

MainePERS Private Market Investments Summary: 12/31/20

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	\$ 1,282,500		\$ 798,698	\$ 126,636	\$ 798,809	\$ 925,445	6.7%
Infrastructure	\$ 2,889,675		\$ 2,432,694	\$ 1,517,473	\$ 1,784,764	\$ 3,302,237	10.4%
Natural Resources	\$ 1,015,500		\$ 951,553	\$ 308,549	\$ 858,396	\$ 1,166,945	7.7%
Private Equity	\$ 4,161,888		\$ 3,442,756	\$ 2,045,301	\$ 3,343,052	\$ 5,388,353	16.8%
Real Estate	\$ 1,918,400		\$ 1,590,938	\$ 657,255	\$ 1,436,432	\$ 2,093,686	6.5%
Total	\$ 11,267,963		\$ 9,216,640	\$ 4,655,213	\$ 8,221,452	\$ 12,876,666	

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	\$ 77,500	15	\$ 76,174	\$ 17,677	\$ 69,278	\$ 86,955	7.4%
Infrastructure Co-Investments	\$ 208,000	10	\$ 202,703	\$ 105,936	\$ 169,799	\$ 275,735	7.2%
Natural Resources Co-Investments	\$ 32,500	2	\$ 27,238	-	\$ 46,713	\$ 46,713	36.8%
Private Equity Co-Investments	\$ 363,188	28	\$ 329,862	\$ 124,074	\$ 411,916	\$ 535,990	19.8%
Real Estate Co-Investments	\$ 63,400	4	\$ 41,180	\$ 4,160	\$ 38,219	\$ 42,379	3.1%
Total	\$ 744,588		\$ 677,157	\$ 251,847	\$ 735,925	\$ 987,772	

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
Mesa West Core Lending Fund	\$ 100,000	6/18/2013	\$ 108,307	\$ 42,750	\$ 109,082	\$ 151,831	6.5%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 7,697	\$ 97,500	\$ 105,197	2.1%
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 96,000	\$ -	\$ 111,329	\$ 111,329	4.8%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 23,004	\$ 92,517	\$ 115,521	6.9%
Ares Capital Europe IV	\$ 120,000	4/30/2018	\$ 81,418	\$ 4,984	\$ 90,448	\$ 95,431	12.1%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,000	\$ 16,284	\$ 97,271	\$ 113,555	9.3%
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 28,297	\$ 3,394	\$ 25,508	\$ 28,901	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 6,779	\$ 361	\$ 7,760	\$ 8,122	NM
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ -	\$ -	\$ 181	\$ 181	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 32,500	\$ -	\$ 33,759	\$ 33,759	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 16,962	\$ 4,063	\$ 14,601	\$ 18,664	NM
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ 6,423	\$ 21,661	\$ 28,084	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 27,630	\$ -	\$ 27,855	\$ 27,855	NM
Ares Capital Europe V	\$ 110,000	9/4/2020	\$ -	\$ -	\$ 61	\$ 61	NM
Alternative Credit Co-Investments	\$ 77,500	Various	\$ 76,174	\$ 17,677	\$ 69,278	\$ 86,955	7.4%
Subtotal	\$ 1,282,500		\$ 798,698	\$ 126,636	\$ 798,809	\$ 925,445	6.7%

