

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 1,288,271		\$ 812,867	\$ 140,393	\$ 817,588	\$ 957,982	6.8%
Infrastructure	\$ 2,895,945		\$ 2,244,223	\$ 1,441,228	\$ 1,659,780	\$ 3,101,008	10.8%
Natural Resources	\$ 985,238		\$ 964,711	\$ 333,785	\$ 830,831	\$ 1,164,615	6.3%
Private Equity	\$ 4,132,834		\$ 3,564,099	\$ 2,233,032	\$ 3,580,558	\$ 5,813,589	18.1%
Real Estate	\$ 1,875,510		\$ 1,585,309	\$ 654,499	\$ 1,463,278	\$ 2,117,776	6.6%
Total	\$ 11,177,798		\$ 9,171,208	\$ 4,802,936	\$ 8,352,034	\$ 13,154,971	

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	\$ 69,271		\$ 69,271	\$ 9,846	\$ 65,813	\$ 75,660	7.1%
Infrastructure Co-Investments	\$ 229,270		\$ 215,766	\$ 77,344	\$ 213,204	\$ 290,548	11.4%
Natural Resources Co-Investments	\$ 27,238		\$ 27,238	\$ -	\$ 44,453	\$ 44,453	26.8%
Private Equity Co-Investments	\$ 334,134		\$ 316,501	\$ 151,322	\$ 359,340	\$ 510,662	17.0%
Real Estate Co-Investments	\$ 56,000		\$ 41,716	\$ 4,160	\$ 38,876	\$ 43,036	2.7%
Total	\$ 715,913		\$ 670,492	\$ 242,672	\$ 721,687	\$ 964,359	

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

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 111,093	\$ 45,536	\$ 111,964	\$ 157,500	6.7%
Owl Rock Capital Corporation	\$ 100,000	3/10/2017	\$ 100,000	\$ 10,700	\$ 106,048	\$ 116,748	6.0%
Audax Senior Debt (MP), LLC	\$ 100,000	6/30/2017	\$ 96,000	\$ -	\$ 113,288	\$ 113,288	4.9%
Tennenbaum Direct Lending VIII	\$ 100,000	11/30/2017	\$ 100,883	\$ 27,044	\$ 90,559	\$ 117,603	7.2%
Ares Capital Europe IV	\$ 122,000	4/30/2018	\$ 92,331	\$ 6,219	\$ 98,102	\$ 104,321	8.8%
Angelo Gordon Direct Lending Fund III	\$ 100,000	7/20/2018	\$ 100,000	\$ 18,575	\$ 98,206	\$ 116,780	9.9%
Global Infrastructure Partners Spectrum	\$ 100,000	2/20/2019	\$ 28,504	\$ 4,252	\$ 25,248	\$ 29,500	NM
Solar Capital Private Corporate Lending Fund	\$ 50,000	6/26/2019	\$ 8,041	\$ 513	\$ 9,319	\$ 9,832	NM
Solar Capital Debt Fund	\$ 50,000	6/26/2019	\$ 2,941	\$ -	\$ 3,294	\$ 3,294	NM
Angelo Gordon Direct Lending Fund IV	\$ 100,000	1/24/2020	\$ 32,500	\$ -	\$ 34,232	\$ 34,232	NM
Silver Point Specialty Credit II	\$ 50,000	1/31/2020	\$ 19,720	\$ 8,448	\$ 13,188	\$ 21,637	NM
Angelo Gordon Direct Lending Fund II	\$ 25,000	3/31/2020	\$ 23,749	\$ 9,056	\$ 19,720	\$ 28,776	NM
Owl Rock Capital Corporation III	\$ 100,000	6/19/2020	\$ 27,834	\$ 204	\$ 28,273	\$ 28,477	NM
Ares Capital Europe V	\$ 122,000	9/4/2020	\$ -	\$ -	\$ 335	\$ 335	NM
Alternative Credit Co-Investments	\$ 69,271	Various	\$ 69,271	\$ 9,846	\$ 65,813	\$ 75,660	7.1%
Subtotal	\$ 1,288,271		\$ 812,867	\$ 140,393	\$ 817,588	\$ 957,982	6.8%

