MEKETA

INVESTMENT GROUP

City of San Jose Police and Fire Department Retirement Plan

First Quarter 2023

Private Markets Program

PUBLIC

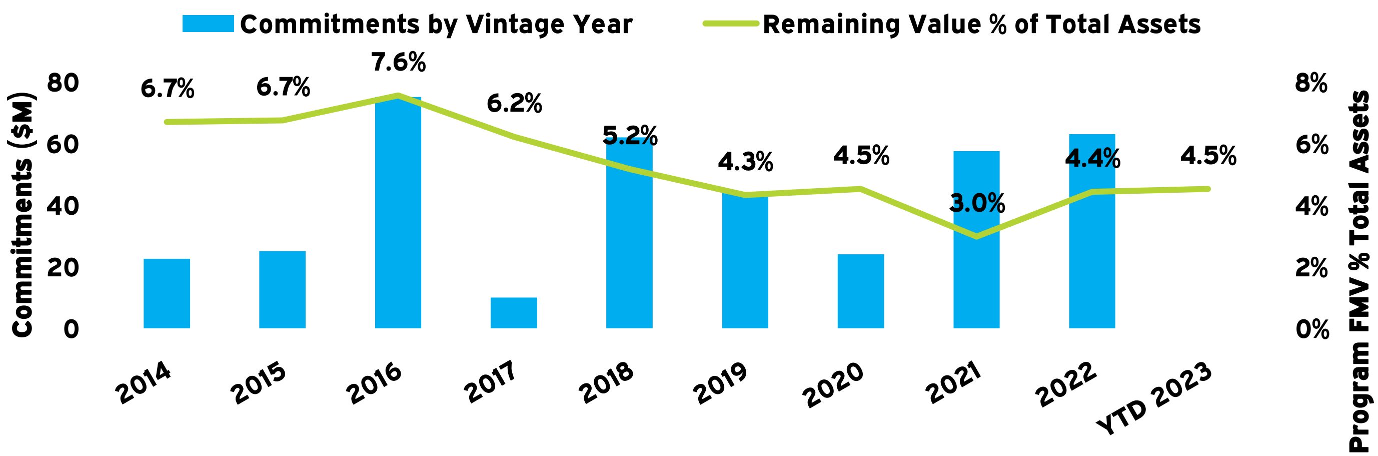
Snapshot

By Account

Account Type	Inception Year	Committed ($M)	Unfunded ($M)	Contributed ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	IRR (%)	PME IRR (%)
Legacy Private Equity	2005	261.2	34.7	333.4	465.6	83.0	1.65	9.8	8.3
NB Fund of One	2017	388.9	126.8	218.9	44.2	339.9	1.75	23.8	5.3
Private Debt	2010	698.0	171.6	645.2	564.4	209.1	1.20	6.4	5.5
Real Estate	2012	392.1	124.7	298.2	197.4	205.9	1.35	12.7	-0.3
Real Assets	2016	173.2	81.0	99.6	35.7	103.5	1.40	14.0	9.0
Venture Capital	2020	115.7	72.0	43.8	0.3	44.2	1.02	1.4	-0.6
Total		2,029.1	610.8	1,639.1	1,307.7	985.5	1.40	10.1	NA

Introduction

As of March 31, 2023, the San Jose Police and Fire Department Retirement Plan had committed $698.0 million to 22 debt partnerships. The reported fair value of the aggregate Private Debt Program was $209.1 million at March 31, 2023, which equates to 4.5% of the overall Retirement Plan, slightly above the 4.0% policy target.



Program Status

No. of Investments	22
Committed ($M)	698.0
Contributed ($M)	645.2
Distributed ($M)	564.4
Remaining Value ($M)	209.1

Performance Since Inception

	Program
DPI	0.87x
TVPI	1.20x
IRR	6.4%

Commitments

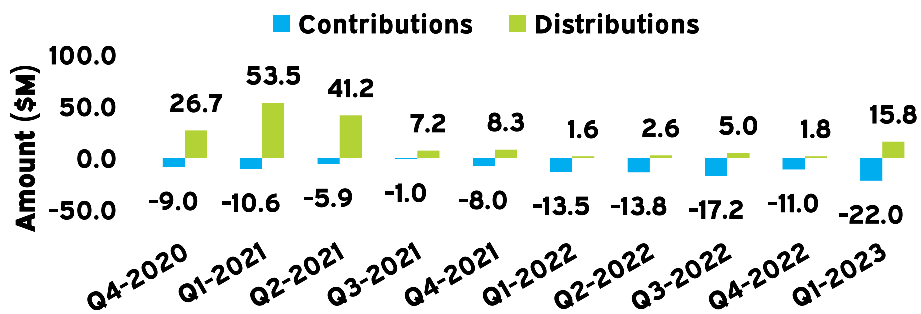
Commitments This Quarter

Fund	Region	Amount (MM)

None to report.

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Region	Amount ($M)
Arbour Lane II	2018	Global: All	12.83
Octagon Fund IV	2022	North America	3.15
Eagle Point II	2022	North America	1.78

Largest Distributions This Quarter

Fund	Vintage	Region	Amount ($M)
Arbour Lane II	2018	Global: All	13.67
Octagon Fund IV	2022	North America	0.89
Crestline Fund II	2020	North America	0.58

By Vintage

Group	Number	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	Exposure ($M)	DPI (X)	TVPI (X)	IRR (%)	Peer IRR[1] (%)
2010	3	150.0	180.3	0.0	177.8	44.4	44.4	0.99	1.23	5.1	10.6
2011	1	25.0	25.0	0.0	31.1	0.0	0.0	1.24	1.24	8.6	9.0
2013	2	140.0	127.8	18.4	147.5	6.8	25.2	1.15	1.21	5.9	7.3
2014	1	22.5	22.4	1.2	19.3	5.1	6.3	0.86	1.09	2.3	8.4
2015	1	25.0	25.0	0.0	28.5	0.0	0.0	1.14	1.14	11.3	8.7
2016	1	75.0	60.0	63.5	58.7	13.1	76.6	0.98	1.20	5.5	9.3
2017	1	10.0	10.0	0.0	12.2	0.0	0.0	1.22	1.22	12.9	8.8
2018	2	62.0	78.4	7.5	77.0	16.0	23.5	0.98	1.19	16.2	10.1
2019	2	44.0	40.2	7.3	4.3	52.5	59.8	0.11	1.41	15.8	10.3
2020	2	24.0	19.4	9.8	6.3	14.3	24.1	0.33	1.06	4.0	9.8
2021	3	57.5	28.2	29.3	0.7	27.9	57.2	0.02	1.01	NM	NM
2022	3	63.0	28.5	34.7	1.0	29.0	63.6	0.04	1.05	NM	NM
Total	**22**	**698.0**	**645.2**	**171.6**	**564.4**	**209.1**	**380.7**	**0.87**	**1.20**	**6.4**	**NA**

[1] Source: Burgiss

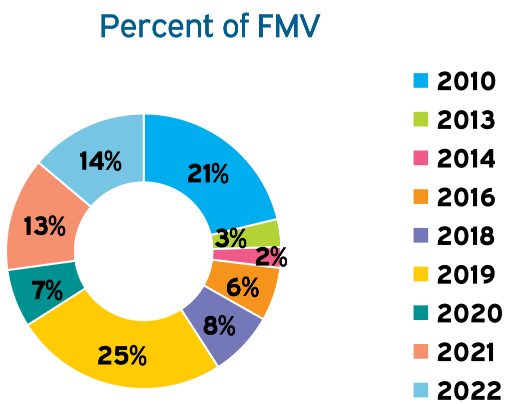
Fund Performance: Sorted By Vintage And Strategy

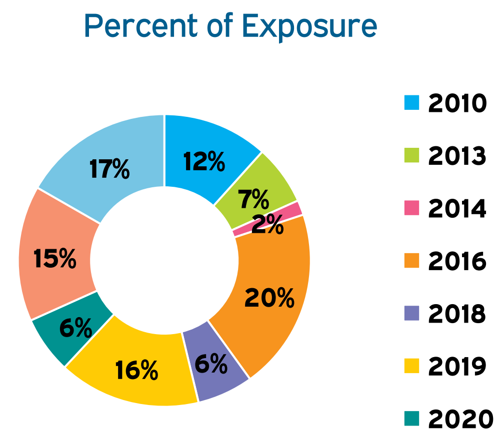
By Investment	Vintage	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
GSO Direct Lending	2010	50.0	43.4	0.0	45.0	4.5	1.14	1.39	4.4	10.6
Medley II	2010	50.0	51.6	0.0	53.5	4.3	1.12	1.39	2.2	10.6
White Oak DL	2010	50.0	85.4	0.0	79.3	35.6	1.35	1.39	7.7	10.6
Marathon Euro Credit	2011	25.0	25.0	0.0	31.1	0.0	1.24	1.34	8.6	9.0
Park Square II	2013	50.0	51.6	4.6	62.0	0.0	1.20	1.30	4.7	7.3
Cross Ocean ESS I	2013	90.0	76.2	13.8	85.5	6.8	1.21	1.30	6.9	7.3
Shoreline China III	2014	22.5	22.4	1.2	19.3	5.1	1.09	1.30	2.3	8.4
Octagon CLO II	2015	25.0	25.0	0.0	28.5	0.0	1.14	1.32	11.3	8.7
Cross Ocean ESS II	2016	75.0	60.0	63.5	58.7	13.1	1.20	1.30	5.5	9.3
ArrowMark Sep Acct	2017	10.0	10.0	0.0	12.2	0.0	1.22	1.24	12.9	8.8
Arbour Lane II	2018	12.0	35.9	0.0	25.1	16.0	1.15	1.25	15.0	10.1
Octagon CLO III	2018	50.0	42.5	7.5	51.9	0.0	1.22	1.25	16.8	10.1
Cross Ocean ESS III	2019	32.0	30.6	4.1	3.5	40.6	1.44	1.17	14.9	10.3
HPS Special Sits.	2019	12.0	9.6	3.3	0.8	11.9	1.32	1.17	21.7	10.3
Crestline Fund II	2020	12.0	7.7	9.5	5.4	3.1	1.10	1.13	11.2	9.8
Eagle Point Income	2020	12.0	11.7	0.3	0.9	11.1	1.03	1.13	1.8	9.8

[1] Source: Burgiss
[2] Source: Burgiss

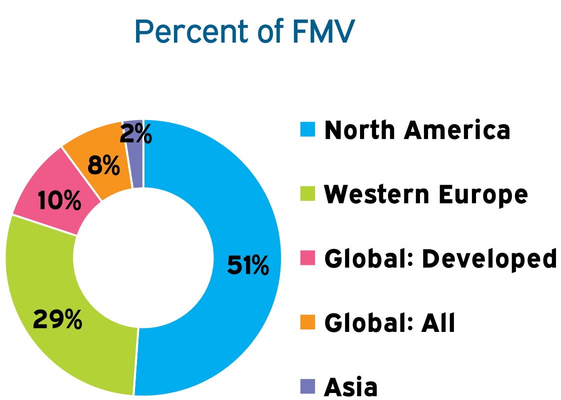
By Investment	Vintage	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Arbour Lane III	2021	21.0	8.9	12.1	0.0	8.7	0.97	1.08	NM	NM
Strategic Value V	2021	15.5	7.7	7.8	0.0	8.6	1.11	1.08	NM	NM
AG Credit Fund II	2021	21.0	11.6	9.4	0.7	10.7	0.98	1.08	NM	NM
Eagle Point II	2022	21.0	4.3	16.8	0.1	4.3	1.03	NM	NM	NM
Octagon Fund IV	2022	21.0	21.0	0.0	0.9	21.4	1.06	NM	NM	NM
HPS Opps II	2022	21.0	3.2	17.8	0.0	3.2	1.03	NM	NM	NM
Total		**698.0**	**645.2**	**171.6**	**564.4**	**209.1**	**1.20**	**NA**	**6.4**	**NA**

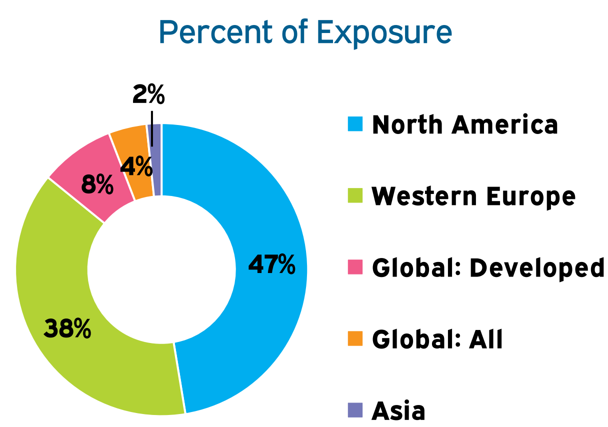
By Vintage





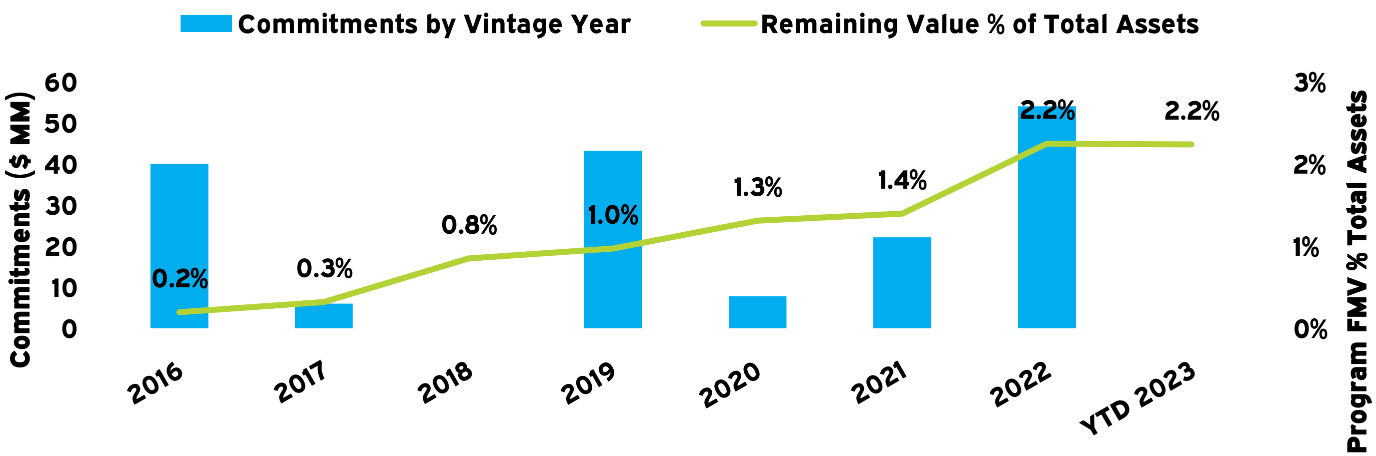
By Geographic Focus





Introduction

As of March 31, 2023, the Plan had committed $173.2 million to 15 real assets funds and 2 co-investments. The total reported fair value of real assets investments was $103.5 million at March 31, 2022, which equates to 2.2% of the overall Retirement Plan, versus a 4.0% policy target.



Program Status

No. of Investments	17
Committed ($ MM)	173.2
Contributed ($ MM)	99.6
Distributed ($ MM)	35.7
Remaining Value ($ MM)	103.5

Performance Since Inception

	Program
DPI	0.36x
TVPI	1.40x
IRR	14.0%

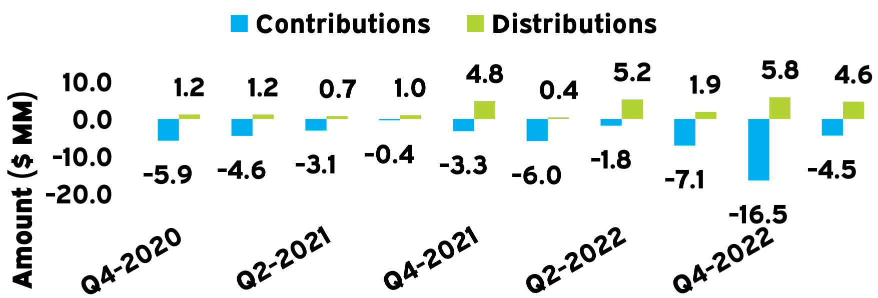
Commitments

Commitments This Quarter

Fund	Region	Amount (MM)
LimeRock Partners IX	North America	10.00
Paine Schwartz VI	Global: All	10.00

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Region	Amount ($MM)
Brookfield Infra III	2016	Global: Developed	2.04
Tembo Capital III	2019	Global: Emerging	0.68
H.I.G. IS Partners	2021	Global: Developed	0.48

Largest Distributions This Quarter

Fund	Vintage	Region	Amount ($MM)
Kimmeridge Fund VI	2022	North America	3.95
GIP III	2016	Global: Developed	0.33
Lime Rock VIII	2017	North America	0.20

By Vintage

Group	Number	Committed ($ MM)	Contributed ($ MM)	Unfunded ($ MM)	Distributed ($ MM)	Remaining Value ($ MM)	Exposure ($ MM)	DPI (X)	TVPI (X)	IRR (%)	Peer IRR[1] (%)
2016	2	40.0	40.3	2.2	18.9	42.1	44.3	0.47	1.51	11.7	8.4
2017	1	6.0	6.3	0.8	2.2	6.6	7.4	0.35	1.40	11.2	11.8
2019	5	43.2	27.5	18.9	10.6	29.6	48.6	0.38	1.46	24.6	12.4
2020	2	7.8	6.5	1.6	0.0	6.7	8.3	0.00	1.03	2.1	14.8
2021	2	22.2	3.7	18.5	0.0	5.8	24.4	0.00	1.59	26.5	7.3
2022	5	54.0	15.3	39.0	4.0	12.6	51.6	0.26	1.08	NM	NM
Total	**17**	**173.2**	**99.6**	**81.0**	**35.7**	**103.5**	**184.5**	**0.36**	**1.40**	**14.0**	**NA**