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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	\$ 490	\$ 64,779	2.5%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 754	\$ 205,815	17.3%
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,681	\$ 62,506	\$ 14,046	\$ 76,552	2.8%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 94,272	\$ 2,752	\$ 97,024	8.0%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,424	\$ 48,313	\$ 12,005	\$ 60,317	0.4%
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,263	\$ 143,327	\$ 7,160	\$ 150,487	12.8%
ArLight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 72,595	\$ 28,450	\$ 101,046	8.0%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 95,524	\$ 75,768	\$ 78,784	\$ 154,552	15.8%
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 60,434	\$ 23,413	\$ 85,432	\$ 108,845	13.7%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 113,179	\$ 51,144	\$ 116,178	\$ 167,322	9.5%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 121,253	\$ 100,989	\$ 59,719	\$ 160,707	21.8%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 175,395	\$ 145,376	\$ 126,898	\$ 272,274	16.9%
ArLight Energy VI	\$ 150,000	11/25/2014	\$ 159,687	\$ 64,575	\$ 93,842	\$ 158,417	-0.3%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 11,457	\$ 2,297	\$ 21,804	\$ 24,101	21.8%
MINA II CIP	\$ 175	6/30/2015	\$ 110	\$ 19	\$ 6,708	\$ 6,727	149.5%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 22,157	\$ 7,479	\$ 51,601	\$ 59,079	10.1%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,314	\$ 9,120	\$ 38,560	\$ 47,680	11.7%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 177,924	\$ 96,513	\$ 145,475	\$ 241,988	14.7%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 46,986	\$ 15,092	\$ 41,888	\$ 56,980	8.2%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 90,390	\$ 33,758	\$ 80,995	\$ 114,753	11.1%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 150,578	\$ 45,421	\$ 128,997	\$ 174,418	6.6%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 52,178	\$ 10,287	\$ 34,922	\$ 45,209	-10.7%
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 79,894	\$ 12,547	\$ 105,586	\$ 118,132	20.3%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 4,521	\$ 1	\$ 2,192	\$ 2,193	NM
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 114,733	\$ 17,169	\$ 129,153	\$ 146,322	20.3%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 49,395	\$ 3,251	\$ 45,555	\$ 48,805	NM
Cube Infrastructure II	\$ 75,000	9/11/2018	\$ 52,028	\$ 2,319	\$ 56,670	\$ 58,989	8.4%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 61,956	\$ 3,327	\$ 64,613	\$ 67,940	10.5%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 5,051	\$ -	\$ -	\$ -	NM
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 19,327	\$ 1,308	\$ 7,597	\$ 8,906	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ -	\$ -	\$ -	\$ -	NM
GIP Sonic	\$ 30,000	7/31/2020	\$ 29,520	\$ -	\$ 26,140	\$ 26,140	NM
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ -	\$ -	\$ -	\$ -	NM
Infrastructure Co-Investments	\$ 208,000	Various	\$ 202,703	\$ 105,936	\$ 169,799	\$ 275,735	7.2%
Subtotal	\$ 2,889,675		\$ 2,432,694	\$ 1,517,473	\$ 1,784,764	\$ 3,302,237	10.4%

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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	\$ 8,994	\$ 46,491	\$ 55,485	8.2%
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,307	\$ 26,361	\$ 21,050	\$ 47,411	6.6%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 200,000	\$ 28,770	\$ 329,269	\$ 358,039	11.8%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 107,392	\$ 11,057	\$ 84,071	\$ 95,128	-4.3%
Twin Creeks Timber	\$ 150,000	1/7/2016	\$ 166,946	\$ 61,935	\$ 102,925	\$ 164,860	-0.4%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 87,422	\$ 52,360	\$ 36,477	\$ 88,836	0.9%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 38,098	\$ 8,885	\$ 23,259	\$ 32,144	-8.7%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 98,663	\$ 64,728	\$ 54,417	\$ 119,145	13.5%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 51,998	\$ 6,989	\$ 45,034	\$ 52,023	0.0%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 17,235	\$ 12,005	\$ 10,590	\$ 22,596	19.7%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 14,731	\$ -	\$ 16,239	\$ 16,239	NM
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 7,779	\$ 1,671	\$ 5,398	\$ 7,069	NM
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 12,729	\$ 745	\$ 13,484	\$ 14,229	NM
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 41,183	\$ 24,050	\$ 22,978	\$ 47,028	NM
Natural Resources Co-Investments	\$ 32,500	Various	\$ 27,238	\$ -	\$ 46,713	\$ 46,713	37%
Subtotal	\$ 1,015,500		\$ 951,553	\$ 308,549	\$ 858,396	\$ 1,166,945	7.7%