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 406	\$ 64,695	2.5%
Global Infrastructure Partners	\$ 75,000	3/31/2008	\$ 101,173	\$ 205,062	\$ 751	\$ 205,813	17.3%
Alinda Infrastructure Fund II	\$ 50,000	9/17/2009	\$ 67,707	\$ 62,760	\$ 12,383	\$ 75,143	2.4%
Cube Infrastructure	\$ 45,000	4/16/2010	\$ 60,063	\$ 94,272	\$ 2,641	\$ 96,912	8.0%
First Reserve Energy Infrastructure Fund	\$ 50,000	6/30/2010	\$ 59,424	\$ 48,506	\$ 10,219	\$ 58,725	-0.3%
KKR Global Infrastructure Investors	\$ 75,000	9/29/2010	\$ 87,263	\$ 148,637	\$ 4,873	\$ 153,510	13.1%
ArLight Energy V	\$ 75,000	10/28/2011	\$ 76,031	\$ 72,595	\$ 28,994	\$ 101,590	8.0%
Global Infrastructure Partners II	\$ 75,000	12/3/2011	\$ 95,914	\$ 81,499	\$ 76,377	\$ 157,876	15.8%
Meridiam Infrastructure N.A. II	\$ 75,000	9/28/2012	\$ 62,661	\$ 25,640	\$ 86,972	\$ 112,611	13.5%
Brookfield Infrastructure Fund II	\$ 100,000	6/28/2013	\$ 113,664	\$ 51,837	\$ 117,130	\$ 168,967	9.3%
First Reserve Energy Infrastructure Fund II	\$ 100,000	10/21/2013	\$ 121,730	\$ 102,924	\$ 58,368	\$ 161,292	20.8%
KKR Global Infrastructure Investors II	\$ 150,000	10/24/2014	\$ 177,578	\$ 149,822	\$ 143,156	\$ 292,977	18.6%
ArLight Energy VI	\$ 150,000	11/25/2014	\$ 159,687	\$ 64,575	\$ 100,235	\$ 164,810	1.1%
Meridiam Infrastructure N.A. II	\$ 20,000	6/30/2015	\$ 12,051	\$ 2,890	\$ 22,200	\$ 25,090	21.1%
MINA II CIP	\$ 175	6/30/2015	\$ 110	\$ 19	\$ 6,761	\$ 6,780	139.8%
Meridiam Infrastructure (SCA)	\$ 11,000	9/23/2015	\$ 22,157	\$ 7,961	\$ 51,277	\$ 59,238	9.9%
Meridiam Infrastructure Europe II (SCA)	\$ 22,500	9/23/2015	\$ 27,558	\$ 9,544	\$ 39,796	\$ 49,340	11.0%
Stonepeak Infrastructure Partners II	\$ 140,000	11/12/2015	\$ 177,924	\$ 96,513	\$ 153,104	\$ 249,617	15.2%
Carlyle Power Partners II	\$ 50,000	11/19/2015	\$ 51,677	\$ 15,092	\$ 43,245	\$ 58,337	5.3%
Brookfield Infrastructure Fund III	\$ 100,000	4/15/2016	\$ 91,223	\$ 34,822	\$ 80,852	\$ 115,674	10.3%
Global Infrastructure Partners III	\$ 150,000	4/15/2016	\$ 154,007	\$ 48,578	\$ 133,576	\$ 182,154	7.2%
Meridiam Infrastructure Europe III SLP	\$ 95,000	4/27/2016	\$ 56,548	\$ 10,287	\$ 39,169	\$ 49,457	-9.4%
EQT Infrastructure III	\$ 68,000	12/3/2016	\$ 80,439	\$ 12,547	\$ 108,312	\$ 120,859	19.2%
Meridiam Infrastructure N.A. III	\$ 50,000	7/12/2017	\$ 4,841	\$ 1	\$ 2,824	\$ 2,825	NM
Stonepeak Infrastructure Partners III	\$ 150,000	10/13/2017	\$ 115,173	\$ 20,078	\$ 137,906	\$ 157,983	22.9%
KKR Global Infrastructure Investors III	\$ 100,000	3/29/2018	\$ 49,833	\$ 3,524	\$ 48,040	\$ 51,564	NM
Cube Infrastructure II	\$ 90,000	9/11/2018	\$ 62,614	\$ 2,319	\$ 65,930	\$ 68,248	5.8%
EQT Infrastructure IV	\$ 100,000	12/17/2018	\$ 61,956	\$ 3,327	\$ 66,544	\$ 69,871	10.9%
Global Infrastructure Partners IV	\$ 150,000	12/21/2018	\$ 15,701	\$ 0	\$ 10,083	\$ 10,083	NM
Carlyle Global Infrastructure Opportunity Fund	\$ 100,000	5/1/2019	\$ 19,327	\$ 1,308	\$ 7,657	\$ 8,965	NM
Stonepeak Infrastructure Partners IV	\$ 125,000	5/8/2020	\$ 823	\$ -	\$ -	\$ -	NM
EQT Infrastructure V	\$ 75,000	12/8/2020	\$ -	\$ -	\$ -	\$ -	NM
Infrastructure Co-Investments	\$ 229,270	Various	\$ 215,766	\$ 77,344	\$ 213,204	\$ 290,548	11.4%
Subtotal	\$ 2,895,945		\$ 2,244,223	\$ 1,441,228	\$ 1,659,780	\$ 3,101,008	10.8%

