

City of San Jose Police and Fire Department Retirement Plan

Second Quarter 2023

Private Markets Program
PUBLIC

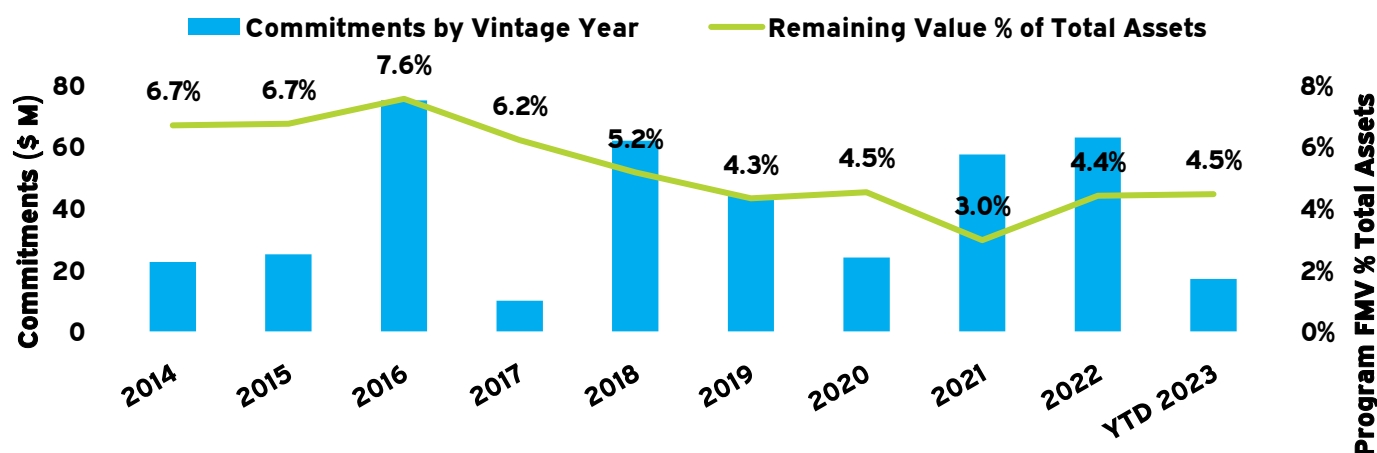
Snapshot

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 | 34.1 | 334.0 | 469.9 | 79.5 | 1.64 | 9.8 | 7.9 |
| NB Fund of One | 2017 | 388.9 | 119.5 | 228.0 | 44.2 | 360.2 | 1.77 | 23.0 | 6.2 |
| Private Debt | 2010 | 715.0 | 155.6 | 657.4 | 578.7 | 209.6 | 1.20 | 6.3 | 5.5 |
| Real Estate | 2012 | 392.2 | 117.2 | 305.7 | 204.1 | 211.8 | 1.36 | 12.6 | 0.1 |
| Real Assets | 2016 | 183.2 | 79.4 | 111.6 | 34.6 | 117.1 | 1.36 | 13.3 | 7.1 |
| Venture Capital | 2020 | 117.7 | 69.8 | 48.0 | 0.4 | 48.2 | 1.01 | 1.0 | 3.3 |
| Total | | 2,058.2 | 575.6 | 1,684.8 | 1,332.0 | 1,026.3 | 1.40 | 10.1 | NA |

Introduction

As of June 30, 2023, the San Jose Police and Fire Department Retirement Plan had committed \$715.0 million to 23 debt partnerships. The reported fair value of the aggregate Private Debt Program was \$209.6 million at June 30, 2023, which equates to 4.5% of the overall Retirement Plan, slightly above the 4.0% policy target.



Program Status

| | |
|------------------------|-------|
| No. of Investments | 23 |
| Committed (\$ M) | 715.0 |
| Contributed (\$ M) | 657.1 |
| Distributed (\$ M) | 578.7 |
| Remaining Value (\$ M) | 209.6 |

Performance Since Inception

| | Program |
|------|---------|
| DPI | 0.88x |
| TVPI | 1.20x |
| IRR | 6.3% |

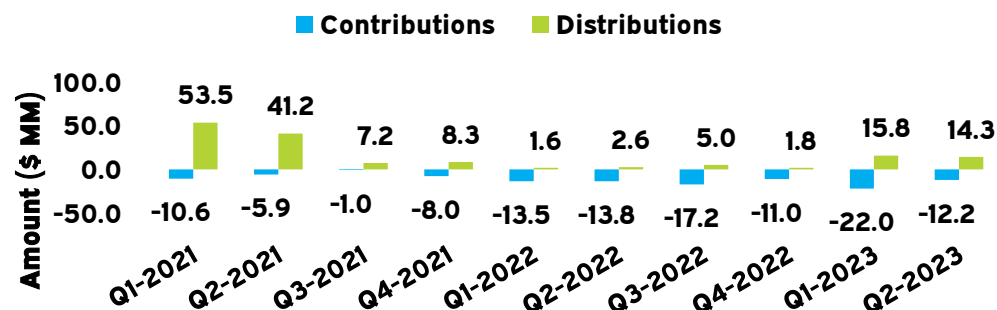
Commitments

Commitments This Quarter

| Fund | Region | Amount (MM) |
|----------------|---------------|-------------|
| Octagon Fund V | North America | 17.00 |