[1] Source: Burgiss

Fund Performance: Sorted By Vintage And Strategy

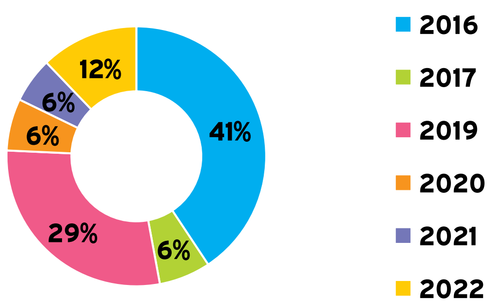
By Investment	Vintage	Committed ($ MM)	Contributed ($ MM)	Unfunded ($ MM)	Distributed ($ MM)	Remaining Value ($ MM)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Brookfield Infra III	2016	20.0	19.9	0.2	9.4	21.3	1.54	1.39	13.3	10.1
GIP III	2016	20.0	20.4	2.1	9.5	20.8	1.48	1.39	10.4	10.1
Lime Rock VIII	2017	6.0	6.3	0.8	2.2	6.6	1.40	1.52	11.2	12.7
Kimmeridge Energy V	2019	7.2	9.7	0.0	5.9	11.9	1.85	1.42	40.7	16.9
Mountain Capital II	2019	9.0	1.9	7.1	0.5	1.5	1.01	1.42	NM	NM
Orion Mine III	2019	9.0	7.3	2.1	0.6	8.7	1.27	1.42	13.3	16.9
Tembo Capital III	2019	9.0	3.5	5.6	0.0	3.7	1.07	1.42	NM	NM
Lime Rock New Energy	2019	9.0	5.2	4.2	3.6	3.9	1.44	1.17	18.8	9.5
Energy Co-Invest	2020	1.8	1.8	0.0	0.0	1.8	1.00	1.19	0.0	16.1
GIP IV	2020	6.0	4.7	1.6	0.0	4.9	1.05	1.19	3.8	16.1
H.I.G. IS Partners	2021	19.0	0.5	18.5	0.0	0.2	0.37	1.07	NM	NM
Crestline Co-Inv. II	2021	3.2	3.2	0.0	0.0	5.7	1.78	1.08	29.9	7.5
Paine Schwartz VI	2022	10.0	0.0	10.0	0.0	0.0	NM	NM	NM	NM
Kimmeridge Fund VI	2022	16.0	13.8	2.4	4.0	10.5	1.04	NM	NM	NM
LimeRock Partners IX	2022	10.0	0.0	10.0	0.0	0.0	NM	NM	NM	NM

[1] Source: Burgiss
[2] Source: Burgiss

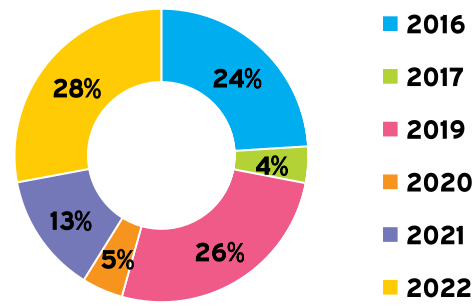
By Investment	Vintage	Committed ($ MM)	Contributed ($ MM)	Unfunded ($ MM)	Distributed ($ MM)	Remaining Value ($ MM)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Aether Seed Partners	2022	9.0	1.0	8.0	0.0	1.9	1.88	NM	NM	NM
Hull Street II	2022	9.0	0.5	8.5	0.0	0.3	0.59	NM	NM	NM
Total		**173.2**	**99.6**	**81.0**	**35.7**	**103.5**	**1.40**	**NA**	**14.0**	**NA**

By Vintage

Percent of FMV

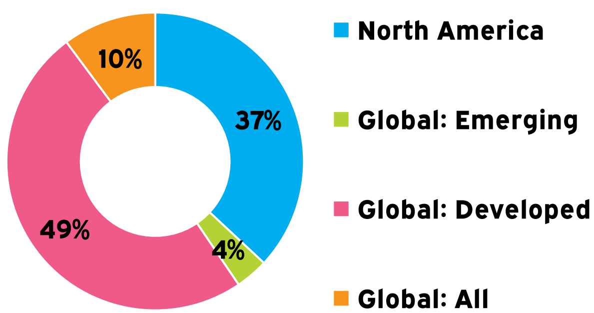


Percent of Exposure

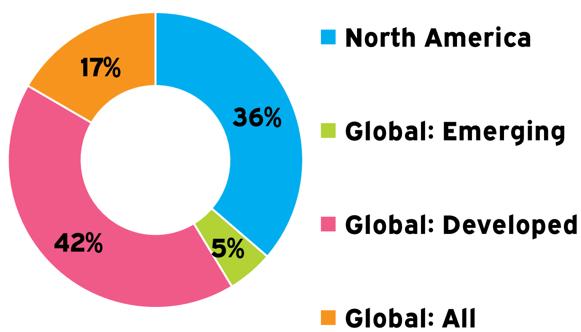


By Geographic Focus

Percent of FMV

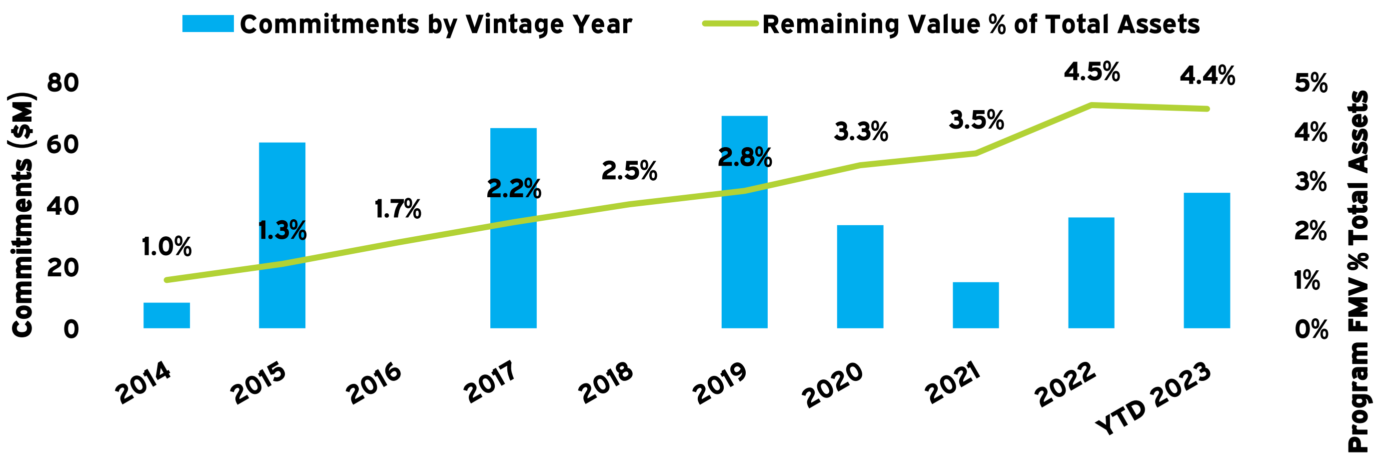


Percent of Exposure



Introduction

As of March 31, 2023, the Plan had committed $392.1 million to 24 real estate funds. The total reported fair value of the Real Estate Program's investments was $205.9 million at March 31, 2023, which equates to 4.4% of the overall Retirement Plan, versus a 4.0% policy target.



Program Status

No. of Investments	24
Committed ($M)	392.1
Contributed ($M)	298.2
Distributed ($M)	197.4
Remaining Value ($M)	205.9

Performance Since Inception

	Program
DPI	0.66x
TVPI	1.35x
IRR	12.7%

Commitments

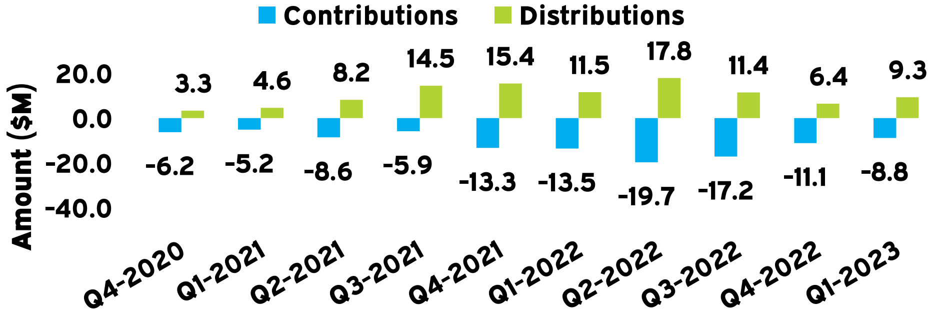
Commitments This Quarter

Fund	Region	Amount (MM)

None to report.

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Region	Amount ($M)
Centerbridge RE II	2021	Global: Developed	2.44
HIG Realty IV	2020	North America	2.40
DRA X	2019	North America	1.74

Largest Distributions This Quarter

Fund	Vintage	Region	Amount ($M)
Brookfield RE II	2015	Global: Developed	4.71
Sculptor RE III	2013	North America	1.76
Brookfield RE I	2012	Global: Developed	0.75

By Vintage

Group	Number	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	Exposure ($M)	DPI (X)	TVPI (X)	IRR (%)	Peer IRR[1] (%)
2012	1	10.0	12.0	0.0	20.4	2.3	2.3	1.70	1.89	17.6	12.3
2013	4	51.2	45.6	7.8	61.6	5.8	13.6	1.35	1.48	13.5	11.2
2014	1	8.3	8.8	1.1	4.6	5.2	6.3	0.53	1.11	3.0	7.5
2015	3	60.2	61.8	3.6	43.4	53.2	56.7	0.70	1.56	12.1	9.2
2017	3	65.0	73.7	5.6	53.2	44.6	50.2	0.72	1.33	12.6	11.8
2019	4	69.0	50.7	22.1	10.1	44.7	66.8	0.20	1.08	6.0	11.1
2020	3	33.5	24.1	9.9	2.7	28.7	38.6	0.11	1.30	29.4	14.2
2021	1	15.0	4.7	10.6	0.3	4.3	14.9	0.07	0.99	NM	NM
2022	2	36.0	16.6	19.9	1.0	17.3	37.2	0.06	1.10	NM	NM
2023	2	44.0	0.0	44.0	0.0	NM	NM	0.00	NM	NM	NM
Total	**24**	**392.1**	**298.2**	**124.7**	**197.4**	**205.9**	**330.6**	**0.66**	**1.35**	**12.7**	**NA**

[1] Source: Burgiss

Fund Performance: Sorted By Vintage And Strategy

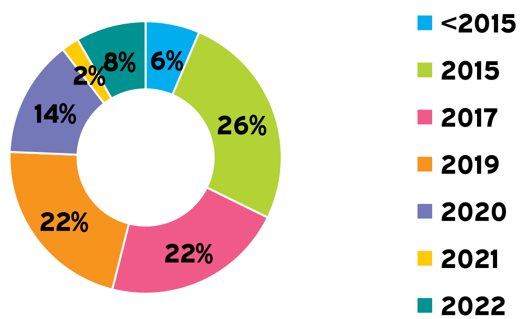
By Investment	Vintage	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Brookfield RE I	2012	10.0	12.0	0.0	20.4	2.3	1.89	1.50	17.6	12.3
Blackstone RE Debt 2	2013	12.5	12.8	0.0	14.8	0.0	1.16	1.41	9.2	11.2
Sculptor RE III	2013	20.0	13.6	7.8	22.0	3.0	1.83	1.41	23.5	11.2
EPISO 3	2013	8.7	9.2	0.0	8.7	2.7	1.24	1.41	6.4	11.2
TA Realty X	2013	10.0	10.0	0.0	16.1	0.0	1.61	1.41	12.6	11.2
Orion Euro IV	2014	8.3	8.8	1.1	4.6	5.2	1.11	1.36	3.0	7.5
Brookfield RE II	2015	20.0	21.1	0.0	20.4	13.5	1.61	1.39	12.1	9.2
KSL IV	2015	20.0	22.4	1.6	15.5	22.0	1.67	1.39	16.1	9.2
EPISO 4	2015	20.2	18.3	1.9	7.5	17.7	1.38	1.39	7.9	9.2
Torchlight VI	2017	30.0	39.3	2.2	24.5	22.2	1.19	1.39	8.1	11.8
GEM VI	2017	15.0	13.0	2.0	8.5	7.5	1.23	1.39	12.8	11.8
DRA IX	2017	20.0	21.5	1.4	20.2	14.9	1.63	1.39	17.5	11.8
Rockpoint VI	2019	11.5	9.4	2.6	1.4	9.8	1.19	1.19	12.6	11.1
DRA X	2019	18.0	17.1	4.3	5.7	15.4	1.23	1.19	22.3	11.1
EPISO 5	2019	21.5	18.1	3.3	2.8	14.5	0.95	1.19	-2.7	11.1
Praedium X	2019	18.0	6.1	11.9	0.2	5.0	0.86	1.19	NM	NM

[1] Source: Burgiss
[2] Source: Burgiss

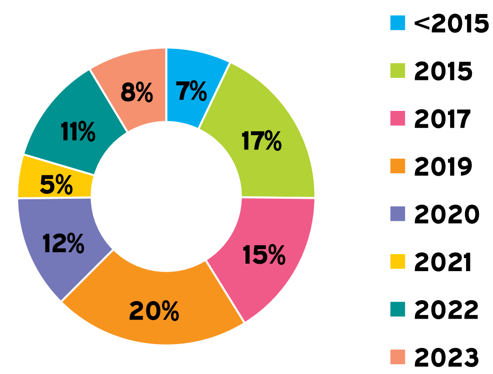
By Investment	Vintage	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Torchlight Debt VII	2020	9.0	5.0	4.5	0.5	4.8	1.07	1.18	5.4	14.2
HIG Realty IV	2020	15.0	9.8	5.3	2.3	9.9	1.24	1.18	NM	NM
Exeter V	2020	9.5	9.4	0.1	0.0	14.0	1.49	1.18	31.3	14.2
Centerbridge RE II	2021	15.0	4.7	10.6	0.3	4.3	0.99	1.12	NM	NM
AIGGRE U.S. Fund IV	2022	22.0	12.3	10.1	0.1	14.8	1.21	NM	NM	NM
GCP SecureSpace	2022	14.0	4.3	9.8	0.9	2.5	0.80	NM	NM	NM
DRA Master XI	2023	27.0	0.0	27.0	0.0	NM	NM	NM	NM	NM
Exeter Industrial VI	2023	17.0	0.0	17.0	0.0	0.0	NM	NM	NM	NM
Total		**392.1**	**298.2**	**124.7**	**197.4**	**205.9**	**1.35**	**NA**	**12.7**	**NA**

By Vintage

Percent of FMV

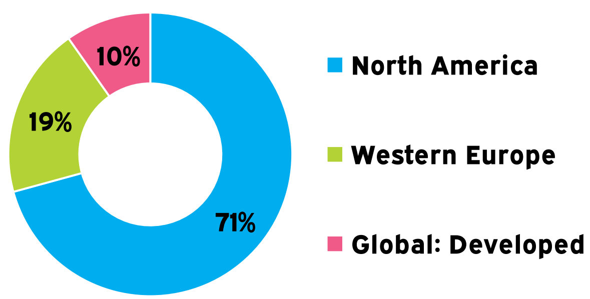


Percent of Exposure

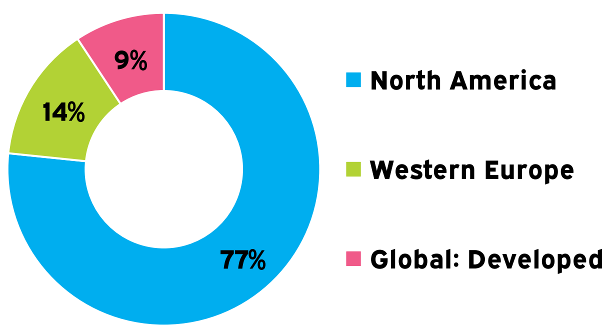


By Geographic Focus

Percent of FMV

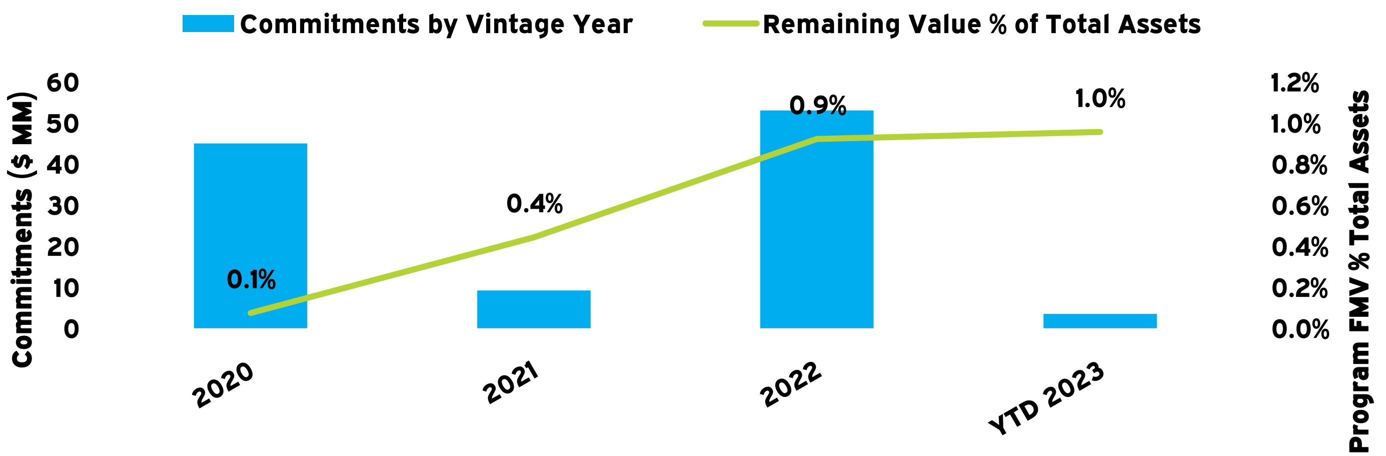


Percent of Exposure



Introduction

As of March 31, 2023, the Plan had committed $115.7 million to 14 venture capital funds. The total reported fair value of the Venture Capital Program's investments was $44.2 million at March 31, 2023, which equates to 1.0% of the overall Retirement Plan, versus a 4.0% policy target.