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 38,985	\$ 9,147	\$ 47,076	\$ 56,222	8.1%
Taurus Mining Fund	\$ 50,000	3/27/2015	\$ 41,307	\$ 32,190	\$ 14,847	\$ 47,037	6.0%
Teays River Integrated Agriculture	\$ 200,000	7/1/2015	\$ 200,000	\$ 28,770	\$ 329,269	\$ 358,039	11.3%
U.S. Farming Realty Trust III	\$ 100,000	7/7/2015	\$ 107,392	\$ 11,057	\$ 82,580	\$ 93,637	-4.5%
Twin Creeks Timber	\$ 125,000	1/7/2016	\$ 167,120	\$ 62,292	\$ 85,940	\$ 148,232	-4.1%
AMERRA Agri Fund III	\$ 50,000	2/11/2016	\$ 94,603	\$ 53,256	\$ 43,526	\$ 96,782	1.2%
ACM Permanent Crops II	\$ 35,000	5/12/2016	\$ 39,063	\$ 8,885	\$ 24,038	\$ 32,923	-8.2%
Orion Mine Finance Fund II	\$ 50,000	5/25/2016	\$ 99,849	\$ 64,728	\$ 54,872	\$ 119,600	12.2%
Homestead Capital Farmland II	\$ 50,000	8/8/2016	\$ 51,998	\$ 6,989	\$ 46,454	\$ 53,442	1.3%
Taurus Mining Fund Annex	\$ 23,000	12/1/2016	\$ 17,235	\$ 15,319	\$ 7,147	\$ 22,466	18.2%
Denham Mining Fund	\$ 35,000	6/29/2018	\$ 17,598	\$ -	\$ 23,023	\$ 23,023	15.6%
Homestead Capital Farmland III	\$ 30,000	10/26/2018	\$ 8,373	\$ 1,671	\$ 6,240	\$ 7,911	NM
Silver Creek Aggregate Reserves Fund	\$ 100,000	11/6/2018	\$ 12,767	\$ 921	\$ 13,477	\$ 14,398	NM
Taurus Mining Fund No. 2	\$ 75,000	4/18/2019	\$ 41,183	\$ 38,561	\$ 7,889	\$ 46,450	NM
Natural Resources Co-Investments	\$ 27,238	Various	\$ 27,238	\$ -	\$ 44,453	\$ 44,453	27%
Subtotal	\$ 985,238		\$ 964,711	\$ 333,785	\$ 830,831	\$ 1,164,615	6.3%