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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	\$ 40,606	\$ 83,807	\$ 19,468	\$ 103,275	24.7%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 42,747	\$ 838	\$ 43,584	9.0%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 19,799	\$ 26,953	\$ 963	\$ 27,916	11.3%
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 28,723	\$ 2,004	\$ 30,727	6.1%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 35,838	\$ 38,069	\$ 19,133	\$ 57,202	12.4%
Charterhouse Capital Partners IX	\$ 4,500	1/6/2011	\$ 5,203	\$ 6,051	\$ 812	\$ 6,863	11.6%
Charterhouse Capital Partners VIII	\$ 13,500	1/6/2011	\$ 11,188	\$ 14,160	\$ -	\$ 14,160	8%
Kelso Investment Associates VIII	\$ 3,000	1/6/2011	\$ 3,017	\$ 3,491	\$ 607	\$ 4,098	7.1%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,062	\$ 15,046	\$ 3,020	\$ 18,066	13.2%
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,500	\$ 60,806	\$ 2,284	\$ 63,090	21.2%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 19,600	\$ 6,643	\$ 26,243	-8.5%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,862	\$ 16,406	\$ 3,146	\$ 19,553	13.0%
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,499	\$ 29,049	\$ 984	\$ 30,033	13.2%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 31,976	\$ 54,306	\$ 14,786	\$ 69,093	26.8%
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 17,806	\$ 31,940	\$ 2,993	\$ 34,934	17.8%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 19,855	\$ 12,986	\$ 26,430	\$ 39,416	19.8%
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,401	\$ 15,347	\$ 13,140	\$ 28,487	14.6%
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 87,060	\$ 95,798	\$ 55,742	\$ 151,540	18.5%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 32,242	\$ 36,540	\$ 21,217	\$ 57,757	15%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 27,555	\$ 39,967	\$ 20,256	\$ 60,222	31.0%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 25,312	\$ 26,130	\$ 7,221	\$ 33,351	7.9%
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 8,849	\$ 4,530	\$ 13,379	-2.8%
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,788	\$ 14,067	\$ 3,333	\$ 17,400	14.7%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,203	\$ 26,273	\$ 10,004	\$ 36,277	2.4%
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,946	\$ 92,985	\$ 16,900	\$ 109,885	-3.3%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 63,754	\$ 55,650	\$ 33,700	\$ 89,350	13.7%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 14,964	\$ 6,549	\$ 19,079	\$ 25,628	22.0%
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,305	\$ 7,849	\$ 130,632	\$ 138,482	21.4%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 19,416	\$ 4,646	\$ 22,356	\$ 27,002	14.2%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 59,799	\$ 56,231	\$ 30,638	\$ 86,870	11.4%
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 82,174	\$ 45,541	\$ 85,593	\$ 131,135	17.0%
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 24,939	\$ 13,240	\$ 20,124	\$ 33,364	10.7%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 89,178	\$ 60,105	\$ 40,755	\$ 100,860	5.9%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 33,869	\$ 52,310	\$ 67,206	\$ 119,515	42.4%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,122	\$ 39,178	\$ 41,886	\$ 81,064	8.0%