Program Status

No. of Investments	14
Committed ($M)	115.7
Contributed ($M)	43.8
Distributed ($M)	0.3
Remaining Value ($M)	44.2

Performance Since Inception

	Program
DPI	0.01x
TVPI	1.02x
IRR	1.4%

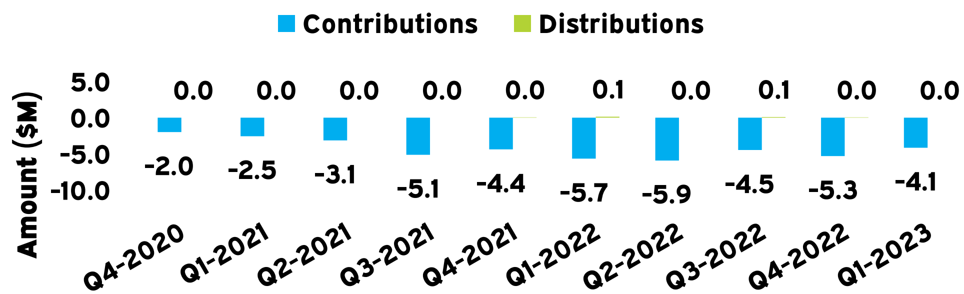
Commitments

Commitments This Quarter

Fund	Region	Amount (MM)
Crosslink X	North America	3.50
Sierra Fund XIII	North America	5.00

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Region	Amount ($M)
Tiger Iron SJPF	2022	North America	1.67
Next Play III	2020	North America	1.00
Next Play SJPF	2022	North America	0.64

Largest Distributions This Quarter

Fund	Vintage	Region	Amount ($M)
No Distributions during quarter			

By Vintage

Group	Number	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	Exposure ($M)	DPI (X)	TVPI (X)	IRR (%)	Peer IRR[1] (%)
2020	5	45.0	28.7	16.4	0.3	30.7	47.1	0.01	1.08	5.9	13.8
2021	2	9.2	2.9	6.3	0.0	2.6	9.0	0.00	0.91	NM	NM
2022	6	58	12.2	45.8	0.0	10.8	56.6	0.00	0.89	NM	NM
2023	1	3.5	0.0	3.5	0.0	0.0	3.5	0.00	NM	NM	NM
Total	**14**	**115.7**	**43.8**	**72.0**	**0.3**	**44.2**	**116.2**	**0.01**	**1.02**	**1.4**	**NA**

[1] Source: Burgiss

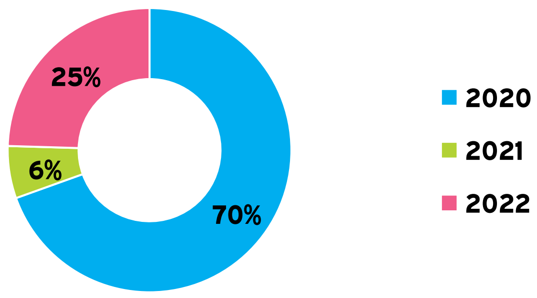
Fund Performance: Sorted By Vintage And Strategy

By Investment	Vintage	Committed ($M)	Contributed ($M)	Unfunded ($M)	Distributed ($M)	Remaining Value ($M)	TVPI (X)	Peer TVPI[1] (X)	IRR (%)	Peer IRR[2] (%)
Invesco II	2020	10.0	5.2	4.9	0.0	6.2	1.19	1.22	NM	13.8
Northgate VP IX	2020	10.0	8.4	1.6	0.0	9.2	1.10	1.22	5.9	13.8
Top Tier VC IX	2020	10.0	7.1	2.9	0.3	7.5	1.10	1.22	6.2	13.8
Next Play III	2020	10.0	5.0	5.0	0.0	4.5	0.90	1.22	NM	13.8
Canvas Ventures 3	2020	5.0	3.0	2.0	0.0	3.3	1.11	1.22	8.1	13.8
Bow Capital Fund II	2021	5.0	1.5	3.5	0.0	1.3	0.89	1.00	NM	NM
Innovation Endeavors IV	2021	4.2	1.4	2.8	0.0	1.3	0.94	1.00	NM	NM
Next Play SJPF	2022	10.0	1.7	8.3	0.0	1.5	0.87	NM	NM	NM
Tiger Iron SJPF	2022	30.0	7.7	22.3	0.0	6.9	0.89	NM	NM	NM
Lerer Ventures VIII	2022	5.0	1.0	4.0	0.0	0.8	0.84	NM	NM	NM
BSF II	2022	5.0	1.3	3.8	0.0	1.2	0.92	NM	NM	NM
Sierra Fund XIII	2022	5.0	0.0	5.0	0.0	0.0	NM	NM	NM	NM
Signia Venture IV	2022	3.0	0.6	2.4	0.0	0.5	0.87	NM	NM	NM
Crosslink X	2023	3.5	0.0	3.5	0.0	0.0	NM	NM	NM	NM
Total		**115.7**	**43.8**	**72.0**	**0.3**	**44.2**	**1.02**	**NA**	**1.4**	**NA**

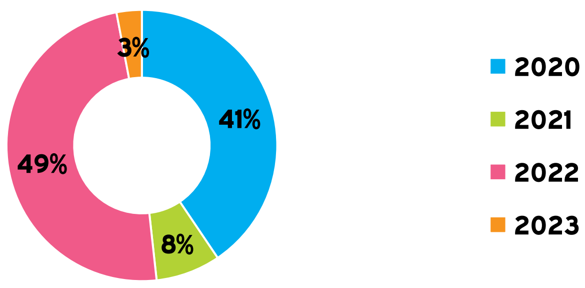
[1] Source: Burgiss
[2] Source Burgiss

By Vintage

Percent of FMV

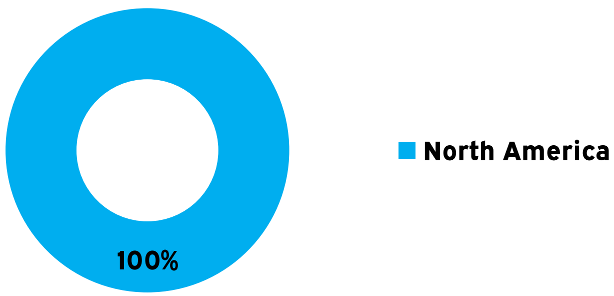


Percent of Exposure

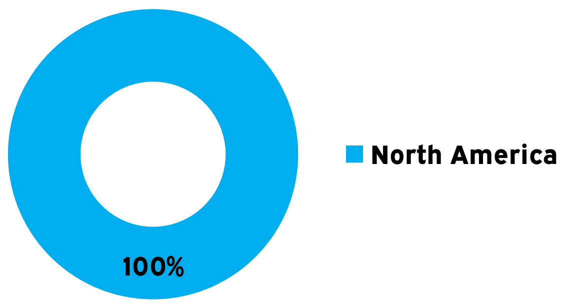


By Geographic Focus

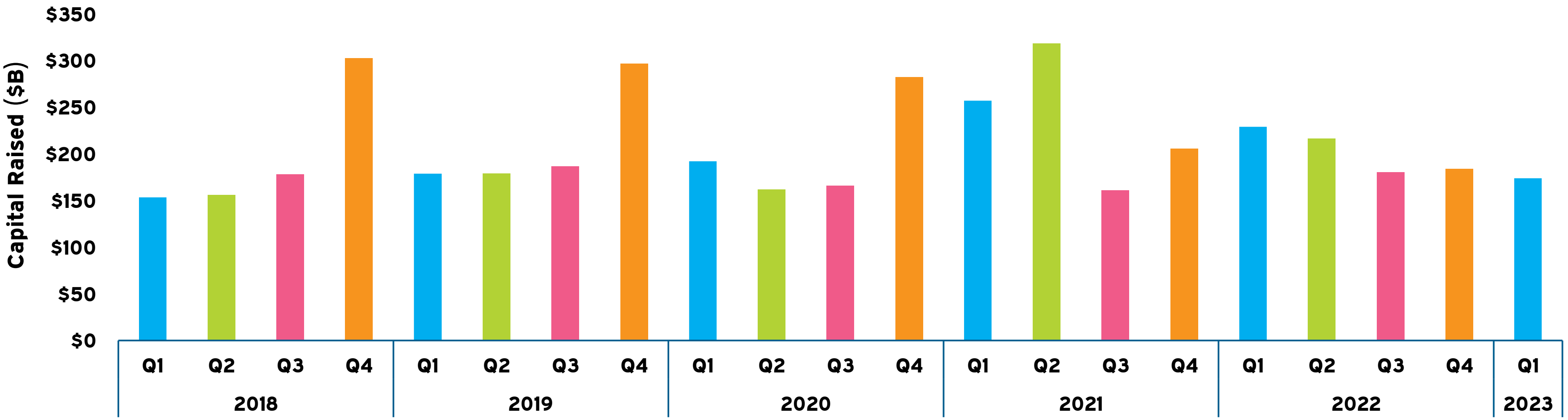
Percent of FMV



Percent of Exposure



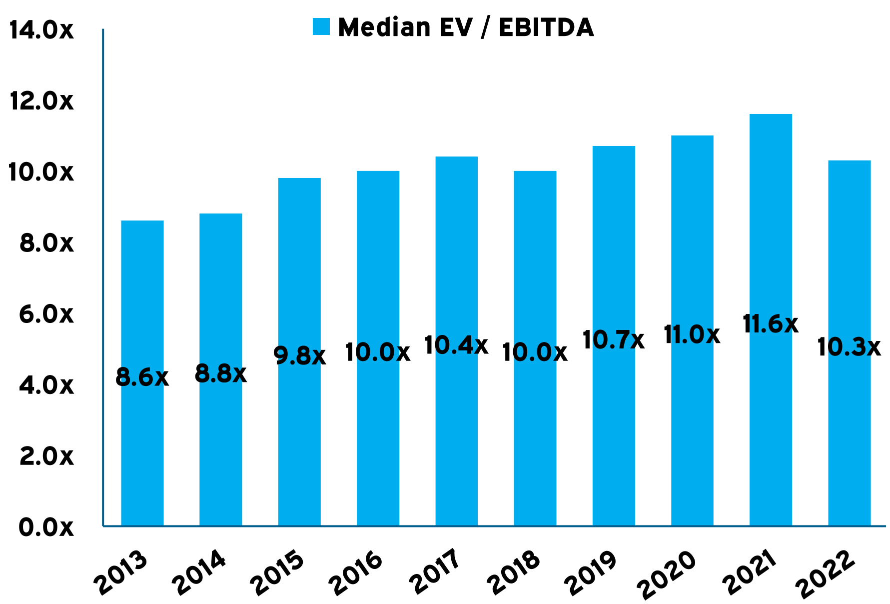
Private Equity
Global Fundraising[1]



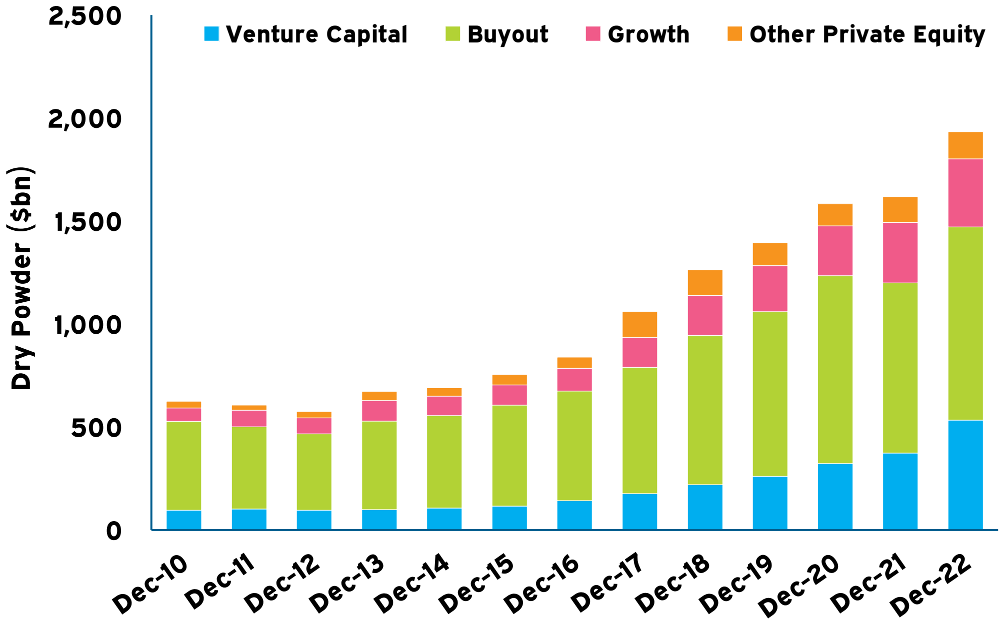
Fundraising activity for private equity funds in the first quarter of 2023 decreased by 5% compared to the previous quarter, with $173.8 billion raised, and represents the lowest amount of capital raised for the first quarter since Q1 2018. The first quarter of 2023 showed continued signs of moderation in the private equity fundraising market as allocators digest higher interest rates and their effect on the longer-term private equity environment. Additionally, the denominator effect on investors' portfolios has remained a factor in driving softer fundraising totals. As public equity and fixed income markets declined in 2022, private equity allocations had become proportionately higher as a percentage of investors' overall portfolios, given the delay in private equity valuations reflecting those of public markets. Some investors have found themselves relatively closer to (or exceeding) long-term target allocations, which have curbed their appetite for fresh allocations. That said, global public equity markets have recovered thus far in 2023, supported by fading recessionary risks in developed markets. However, this came amid volatility following the collapse of Silicon Valley Bank (SVB) and concerns over banking sector contagion. Per Preqin, despite overall uncertainty with public markets, most investors still plan to continue committing capital to private equity in 2023 even as the aggregate amount of fundraising is expected to remain weak. According to Preqin data, there were 6,644 funds raising in the market as of March 2023, with aggregate capital targeted of over $1.7 trillion. Both metrics are pushing record highs, and therefore, paint a picture of highly competitive fundraising. As a result, funds have been spending more time on the road than ever, with 52% of private equity funds (and 40% of venture capital funds) closed in Q1 2023 having been in market for more than 18 months compared to an average of 37% (and 35% for venture capital) from 2018-2022.

[1] Preqin

Purchase Price Breakdown, All LBOs[1]



Dry Powder by Fund Type[2]



Relative to 2021, the median private equity purchase price multiple has decreased from 11.6x EBITDA to 10.3x EBITDA in 2022. This represents an 11% decrease from 2021 relative to the 5% increase observed in 2021 from 2020. The drop of purchase price multiples on the year shows signs of downward pressure on private equity valuations as deal activity slowed in the second half of 2022 resulting from rising interest rates, the decrease in public market valuations, and an imbalance between expectations of buyers and sellers. Furthermore, global private equity deal volume declined by 34% in the first quarter, compared with the same period last year. Average deal values also declined in line with lower valuation multiples, prompting global buyout deal value to decline by 54% to reach $113.7 billion. However, the quarter-on-quarter decline of 12% is less pronounced. Global private equity exit volume declined by 41% in the first quarter compared with the same quarter last year, but there was a much heavier 84% decline in exit value to $20.6 billion from $126.2 billion. Dry powder levels at year-end 2022 have increased by approximately 20% from Q4 2021 and remain at all-time highs. Despite macroeconomic worries, GPs still have ample dry powder to deploy, which helps support deal flow even if debt financing becomes more expensive and more restrictive. Despite dry powder levels, private equity deal valuation multiples have experienced downward pressure with mismatched expectations of valuations between buyers and sellers as well as increased borrowing costs.

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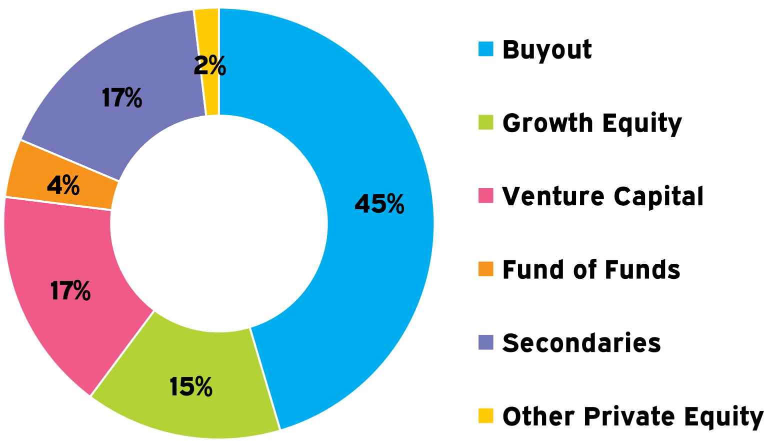
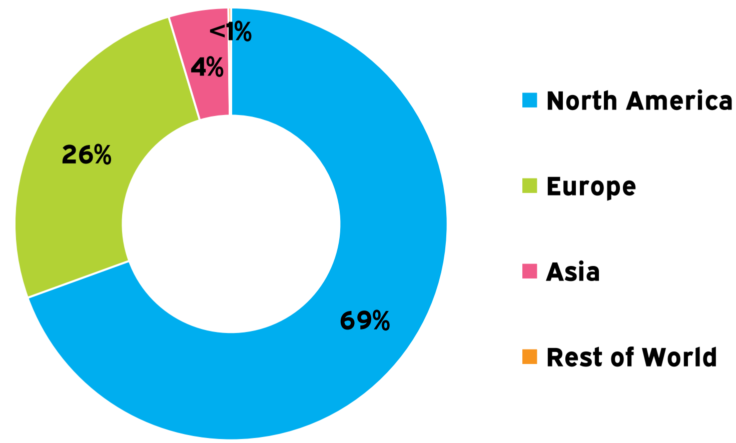
[1] Preqin. Data pulled on July 19, 2023. Purchase prices for 2023 deals not yet available.
[2] Global Private Equity Dry Powder Split by Strategy. Provided by Preqin on July 13, 2023. There is a six-month lag with Preqin's dry powder analysis with December 31, 2022, being the latest figures, which were released in early July 2023.

Capital Raised by Strategy[1]



Capital Raised by Geography[2]



Buyout (45% of all private equity capital raised), Venture Capital (17%), and Secondaries (17%) represented the most popular private equity sub-strategies during the first quarter of 2023. Buyout funds slightly decreased from 47% of capital raised in Q4 2022 to 45% in the first quarter of 2023, and Venture Capital increased from 13% to 17% of capital raised. Secondaries, as a percentage of total capital raised, increased the most of any strategy over Q1 2023 jumping from 2% of capital raised in Q4 2022 to 17% in Q1 2023, or $34.1 million of aggregate capital raised. Over half of this total can be attributed to one large fund. The slight recovery in public markets has helped to better link public and private valuations making the supply of LP interests coming to market more likely to be transacted in the secondary market. This amount nearly matches the $35.5 billion raised in Secondaries in 2022 collectively. Fund of Funds and Other Private Equity, which includes co-investment and hybrid vehicles, decreased from 21% to 6%, collectively, through the first quarter compared to the previous quarter.

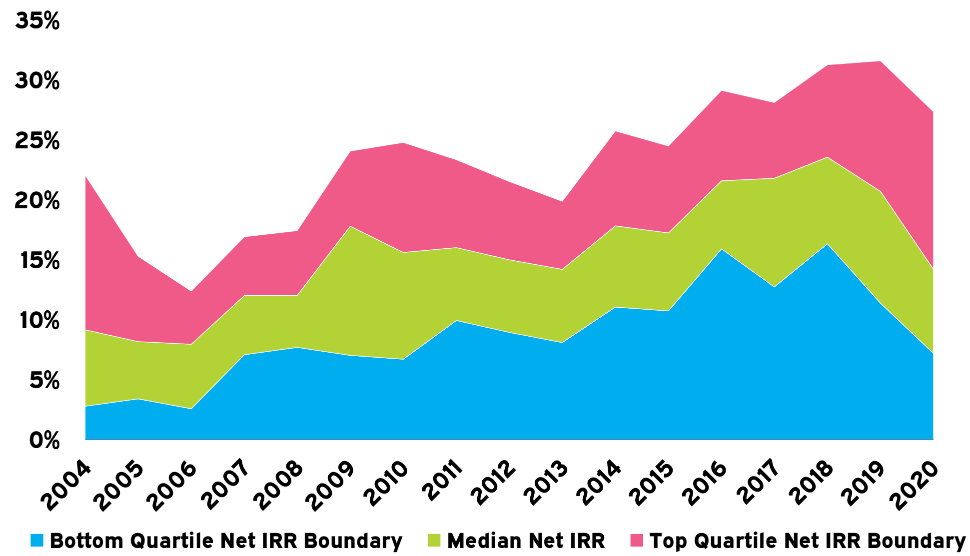
North America-focused vehicles continued to represent the majority of funds raised during the first quarter, representing 69% of total capital. This represents a decrease from 74% in the prior quarter. Alternatively, as a percentage of total capital raised, commitments to Europe increased by 10% during the first quarter. However, Europe only represented 15% of the total number of funds closed. Relative to Q4 2022, Asia-focused funds remained low, only representing 4% of total capital raised. As China-focused funds have made up the lion's share of funds raised in the region in recent years, the limited capital raised by Asia-focused funds highlights investors' risk aversion toward China among geopolitical and economic challenges. Overall, private equity investors continued to favor commitments to North America-focused funds. Investor appetite for Rest of World decreased from 6% of capital raised to <1%, and approximately $300 million of aggregate capital raised across 15 funds during the quarter.