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 41,531	\$ 90,454	\$ 16,073	\$ 106,527	24.9%
Oaktree Opportunities VIII	\$ 30,000	12/9/2009	\$ 30,000	\$ 42,747	\$ 1,099	\$ 43,846	9.0%
Carlyle Asia Partners III	\$ 15,000	12/31/2009	\$ 19,799	\$ 26,953	\$ 1,283	\$ 28,236	11.5%
H.I.G. Bayside Loan Fund II	\$ 25,000	5/28/2010	\$ 24,192	\$ 29,076	\$ 1,925	\$ 31,001	6.3%
Blackstone Capital Partners VI	\$ 30,000	6/30/2010	\$ 36,000	\$ 38,944	\$ 20,072	\$ 59,016	12.8%
Charterhouse Capital Partners IX	\$ 4,500	1/6/2011	\$ 5,203	\$ 6,051	\$ 920	\$ 6,972	11.9%
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	\$ 3,020	\$ 3,569	\$ 672	\$ 4,240	7.7%
Onex Partners III	\$ 10,000	1/6/2011	\$ 11,062	\$ 15,449	\$ 2,761	\$ 18,209	13.2%
GTCR Fund X	\$ 30,000	1/28/2011	\$ 31,500	\$ 60,806	\$ 2,683	\$ 63,488	21.3%
EnCap Energy Capital VIII	\$ 30,000	1/31/2011	\$ 34,181	\$ 19,600	\$ 7,923	\$ 27,523	-6.5%
ABRY Partners VII	\$ 10,000	4/29/2011	\$ 12,862	\$ 16,416	\$ 3,503	\$ 19,919	13.3%
ABRY Advanced Securities Fund II	\$ 20,000	5/4/2011	\$ 20,499	\$ 29,049	\$ 1,185	\$ 30,234	13.3%
Summit Growth Equity VIII	\$ 25,000	5/27/2011	\$ 32,221	\$ 56,076	\$ 16,875	\$ 72,951	27.6%
Summit Venture Capital III	\$ 13,150	5/27/2011	\$ 17,894	\$ 32,379	\$ 2,611	\$ 34,990	17.7%
H.I.G. Growth Buyouts & Equity Fund II	\$ 17,500	6/30/2011	\$ 19,855	\$ 12,986	\$ 30,733	\$ 43,719	21.5%
Berkshire Fund VIII	\$ 15,000	7/20/2011	\$ 16,450	\$ 15,347	\$ 14,559	\$ 29,906	15.3%
KKR North American Fund XI	\$ 60,000	2/7/2012	\$ 87,416	\$ 97,253	\$ 59,768	\$ 157,021	18.9%
Advent International GPE VII	\$ 30,000	6/29/2012	\$ 32,331	\$ 37,965	\$ 20,054	\$ 58,019	15%
Water Street Healthcare Partners III	\$ 25,000	7/25/2012	\$ 27,668	\$ 40,596	\$ 30,995	\$ 71,591	34.8%
H.I.G. Bayside Loan Ops Fund III (Europe)	\$ 30,000	7/27/2012	\$ 25,312	\$ 26,431	\$ 6,998	\$ 33,429	7.9%
Wayzata Opportunities Fund III	\$ 30,000	9/11/2012	\$ 14,718	\$ 8,849	\$ 4,510	\$ 13,359	NM
ABRY Senior Equity IV	\$ 10,000	12/7/2012	\$ 10,801	\$ 14,678	\$ 2,965	\$ 17,643	14.9%
EnCap Energy Capital Fund IX	\$ 30,000	12/19/2012	\$ 34,328	\$ 26,873	\$ 11,567	\$ 38,440	4.3%
KKR Special Situations Fund	\$ 60,000	12/19/2012	\$ 118,946	\$ 92,985	\$ 17,938	\$ 110,923	-2.8%
Affinity Asia Pacific Fund IV	\$ 60,000	2/28/2013	\$ 64,060	\$ 58,015	\$ 33,995	\$ 92,010	14.2%
H.I.G. Capital Partners V	\$ 15,000	2/28/2013	\$ 15,512	\$ 8,073	\$ 19,076	\$ 27,149	22.1%
Technology Crossover Ventures VIII	\$ 60,000	5/8/2013	\$ 52,305	\$ 7,849	\$ 139,514	\$ 147,363	21.7%
H.I.G. Europe Capital Partners II	\$ 22,500	7/1/2013	\$ 20,905	\$ 6,465	\$ 22,677	\$ 29,142	14.1%
Riverside Capital Appreciation Fund VI	\$ 60,000	7/3/2013	\$ 59,799	\$ 56,231	\$ 32,338	\$ 88,569	11.6%
CVC Capital Partners VI	\$ 67,000	7/12/2013	\$ 82,174	\$ 46,013	\$ 87,650	\$ 133,662	16.8%
Shoreview Capital Partners III	\$ 24,000	7/24/2013	\$ 24,939	\$ 13,240	\$ 20,676	\$ 33,916	10.8%
Summit Partners Credit II	\$ 60,000	10/25/2013	\$ 89,682	\$ 62,061	\$ 41,302	\$ 103,364	6.5%
GTCR Fund XI	\$ 35,000	11/15/2013	\$ 33,871	\$ 54,804	\$ 76,835	\$ 131,639	43.7%
Onex Partners IV	\$ 60,000	11/22/2013	\$ 62,122	\$ 39,178	\$ 43,421	\$ 82,600	8.3%