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H.I.G Middle Market LBO Fund II	\$	40,000	2/7/2014	\$	37,032	\$	16,887	\$	45,449	\$	62,336	27.3%
EnCap Flatrock Midstream Fund III	\$	20,000	4/9/2014	\$	24,583	\$	11,323	\$	16,226	\$	27,549	6.4%
ABRY Advanced Securities Fund III	\$	30,000	4/30/2014	\$	42,955	\$	12,955	\$	27,316	\$	40,270	-3.3%
Thoma Bravo Fund XI	\$	50,000	5/1/2014	\$	67,856	\$	109,675	\$	83,182	\$	192,857	31.3%
Carlyle Asia Partners IV	\$	60,000	6/3/2014	\$	73,381	\$	50,165	\$	53,128	\$	103,293	11.2%
Riverside Micro-Cap Fund III	\$	35,000	6/30/2014	\$	49,067	\$	64,011	\$	110,957	\$	174,968	35.3%
Sovereign Capital IV	\$	46,500	7/7/2014	\$	32,257	\$	16,423	\$	29,812	\$	46,234	12.5%
ABRY Partners VIII	\$	20,000	8/8/2014	\$	23,400	\$	18,327	\$	13,477	\$	31,803	10.2%
Hellman & Friedman Capital Partners VIII	\$	45,000	9/24/2014	\$	45,946	\$	8,742	\$	62,574	\$	71,316	19.2%
Inflexion Buyout Fund IV	\$	27,000	9/30/2014	\$	32,300	\$	9,156	\$	33,104	\$	42,260	10.2%
Inflexion Partnership Capital Fund I	\$	17,000	9/30/2014	\$	20,454	\$	10,311	\$	18,775	\$	29,086	15.7%
Advent Latin America PE Fund VI	\$	20,000	10/17/2014	\$	17,490	\$	4,450	\$	18,342	\$	22,792	12.2%
Wynchurch Capital Partners IV	\$	40,000	10/23/2014	\$	35,423	\$	9,683	\$	40,580	\$	50,263	16.1%
Centerbridge Capital Partners III	\$	30,000	10/24/2014	\$	37,649	\$	19,671	\$	32,956	\$	52,627	18.1%
Kelso Investment Associates IX	\$	60,000	11/5/2014	\$	69,172	\$	51,534	\$	54,228	\$	105,762	20.5%
Paine & Partners Capital Fund IV	\$	60,000	12/18/2014	\$	51,741	\$	28,735	\$	40,109	\$	68,844	9.4%
KKR Special Situations Fund II	\$	60,000	12/19/2014	\$	96,700	\$	55,389	\$	42,577	\$	97,967	0.8%
EnCap Energy Capital Fund X	\$	40,000	3/5/2015	\$	37,994	\$	8,776	\$	30,418	\$	39,193	1.1%
Rhone Partners V	\$	56,000	3/12/2015	\$	58,750	\$	15,216	\$	64,412	\$	79,628	15.6%
Blackstone Capital Partners VII	\$	54,000	3/27/2015	\$	56,221	\$	6,707	\$	65,199	\$	71,907	14.6%
Thoma Bravo Special Opportunities Fund II	\$	15,000	3/27/2015	\$	17,342	\$	16,031	\$	20,511	\$	36,542	20.8%
Charterhouse Capital Partners X	\$	67,000	5/13/2015	\$	43,900	\$	10,509	\$	58,754	\$	69,263	22.5%
H.I.G. Brazil & Latin America Partners	\$	60,000	7/1/2015	\$	35,931	\$	11	\$	45,819	\$	45,830	11.0%
Summit Growth Equity IX	\$	60,000	8/26/2015	\$	72,989	\$	27,256	\$	94,805	\$	122,062	35.7%
Summit Venture Capital IV	\$	40,000	8/26/2015	\$	34,349	\$	23,162	\$	31,426	\$	54,588	33.5%
Riverside Micro-Cap Fund IV	\$	60,000	10/23/2015	\$	55,659	\$	-	\$	84,950	\$	84,950	14.7%
Advent International GPE VIII	\$	50,000	2/5/2016	\$	47,450	\$	-	\$	92,369	\$	92,369	27.1%
Technology Crossover Ventures IX	\$	60,000	2/19/2016	\$	48,240	\$	20,243	\$	103,214	\$	123,457	45.8%
KKR Americas XII	\$	60,000	3/3/2016	\$	39,141	\$	2,252	\$	54,758	\$	57,009	23.2%
Berkshire Fund IX	\$	50,000	3/18/2016	\$	42,506	\$	8,491	\$	42,636	\$	51,127	10.7%
Thoma Bravo Fund XII	\$	60,000	4/27/2016	\$	64,506	\$	18,571	\$	89,370	\$	107,940	18.8%
ABRY Heritage Partners	\$	10,000	5/31/2016	\$	6,888	\$	3,499	\$	5,499	\$	8,998	16.5%
Inflexion Supplemental Fund IV	\$	10,000	5/31/2016	\$	12,500	\$	3,984	\$	14,227	\$	18,211	17.8%
Tillridge Global Agribusiness Partners II	\$	50,000	10/21/2016	\$	14,536	\$	125	\$	9,122	\$	9,247	NM
ONCAP IV	\$	15,000	11/8/2016	\$	10,865	\$	2,725	\$	10,051	\$	12,776	9.0%
ABRY Senior Equity V	\$	12,050	1/19/2017	\$	9,697	\$	2,463	\$	8,791	\$	11,255	12.9%
CVC Capital Partners VII	\$	48,000	5/9/2017	\$	40,972	\$	10,962	\$	39,108	\$	50,069	25.2%
EnCap Energy Capital Fund XI	\$	40,000	5/31/2017	\$	13,872	\$	-	\$	8,726	\$	8,726	NM
Onex Partners V	\$	45,000	7/11/2017	\$	11,446	\$	1,512	\$	11,725	\$	13,237	NM