[1] Preqin
[2] Preqin

Private Equity Performance by Horizon[1]

Horizon	Private Equity	Buyout	Venture Capital	Growth Equity
1 Year to 12/2022	-0.2%	2.1%	(16.8)%	(10.9)%
3 Years to 12/2022	18.3	19.7	17.2	12.8
5 Years to 12/2022	17.5	18.5	16.1	15.8
10 Years to 12/2022	16.4	17.5	14.3	16.3

Private Equity Performance by Vintage Year[2]



As of December 31, 2022, private equity returns continued to decline from the prior quarter, generating a -0.2% IRR over the trailing 12 months through Q4 2022. This compares to the trailing 12-month return of 3.5% as of Q3 2022 and a one-year return of 34.8% at Q4 2021. Overall, private equity returns ultimately reflected the decline of valuations observed in the public markets throughout 2022 and the dampening effects of inflationary pressures, rising interest rates, and geopolitical concerns on performance. One-year returns have decreased significantly across each private equity strategy with Venture funds experiencing the largest drop from (4.7)% one-year returns as of Q3 2022 to (16.8)% as of Q4 2022. In general, however, performance has been strong in each vintage year since the Global Financial Crisis. Buyout, Venture, and Growth funds have all generally performed well over the various time horizons on an absolute basis, with Buyout funds slightly outperforming Venture and Growth funds across longer time periods as of Q4 2022. Lastly, the spread between first and third quartile performance in private equity has grown consistently since the Global Financial Crisis; 2007 vintage funds reported a 9.8% spread while 2020 vintage funds reported a 20.2% spread.

[1] Preqin Horizon IRRs as of 12/31/2022. Data as of 3/31/2022 not yet available.
[2] Preqin, Private Equity – All, Quartile Returns as of 3/31/2023. Data pulled on July 19, 2023.

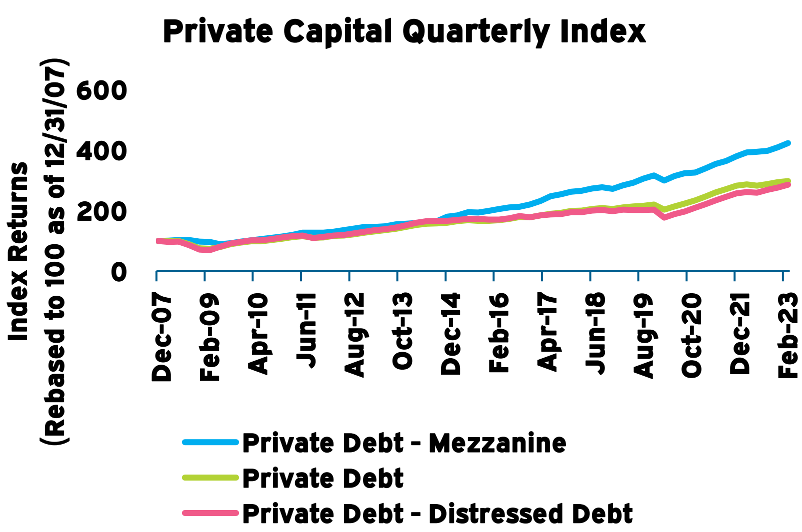
Private Credit: Performance Update (Q1-23)

- Private Credit assets were largely unaffected in the first half of 2023 by sequential rate hikes and the failure (or near failure) of several regional banks. Direct Lending funds focused on the upper market reported the continued lack of bank participation in the market. Specialty Finance funds noted the expected credit deterioration of collateral pools underwritten in 2020-2021 during easy credit conditions, balanced by the larger opportunity set resulting from regional bank pullback from consumer and asset-based lending.
- The Preqin All Private Debt Index provides an indication of longer-term 5- and 10-year performance while the 3-year period captures the post pandemic recovery of risk assets. For corporate focused private credit, the dispersion between Distressed Debt and Mezzanine performance likely reflects supportive credit conditions and low default rates.

Preqin All Private Debt Index (as of 12/31/2022)

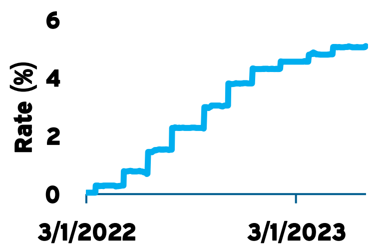
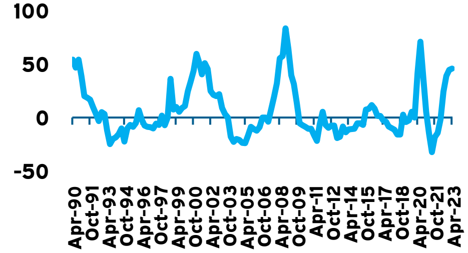
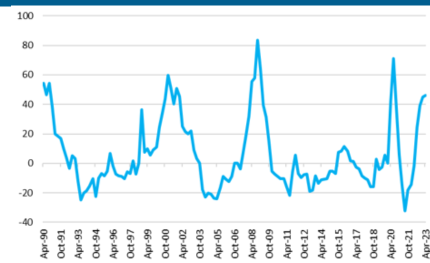
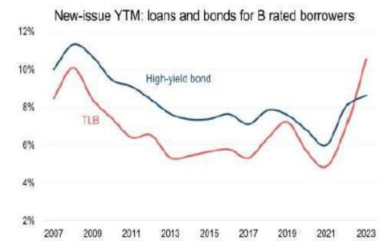
Trailing Time Period	Horizon IRR (%)
1 year	9.3
3 years	15.1
5 years	10.8
10 years	10.0

Private Credit Corporate Strategy Returns (as of 3/31/2023)



Private Credit: Key Economic Drivers

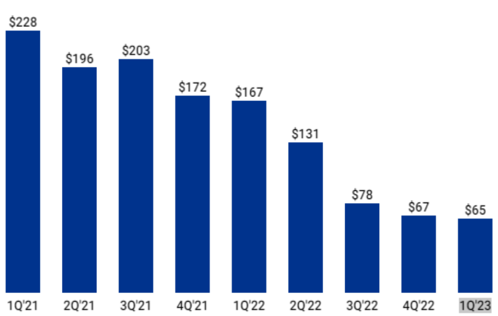
- Federal Reserve raised rates four times in 2023 including the most recent rate hike in July 2023.
- Credit market indicators for commercial and consumer loans point to tightening credit standards and overall lower demand from consumers for credit. This is creating opportunities for Specialty Finance and Asset Base Lending funds.
- Higher yields for new issue bonds and term loans for lower quality (B-rated) borrowers reflect uncertainty around the economy and credit worthiness of borrowers.

SOFR Rates [1]	Fed Survey: % Tightening for C&I Loans [2]
	
Net % Banks Reporting Stronger Consumer Demand [3]	**New Issue HY / Loan YTM [4]**
	

Private Credit: U.S. Senior Direct Lending

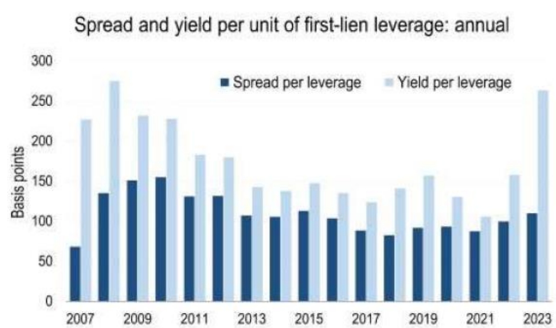
- U.S. Leveraged Loan issuance was sluggish in the first quarter, declining to $65.3B from $167.4B in Q1 the prior year.
- Refinancing activity drove lending activity as M&A volumes remained muted in the first half of 2023.
- Yield per unit of leverage (YPL) increased to its highest level since the Great Financial Crisis (GFC). All in total return potential is markedly higher in view of higher base rates, original issue discount, and spreads.
- The bank pullback in the syndicated market can be seen in the count of LBO deals financed by private lenders due to limited activity in the broadly syndicated loan (BSL) market.
- Banks also announced plans to step into private credit markets. One of the largest U.S. banks announced it would set aside $10 billion for its own foray into private lending. JP Morgan and Goldman Sachs both announced plans to potentially start trading private loans (not issued by a bank).[1,2]

Leveraged Loan Issuance (Q1-23)



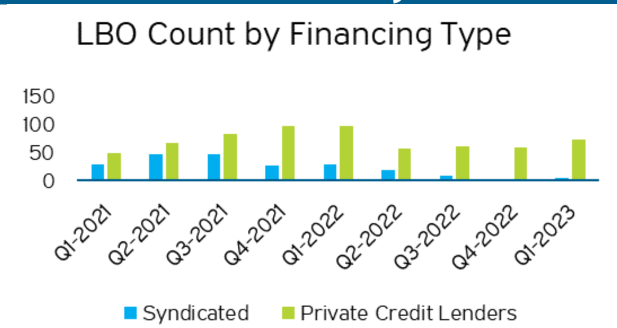
Source: S&P – Leveraged Commentary & Data KPMG Market Research

Yield per unit of Leverage



Source: Pitchbook LCD, a/o April 19, 2023

LBO Financing

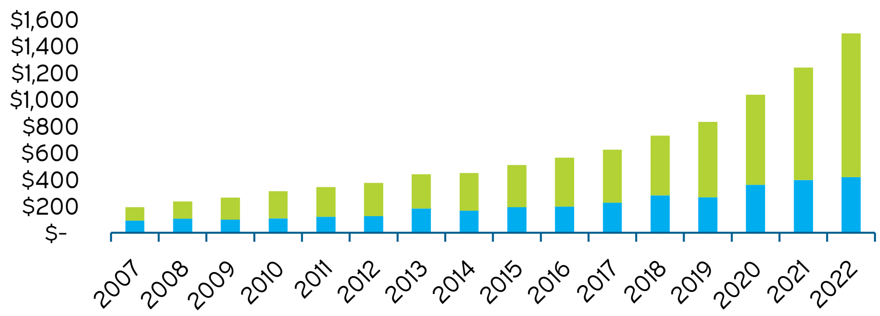


Source: KPMG Corporate Finance LLC (Credit Market Update Q1 2023)

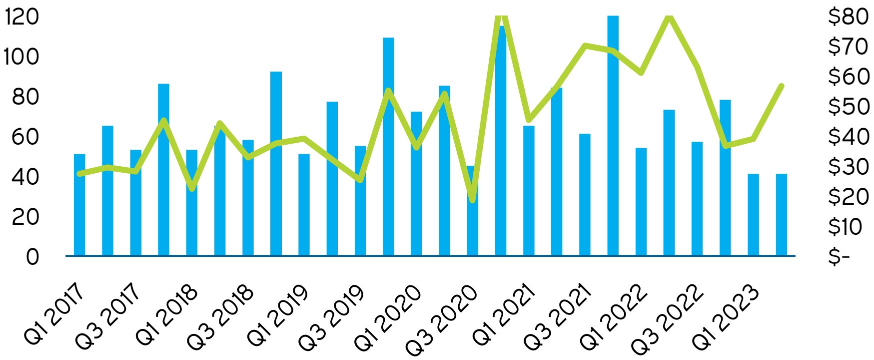
[1] Source: JP Morgan announced it was setting aside a minimum of $10 billion to fund move into private credit (Banking & Finance Alert; Weil, Gotshal & Manges, LLP, Feb 15 2023)
[2] Source: Reuters, *"JP Morgan, Goldman plan to start trading private credit loans."* (March 29, 2023).

Private Credit: Fundraising

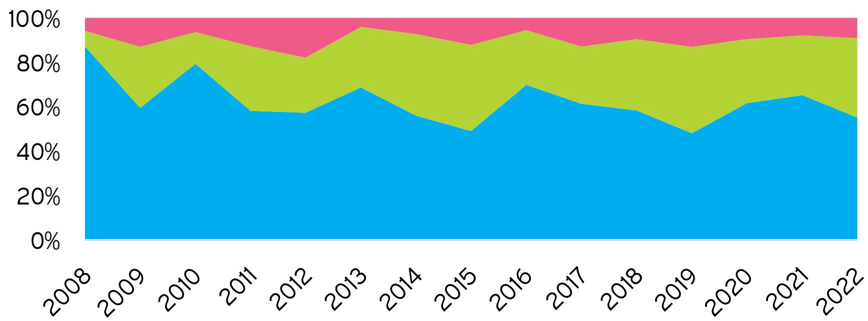
Global Private Debt AUM, as of Year End ($B)



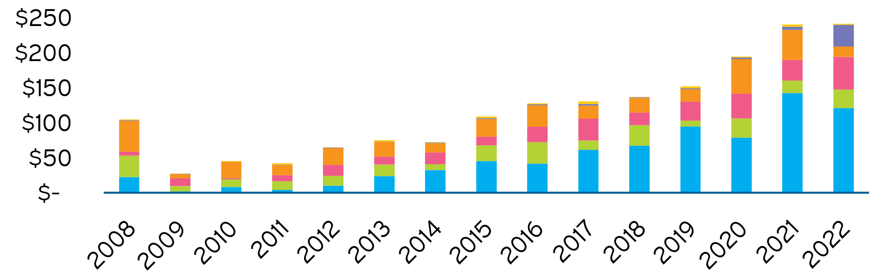
Global Private Debt Fundraising



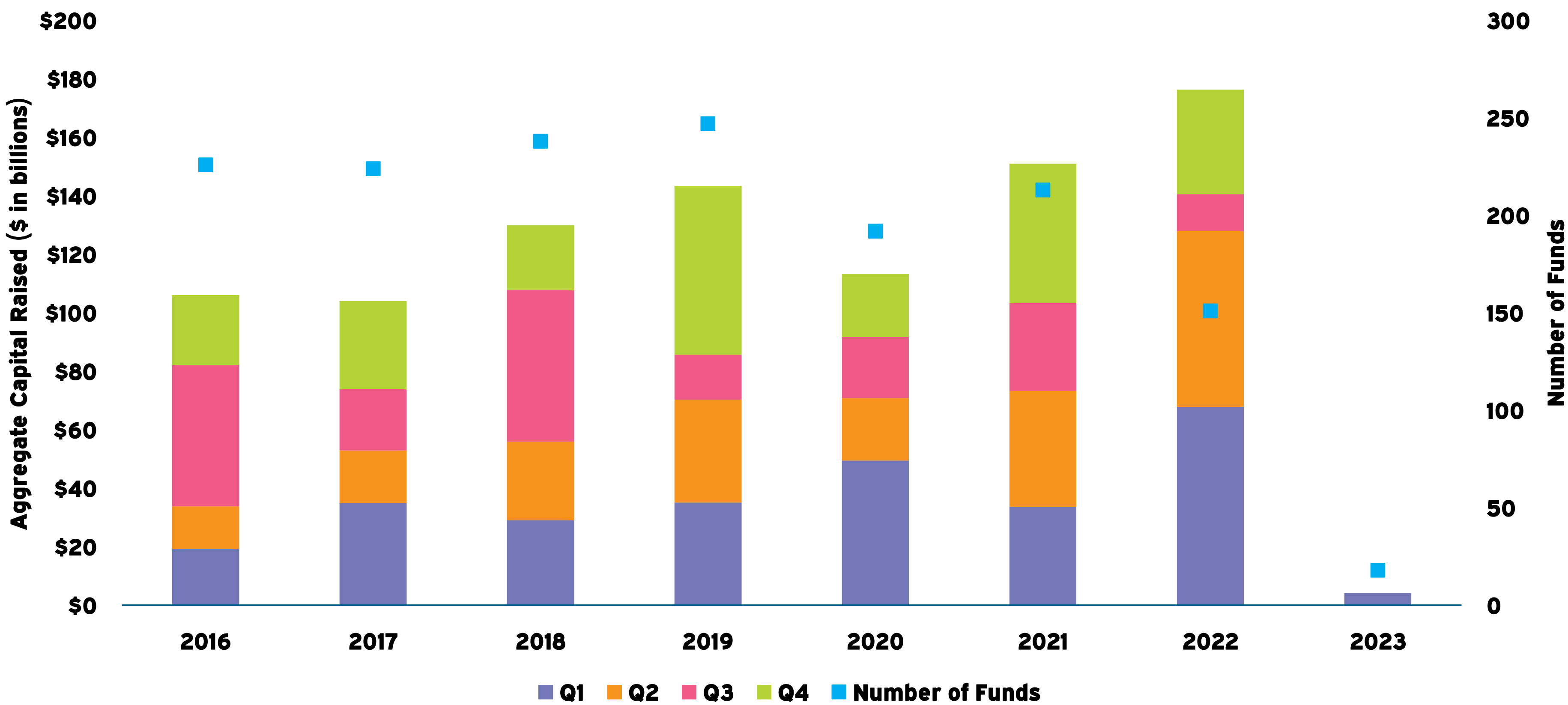
Global Private Debt Fundraising, by Primary Region



Global Private Debt Fund Raising, by Fund Strategy



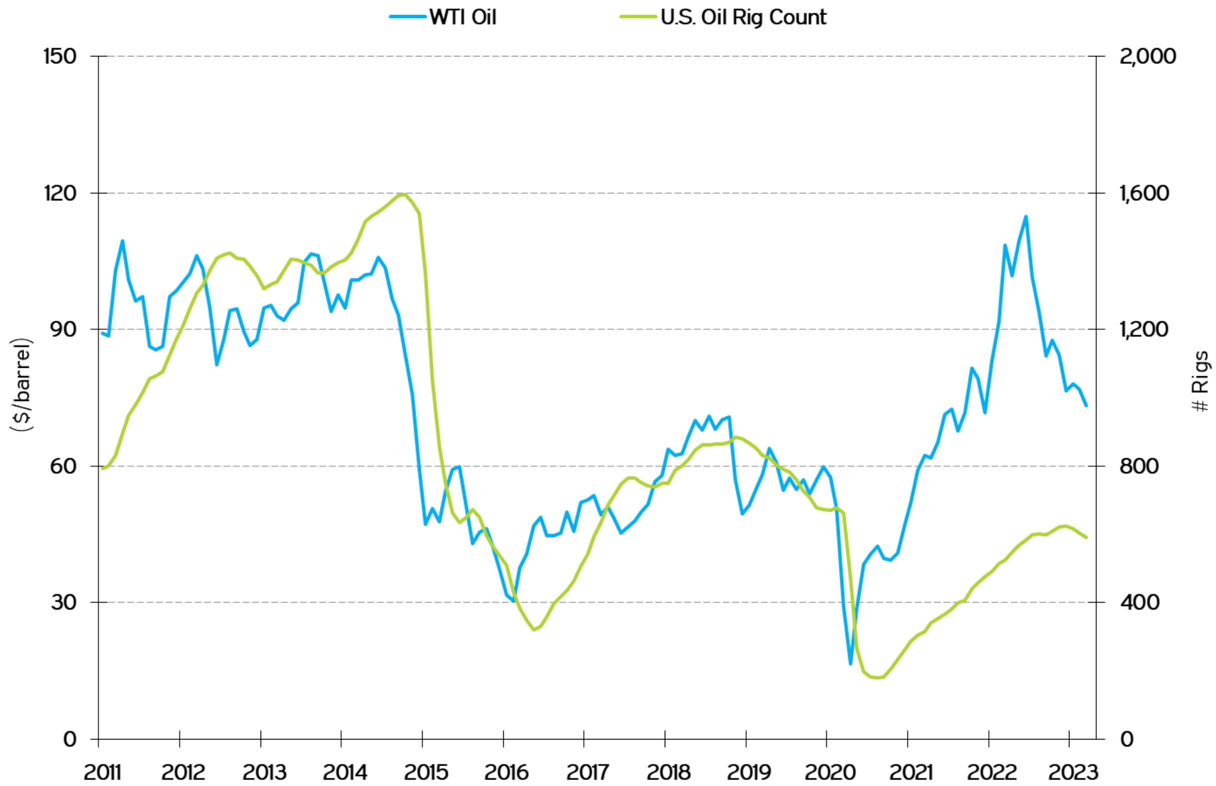
Global Quarterly Unlisted Natural Resources Fundraising[1]



During the first quarter of 2023, just $4 billion was raised across 18 funds with the average fund size totaling approximately $0.2 billion of commitments. After a strong 2022 that raised nearly $180 billion in capital, 2023 has slowed across number of funds, average size, and total commitments.

