New Hampshire Retirement System Private Market Investment Overview
As of 9/30/2026

New Hampshire Retirement System

Partnership Name	Investment Type	Vintage Year	Commitment USD	Contributions	Distributions	Market Value	IRR Since Incept.
New Hampshire Retirement System							
Almanac Realty Securities (ARS) VII Sidecar	Real Estate	2018	14,965,000				
Almanac Realty Securities VII LP	Real Estate	2014	20,000,000				
Almanac Realty Securities VIII LP	Real Estate	2018	20,000,000				
Alterra IOS Venture II	Real Estate	2022	20,000,000				
Ares Industrial Real Estate Fund LP	Real Estate	2020	55,000,000				
Asana Real Estate Partners I	Real Estate	2016	20,000,000				
Asana Real Estate Partners III	Real Estate	2022	20,000,000				
Berkshire MF Income	Real Estate	2015	20,000,000				
Blue Owl Real Estate Fund VII LP	Real Estate	2025	50,000,000				
Bozzuto Capital Partners II, LLC	Real Estate	2011	22,400,000				
Bridge Logistics US Venture I LP	Real Estate	2022	20,400,000				
Bridge Logistics US Venture II	Real Estate	2023	12,875,000				
Broadview Real Estate Partners LP	Real Estate	2018	20,000,000				
Brookfield MH Venture-I LP	Real Estate	2026	24,728,000				
Brookfield Premier Real Estate Partners	Real Estate	2016	60,000,000				
BRV Partners I	Real Estate	2015	8,420,000				
Buckingham BTR Fund I LP	Real Estate	2024	13,918,919				
Buckingham Multifamily Fund I	Real Estate	2018	14,810,000				
Buckingham Multifamily Fund II	Real Estate	2022	12,242,991				
Caprock Partners Industrial Co-Investment Fund III	Real Estate	2020	13,233,333				
Carlyle Property Investors	Real Estate	2016	15,981,000				
Carroll Multifamily Real Estate Fund VI LP	Real Estate	2019	20,000,000				
Carroll Multifamily Real Estate VII	Real Estate	2021	20,000,000				
Carroll Mutltifamily Real Estate Fund V LP	Real Estate	2017	15,960,000				
Cinespace Studio Venture	Real Estate	2023	14,206,788				
CITIC Capital China Retail Properties Investment Fund LP	Real Estate	2011	15,000,000				
Clarion Lion Properties Fund	Real Estate	2021	14,699,339				
Cloud Capital Fund Feeder LP	Real Estate	2025	65,000,000				
Cloud Capital Fund II LP	Real Estate	2025	50,000,000				
Cortland Growth & Income Fund	Real Estate	2018	20,000,000				
Dream U.S. Industrial Fund	Real Estate	2021	30,000,000				
Fortress Japan Opportunity Fund II	Real Estate	2011	5,174,641				
Fortress Japan Opportunity Fund IV	Real Estate	2018	8,625,000				
Fortress Japan Residential Co-Investment	Real Estate	2017	20,000,000				
Gerrity Retail II	Real Estate	2015	20,000,000				
GID Mainstay Fund	Real Estate	2022	65,000,000				
Gramercy Property EUR IV Townsend Feeder	Real Estate	2019	19,975,126				

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Limited							
Greenfield Partners	Real Estate	2013	9,000,000				
Greenfield VII	Real Estate	2015	13,500,000				
Greystar Growth And Income Fund LP	Real Estate	2017	11,564,013				
H/2 SOF III	Real Estate	2015	20,000,000				
H2 Special Opportunities II	Real Estate	2010	10,000,000				
Hancock US Real Estate Fund LP	Real Estate	2019	30,000,000				
Heitman Asia-Pacific Property Fund	Real Estate	2018	15,000,000				
HSRE Quad V	Real Estate	2015	20,000,000				
IGIS Asia Data Center 2	Real Estate	2023	9,416,196				
Jadian Evergreen Fund	Real Estate	2026	60,000,000				
Jadian IOS Fund 1-A	Real Estate	2023	32,320,621				
Jadian IT AIV POV I LP	Real Estate	2022	14,194,123				
Jadian Real Estate Fund I	Real Estate	2020	20,000,000				
Jadian Real Estate Fund II LP	Real Estate	2024	20,000,000				
Jamestown Premier Property Fund	Real Estate	2011	40,000,000				
JP Morgan Strategic Property Fund	Real Estate	2010	40,000,000				
KAREP VII MOB Co-Investment Fund LP	Real Estate	2025	40,000,000				
Kayne Anderson Core Real Estate LP	Real Estate	2017	65,706,887				
Lion Industrial Trust	Real Estate	2012	30,000,000				
Lone Star Fund V	Real Estate	2005	8,100,000				
MetLife Core Property Fund LP	Real Estate	2013	85,000,000				
Noble Hospitality Fund IV- SSCIV	Real Estate	2020	12,500,000				
Oaktree Real Estate Opportunities Fund VIII LP	Real Estate	2020	20,000,000				
Prime Property Fund LLC	Real Estate	2010	40,000,000				
Realty Income U.S. Core Plus Fund	Real Estate	2025	50,000,000				
Resmark-Townsend Model Home Leaseback	Real Estate	2021	7,650,765				
Rockpoint Real Estate Fund III, L.P.	Real Estate	2011	6,646,661				
RREF IV Maple Leaf Coinvest	Real Estate	2025	14,613,000				
Slate Canadian Real Estate Opportunities Fund I (SCREO)	Real Estate	2018	10,706,110				
Slate Canadian Real Estate Opportunities Fund II (SCREO)	Real Estate	2020	19,721,782				
Smart Markets Fund	Real Estate	2013	50,273,946				
TTG BTR Aggregator LLC	Real Estate	2024	746,622				
TTG Freld Feeder	Real Estate	2022	19,395,370				
UBS (US) Trumbull Property Fund LP	Real Estate	2024	6,881,365				
Unico Core Plus Partners LP	Real Estate	2019	20,000,000				
VBI Brazil Real Estate Opportunities II	Real Estate	2011	15,000,000				