MainePERS Private Market Investments Summary: 03/31/2021

H.I.G Middle Market LBO Fund II	\$	40,000	2/7/2014	\$	40,307	\$	29,032	\$	38,031	\$	67,063	26.6%
EnCap Flatrock Midstream Fund III	\$	20,000	4/9/2014	\$	24,710	\$	11,625	\$	16,340	\$	27,965	6.5%
ABRY Advanced Securities Fund III	\$	30,000	4/30/2014	\$	42,955	\$	12,955	\$	28,801	\$	41,755	-1.3%
Thoma Bravo Fund XI	\$	50,000	5/1/2014	\$	69,098	\$	118,090	\$	85,187	\$	203,277	31.7%
Carlyle Asia Partners IV	\$	60,000	6/3/2014	\$	73,733	\$	52,179	\$	58,521	\$	110,700	12.8%
Riverside Micro-Cap Fund III	\$	35,000	6/30/2014	\$	49,067	\$	64,011	\$	140,182	\$	204,193	37.7%
Sovereign Capital IV	\$	46,500	7/7/2014	\$	35,660	\$	16,423	\$	34,581	\$	51,004	12.8%
ABRY Partners VIII	\$	20,000	8/8/2014	\$	23,460	\$	18,761	\$	13,872	\$	32,633	10.6%
Hellman & Friedman Capital Partners VIII	\$	45,000	9/24/2014	\$	46,172	\$	9,502	\$	67,759	\$	77,260	20.8%
Inflexion Buyout Fund IV	\$	27,000	9/30/2014	\$	33,051	\$	18,974	\$	33,406	\$	52,380	16.5%
Inflexion Partnership Capital Fund I	\$	17,000	9/30/2014	\$	20,903	\$	14,639	\$	18,381	\$	33,020	19.3%
Advent Latin America PE Fund VI	\$	20,000	10/17/2014	\$	18,090	\$	4,450	\$	19,929	\$	24,379	12.9%
Wynchurch Capital Partners IV	\$	40,000	10/23/2014	\$	35,476	\$	10,805	\$	53,332	\$	64,137	25.0%
Centerbridge Capital Partners III	\$	30,000	10/24/2014	\$	37,997	\$	22,372	\$	34,349	\$	56,722	20.0%
Kelso Investment Associates IX	\$	60,000	11/5/2014	\$	69,386	\$	73,074	\$	35,504	\$	108,578	20.7%
Paine & Partners Capital Fund IV	\$	60,000	12/18/2014	\$	51,981	\$	29,019	\$	39,619	\$	68,638	8.8%
KKR Special Situations Fund II	\$	60,000	12/19/2014	\$	96,877	\$	56,834	\$	46,196	\$	103,031	3.4%
EnCap Energy Capital Fund X	\$	40,000	3/5/2015	\$	39,248	\$	13,337	\$	29,561	\$	42,898	3.1%
Rhone Partners V	\$	56,000	3/12/2015	\$	58,888	\$	20,677	\$	69,324	\$	90,001	19.9%