[1] Source: Preqin Private Capital Fundraising Update, 1Q 2023.

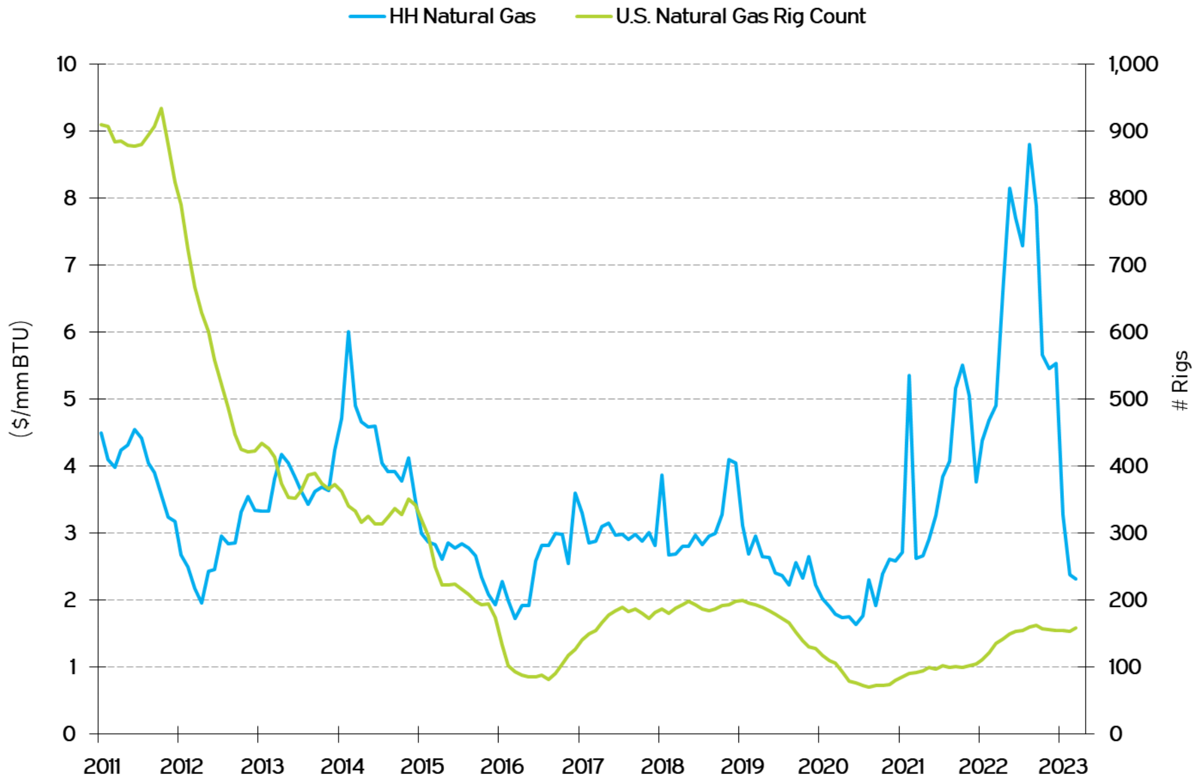
Oil Price vs. Active US Rigs[1]



WTI oil prices were down 4% during the quarter at approximately $73 per barrel and were down 32% relative to one year prior when the war between Russia and kicked off. The number of rigs decreased by 32 during the quarter to 591 The U.S. produced approximately 12.7 million boepd in March 2023. Gasoline prices for regular blend in the U.S. increased 5% during the quarter to an average of $3.66 per gallon, and are up 1% relative to one year prior. Oil held in the U.S. Strategic Petroleum Reserve continued to fall and ended the quarter at 371 million boe, the lowest levels since the 1983.

[1] Source: EIA and Baker Hughes.

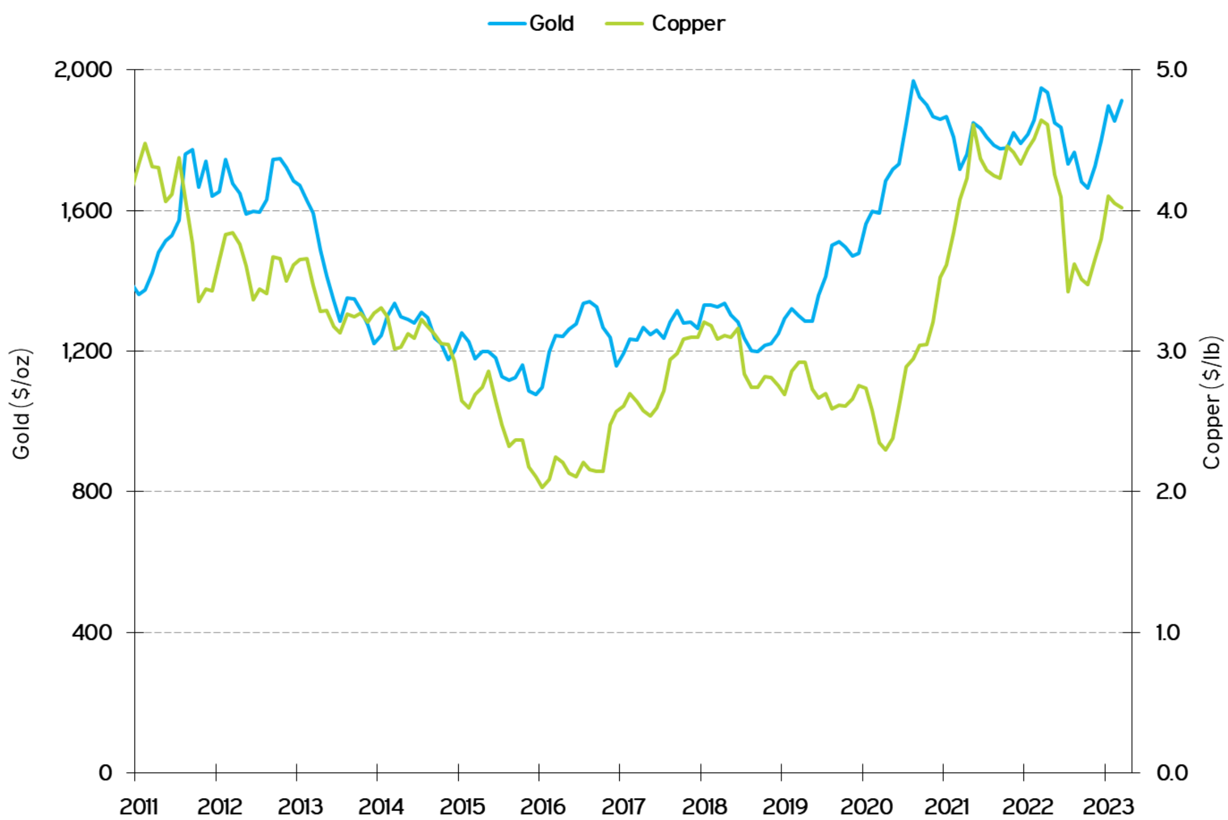
Natural Gas Price vs. Active US Rigs[1]



Warmer than expected winters in Europe and the U.S. contributed to lower natural gas demand during the quarter. Natural gas held in storage continues to build and prevent an energy crisis in Europe. LNG export terminal projects continue to be developed in the U.S., and import terminals continue to be constructed in Europe. Henry Hub gas prices declined 58% to $2.31/mm BTU and an annual increase of 53%. The U.S. natural gas rig count increased by three to 158 during the quarter. The U.S. produced a record 115.0 billion cubic feet of natural gas per day in March 2023.

[1] Source: EIA and Baker Hughes.

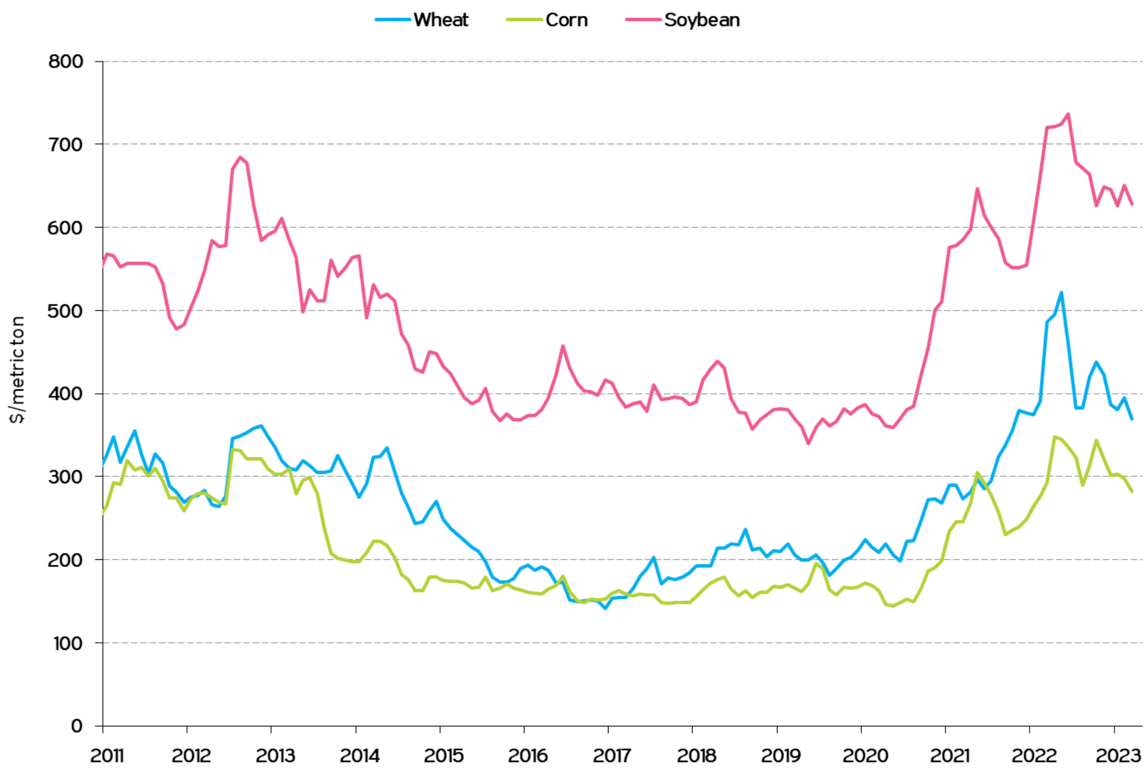
Metals Prices[1]



Metal prices remained highly volatile during the year. Both copper and gold prices increased 6% during the quarter. Relative to one year prior, gold was down 2% and copper was down 13%. Governments are seeking to increase the number of electric vehicles on the road through tax credit incentives and mandates to help reduce global transportation emissions. The increase in EV demand will necessitate increased mining activities and its associated processing into battery chemical inputs.

[1] Source: World Bank

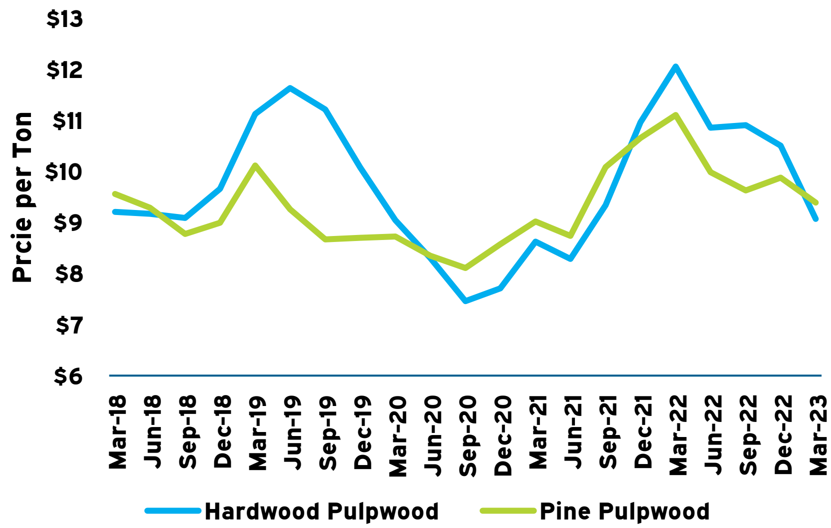
Wheat, Corn, and Soybean[1]

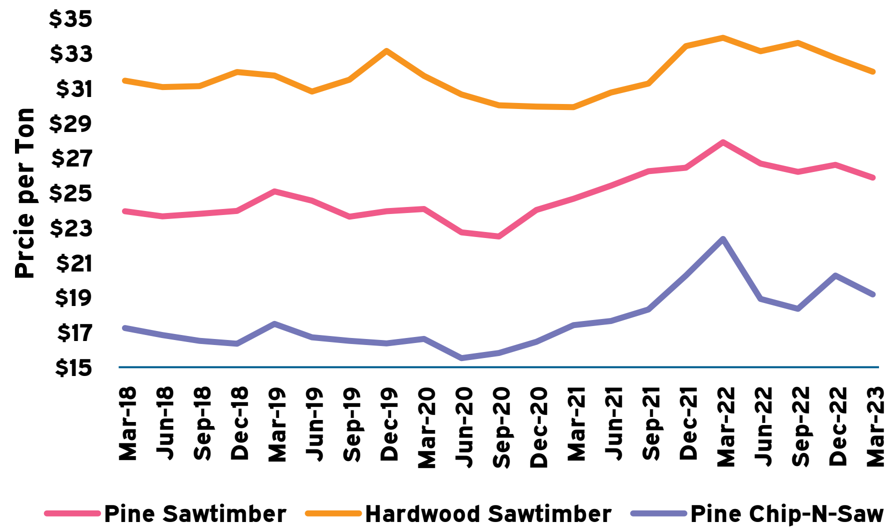


The first quarter of 2023 continued the downward pressure on crop prices that occurred throughout 2022. Adverse weather conditions continued to contribute to challenging crop harvests in the U.S., particularly along the West Coast. However, general inflationary pressures contributed to overall price increases. During the quarter, wheat, corn, and soybean prices were down 4%, 7%, and 3%, respectively. Relative to one year prior, they were down 24%, 3%, and 13%, respectively. The NCREIF Farmland index increased by 2.1% during the quarter.

[1] Source: World Bank

U.S. South Timber Prices[1]

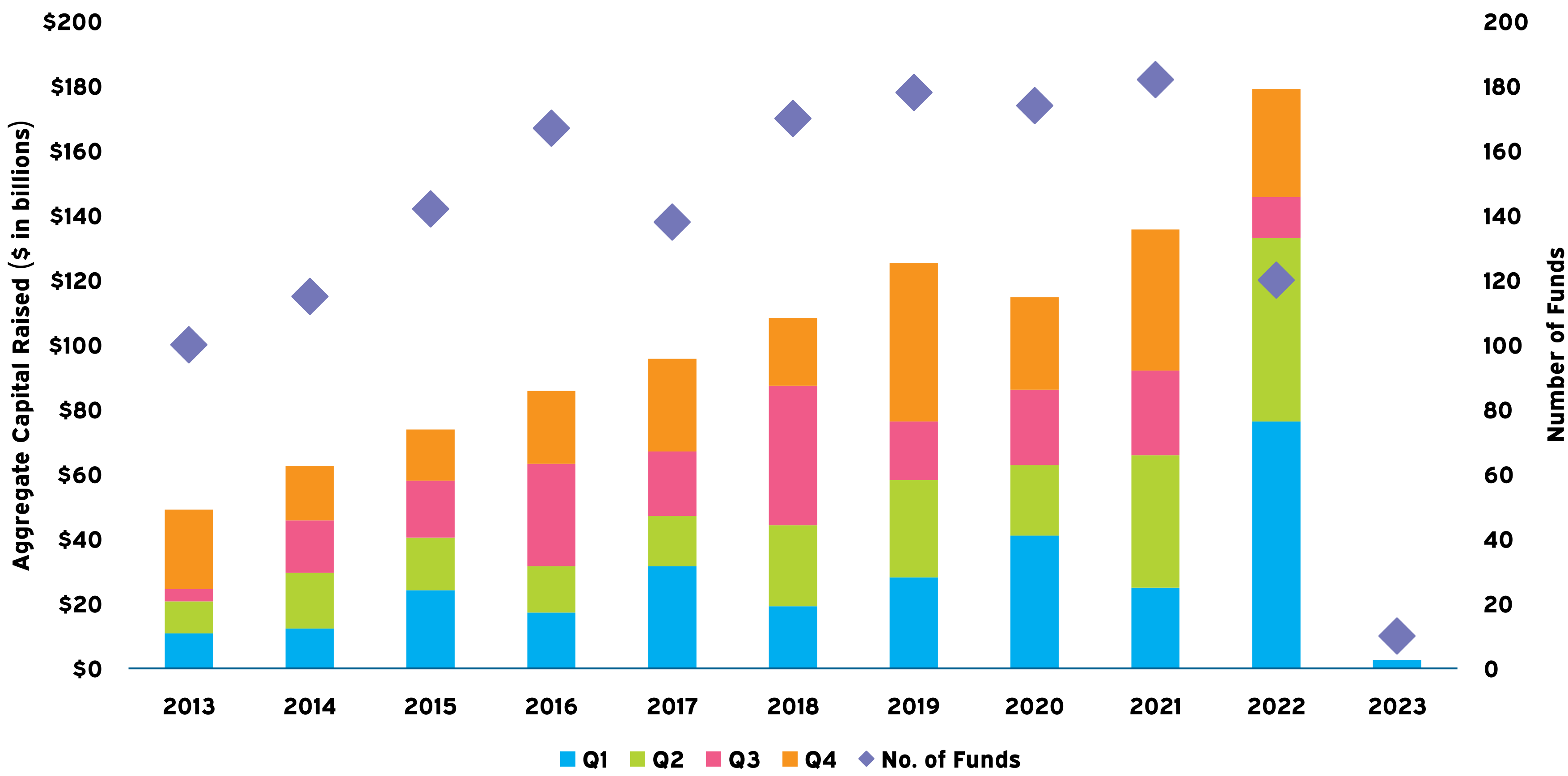




U.S. South average timber prices were all down during the first quarter. Pulpwood continued to experience more volatility than sawtimber and saw first quarter prices decrease 25% for hardwood and 16% for pine versus the first quarter of 2022. The NCREIF Timberland index increased by 1.8% during the quarter driven by income returns of 0.7% and appreciation of 1.1%.