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New Hampshire Retirement System								
Waterton Residential Property Venture XI		Real Estate	2010	20,000,000				
WCP NewCold III LP		Real Estate	2024	20,000,000				
Wolff Credit Partners III LP		Real Estate	2021	20,000,000				
Total: Real Estate	**76**			**1,830,552,599**	**1,753,428,974**	**1,165,385,842**	**1,321,504,785**	**7.69**
Actis Energy 4 LP		Energy	2017	49,258,762				
Advent International GPE XI SCSp		Buyout	2025	75,000,000				
American Industrial Partners Capital Fund VIII LP		Buyout	2023	50,000,000				
Apollo Investment Fund X LP		Buyout	2023	40,000,000				
Apollo IX		Buyout	2017	40,000,000				
Apollo X Coinvestments		Buyout	2023	40,000,000				
BlackRock Private Op		Multisector	2015	450,000,000				
Blackrock Private Opportunities Fund Tranche 2026		Multisector	2026	150,000,000				
Carlyle Asia Fund V LP		Growth Equity	2017	50,000,000				
Carlyle Asia IV		Growth Equity	2014	54,000,000				
Carlyle Japan III		Growth Equity	2014	17,500,875				
Carlyle Sub-Saharan LP		Growth Equity	2014	27,000,000				
CCMP Capital Investors III, L.P.		Buyout	2014	50,000,000				
Clearlake Capital Partners VII LP		Buyout	2022	50,000,000				
Coller International Partners VI, L.P.		Secondary	2012	15,204,114				
Coller International Partners VIII LP		Secondary	2020	75,000,000				
Coller VII		Secondary	2015	43,750,000				
Dover Street IX LP		Secondary	2016	50,000,000				
Dover Street VIII, L.P.		Secondary	2013	50,000,000				
Dover Street X LP		Secondary	2019	50,000,000				
Dover Street XI LP		Secondary	2022	50,000,000				
Edgewater Growth Capital Partners III		Buyout	2011	20,000,000				
Edgewater Growth Capital Partners IV LP		Buyout	2017	50,000,000				
Five Arrows Principal Investments V SCSp		Buyout	2026	56,792,500				
H.I.G. Advantage Buyout II Co-Invest LP		Buyout	2023	50,000,000				
H.I.G. Advantage Buyout II LP		Buyout	2023	50,000,000				
HarbourVest HIPEP IX		Buyout	2020	75,000,000				
HarbourVest HIPEP VII		Buyout	2014	50,000,000				
HarbourVest HIPEP VIII		Buyout	2016	50,000,000				
HarbourVest HIPEP X		Buyout	2023	75,000,000				
Industry Ventures Fund VI, LP		Secondary	2011	20,000,000				
Industry Ventures Partnership Holdings IV LP		Venture Capital	2015	20,000,000				
Industry Ventures Partnership Holdings V LP		Venture Capital	2018	25,000,000				