Blackstone Capital Partners VII	\$	54,000	3/27/2015	\$	56,409	\$	9,560	\$	69,155	\$	78,715	17.7%
Thoma Bravo Special Opportunities Fund II	\$	15,000	3/27/2015	\$	17,527	\$	17,624	\$	21,398	\$	39,022	21.7%
Charterhouse Capital Partners X	\$	67,000	5/13/2015	\$	45,798	\$	10,509	\$	62,155	\$	72,664	21.5%
H.I.G. Brazil & Latin America Partners	\$	60,000	7/1/2015	\$	44,670	\$	11	\$	56,778	\$	56,789	11.8%
Summit Growth Equity IX	\$	60,000	8/26/2015	\$	73,169	\$	27,711	\$	112,174	\$	139,885	40.5%
Summit Venture Capital IV	\$	40,000	8/26/2015	\$	40,376	\$	33,631	\$	48,855	\$	82,486	48.4%
Riverside Micro-Cap Fund IV	\$	60,000	10/23/2015	\$	55,659	\$	-	\$	93,330	\$	93,330	16.8%
Advent International GPE VIII	\$	50,000	2/5/2016	\$	49,360	\$	17,250	\$	84,143	\$	101,393	27.9%
Technology Crossover Ventures IX	\$	60,000	2/19/2016	\$	48,427	\$	23,105	\$	98,971	\$	122,076	41.4%
KKR Americas XII	\$	60,000	3/3/2016	\$	39,239	\$	4,793	\$	73,284	\$	78,077	39.1%
Berkshire Fund IX	\$	50,000	3/18/2016	\$	42,905	\$	9,668	\$	43,502	\$	53,170	11.2%
Thoma Bravo Fund XII	\$	60,000	4/27/2016	\$	67,993	\$	18,571	\$	95,030	\$	113,601	18.3%
ABRY Heritage Partners	\$	10,000	5/31/2016	\$	8,675	\$	4,503	\$	7,217	\$	11,719	20.3%
Inflexion Supplemental Fund IV	\$	10,000	5/31/2016	\$	12,865	\$	5,620	\$	16,917	\$	22,537	25.1%
Tillridge Global Agribusiness Partners II	\$	50,000	10/21/2016	\$	17,122	\$	125	\$	11,557	\$	11,682	NM
ONCAP IV	\$	15,000	11/8/2016	\$	10,938	\$	2,725	\$	10,110	\$	12,835	8.1%
ABRY Senior Equity V	\$	12,050	1/19/2017	\$	10,727	\$	2,480	\$	10,469	\$	12,948	15.3%
CVC Capital Partners VII	\$	48,000	5/9/2017	\$	40,972	\$	11,030	\$	38,495	\$	49,525	19.4%
EnCap Energy Capital Fund XI	\$	40,000	5/31/2017	\$	14,530	\$	-	\$	10,077	\$	10,077	NM
Onex Partners V	\$	45,000	7/11/2017	\$	15,279	\$	1,512	\$	16,516	\$	18,027	NM