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|-------------------|---------|---------------|---------------|
| Arbour Lane III | 2021 | North America | 5.95 |
| Eagle Point II | 2022 | North America | 4.00 |
| Crestline Fund II | 2020 | North America | 1.73 |

Largest Distributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|-------------------|---------|----------------|---------------|
| Arbour Lane III | 2021 | North America | 3.29 |
| Cross Ocean ESS I | 2013 | Western Europe | 2.64 |
| White Oak DL | 2010 | North America | 2.59 |

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 | 182.1 | 37.6 | 37.6 | 1.01 | 1.22 | 4.9 | 10.8 |
| 2011 | 1 | 25.0 | 25.0 | 0.0 | 31.1 | 0.0 | 0.0 | 1.24 | 1.24 | 8.6 | 9.6 |
| 2013 | 2 | 140.0 | 127.8 | 0.0 | 150.2 | 3.3 | 3.3 | 1.18 | 1.20 | 5.7 | 7.4 |
| 2014 | 1 | 22.5 | 22.4 | 1.2 | 19.3 | 5.0 | 6.2 | 0.86 | 1.09 | 2.2 | 8.4 |
| 2015 | 1 | 25.0 | 25.0 | 0.0 | 28.5 | 0.0 | 0.0 | 1.14 | 1.14 | 11.3 | 8.5 |
| 2016 | 1 | 75.0 | 60.0 | 63.5 | 58.7 | 13.1 | 76.5 | 0.98 | 1.20 | 5.4 | 8.9 |
| 2017 | 1 | 10.0 | 10.0 | 0.0 | 12.2 | 0.0 | 0.0 | 1.22 | 1.22 | 12.9 | 8.6 |
| 2018 | 2 | 62.0 | 78.6 | 0.0 | 78.2 | 15.5 | 15.5 | 0.99 | 1.19 | 16.1 | 10.0 |
| 2019 | 2 | 44.0 | 40.5 | 8.5 | 5.7 | 53.5 | 61.9 | 0.14 | 1.46 | 15.9 | 10.0 |
| 2020 | 2 | 24.0 | 20.8 | 8.5 | 6.6 | 16.0 | 24.5 | 0.32 | 1.09 | 5.4 | 9.5 |
| 2021 | 3 | 57.5 | 34.2 | 26.6 | 4.3 | 31.9 | 58.5 | 0.12 | 1.06 | 6.4 | 9.9 |
| 2022 | 3 | 63.0 | 32.5 | 30.6 | 1.8 | 33.7 | 64.4 | 0.06 | 1.09 | NM | NM |
| 2023 | 1 | 17.0 | 0.0 | 17.0 | 0.0 | 0.0 | 17.0 | 0.00 | NM | NM | NM |
| Total | 23 | 715.0 | 657.1 | 155.9 | 578.7 | 209.6 | 365.4 | 0.88 | 1.20 | 6.3 | 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 | 10.8 |
| Medley II | 2010 | 50.0 | 51.6 | 0.0 | 55.2 | 2.7 | 1.12 | 1.39 | 2.2 | 10.8 |
| White Oak DL | 2010 | 50.0 | 85.4 | 0.0 | 81.9 | 30.4 | 1.31 | 1.39 | 7.2 | 10.8 |
| Marathon Euro Credit | 2011 | 25.0 | 25.0 | 0.0 | 31.1 | 0.0 | 1.24 | 1.34 | 8.6 | 9.6 |
| Park Square II | 2013 | 50.0 | 51.6 | 0.0 | 62.1 | 0.0 | 1.20 | 1.30 | 4.7 | 7.4 |
| Cross Ocean ESS I | 2013 | 90.0 | 76.2 | 0.0 | 88.1 | 3.3 | 1.20 | 1.30 | 6.6 | 7.4 |
| Shoreline China III | 2014 | 22.5 | 22.4 | 1.2 | 19.3 | 5.0 | 1.09 | 1.30 | 2.2 | 8.4 |
| Octagon CLO II | 2015 | 25.0 | 25.0 | 0.0 | 28.5 | 0.0 | 1.14 | 1.33 | 11.3 | 8.5 |
| Cross Ocean ESS II | 2016 | 75.0 | 60.0 | 63.5 | 58.7 | 13.1 | 1.20 | 1.29 | 5.4 | 8.9 |
| ArrowMark Sep Acct | 2017 | 10.0 | 10.0 | 0.0 | 12.2 | 0.0 | 1.22 | 1.24 | 12.9 | 8.6 |
| Arbour Lane II | 2018 | 12.0 | 36.1 | 0.0 | 26.3 | 15.5 | 1.16 | 1.27 | 14.8 | 10.0 |
| Octagon CLO III | 2018 | 50.0 | 42.5 | 0.0 | 51.9 | 0.0 | 1.22 | 1.27 | 16.8 | 10.0 |
| Cross Ocean ESS III | 2019 | 32.0 | 30.6 | 4.1 | 3.5 | 42.5 | 1.50 | 1.19 | 15.3 | 10.0 |
| HPS Special Sits. | 2019 | 12.0 | 9.9 | 4.4 | 2.2 | 11.0 | 1.33 | 1.19 | 19.5 | 10.0 |
| Crestline Fund II | 2020 | 12.0 | 9.2 | 8.2 | 5.5 | 4.5 | 1.10 | NM | 11.1 | 9.5 |
| Eagle Point Income | 2020 | 12.0 | 11.7 | 0.3 | 1.1 | 11.5 | 1.08 | 1.14 | 3.6 | 9.5 |
| Arbour Lane III | 2021 | 21.0 | 14.9 | 9.4 | 3.3 | 11.7 | 1.01 | 1.10 | NM | 9.9 |

