

New Hampshire Retirement System Private Market Investment Overview

As of 3/31/2021

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 Bridge Loan Investors II	Real Estate	2021	8,055,600				
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	9,202,599				
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				
Clarion Lion Properties Fund	Real Estate	2021	14,830,000				
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	18,181,891				
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	8,280,543				
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	20,668,896				
Gramercy-Townsend Feeder Limited (FeederCo)	Real Estate	2017	19,836,831				

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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				
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				
Jadian Real Estate Fund I		2020	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 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				
Prosperitas Real Estate Partners III	Real Estate	2010	10,000,000				
Resmark-Townsend Model Home Leaseback	Real Estate	2021	20,000,000				
Rockpoint Real Estate Fund III, L.P.	Real Estate	2011	6,646,661				
Slate Canadian Real Estate Opportunities Fund I (SCREO)	Real Estate	2018	12,093,726				
Slate Canadian Real Estate Opportunities Fund II (SCREO)	Real Estate	2020	22,277,917				
SLI European Real Estate Club	Real Estate	2014	12,813,068				
SLI European Real Estate Club II	Real Estate	2015	22,204,799				
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	67		1,295,372,449	1,092,069,093	607,066,119	998,679,541	10.73
Actis Energy 4 LP	Energy	2017	50,000,000				
Apollo IX	Buyout	2017	40,000,000				
BlackRock Private Op	Co-Investment	2015	450,000,000				

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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	24,886,878				
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	Venture Capital	2015	20,000,000				
Industry Ventures Partnership Holdings V LP	Venture Capital	2018	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	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	55,579,937				
RFE Investment Partners VIII, LP	Buyout	2011	20,000,000				
SL Capital European Smaller Funds I	Buyout	2012	17,629,500				
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				
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	2,074,972,898	1,438,316,710	703,719,954	1,300,643,830	12.16

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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	52,888,500				
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				
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				
Crescent Direct Lending Fund III LP	Direct Lending	2021	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 Private Credit Fund IV LP	Direct Lending	2021	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	Energy	2016	50,000,000				
Riverstone Credit II NEPC	Energy	2018	12,500,000				
Riverstone Credit Partners II LP	Energy	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	28		1,202,888,500	1,129,563,768	686,359,983	578,637,226	4.16
Total: Private Equity Funds and Private Debt	68		3,277,861,398	2,567,880,478	1,390,079,936	1,879,281,057	8.67