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New Hampshire Retirement System								
Industry Ventures Partnership Holdings VI LP		Venture Capital	2021	25,000,000				
Industry Ventures Partnership III		Venture Capital	2013	20,000,000				
Industry Ventures Secondary IX LP		Secondary	2021	50,000,000				
Industry Ventures Secondary VII LP		Secondary	2013	20,000,000				
Kayne Anderson Energy Fund VII LP		Energy	2016	40,679,664				
KEPE Selling Fund II		Private Equity	2024	8,387,945				
Lexington Capital Partners VII		Secondary	2009	40,000,000				
Lexington Capital Partners VIII LP		Secondary	2014	50,000,000				
NGP XI		Energy	2014	75,000,000				
Pine Brook Capital Partners II LP		Growth Equity	2013	55,579,937				
RFE Investment Partners VIII, LP		Buyout	2011	20,000,000				
SL Capital European Smaller Funds I		Buyout	2012	17,037,750				
Thoma Bravo Fund XIII LP		Buyout	2018	50,000,000				
Thoma Bravo Fund XIV LP		Buyout	2020	50,000,000				
Thoma Bravo XII		Buyout	2016	46,000,000				
Thoma Bravo XV LP		Buyout	2022	50,000,000				
Top Tier Venture Velocity Fund 3 LP		Private Equity	2019	25,000,000				
Top Tier Venture Velocity Fund 4		Secondary	2022	25,000,000				
Top Tier Venture Velocity Fund 5 LP		Secondary		25,000,000				
Top Tier Venture Velocity Fund II LP		Secondary	2017	25,000,000				
Top Tier VVF		Secondary	2014	20,000,000				
Warburg Pincus Global Growth		Growth Equity	2018	50,000,000				
Warburg Pincus Global Growth XIV LP		Growth Equity	2022	50,000,000				
Warburg Pincus Private Equity XII LP		Growth Equity	2015	64,000,000				
Total: Private Equity Funds	**57**			**2,920,191,547**	**2,445,226,423**	**2,186,460,437**	**1,589,026,639**	**11.33**
Alcentra European Direct Lending Fund III		Direct Lending	2018	50,599,836				
Ares Pathfinder Fund II LP		Specialty Financ	2023	75,000,000				
Ares Senior Direct Lending Fund III LP		Private Credit	2023	100,000,000				
Atalaya Special Opportunities Fund VIII LP		Specialty Financ	2022	50,000,000				
Avenue Special Situations Fund VI (A), LP		Distressed	2011	20,000,000				
Blackstone BMAC		Private Credit	2025	75,000,000				
BlueBay DLF II		Direct Lending	2015	51,113,250				
Bluebay DLF III		Direct Lending	2018	50,000,000				
CarVal Credit Value Fund IV LP		Multisector	2017	50,000,000				
CarVal Credit Value Fund V LP		Multisector	2020	50,000,000				
CarVal CVF III		Multisector	2015	50,000,000				
Clareant European DLF II		Direct Lending	2016	50,000,000				

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Comvest Capital VI LP		Direct Lending	2022	50,000,000				
Comvest Credit Partners V LP		Direct Lending	2020	50,000,000				
Comvest Credit Partners VII LP		Direct Lending	2025	50,000,000				
Comvest III		Direct Lending	2015	40,000,000				
Comvest IV		Direct Lending	2016	50,000,000				
Crescent Capital Direct Lending Levered Fund II LP		Direct Lending	2017	50,000,000				
Crescent Direct Lending Fund		Direct Lending	2014	50,000,000				
Crescent Direct Lending Fund III LP		Direct Lending	2021	50,000,000				
Crescent Direct Lending Levered Fund IV		Direct Lending	2026	100,000,000				
Gramercy Distressed Opportunity II		Distressed	2013	50,000,000				
Gramercy DOF III		Distressed	2015	50,000,000				
ICG Europe Fund IX SCSp		Mezzanine	2025	0				
Ironwood Mezzanine Fund III, L.P.		Mezzanine	2012	20,000,000				
Jefferies Direct Lending Fund III LP		Direct Lending	2026	100,000,000				
Monroe Capital Private Credit Fund III LP		Direct Lending	2018	50,000,000				
Monroe Capital Private Credit Fund IV LP		Direct Lending	2021	50,000,000				
Monroe Private Credit Fund II		Direct Lending	2015	50,000,000				
Oak Hill Advisors OLEND		Direct Lending	2024	100,000,000				
Pemberton Mid-Market Debt Fund V LP (USD)		Direct Lending	2026	100,000,000				
Riverstone Credit		Energy	2016	50,000,000				
Riverstone Credit II NEPC		Energy	2018	12,500,000				
Riverstone Credit Partners II LP		Energy	2018	37,500,000				
Sixth Street TAO LP		Multisector	2023	75,000,000				
SVP Capital Solutions II LP		Multisector	2023	50,000,000				
Total: Private Credit	**36**			**1,956,713,086**	**1,939,094,242**	**1,490,260,465**	**776,103,991**	**5.81**
Total: Private Equity Funds and Private Credit	**93**			***4,876,904,633***	***4,384,320,665***	***3,676,720,902***	***2,365,130,630***	***9.51***
JP Morgan Infrastructure Investments Fund		Infrastructure	2026	100,000,000				
KKR Global Infrastructure Investors V SCSp		Infrastructure	2026	100,000,000				
Total: Infrastructure	**2**			**200,000,000**	**22,112,621**	**1,893,573**	**20,219,048**	**0.00**

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