$ 29,061	NM
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 79,894	\$ 12,547	\$ 93,242	\$ 105,789	16.1%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 3,005	\$ 1	\$ 938	\$ 939	NM
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 114,460	\$ 17,131	\$ 124,205	\$ 141,336	21.2%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 41,950	\$ 2,591	\$ 40,137	\$ 42,728	NM
Cube Infrastructure II	\$ 75,000	9/11/2018	\$ 52,028	\$ 950	\$ 55,522	\$ 56,472	NM
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 61,956	\$ 3,327	\$ 59,935	\$ 63,261	NM
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 4,423	\$ -	\$ -	\$ -	NM
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 19,327	\$ 1,308	\$ 6,342	\$ 7,651	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ -	\$ -	\$ -	\$ -	NM
GIP Sonic	\$ 30,000	7/31/2020	\$ 29,520	\$ -	\$ 29,520	\$ 29,520	NM
Infrastructure Co-Investments	\$ 202,701	Various	\$ 202,701	\$ 76,094	\$ 158,483	\$ 234,577	5.7%
<b>Subtotal</b>	<b>\$ 2,809,376</b>		<b>\$ 2,168,256</b>	<b>\$ 1,368,079</b>	<b>\$ 1,515,188</b>	<b>\$ 2,883,266</b>	<b>10.0%</b>

(all dollar amounts in thousands)

## MainePERS Private Market Investments Summary: 9/30/20

### 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	\$ 45,217	\$ 53,746	7.9%
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,307	\$ 23,447	\$ 24,545	\$ 47,992	7.5%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 200,000	\$ 28,770	\$ 282,445	\$ 311,215	9.3%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 103,983	\$ 10,371	\$ 99,275	\$ 109,646	2.0%
Twin Creeks Timber	\$ 150,000	1/7/2016	\$ 165,015	\$ 61,454	\$ 102,237	\$ 163,691	-0.3%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 87,428	\$ 50,617	\$ 38,593	\$ 89,210	1.1%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 37,093	\$ 8,885	\$ 23,395	\$ 32,280	-7.7%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 86,806	\$ 58,842	\$ 49,800	\$ 108,642	15.3%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 48,088	\$ 6,354	\$ 41,590	\$ 47,944	-0.2%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 17,235	\$ 10,163	\$ 12,367	\$ 22,531	21.3%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 14,731	\$ -	\$ 13,626	\$ 13,626	NM
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 5,207	\$ 1,219	\$ 3,340	\$ 4,559	NM
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 12,691	\$ 577	\$ 12,579	\$ 13,155	NM
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 39,487	\$ 24,050	\$ 21,190	\$ 45,240	NM
Natural Resources Co-Investments	\$ 25,332	Various	\$ 25,332	\$ -	\$ 43,630	\$ 43,630	38%
<b>Subtotal</b>	<b>\$ 1,008,332</b>		<b>\$ 923,234</b>	<b>\$ 293,277</b>	<b>\$ 813,830</b>	<b>\$ 1,107,106</b>	<b>6.6%</b>