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Water Street Healthcare Partners IV	\$	33,000	9/15/2017	\$	18,053	\$	-	\$	16,258	\$	16,258	-6.9%
GTCR Fund XII	\$	50,000	9/29/2017	\$	32,734	\$	9,573	\$	34,233	\$	43,806	25.8%
Carlyle Asia Partners V	\$	45,000	10/30/2017	\$	11,884	\$	1,933	\$	12,387	\$	14,321	NM
EnCap Flatrock Midstream Fund IV	\$	22,000	11/17/2017	\$	10,682	\$	2,299	\$	9,509	\$	11,809	6.6%
Affinity Asia Pacific Fund V	\$	40,000	12/11/2017	\$	8,446	\$	941	\$	9,368	\$	10,308	NM
Technology Impact Fund	\$	40,000	12/18/2017	\$	17,318	\$	1,617	\$	48,135	\$	49,752	NM
Kelso Investment Associates X	\$	45,000	3/16/2018	\$	17,750	\$	808	\$	21,585	\$	22,393	NM
Paine Schwartz Food Chain Fund V	\$	45,000	8/3/2018	\$	7,338	\$	165	\$	6,271	\$	6,436	NM
Riverside Micro-Cap Fund V	\$	40,000	8/21/2018	\$	13,563	\$	-	\$	14,540	\$	14,540	NM
Technology Crossover Ventures X	\$	45,000	8/31/2018	\$	28,544	\$	-	\$	47,567	\$	47,567	65.9%
H.I.G. Growth Buyouts & Equity Fund III	\$	35,000	9/13/2018	\$	1,767	\$	-	\$	1,066	\$	1,066	NM
Hellman & Friedman Capital Partners IX	\$	45,000	9/28/2018	\$	20,590	\$	-	\$	22,538	\$	22,538	20.5%
Technology Impact Growth Fund	\$	40,000	11/26/2018	\$	39,091	\$	13,580	\$	76,377	\$	89,957	NM
Thoma Bravo Fund XIII	\$	45,000	12/7/2018	\$	36,899	\$	23,367	\$	43,620	\$	66,987	68.8%
Summit Growth Equity X	\$	60,000	2/26/2019	\$	27,612	\$	-	\$	31,437	\$	31,437	NM
Advent International GPE IX	\$	50,000	5/9/2019	\$	18,375	\$	-	\$	26,429	\$	26,429	NM
Shoreview Capital Partners IV	\$	30,000	6/3/2019	\$	2,487	\$	35	\$	1,989	\$	2,024	NM
H.I.G. Middle Market LBO Fund III	\$	40,000	7/23/2019	\$	2,001	\$	-	\$	1,418	\$	1,418	NM
Riverside Micro-Cap Fund IV-B	\$	20,000	8/9/2019	\$	15,570	\$	5,583	\$	14,133	\$	19,716	NM
Wynnchurch Capital Partners V	\$	40,000	1/15/2020	\$	5,083	\$	-	\$	4,830	\$	4,830	NM
Summit Europe Growth Equity III	\$	22,000	3/18/2020	\$	-	\$	-	\$	-	\$	-	NM
General Catalyst - Early Venture	\$	19,600	3/26/2020	\$	8,315	\$	-	\$	8,038	\$	8,038	NM
General Catalyst Group - Growth Venture	\$	55,400	3/26/2020	\$	16,304	\$	-	\$	22,304	\$	22,304	NM
CVC Capital Partners VIII	\$	44,000	6/11/2020	\$	-	\$	-	\$	-	\$	-	NM
Summit Venture Capital V	\$	45,000	6/16/2020	\$	-	\$	-	\$	-	\$	-	NM
Technology Crossover Ventures XI	\$	45,000	10/2/2020	\$	-	\$	-	\$	-	\$	-	NM
GTCR XIII	\$	50,000	10/27/2020	\$	-	\$	-	\$	-	\$	-	NM
Bain Capital Ventures 2021	\$	25,000	10/28/2020	\$	-	\$	-	\$	-	\$	-	NM
Private Equity Co-Investments	\$	363,188	Various	\$	329,862	\$	124,074	\$	411,916	\$	535,990	19.8%
Subtotal	\$	4,161,888		\$	3,442,756	\$	2,045,301	\$	3,343,052	\$	5,388,353	16.8%

