

New Hampshire Retirement System Private Market Investment Overview

As of 3/31/2019

All Portfolio Investments

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				
Asana Real Estate Partners I	Real Estate	2016	20,000,000				
Berkshire MF Income	Real Estate	2015	20,000,000				
Bozzuto Capital Partners II, LLC	Real Estate	2011	22,400,000				
Broadview Real Estate Partners LP	Real Estate	2018	20,000,000				
Brockton Capital II	Real Estate	2010	8,691,344				
Brookfield Fairfield U.S. MF VAF	Real Estate	2012	20,000,000				
Brookfield Premier Real Estate Partners	Real Estate	2016	60,000,000				
Brookfield Real Estate Finance Fund III	Real Estate	2011	15,000,000				
BRV Partners I	Real Estate	2015	8,420,000				
Bryanston Retail Opportunity Fund	Real Estate	2005	7,000,000				
Buckingham Multifamily Fund I	Real Estate	2018	14,810,000				
Carlyle Property Investors	Real Estate	2016	15,981,000				
Carroll Fund V Bedrock Sidecar	Real Estate	2017	8,860,000				
Carroll Multifamily Real Estate Fund V LP	Real Estate	2017	15,960,000				
CITIC Capital China Retail Properties Investment Fund LP	Real Estate	2011	15,000,000				
CLVF Secondary Acquisition Partners LLC	Real Estate	2013	12,001,144				
Cortland Growth & Income Fund	Real Estate	2018	20,000,000				
CT SE Portfolio Venture, LLC	Real Estate	2018	9,542,416				
Divcowest Fund III REIT, LLC	Real Estate	2011	15,000,000				
Drawbridge Realty Partners, LP	Real Estate	2015	15,000,000				
Exeter Industrial Value Fund II	Real Estate	2011	15,000,000				
Fortress Japan Opportunity Fund I	Real Estate	2010	8,266,703				
Fortress Japan Opportunity Fund II	Real Estate	2011	15,000,000				
Fortress Japan Opportunity Fund IV	Real Estate	2018	8,625,000				
Fortress Japan Residential Co-Investment	Real Estate	2017	20,000,000				
GE Polish Retail Feeder S.a.r.l	Real Estate	2010	14,000,000				
Gerrity Retail II	Real Estate	2015	20,000,000				
Gramercy-Townsend Feeder Limited (FeederCo)	Real Estate	2017	18,951,575				
Gramercy Property Europe III							
Greenfield Partners	Real Estate	2013	9,000,000				
Greenfield VII	Real Estate	2015	15,000,000				
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				

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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				
Jamestown Premier Property Fund	Real Estate	2011	40,000,000				
JP Morgan Strategic Property Fund	Real Estate	2010	40,000,000				
Kayne Anderson Core Real Estate LP	Real Estate	2017	36,030,000				
Lion Industrial Trust	Real Estate	2012	30,000,000				
Lone Star Fund V	Real Estate	2005	8,100,000				
MetLife Core Property Fund LP		2013	85,000,000				
Prime Property Fund LLC	Real Estate	2010	40,000,000				
Prosperitas Real Estate Partners III	Real Estate	2010	10,000,000				
Rockpoint Real Estate Fund III, L.P.	Real Estate	2011	7,251,856				
Seed Coinvestment Feeder, LP	Real Estate	2013	10,000,000				
Slate Canadian Real Estate Opportunities Fund I (SCREO)	Real Estate	2018	11,377,671				
SLI European Real Estate Club	Real Estate	2014	12,241,260				
SLI European Real Estate Club II	Real Estate	2015	21,213,867				
Smart Markets Fund	Real Estate	2013	30,273,946				
Unico Core Plus Partners LP	Real Estate	2019	0				
Unico Partners I, L.P.	Real Estate	2014	13,000,000				
VBI Brazil Real Estate Opportunities II	Real Estate	2011	15,000,000				
Waterton Residential Property Venture XI	Real Estate	2010	20,000,000				
Wolff Credit Partners II LP	Real Estate	2017	20,000,000				
Workspace Property Trust (Square Mile Capital)	Real Estate	2016	4,807,692				
Total: Real Estate		59	1,103,334,486	955,252,788	519,274,504	874,091,641	12.51
Actis Energy 4 LP	Energy	2017	50,000,000				
Apollo IX	Buyout	2017	40,000,000				
BlackRock Private Op	Buyout	2015	300,000,000				
Carlyle Asia Fund V LP	Growth Equity	2017	50,000,000				
Carlyle Asia IV	Growth Equity	2014	54,000,000				
Carlyle Co-Investment	Growth Equity	2014	677,599				
Carlyle Japan III	Growth Equity	2014	24,845,282				
Carlyle Sub-Saharan LP	Growth Equity	2014	27,000,000				
CCMP Capital Investors III, L.P.	Buyout	2014	50,000,000				
Coller International Partners VI, L.P.	Secondary	2012	20,000,000				
Coller VII	Secondary	2015	50,000,000				
Dover Street IX LP	Secondary	2016	50,000,000				