## MainePERS Private Market Investments Summary: 9/30/20

### 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	\$ 35,329	\$ 56,067	\$ 40,916	\$ 96,983	24.9%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 42,747	\$ 726	\$ 43,473	8.9%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 19,799	\$ 26,953	\$ 933	\$ 27,886	11.3%
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 28,068	\$ 2,401	\$ 30,470	5.9%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 35,479	\$ 35,732	\$ 19,566	\$ 55,298	12.0%
Charterhouse Capital Partners IX	\$ 4,500	1/6/2011	\$ 5,137	\$ 6,036	\$ 669	\$ 6,705	11.3%
Charterhouse Capital Partners VIII	\$ 13,500	1/6/2011	\$ 11,188	\$ 14,144	\$ 16	\$ 14,159	8%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,017	\$ 3,491	\$ 533	\$ 4,023	6.8%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,027	\$ 14,982	\$ 2,741	\$ 17,723	12.9%
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,500	\$ 60,806	\$ 1,849	\$ 62,655	21.1%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 19,600	\$ 5,821	\$ 25,421	-10.1%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,781	\$ 16,406	\$ 2,838	\$ 19,244	12.9%
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,437	\$ 28,452	\$ 1,401	\$ 29,853	13.2%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 31,257	\$ 50,625	\$ 15,780	\$ 66,405	26.4%
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 16,536	\$ 17,697	\$ 15,697	\$ 33,394	18.0%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 19,855	\$ 12,986	\$ 22,689	\$ 35,675	18.0%
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,401	\$ 15,347	\$ 11,425	\$ 26,772	13.6%
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 85,886	\$ 90,771	\$ 56,067	\$ 146,838	18.3%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 31,660	\$ 33,315	\$ 21,995	\$ 55,310	15%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 27,202	\$ 29,135	\$ 30,380	\$ 59,515	31.7%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 25,312	\$ 25,582	\$ 7,139	\$ 32,720	7.6%
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 8,849	\$ 5,182	\$ 14,031	NM
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,762	\$ 14,010	\$ 2,936	\$ 16,946	14.2%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,203	\$ 26,007	\$ 8,013	\$ 34,020	-0.2%
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,946	\$ 92,985	\$ 15,356	\$ 108,341	-4.0%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 63,754	\$ 55,650	\$ 32,501	\$ 88,152	13.7%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 14,964	\$ 6,549	\$ 16,821	\$ 23,370	19.8%
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,305	\$ 7,849	\$ 106,516	\$ 114,366	17.9%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 19,367	\$ 4,447	\$ 17,311	\$ 21,758	5.5%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 58,549	\$ 47,105	\$ 35,698	\$ 82,803	10.8%
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 80,325	\$ 44,586	\$ 70,117	\$ 114,703	13.6%
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 24,783	\$ 13,020	\$ 17,933	\$ 30,953	8.7%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 88,799	\$ 58,158	\$ 41,680	\$ 99,838	5.9%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 32,665	\$ 39,006	\$ 46,625	\$ 85,632	34.1%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 61,482	\$ 35,364	\$ 41,338	\$ 76,702	6.9%