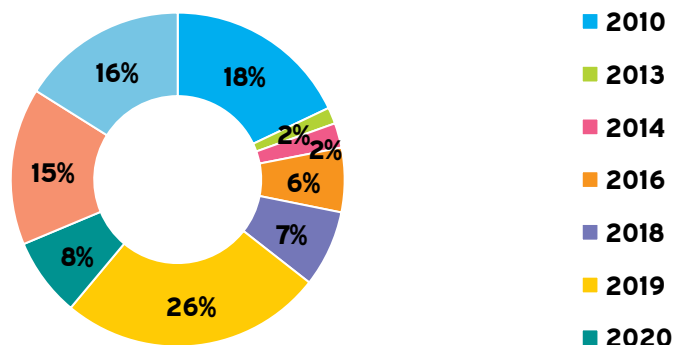
¹ Source: Burgiss

² Source: Burgiss

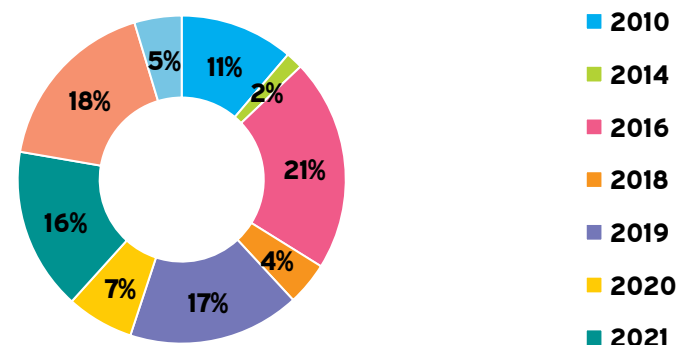
| By Investment | Vintage | Committed (\$ M) | Contributed (\$ M) | Unfunded (\$ M) | Distributed (\$ M) | Remaining Value (\$ M) | TVPI (X) | Peer TVPI ¹ (X) | IRR (%) | Peer IRR ² (%) |
|-------------------|---------|---------------------|-----------------------|--------------------|-----------------------|------------------------------|-------------|----------------------------------|------------|---------------------------------|
| Strategic Value V | 2021 | 15.5 | 7.7 | 7.8 | 0.0 | 9.0 | 1.16 | 1.10 | 12.7 | 9.9 |
| AG Credit Fund II | 2021 | 21.0 | 11.6 | 9.4 | 1.0 | 11.2 | 1.05 | 1.10 | NM | 9.9 |
| Eagle Point II | 2022 | 21.0 | 8.3 | 12.8 | 0.1 | 8.8 | 1.07 | NM | NM | NM |
| Octagon Fund IV | 2022 | 21.0 | 21.0 | 0.0 | 1.6 | 21.4 | 1.09 | NM | NM | NM |
| HPS Opps II | 2022 | 21.0 | 3.2 | 17.8 | 0.0 | 3.6 | 1.15 | NM | NM | NM |
| Octagon Fund V | 2023 | 17.0 | 0.0 | 17.0 | 0.0 | 0.0 | NM | NM | NM | NM |
| Total | | 715.0 | 657.1 | 155.9 | 578.7 | 209.6 | 1.20 | NM | 6.3 | NA |