(all dollar amounts in thousands)

MainePERS Private Market Investments Summary: 12/31/20

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	\$ 97,042	\$ 42,759	\$ 86,061	\$ 128,820	4.0%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 99,280	\$ 124,380	\$ 29,520	\$ 153,901	14.6%
Harrison Street Core Property Fund, L.P.	\$ 75,000	4/30/2012	\$ 93,362	\$ 40,885	\$ 117,541	\$ 158,425	8.5%
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,991	\$ 49,099	\$ 11,077	\$ 60,176	9.9%
Smart Markets Fund, L.P.	\$ 150,000	6/17/2013	\$ 156,217	\$ 48,358	\$ 200,912	\$ 249,270	8.5%
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	\$ 49,204	\$ 57,223	\$ 3,532	\$ 60,754	11.2%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,317	\$ 16,613	\$ 3,727	\$ 20,340	6.6%
Invesco US Income Fund	\$ 150,000	7/17/2014	\$ 161,086	\$ 47,363	\$ 202,990	\$ 250,353	10.0%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 47,997	\$ 26,000	\$ 30,463	\$ 56,463	10.7%
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 3,783	\$ 50,431	\$ 54,214	8.7%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 57,358	\$ 39,619	\$ 38,941	\$ 78,560	13.7%
High Street Real Estate Fund V	\$ 25,000	7/24/2015	\$ 24,861	\$ 35,052	\$ 679	\$ 35,731	13.0%
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 26,783	\$ 627	\$ 23,525	\$ 24,152	-4.1%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,686	\$ 19,748	\$ 30,370	\$ 50,118	8.2%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 45,264	\$ 13,771	\$ 42,690	\$ 56,462	10.5%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 47,600	\$ 16,401	\$ 38,529	\$ 54,930	14.1%
Blackstone Property Partners	\$ 350,000	6/29/2017	\$ 350,000	\$ 17,929	\$ 364,702	\$ 382,631	4.1%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 26,029	\$ 9,127	\$ 27,206	\$ 36,333	20.2%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 9,116	\$ -	\$ 8,287	\$ 8,287	NM
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 13,999	\$ 1,956	\$ 14,298	\$ 16,254	NM
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 156	\$ -	\$ 208	\$ 208	NM
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 506	\$ 32,511	\$ 33,016	NM
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 13,750	\$ -	\$ 14,693	\$ 14,693	NM
Rubenstein Properties Fund IV	\$ 30,000	4/16/2019	\$ -	\$ -	\$ -	\$ -	NM
EQT Real Estate II	\$ 110,000	4/26/2019	\$ 12,413	\$ 4,956	\$ 9,066	\$ 14,022	NM
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 2,137	\$ 1,524	\$ 150	\$ 1,674	NM
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ -	\$ -	\$ 495	\$ 495	NM
Angelo Gordon Net Lease IV	\$ 50,000	2/17/2020	\$ 12,773	\$ -	\$ 13,621	\$ 13,621	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 3,288	\$ 1,258	\$ 1,988	\$ 3,246	NM
Real Estate Co-Investments	\$ 63,400	Various	\$ 41,180	\$ 4,160	\$ 38,219	\$ 42,379	3.1%
Subtotal	\$ 1,918,400		\$ 1,590,938	\$ 657,255	\$ 1,436,432	\$ 2,093,686	6.5%

MainePERS Private Market Investments Summary: 12/31/20

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.