

New Hampshire Retirement System Private Market Investment Overview

As of 9/30/2020

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 | | | | |
| Black Creek Industrial Fund | Real Estate | 2020 | 25,000,000 | | | | |
| 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 | 8,622,976 | | | | |
| Brookfield Premier Real Estate Partners | Real Estate | 2016 | 60,000,000 | | | | |
| BRV Partners I | Real Estate | 2015 | 8,420,000 | | | | |
| BRV Partners II | Real Estate | 2020 | 11,397,400 | | | | |
| Bryanston Retail Opportunity Fund | Real Estate | 2005 | 7,000,000 | | | | |
| Buckingham Multifamily Fund I | Real Estate | 2018 | 14,810,000 | | | | |
| Caprock Partners Industrial Co-Investment Fund III | | 2020 | 19,850,000 | | | | |
| 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 VI LP | | 2019 | 20,000,000 | | | | |
| 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 | | | | |
| Crossbay Townsend Feeder | Real Estate | 2020 | 18,140,896 | | | | |
| 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 | 8,670,520 | | | | |
| 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 | | | | |
| Gerrity Retail II | Real Estate | 2015 | 20,000,000 | | | | |
| Gramercy Property EUR IV Townsend Feeder Limited | Real Estate | 2019 | 20,622,293 | | | | |
| Gramercy-Townsend Feeder Limited (FeederCo) | Real Estate | 2017 | 19,792,104 | | | | |
| Gramercy Property Europe III | | | | | | | |
| Greenfield Partners | Real Estate | 2013 | 9,000,000 | | | | |

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| 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 | | | | |
| 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 | | | | |
| Noble Hospitality Fund V | Real Estate | 2020 | 12,500,000 | | | | |
| Oaktree Real Estate Opportunities Fund VIII LP | Real Estate | 2020 | 0 | | | | |
| 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 | 6,646,661 | | | | |
| Slate Canadian Real Estate Opportunities Fund I (SCREO) | Real Estate | 2018 | 11,379,375 | | | | |
| Slate Canadian Real Estate Opportunities Fund II (SCREO) | Real Estate | 2020 | 20,000,000 | | | | |
| SLI European Real Estate Club | Real Estate | 2014 | 12,784,178 | | | | |
| SLI European Real Estate Club II | Real Estate | 2015 | 22,154,733 | | | | |
| Smart Markets Fund | Real Estate | 2013 | 30,273,946 | | | | |
| Unico Core Plus Partners LP | Real Estate | 2019 | 20,000,000 | | | | |
| 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 | | | | |
| Total: Real Estate | 63 | | 1,209,093,653 | 1,033,394,707 | 567,196,536 | 944,341,484 | 10.96 |
| 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 | 710,698 | | | | |
| Carlyle Japan III | Growth Equity | 2014 | 26,058,941 | | | | |

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| 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 International Partners VIII LP | Secondary | 2020 | 75,000,000 | | | | |
| Coller VII | Secondary | 2015 | 50,000,000 | | | | |
| 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 | | | | |
| Edgewater Growth Capital Partners III | Buyout | 2011 | 20,000,000 | | | | |
| Edgewater Growth Capital Partners IV LP | Buyout | 2017 | 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 | | | | |
| 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 | 45,876,583 | | | | |
| 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 | 17,589,750 | | | | |
| Thoma Bravo Fund XIII LP | Buyout | 2018 | 50,000,000 | | | | |
| Thoma Bravo Fund XIV LP | Buyout | 2020 | 0 | | | | |
| Thoma Bravo XII | Buyout | 2016 | 46,000,000 | | | | |
| Top Tier Venture Velocity Fund 3 LP | Secondary | 2019 | 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 Private Equity XII LP | Growth Equity | 2015 | 64,000,000 | | | | |
| Total: Private Equity Funds | 40 | | 1,821,235,972 | 1,339,349,733 | 576,866,154 | 1,146,657,364 | 9.93 |
| 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 | 52,769,250 | | | | |

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| 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 Credit Partners V LP | Direct Lending | 2020 | 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 | | | | |
| 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 | 25 | | 1,052,769,250 | 1,057,758,907 | 599,174,693 | 568,066,913 | 3.73 |
| Total: Private Equity Funds and Private Debt | 65 | | 2,874,005,222 | 2,397,108,639 | 1,176,040,847 | 1,714,724,277 | 7.14 |