[1] Source: Bloomberg and TimberMart South

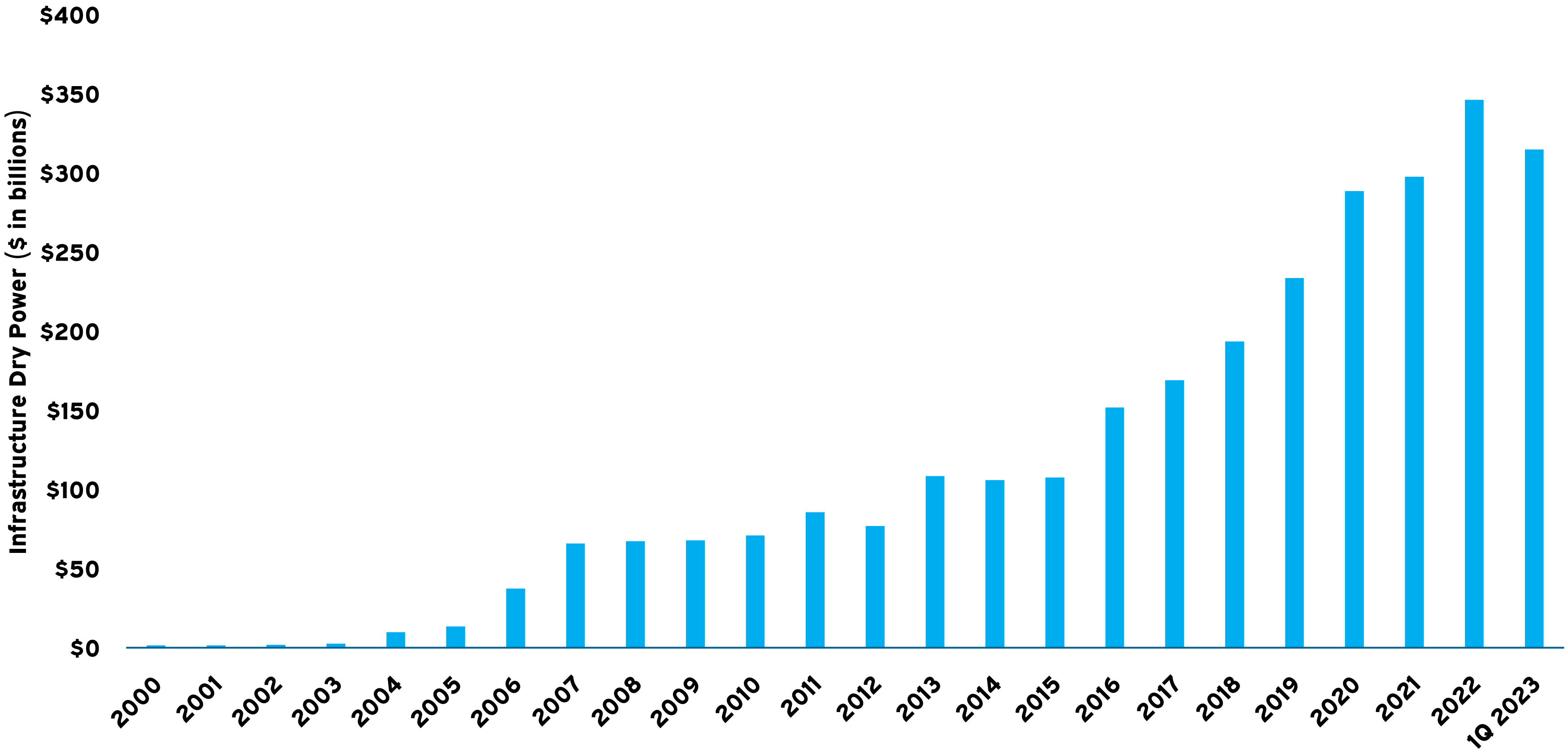
Global Quarterly Unlisted Infrastructure Fundraising[1]



After a strong 2022 that experienced record infrastructure fundraising of nearly $180 billion, 1Q 2023 was the lowest fundraising quarter in the past decade. Year-over-year, the first quarter was just 11% of the total raised in the same quarter of 2022 with the average fund size decreasing from $2.4 billion to $0.3 billion per fund.

[1] Source: Preqin 1Q 2023.

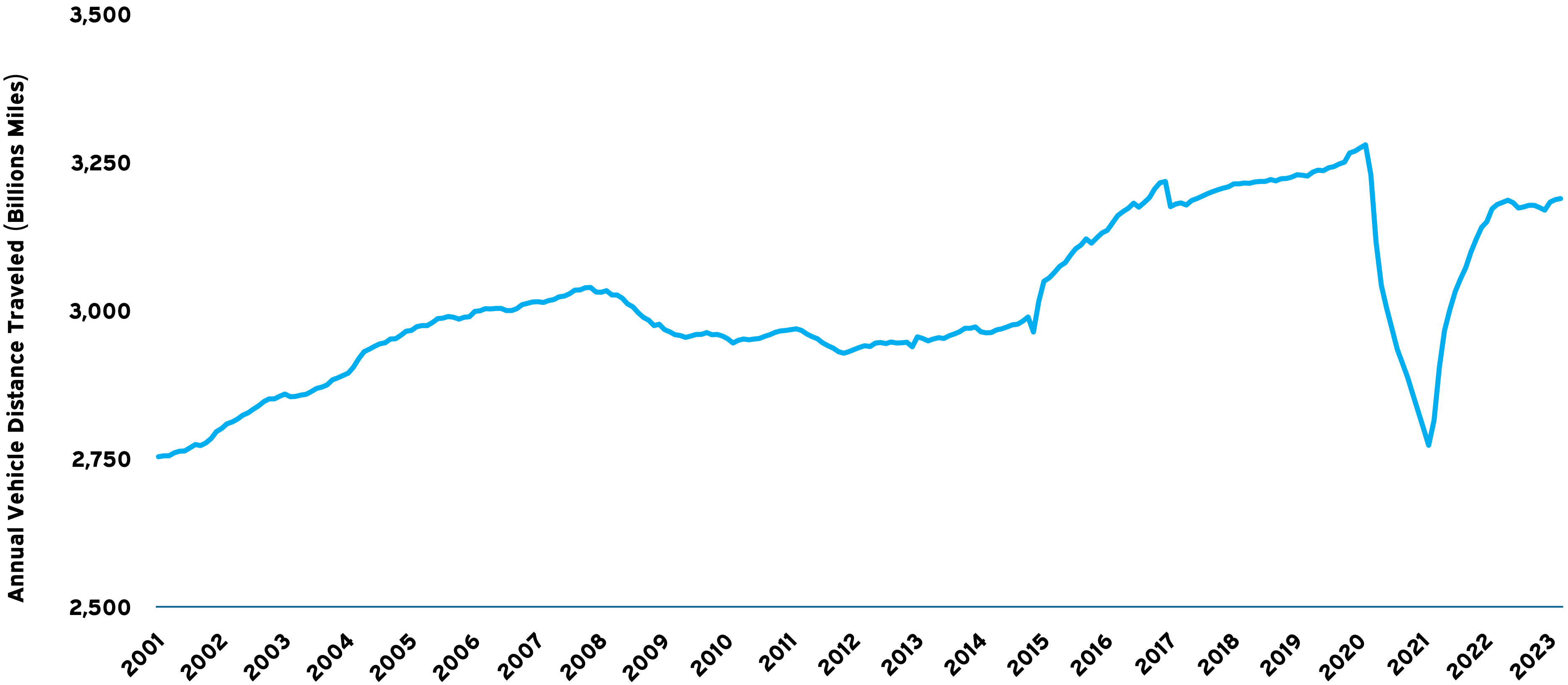
Global Infrastructure Dry Powder[1]



The available infrastructure dry powder decreased in the first quarter after year-over-year increases since 2015. The low fundraising totals and steady investing decrease the total dry power by 9% to $315 billion. The early days of the asset class are evident in the sub-$50 billion levels until 2007, after which levels stayed between $50 billion and $100 billion until they reached $150 billion in 2016. The dry powder remains robust even with the first quarter decrease.

[1] Source: Preqin Dry Powder downloaded April 2023.

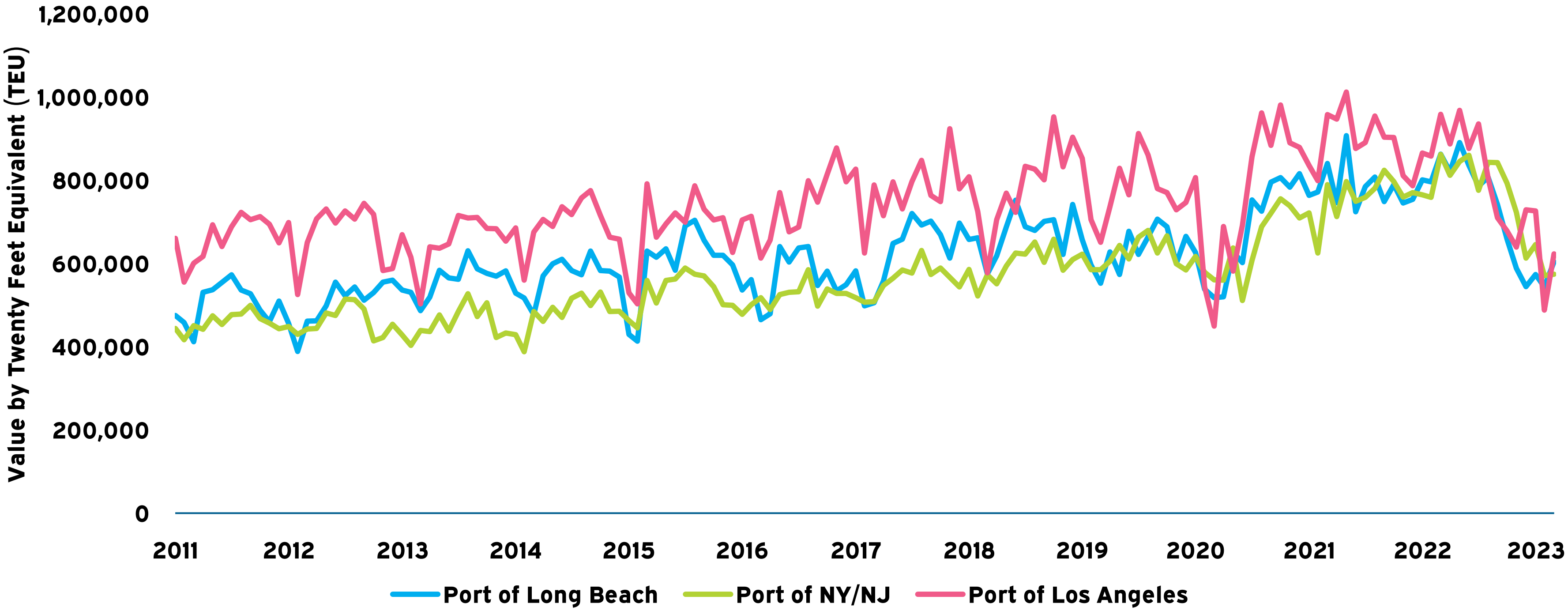
Trailing 12-month Annual Vehicle Miles on All US Roads[1]



The first quarter continued post-pandemic travel recovery with a total of approximately 752 billion miles. This represented an increase of 2.6% over the same period in 2022. The trailing 12-month travel mileage is effectively back to where it was pre-COVID, indicating a welcome and positive return to movement as COVID-19 restrictions loosened and people continue going back to offices, etc. After peaking at over $5.00 per gallon in the second quarter of 2022, the average monthly price has decreased down to $3.54 per gallon by the end of the first quarter.

[1] Source: US Department of Transportation, Federal Highway Administration: Office of Highway Policy Information.

US Port Activity – Container Trade in TEUs[1]

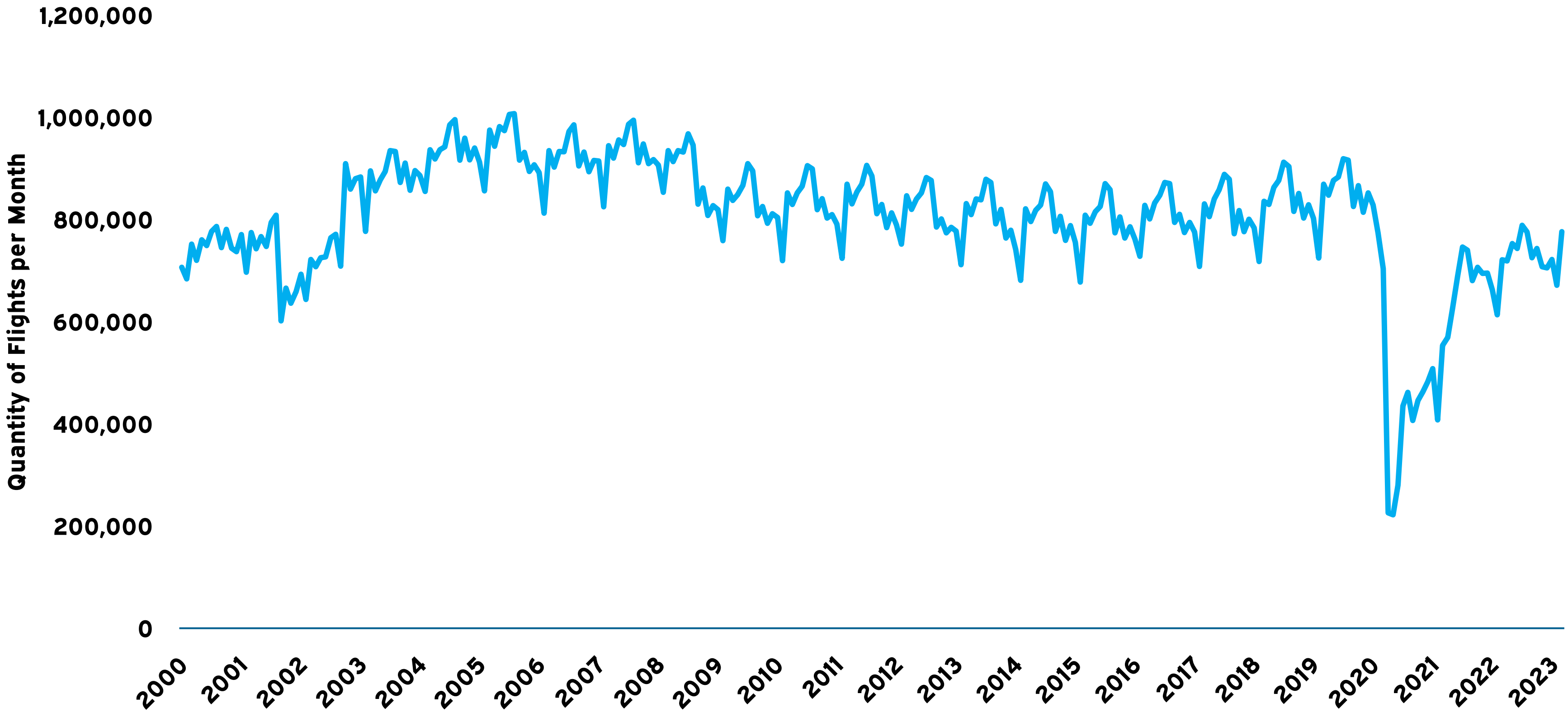


The chart presents the top three US ports by container volume, as measured by twenty-foot equivalent units (TEU). Activity at the three ports provides a high-level representation of the volume at US ports more broadly.

During the first quarter, volumes at the three ports decreased by 2.2 million units relative to the same period in 2022. On a year-over-year basis, the combined port volumes decreased by 3.2 million TEUs, or -10.9%, over the prior 12-month period. The Port of Long Beach recorded a decrease of 11.4% (1.1 million TEUs), the Port of NY/NJ reported a decrease of 4.7% (0.4 million TEU), and the Port of Los Angeles recorded a decrease of 15.8% (1.7 million TEUs) over the prior 12 months.

[1] Source: www.polb.com, www.panynj.gov, and www.portoflosangeles.org.