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H.I.G Middle Market LBO Fund II	\$	40,000	2/7/2014	\$	37,032	\$	16,887	\$	33,941	\$	50,828	18.6%
EnCap Flatrock Midstream Fund III	\$	20,000	4/9/2014	\$	24,583	\$	11,323	\$	15,447	\$	26,770	5.2%
ABRY Advanced Securities Fund III	\$	30,000	4/30/2014	\$	42,955	\$	12,955	\$	25,468	\$	38,423	-6.4%
Thoma Bravo Fund XI	\$	50,000	5/1/2014	\$	66,836	\$	103,159	\$	84,496	\$	187,655	31.6%
Carlyle Asia Partners IV	\$	60,000	6/3/2014	\$	72,082	\$	50,165	\$	48,893	\$	99,058	10.7%
Riverside Micro-Cap Fund III	\$	35,000	6/30/2014	\$	48,651	\$	59,754	\$	105,495	\$	165,249	35.1%
Sovereign Capital IV	\$	46,500	7/7/2014	\$	29,869	\$	8,542	\$	33,039	\$	41,581	11.5%
ABRY Partners VIII	\$	20,000	8/8/2014	\$	23,382	\$	16,152	\$	14,719	\$	30,872	9.6%
Hellman & Friedman Capital Partners VIII	\$	45,000	9/24/2014	\$	45,856	\$	6,129	\$	61,025	\$	67,154	18.2%
Inflexion Buyout Fund IV	\$	27,000	9/30/2014	\$	32,081	\$	8,383	\$	29,064	\$	37,447	6.3%
Inflexion Partnership Capital Fund I	\$	17,000	9/30/2014	\$	20,248	\$	9,820	\$	16,147	\$	25,966	11.9%
Advent Latin America PE Fund VI	\$	20,000	10/17/2014	\$	16,690	\$	4,450	\$	15,244	\$	19,694	8.1%
Wynnchurch Capital Partners IV	\$	40,000	10/23/2014	\$	34,868	\$	6,872	\$	38,060	\$	44,932	12.7%
Centerbridge Capital Partners III	\$	30,000	10/24/2014	\$	27,640	\$	13,439	\$	27,324	\$	40,763	17.6%
Kelso Investment Associates IX	\$	60,000	11/5/2014	\$	69,172	\$	51,534	\$	48,564	\$	100,098	19.0%
Paine & Partners Capital Fund IV	\$	60,000	12/18/2014	\$	51,033	\$	12,611	\$	54,319	\$	66,930	9.4%
KKR Special Situations Fund II	\$	60,000	12/19/2014	\$	92,411	\$	50,282	\$	38,165	\$	88,447	-2.8%
EnCap Energy Capital Fund X	\$	40,000	3/5/2015	\$	37,542	\$	8,776	\$	25,143	\$	33,919	-3.9%
Rhone Partners V	\$	56,000	3/12/2015	\$	49,256	\$	12,428	\$	52,177	\$	64,604	13.2%
Blackstone Capital Partners VII	\$	54,000	3/27/2015	\$	53,026	\$	5,364	\$	58,320	\$	63,684	11.7%
Thoma Bravo Special Opportunities Fund II	\$	15,000	3/27/2015	\$	17,282	\$	15,197	\$	21,286	\$	36,483	21.6%
Charterhouse Capital Partners X	\$	67,000	5/13/2015	\$	43,900	\$	10,509	\$	50,408	\$	60,916	17.9%
H.I.G. Brazil & Latin America Partners	\$	60,000	7/1/2015	\$	35,931	\$	11	\$	33,936	\$	33,947	-2.8%
Summit Growth Equity IX	\$	60,000	8/26/2015	\$	72,893	\$	26,349	\$	84,245	\$	110,594	32.7%
Summit Venture Capital IV	\$	40,000	8/26/2015	\$	34,349	\$	23,162	\$	32,777	\$	55,939	37.5%
Riverside Micro-Cap Fund IV	\$	60,000	10/23/2015	\$	55,659	\$	-	\$	78,980	\$	78,980	13.2%
Advent International GPE VIII	\$	50,000	2/5/2016	\$	47,450	\$	-	\$	73,186	\$	73,186	19.0%
Technology Crossover Ventures IX	\$	60,000	2/19/2016	\$	47,628	\$	3,297	\$	90,059	\$	93,357	34.9%
KKR Americas XII	\$	60,000	3/3/2016	\$	33,994	\$	1,419	\$	45,935	\$	47,355	20.8%
Berkshire Fund IX	\$	50,000	3/18/2016	\$	32,619	\$	4,818	\$	34,590	\$	39,408	9.6%
Thoma Bravo Fund XII	\$	60,000	4/27/2016	\$	63,238	\$	5,888	\$	93,013	\$	98,901	17.4%
ABRY Heritage Partners	\$	10,000	5/31/2016	\$	6,469	\$	3,439	\$	4,487	\$	7,926	13.1%
Inflexion Supplemental Fund IV	\$	10,000	5/31/2016	\$	12,406	\$	3,395	\$	12,353	\$	15,748	12.3%
Tillridge Global Agribusiness Partners II	\$	50,000	10/21/2016	\$	13,684	\$	125	\$	8,745	\$	8,870	NM
ONCAP IV	\$	15,000	11/8/2016	\$	10,493	\$	2,725	\$	8,960	\$	11,685	6.4%
ABRY Senior Equity V	\$	12,050	1/19/2017	\$	8,726	\$	1,697	\$	7,936	\$	9,632	9.2%
CVC Capital Partners VII	\$	48,000	5/9/2017	\$	33,180	\$	10,090	\$	26,105	\$	36,195	10.9%
EnCap Energy Capital Fund XI	\$	40,000	5/31/2017	\$	12,652	\$	-	\$	7,318	\$	7,318	NM
Onex Partners V	\$	45,000	7/11/2017	\$	5,021	\$	-	\$	3,450	\$	3,450	NM