MainePERS Private Market Investments Summary: 03/31/2021

Water Street Healthcare Partners IV	\$	33,000	9/15/2017	\$	20,349	\$	-	\$	23,049	\$	23,049	8.0%
GTCR Fund XII	\$	50,000	9/29/2017	\$	33,974	\$	9,573	\$	39,641	\$	49,214	29.5%
Carlyle Asia Partners V	\$	45,000	10/30/2017	\$	18,142	\$	1,933	\$	20,758	\$	22,692	NM
EnCap Flatrock Midstream Fund IV	\$	22,000	11/17/2017	\$	10,799	\$	2,299	\$	9,669	\$	11,968	NM
Affinity Asia Pacific Fund V	\$	40,000	12/11/2017	\$	8,804	\$	957	\$	9,621	\$	10,578	NM
Technology Impact Fund	\$	40,000	12/18/2017	\$	18,532	\$	10,886	\$	42,508	\$	53,394	NM
Kelso Investment Associates X	\$	45,000	3/16/2018	\$	27,322	\$	2,095	\$	32,352	\$	34,448	35.8%
Paine Schwartz Food Chain Fund V	\$	45,000	8/3/2018	\$	14,438	\$	165	\$	13,481	\$	13,646	NM
Riverside Micro-Cap Fund V	\$	40,000	8/21/2018	\$	18,672	\$	-	\$	20,935	\$	20,935	NM
Technology Crossover Ventures X	\$	45,000	8/31/2018	\$	29,808	\$	-	\$	55,530	\$	55,530	66.7%
H.I.G. Growth Buyouts & Equity Fund III	\$	35,000	9/13/2018	\$	1,767	\$	-	\$	964	\$	964	NM
Hellman & Friedman Capital Partners IX	\$	45,000	9/28/2018	\$	31,517	\$	93	\$	35,459	\$	35,552	25.0%
Technology Impact Growth Fund	\$	40,000	11/26/2018	\$	40,471	\$	13,580	\$	56,292	\$	69,872	50.0%
Thoma Bravo Fund XIII	\$	45,000	12/7/2018	\$	44,660	\$	23,367	\$	53,713	\$	77,080	62.9%
Summit Growth Equity X	\$	60,000	2/26/2019	\$	27,309	\$	4,737	\$	28,874	\$	33,612	NM
Advent International GPE IX	\$	50,000	5/9/2019	\$	21,131	\$	1,598	\$	33,142	\$	34,740	NM
Shoreview Capital Partners IV	\$	30,000	6/3/2019	\$	2,487	\$	35	\$	2,175	\$	2,210	NM
H.I.G. Middle Market LBO Fund III	\$	40,000	7/23/2019	\$	3,178	\$	-	\$	2,389	\$	2,389	NM
Riverside Micro-Cap Fund IV-B	\$	20,000	8/9/2019	\$	15,570	\$	5,583	\$	15,591	\$	21,174	NM
Wynnchurch Capital Partners V	\$	40,000	1/15/2020	\$	5,083	\$	-	\$	6,125	\$	6,125	NM
Summit Europe Growth Equity III	\$	22,000	3/18/2020	\$	828	\$	-	\$	674	\$	674	NM
General Catalyst - Early Venture	\$	19,565	3/26/2020	\$	12,033	\$	-	\$	13,062	\$	13,062	NM
General Catalyst - Growth Venture	\$	32,609	3/26/2020	\$	22,826	\$	-	\$	42,221	\$	42,221	NM
General Catalyst - Endurance	\$	22,826	3/26/2020	\$	12,702	\$	-	\$	21,199	\$	21,199	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	\$	153	\$	-	\$	-	\$	-	NM
GTCR XIII	\$	50,000	10/27/2020	\$	-	\$	-	\$	-	\$	-	NM
Bain Capital Ventures 2021	\$	25,000	10/28/2020	\$	1,000	\$	-	\$	1,631	\$	1,631	NM
Private Equity Co-Investments	\$	334,134	Various	\$	316,501	\$	151,322	\$	359,340	\$	510,662	17.0%
Subtotal	\$	4,132,834		\$	3,564,099	\$	2,233,032	\$	3,580,558	\$	5,813,589	18.1%