Total US Domestic and International Flights[1]

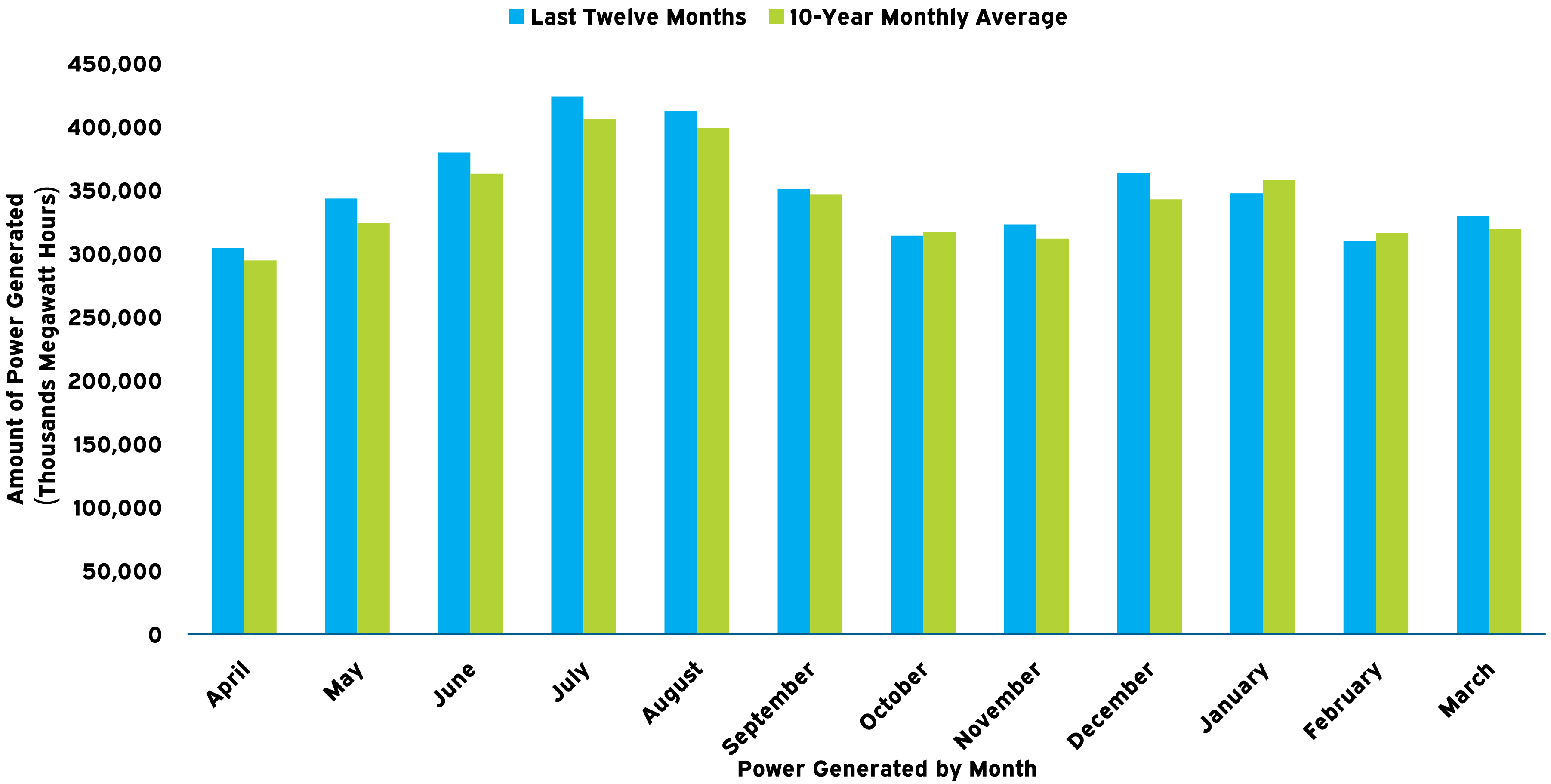


The chart above presents all US domestic and international flights, excluding foreign point-to-point flights by month. Historically, air traffic is cyclical with peaks in the summer months and troughs in the winter months.

There were 0.2 million more flights during the first quarter of 2023 over same period in 2022, representing an 8.6% increase. In addition to the number of flights, the total number of passengers travelling on US and international airlines increased by 24% for the 12 months ended March 31, 2023 over the prior 12 months.

[1] Source: Bureau of Transportation Statistics: Flights, All US, and Foreign Carriers.

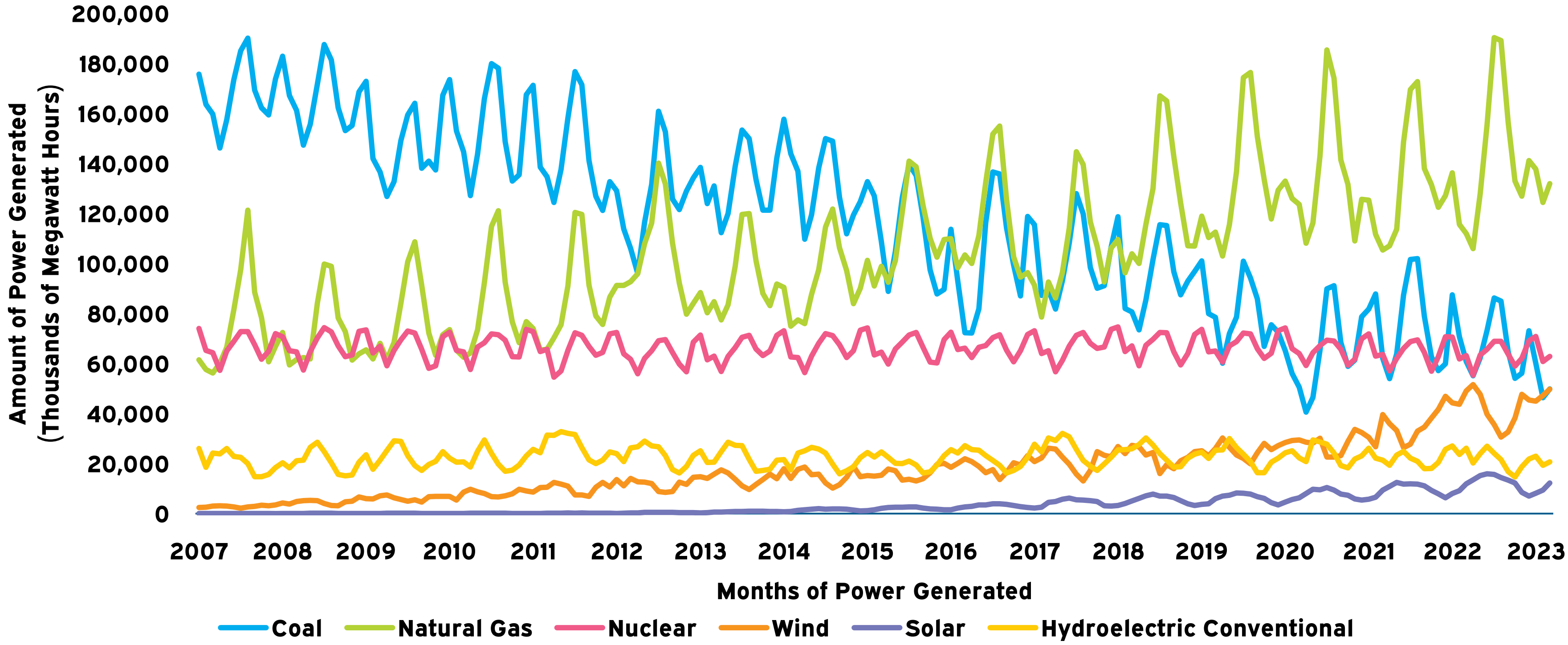
Total US Power Generation[1]



The graph above presents the total net generation for the past 12 months compared to the 10-year average for each month. Net energy generation in the US remained steady with an increase of 1% during the first quarter, compared to the same period in 2022.

[1] Source: US Energy Information Administration: Electric Power Monthly, March 2023.

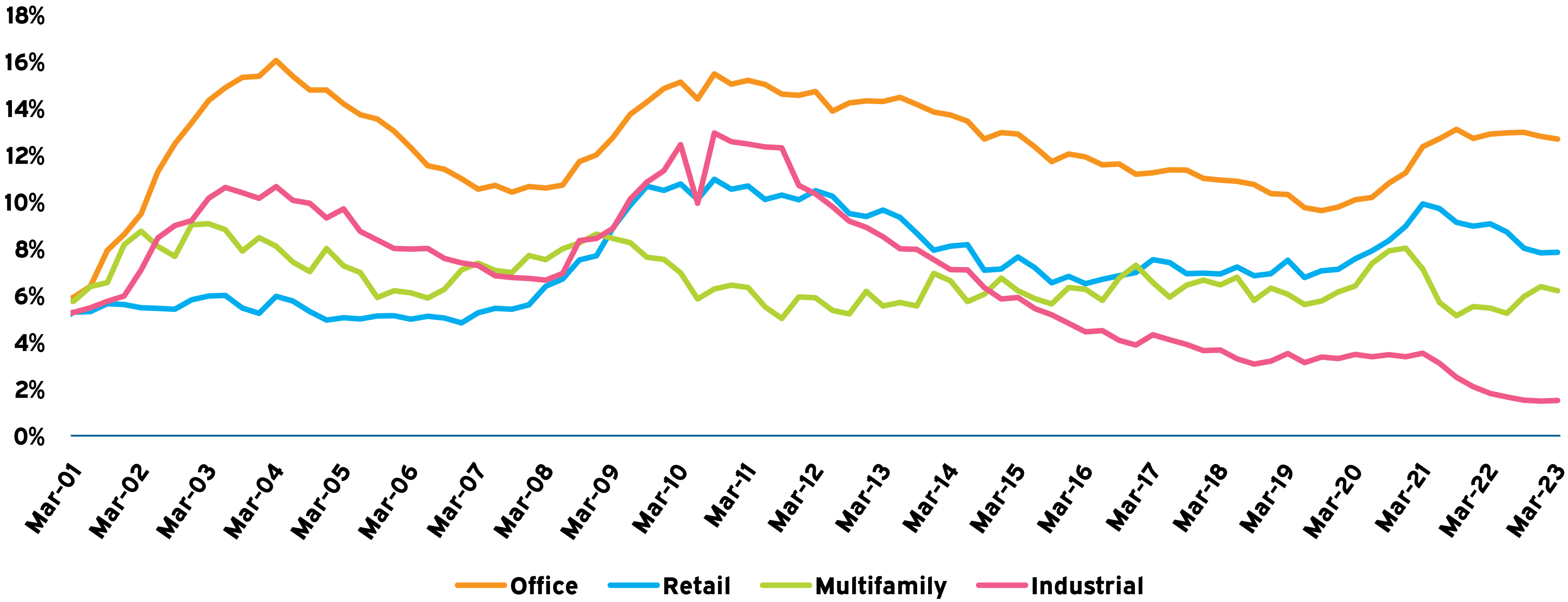
US Power Generation by Source[1]



In the first quarter 2023, total US power generated increased by 1% over the same period in 2022 with the largest increase from the renewable sources and natural gas. Wind and utility-scale solar continue to make up a small portion of total net energy generation in the US, accounting for only 12% and 3% of energy generation, respectively. Natural gas, coal, and nuclear accounted for 41%, 18%, and 18%, respectively. However, the growth of wind and solar as sources of energy generation continues to increase at a faster rate than coal and natural gas, especially over the last several years.

[1] Source: US Energy Information Administration: Electric Power Monthly, March 2023.

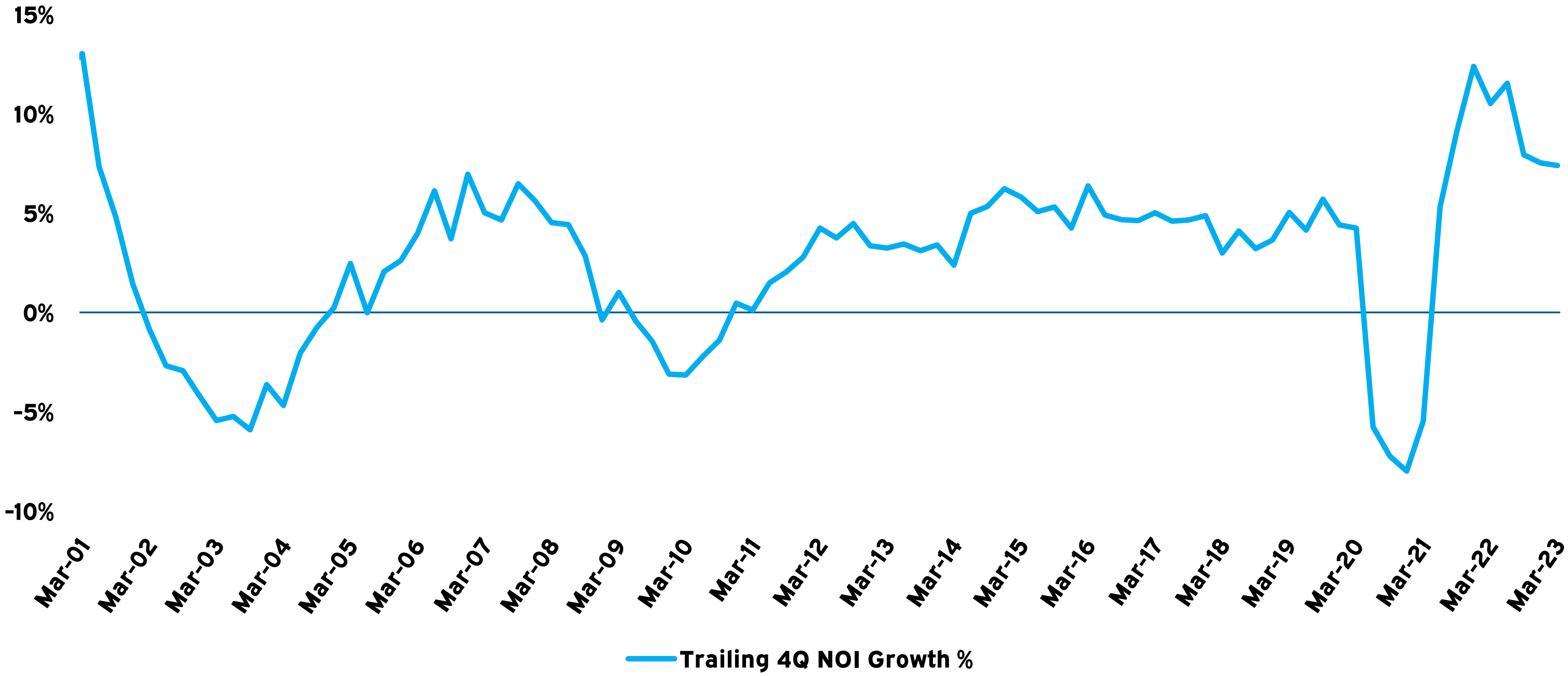
Real Estate Fundamentals
Vacancy by Property Type[1]



In the first quarter of 2023, vacancy rates increased for retail and industrial properties. Both sectors' vacancies increased by two basis points in Q1 2023, representing only a slight change. Alternatively, multifamily and office assets both experienced a decrease in vacancy rates in Q1 2023. Multifamily vacancies decreased 17 basis points during the quarter, while office vacancies declined 11 bps in Q1, bringing vacancies to 12.68%, the lowest vacancy rate for the office sector since Q1 2021. Compared to one year ago, vacancy rates declined in office (-22 bps), retail (-122 bps), and industrial (-30 bps), while multifamily vacancy rates increased by 75 bps over the last year. Overall, the total vacancy rate across all property types decreased 28 bps from Q1 2022.

[1] Source: NCREIF

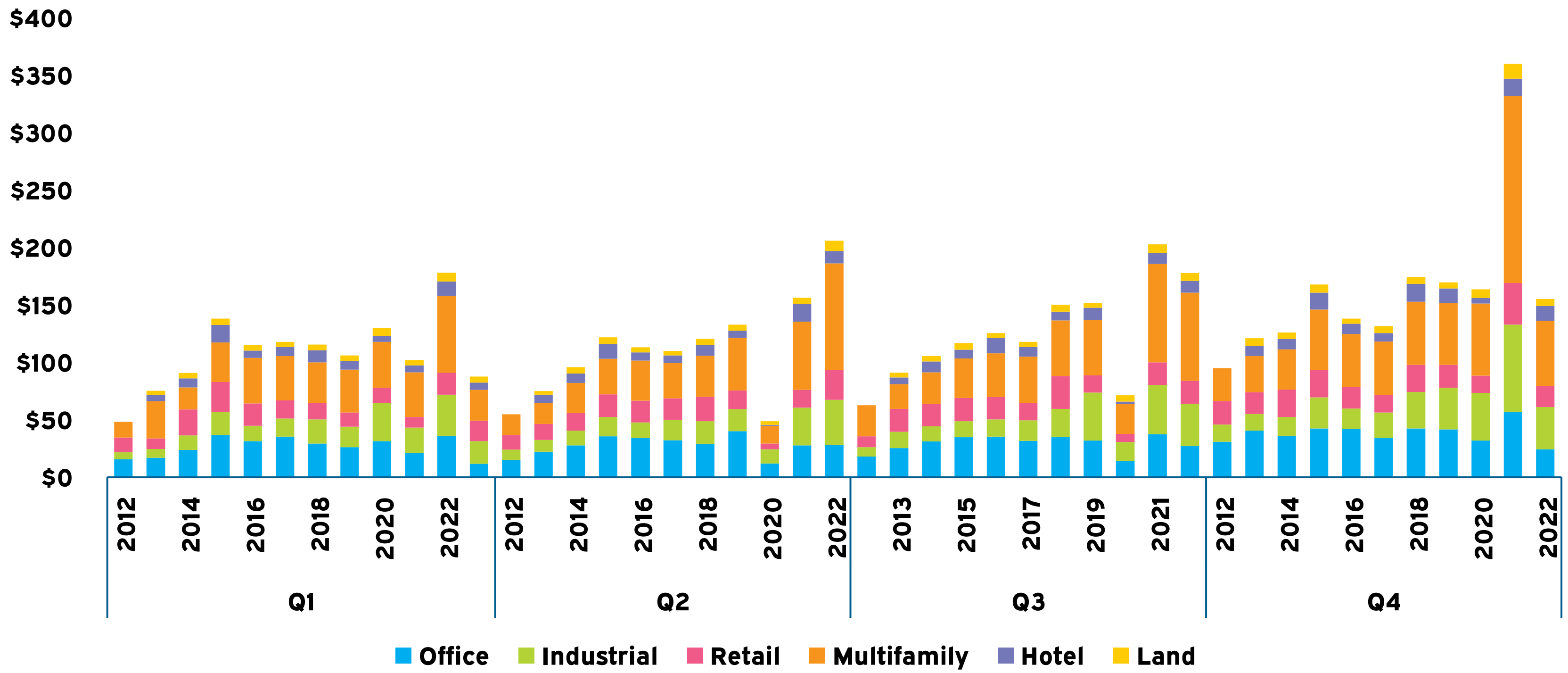
NOI Growth[1]



The trailing twelve-month rate of NOI growth decelerated in Q1 2023 to 7.4%, as compared to 7.5% in Q4 2022. Resilient demand and a historically high industrial occupancy rate underpinned the continued NOI growth in industrial, which was 13.3% for the trailing twelve months ending Q1 2023, accelerating from 12.0% in Q4 2022. Multifamily NOI growth was also strong, with 8.1% growth over the trailing twelve months. Office NOI growth decelerated from Q4 2022 by 74 bps, achieving 2.9% NOI growth year-over-year in Q1 2023. Retail NOI growth accelerated from Q4 2022, and reached 6.2% NOI growth year-over-year in Q1 2023.