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Water Street Healthcare Partners IV	\$	33,000	9/15/2017	\$	16,786	\$	-	\$	15,129	\$	15,129	-7.5%
GTCR Fund XII	\$	50,000	9/29/2017	\$	29,550	\$	1,159	\$	38,547	\$	39,706	29.2%
Carlyle Asia Partners V	\$	45,000	10/30/2017	\$	9,869	\$	1,933	\$	9,214	\$	11,147	NM
EnCap Flatrock Midstream Fund IV	\$	22,000	11/17/2017	\$	9,972	\$	2,299	\$	8,362	\$	10,661	NM
Affinity Asia Pacific Fund V	\$	40,000	12/11/2017	\$	8,446	\$	180	\$	7,771	\$	7,951	NM
Technology Impact Fund	\$	40,000	12/18/2017	\$	16,164	\$	1,617	\$	42,609	\$	44,226	NM
Kelso Investment Associates X	\$	45,000	3/16/2018	\$	15,202	\$	808	\$	15,401	\$	16,209	NM
Paine Schwartz Food Chain Fund V	\$	45,000	8/3/2018	\$	5,028	\$	-	\$	4,099	\$	4,099	NM
Riverside Micro-Cap Fund V	\$	40,000	8/21/2018	\$	13,563	\$	-	\$	13,007	\$	13,007	NM
Technology Crossover Ventures X	\$	45,000	8/31/2018	\$	25,241	\$	-	\$	33,170	\$	33,170	NM
H.I.G. Growth Buyouts & Equity Fund III	\$	35,000	9/13/2018	\$	1,767	\$	-	\$	1,112	\$	1,112	NM
Hellman & Friedman Capital Partners IX	\$	45,000	9/28/2018	\$	10,003	\$	-	\$	10,940	\$	10,940	NM
Technology Impact Growth Fund	\$	40,000	11/26/2018	\$	35,210	\$	13,580	\$	28,326	\$	41,906	NM
Thoma Bravo Fund XIII	\$	45,000	12/7/2018	\$	32,556	\$	21,208	\$	38,255	\$	59,463	NM
Summit Growth Equity X	\$	60,000	2/26/2019	\$	5,316	\$	-	\$	7,429	\$	7,429	NM
Advent International GPE IX	\$	50,000	5/9/2019	\$	17,625	\$	-	\$	21,347	\$	21,347	NM
Shoreview Capital Partners IV	\$	30,000	6/3/2019	\$	2,183	\$	-	\$	1,835	\$	1,835	NM
H.I.G. Middle Market LBO Fund III	\$	40,000	7/23/2019	\$	2,001	\$	-	\$	785	\$	785	NM
Riverside Micro-Cap Fund IV-B	\$	20,000	8/9/2019	\$	12,820	\$	5,583	\$	8,351	\$	13,934	NM
Wynnchurch Capital Partners V	\$	40,000	1/15/2020	\$	1,045	\$	-	\$	479	\$	479	NM
Summit Europe Growth Equity III	\$	22,000	3/18/2020	\$	-	\$	-	\$	-	\$	-	NM
General Catalyst - Early Venture	\$	19,600	3/26/2020	\$	4,402	\$	-	\$	4,088	\$	4,088	NM
General Catalyst Group - Growth Venture	\$	55,400	3/26/2020	\$	7,011	\$	-	\$	6,821	\$	6,821	NM
CVC Capital Partners VIII	\$	44,000	6/11/2020	\$	-	\$	-	\$	-	\$	-	NM
Summit Venture Capital V	\$	45,000	6/16/2020	\$	-	\$	-	\$	-	\$	-	NM
Private Equity Co-Investments	\$	305,153	Various	\$	305,153	\$	106,153	\$	360,069	\$	466,222	17.8%
<b>Subtotal</b>	<b>\$</b>	<b>3,983,853</b>		<b>\$</b>	<b>3,253,498</b>	<b>\$</b>	<b>1,818,188</b>	<b>\$</b>	<b>2,939,576</b>	<b>\$</b>	<b>4,757,764</b>	<b>15.2%</b>