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Dover Street VIII, L.P.	Secondary	2013	50,000,000				
Edgewater Growth Capital Partners III	Buyout	2011	20,000,000				
Edgewater Growth Capital Partners IV LP	Buyout	2017	50,000,000				
HarbourVest HIPEP VII	Buyout	2014	50,000,000				
HarbourVest HIPEP VIII	Buyout	2016	50,000,000				
Industry Ventures Fund VI, LP	Secondary	2011	20,000,000				
Industry Ventures Partnership Holdings IV LP	Growth Equity	2015	20,000,000				
Industry Ventures Partnership Holdings V LP	Growth Equity	2018	25,000,000				
Industry Ventures Partnership III	Growth Equity	2013	20,000,000				
Industry Ventures Secondary VII LP	Secondary	2013	20,000,000				
Kayne Anderson Energy Fund VII LP	Energy	2016	50,000,000				
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	50,000,000				
RFE Investment Partners VIII, LP	Buyout	2011	20,000,000				
SL Capital European Smaller Funds I	Growth Equity	2012	16,842,750				
Thoma Bravo Fund XIII LP	Buyout	2018	50,000,000				
Thoma Bravo XII	Buyout	2016	46,000,000				
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 Private Equity XII LP	Growth Equity	2015	64,000,000				
Total: Private Equity Funds		35	1,598,365,630	1,054,134,988	342,632,453	1,001,424,820	11.97
Alcentra European Direct Lending Fund III	Direct Lending	2018	50,000,000				
Avenue Special Situations Fund VI (A), LP	Distressed	2011	20,000,000				
BlueBay DLF II	Direct Lending	2015	50,528,250				
Bluebay DLF III	Direct Lending	2018	50,000,000				
CarVal Credit Value Fund IV LP	Distressed	2017	50,000,000				
CarVal CVF III	Distressed	2015	50,000,000				
Clareant European DLF II	Direct Lending	2016	50,000,000				
Clareant European DLF Investor Feeder LP	Direct Lending	2014	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				
Gramercy Distressed Opportunity II	Distressed	2013	50,000,000				

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Gramercy DOF III	Distressed	2015	50,000,000				
Ironwood Mezzanine Fund III, L.P.	Mezzanine	2012	20,000,000				
Matlin Patterson Global Opportunities II	Distressed	2004	30,000,000				
Monroe Capital Private Credit Fund III LP	Direct Lending	2018	50,000,000				
Monroe Capital Sr. Secured Direct Loan Fd	Direct Lending	2013	50,000,000				
Monroe Private Credit Fund II	Direct Lending	2015	50,000,000				
Riverstone Credit	Distressed	2016	50,000,000				
Riverstone Credit II NEPC	Distressed	2018	12,500,000				
Riverstone Credit Partners II LP	Distressed	2018	37,500,000				
Siguler Guff Distressed Opportunities IV(T)	Distressed	2011	20,000,000				
Tennenbaum Opportunities Fund VI, LLC	Distressed	2011	20,000,000				
Total: Private Debt	24		1,000,528,250	850,379,055	414,144,562	543,414,530	4.88
Total: Private Equity Funds and Private Debt	59		2,598,893,880	1,904,514,043	756,777,015	1,544,839,350	8.44