MainePERS Private Market Investments Summary: 03/31/2021

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	\$ 97,110	\$ 43,401	\$ 88,000	\$ 131,401	4.2%
Blackstone Real Estate Partners VII	\$ 75,000	2/26/2012	\$ 99,376	\$ 124,997	\$ 29,788	\$ 154,785	14.6%
Harrison Street Core Property Fund, L.P.	\$ 75,000	4/30/2012	\$ 93,583	\$ 42,107	\$ 118,289	\$ 160,396	8.5%
Walton Street Real Estate Fund VII	\$ 50,000	5/9/2012	\$ 43,990	\$ 49,099	\$ 11,394	\$ 60,493	9.9%
Smart Markets Fund, L.P.	\$ 150,000	6/17/2013	\$ 158,001	\$ 50,143	\$ 205,605	\$ 255,748	8.6%
KKR Real Estate Partners Americas I	\$ 50,000	12/20/2013	\$ 49,326	\$ 57,556	\$ 3,436	\$ 60,991	11.2%
Westbrook Real Estate Fund IX	\$ 15,000	6/30/2014	\$ 17,329	\$ 16,613	\$ 3,746	\$ 20,359	6.5%
Invesco US Income Fund	\$ 150,000	7/17/2014	\$ 161,086	\$ 47,363	\$ 212,278	\$ 259,641	10.4%
Westbrook Real Estate Fund X	\$ 50,000	1/15/2015	\$ 48,101	\$ 29,895	\$ 27,498	\$ 57,393	10.8%
Prudential Senior Housing Fund V	\$ 50,000	3/17/2015	\$ 41,333	\$ 3,783	\$ 51,090	\$ 54,873	8.5%
Blackstone Real Estate Partners VIII	\$ 50,000	3/27/2015	\$ 58,258	\$ 40,995	\$ 39,612	\$ 80,608	13.6%
High Street Real Estate Fund V	\$ 25,000	7/24/2015	\$ 24,861	\$ 35,163	\$ 535	\$ 35,698	13.0%
Rubenstein Properties Fund III	\$ 30,000	10/23/2015	\$ 28,774	\$ 627	\$ 26,843	\$ 27,470	-1.8%
Walton Street Real Estate Fund VIII	\$ 50,000	10/23/2015	\$ 42,686	\$ 21,728	\$ 30,045	\$ 51,774	9.2%
KKR Real Estate Partners Europe I	\$ 50,000	12/2/2015	\$ 46,321	\$ 25,953	\$ 32,493	\$ 58,446	10.5%
KKR Real Estate Partners Americas II	\$ 50,000	6/2/2016	\$ 49,946	\$ 17,678	\$ 42,131	\$ 59,809	15.9%
Blackstone Property Partners	\$ 350,000	6/29/2017	\$ 350,000	\$ 19,804	\$ 370,063	\$ 389,868	4.5%
IPI Data Center Partners I	\$ 30,000	12/15/2017	\$ 27,620	\$ 12,711	\$ 26,836	\$ 39,547	20.8%
Barings Asia Real Estate II	\$ 50,000	7/31/2018	\$ 10,860	\$ -	\$ 11,017	\$ 11,017	NM
Blackstone Real Estate Partners IX	\$ 40,000	12/21/2018	\$ 15,464	\$ 2,283	\$ 16,219	\$ 18,502	NM
Westbrook Real Estate Fund XI	\$ 40,000	1/31/2019	\$ 3,686	\$ -	\$ 3,966	\$ 3,966	NM
Northbridge-Strategic Fund II	\$ 30,000	2/8/2019	\$ 30,000	\$ 506	\$ 32,758	\$ 33,264	5.2%
High Street Real Estate Fund VI	\$ 25,000	3/22/2019	\$ 13,750	\$ -	\$ 15,145	\$ 15,145	12.2%
Rubenstein Properties Fund IV	\$ 25,000	4/16/2019	\$ -	\$ -	\$ -	\$ -	NM
EQT Real Estate II	\$ 54,510	4/26/2019	\$ 13,678	\$ 4,956	\$ 9,904	\$ 14,859	NM
IPI Data Center Partners II	\$ 25,000	12/20/2019	\$ 2,389	\$ 1,619	\$ 183	\$ 1,801	NM
KKR Real Estate Partners Europe II	\$ 25,000	12/23/2019	\$ -	\$ -	\$ -	\$ -	NM
Angelo Gordon Net Lease IV	\$ 50,000	2/17/2020	\$ 12,773	\$ -	\$ 13,743	\$ 13,743	NM
Invesco Real Estate Asia IV	\$ 30,000	3/25/2020	\$ 3,290	\$ 1,359	\$ 1,785	\$ 3,144	NM
Bain Capital Real Estate II	\$ 50,000	3/5/2021	\$ -	\$ -	\$ -	\$ -	NM
Real Estate Co-Investments	\$ 56,000	Various	\$ 41,716	\$ 4,160	\$ 38,876	\$ 43,036	2.7%
Subtotal	\$ 1,875,510		\$ 1,585,309	\$ 654,499	\$ 1,463,278	\$ 2,117,776	6.6%

MainePERS Private Market Investments Summary: 03/31/2021

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.