(all dollar amounts in thousands)

## MainePERS Private Market Investments Summary: 9/30/20

### 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
Prima Mortgage Investment Trust, LLC	\$ 75,000	7/29/2011	\$ 96,945	\$ 41,782	\$ 85,331	\$ 127,113	3.9%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 98,162	\$ 123,729	\$ 29,025	\$ 152,754	14.8%
Harrison Street Core Property Fund, L.P.	\$ 75,000	4/30/2012	\$ 93,143	\$ 39,674	\$ 116,985	\$ 156,659	8.6%
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,991	\$ 49,099	\$ 10,974	\$ 60,073	9.9%
Smart Markets Fund, L.P.	\$ 150,000	6/17/2013	\$ 154,254	\$ 46,395	\$ 198,446	\$ 244,841	8.6%
High Street Real Estate Fund IV	\$ 25,000	8/23/2013	\$ 24,717	\$ 34,157	\$ -	\$ 34,157	14.7%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,139	\$ 57,069	\$ 3,995	\$ 61,065	11.5%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,307	\$ 16,613	\$ 3,911	\$ 20,524	7.0%
Invesco US Income Fund	\$ 150,000	7/17/2014	\$ 161,086	\$ 47,363	\$ 195,011	\$ 242,374	9.7%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 47,894	\$ 24,825	\$ 30,438	\$ 55,262	10.3%
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 3,783	\$ 50,358	\$ 54,141	9.3%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 55,415	\$ 21,743	\$ 53,055	\$ 74,798	13.6%
High Street Real Estate Fund V	\$ 25,000	7/24/2015	\$ 24,861	\$ 6,011	\$ 26,945	\$ 32,956	10.8%
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 26,783	\$ 627	\$ 23,372	\$ 24,000	-4.9%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,550	\$ 16,051	\$ 32,716	\$ 48,767	7.6%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 44,209	\$ 12,533	\$ 41,382	\$ 53,914	10.2%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 38,453	\$ 13,862	\$ 31,257	\$ 45,119	15.1%
Blackstone Property Partners	\$ 350,000	6/29/2017	\$ 350,000	\$ 15,597	\$ 360,061	\$ 375,658	3.6%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 24,221	\$ 8,822	\$ 22,314	\$ 31,136	15.8%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 9,116	\$ -	\$ 6,967	\$ 6,967	NM
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 13,054	\$ 1,872	\$ 12,450	\$ 14,322	NM
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ -	\$ -	\$ -	\$ -	NM
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 506	\$ 32,562	\$ 33,067	NM
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 10,000	\$ -	\$ 10,553	\$ 10,553	NM
Rubenstein Properties Fund IV	\$ 30,000	4/16/2019	\$ -	\$ -	\$ -	\$ -	NM
EQT Real Estate II	\$ 110,000	4/26/2019	\$ 12,427	\$ 3,159	\$ 9,705	\$ 12,865	NM
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 1,466	\$ 268	\$ 451	\$ 719	NM
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ -	\$ -	\$ 448	\$ 448	NM
Angelo Gordon Net Lease IV	\$ 50,000	2/17/2020	\$ 10,000	\$ -	\$ 10,913	\$ 10,913	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 3,289	\$ 209	\$ 2,834	\$ 3,043	NM
Real Estate Co-Investments	\$ 21,770	Various	\$ 21,770	\$ 4,160	\$ 17,402	\$ 21,562	-0.6%
<b>Subtotal</b>	<b>\$ 1,876,770</b>		<b>\$ 1,545,585</b>	<b>\$ 589,909</b>	<b>\$ 1,419,861</b>	<b>\$ 2,009,770</b>	<b>8.2%</b>



## MainePERS Private Market Investments Summary: 9/30/20

**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.