[1] Source: NCREIF

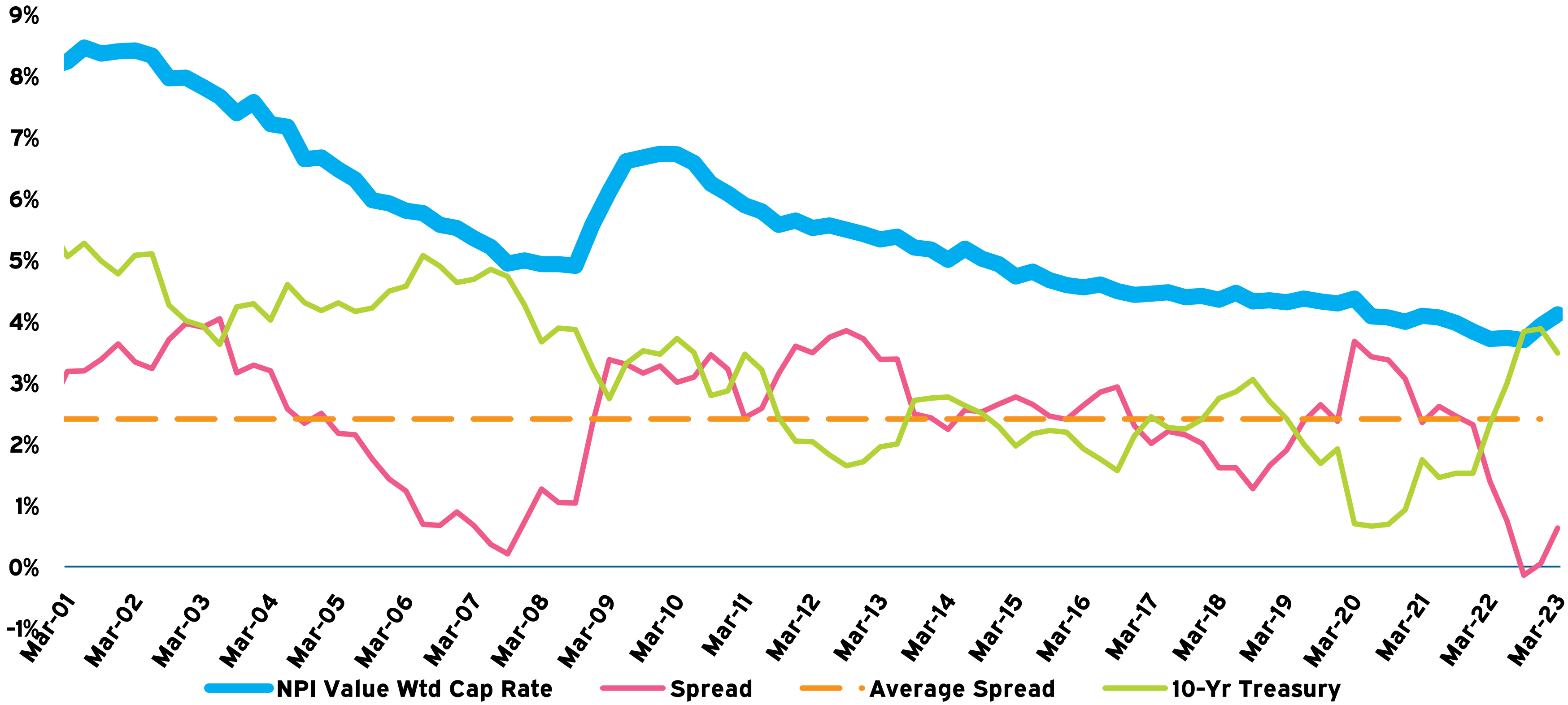
Transaction Volume ($bn)[1]



Private real estate transaction volume for properties valued over $2.5 million was significantly down in Q1 2023, totaling $87.8 billion, down $67.6 billion from last quarter. Transaction volume for Q1 2023 was the slowest of any first quarter since 2013, primarily resulting from the rising rate environment and continued market volatility. Compared to Q1 2022, all property types saw decreases in transaction volume over the last year (Q1 2022-Q1 2023). As was also true in the last quarter (Q4 2022), multifamily and industrial properties made up the largest share (53%) of the first quarter's transaction volume.

[1] Source: PREA

Real Estate Capital Markets
Cap Rates vs. 10-Year Treasury[1]



The NPI Value Weighted Cap Rate increased from 3.9% in Q4 2022 to 4.1% in Q1 2023. The 10-year Treasury yield decreased by 40 basis points in Q1 2023 to approximately 3.5%. The spread between cap rates and treasury yields at the end of Q1 2023 was 63 basis points, and well below the long-term average spread of 241 basis points.

[1] Source: NCREIF and US Department of the Treasury

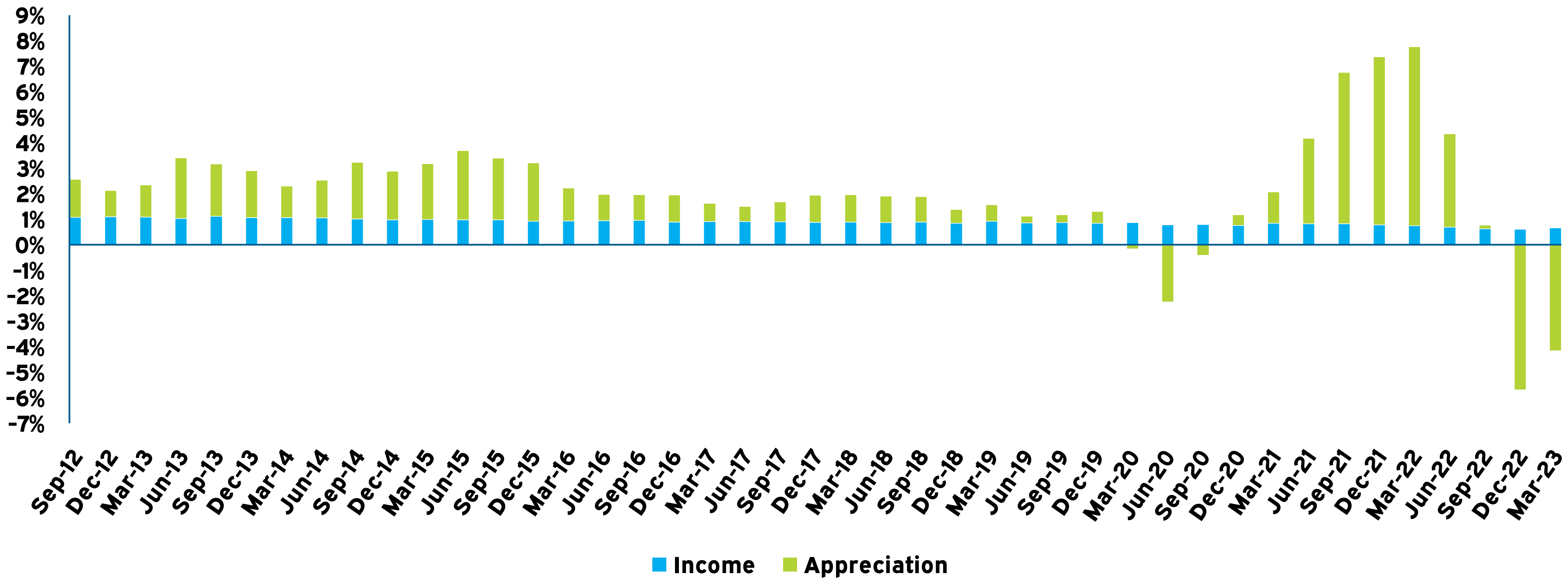
Trailing Period Returns[1]

As of March 31, 2023	1 Year	3 Years	5 Years	10 Years
NFI-ODCE (EW, net)	-3.7	8.2	7.1	8.8
NFI-ODCE (VW, net)	-3.9	7.5	6.6	8.5
NCREIF Property Index	-1.6	7.7	7.1	8.5
NAREIT Equity REIT Index	-19.4	10.2	6.2	6.4

Private real estate indices were negative in Q1 2023, as well as over the 1-year time horizons. The 3-year, 5-year, and 10-year horizons remained positive. The NFI-ODCE Equal Weight Index posted a return in Q1 2023 of -3.5%, however private core real estate continued to vastly outperform the public index over the trailing one-year period. Private core real estate has generally outperformed the public index for all periods presented, with the exception of the 3-year time horizon as of Q1 2023. Public real estate performance has generated consistently negative returns over the last year, posting a negative return in Q1 2022 that has continued through Q1 2023.

[1] Source: NCREIF

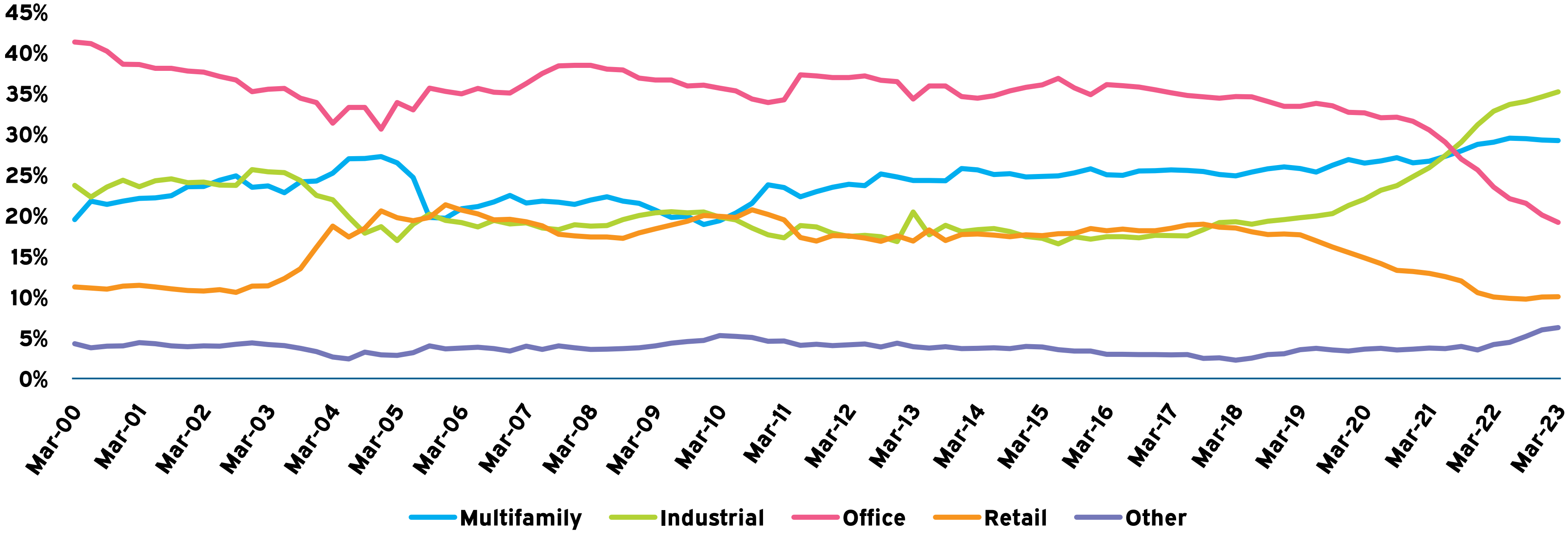
ODCE Return Components [1]
(Equal Weight, Net)



The NFI-ODCE Equal Weight return in Q1 2023 reflected a net return of -3.5%, representing its second consecutive negative return, although increasing by 158 basis points from Q4 2022. This result was driven by a -4.2% appreciation return for the quarter, which was slightly offset by a 0.9% income return. Upward adjustments to the discount rate, used in valuations to reflect increasing interest rates and the cost of debt financing, negatively impacted the appreciation component of returns.

[1] Source: NCREIF

ODCE Property Type Allocation[1] (% of EW NAV)



The NFI-ODCE Equal Weight Index currently comprises 29% multifamily, 35% industrial, 19% office, 10% retail, and 6% in other property types, based on its net asset value ("NAV") as of Q1 2023. The heavy weight towards multifamily and industrial results from a trend of consistent growth within each sector over the past 5+ years, in accordance with a steady decline in both office and retail exposure which was heightened after the onset of COVID in March 2020. In the past year (Q1 2022-Q1 2023), the Other category has also seen material growth, with exposure to healthcare-related assets increasing from zero to 1.2% in Q1 2023. "Other" also includes 2.5% self-storage, 0.6% land, 0.1% hotel, and 1.7% in other smaller sectors as of Q1 2023.

[1] Source: NCREIF

Below are details on specific terminology and calculation methodologies used throughout this report:

Committed	The original commitment amount made to a given fund. Some funds may be denominated in non-USD currencies, and such commitment amounts represent the sum of fund contributions translated to USD at their daily conversion rates plus the unfunded balance translated at the rate as of the date of this report.
Contributed	The amount of capital called by a fund manager against the commitment amount. Contributions may be used for new or follow-on investments, fees, and expenses, as outlined in each fund's limited partnership agreement. Some capital distributions from funds may reduce contributed capital balances. Some funds may be denominated in non-USD currencies, and such aggregate contributions represent the sum of each fund contribution translated to USD at its daily conversion rate.
Distributed	The amount of capital returned from a fund manager for returns of invested capital, profits, interest, and other investment related income. Some distributions may be subject to re-investment, as outlined in each fund's limited partnership agreement. Some funds may be denominated in non-USD currencies, and such aggregate distributions represent the sum of each fund distribution translated to USD at its daily conversion rate.
DPI	Acronym for "Distributed-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculation equals Distributed divided by Contributed. DPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa. Program-level DPIs are net of both fund fees and expenses and fees paid to Meketa attributable to the Program.
Exposure	Represents the sum of the investor's Unfunded and Remaining Value.
IRR	Acronym for "Internal Rate of Return", which is a performance measurement for Private Market investments. IRRs are calculated by Meketa based on daily cash flows and Remaining Values as of the date of this report. IRRs for funds and groupings of funds are net of all fund fees and expenses as reported by fund managers to Meketa. Program-level IRRs are net of both fund fees and expenses and fees paid to Meketa attributable to the Program.
NCV	Acronym for "Net Change in Value", which is a performance measurement for Private Market investments. The performance calculation equals the appreciation or depreciation over a time period neutralized for the impact of cash flows that occurred during the time period.

NM	Acronym for "Not Meaningful", which indicates that a performance calculation is based on data over too short a timeframe to yet be meaningful or not yet possible due to inadequate data. Meketa begins reporting IRR calculations for investments once they have reached more than two years since first capital call. NM is also used within this report in uncommon cases where the manager has reported a negative Remaining Value for an investment.
Peer Universe	The performance for a set of comparable private market funds. The peer returns used in this report are based on data from Burgiss as of the date of this report. Fund-level peer performance represents the median return for a set of funds of the same vintage and the program's set of corresponding strategies across all regions globally. Meketa utilizes the following Burgiss strategies for peer universes: Real Assets (Infrastructure Funds): Infrastructure Natural Resources (Natural Resources Funds): Natural Resources Private Debt: Private Debt Venture Capital: Venture Capital Real Estate: Real Estate
Public Market Equivalent ("PME")	A calculation methodology that seeks to compare the performance of a portfolio of private market investments with public market indices. The figures presented in this report are based on the PME+ framework, which represents a net IRR value based on the actual timing and size of the private market program's daily cash flows and the daily appreciation or depreciation of an equivalent public market index. Meketa utilizes the following indices for private market program PME+ calculations: Infrastructure: Dow Jones Brookfield Global Infrastructure Index Natural Resources: S&P Global Natural Resources Index Private Debt: Barclays Capital U.S. Corporate High Yield Bond Index Private Equity: MSCI ACWI Investable Market Index Real Assets (excluding Real Estate): Equal blend of Dow Jones Brookfield Global Infrastructure Index and S&P Global Natural Resources Index Real Assets (including Real Estate): Equal blend of Dow Jones Brookfield Global Infrastructure Index, S&P Global Natural Resources Index, and Dow Jones U.S. Select Real Estate Securities Index Real Estate: Dow Jones U.S. Select Real Estate Securities Index

Remaining Value	The investor's value as reported by a fund manager on the investor's capital account statement. All investor values in this report are as of the date of this report, unless otherwise noted. Some funds may be denominated in non-USD currencies, and such remaining values represent the fund's local currency value translated to USD at the rate as of the date of this report.
TVPI	Acronym for "Total Value-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculations represents Distributed plus Remaining Value, then divided by Contributed. TVPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa. Program-level TVPIs are net of both fund fees and expenses and fees paid to Meketa attributable to the Program.
Unfunded	The remaining balance of capital that a fund manager has yet to call against a commitment amount. Meketa updates unfunded balances for funds to reflect all information provided by fund managers provided in their cash flow notices. Some funds may be denominated in non-USD currencies, and such unfunded balances represent the fund's local currency unfunded balance translated to USD at the rate as of the date of this report.

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In general, the valuation numbers presented in this report are prepared by the custodian bank for listed securities, and by the fund manager or appropriate General Partner in the case of unlisted securities. The data used in the market comparison sections of this report are sourced from various databases. These data are continuously updated and are subject to change.

This report does not contain all the information necessary to fully evaluate the potential risks of any of the investments described herein. Because of inherent uncertainties involved in the valuations of investments that are not publicly traded, any estimated fair values shown in this report may differ significantly from the values that would have been used had a ready market for the underlying securities existed, and the differences could be material.

This document may contain certain forward-looking statements, forecasts, estimates, projections, and opinions ("Forward Statements"). No representation is made or will be made that any Forward Statements will be achieved or will prove to be correct. A number of factors, in addition to any risk factors stated in this material, could cause actual future results to vary materially from the Forward Statements. No representation is given that the assumptions disclosed in this document upon which Forward Statements may be based are reasonable. There can be no assurance that the investment strategy or objective of any fund or investment will be achieved, or that the client will receive a return of the amount invested.

In some cases Meketa Investment Group assists the client in handling capital calls or asset transfers among investment managers. In these cases we do not make any representations as to the managers' use of the funds, but do confirm that the capital called or transferred is within the amounts authorized by the client.

Because there is no readily accessible market for private markets assets (companies and partnerships), the values placed on private markets assets are calculated by General Partners using conservative and industry standard pricing procedures. Annually, an independent auditor reviews the pricing procedures employed by the General Partner of each partnership.

The values of companies and partnerships are audited at year-end, and are not audited at other quarter-end periods. While financial information may be audited, there is some discretion as to the method employed to price private companies and, therefore, private markets partnerships. At all times, Meketa Investment Group expects General Partners to utilize conservative and industry standard pricing procedures, and requires the General Partners to disclose those procedures in their reports. However, because of the inherent uncertainty of valuation, these estimated values may differ from the values that would be used if a ready market for the investments existed, and the differences could be significant.