By Vintage

Percent of FMV

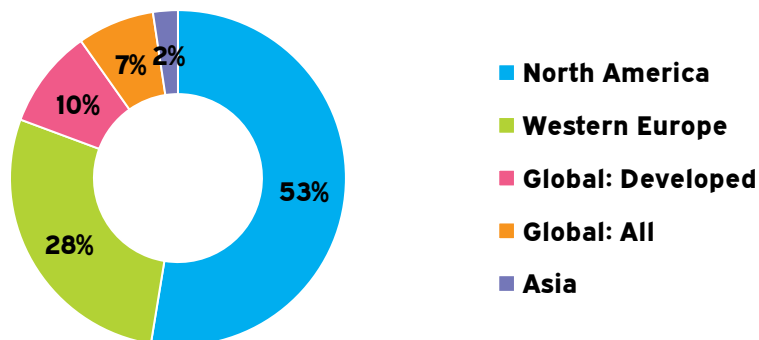


Percent of Exposure

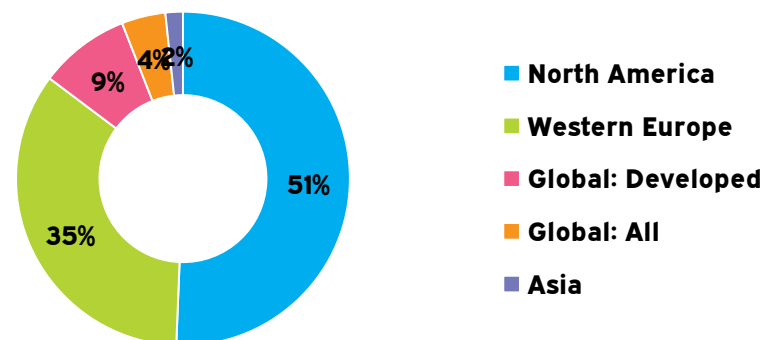


By Geographic Focus

Percent of FMV

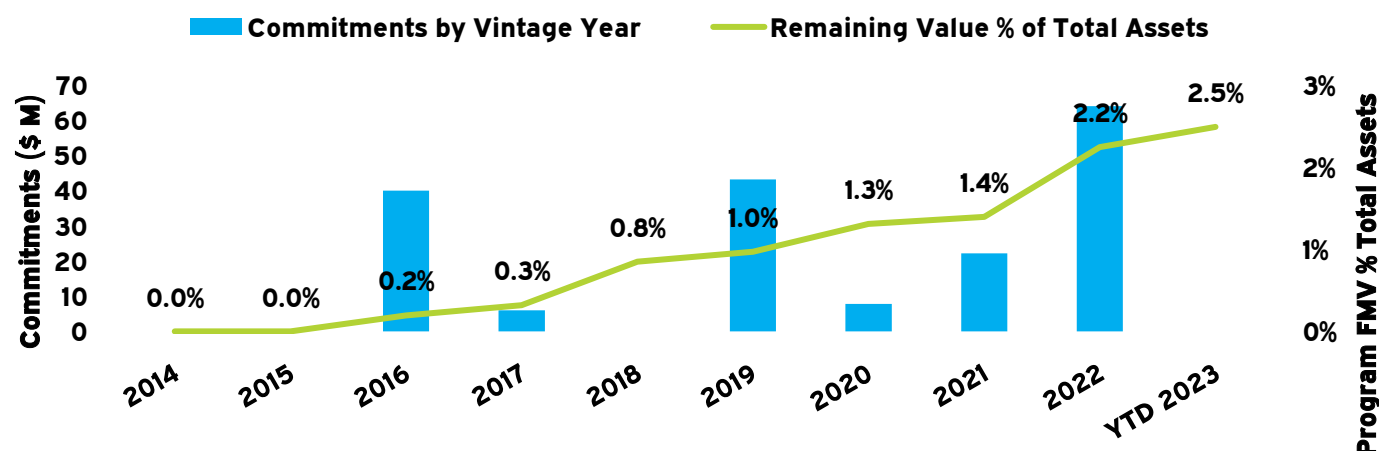


Percent of Exposure



Introduction

As of June 30, 2023, the Plan had committed \$183.2 million to 16 real assets funds and 2 co-investments. The total reported fair value of real assets investments was \$117.1 million at June 30, 2023, which equates to 2.5% of the overall Retirement Plan, versus a 4.0% policy target.



Program Status

| | |
|------------------------|-------|
| No. of Investments | 18 |
| Committed (\$ M) | 183.2 |
| Contributed (\$ M) | 111.6 |
| Distributed (\$ M) | 34.6 |
| Remaining Value (\$ M) | 117.1 |

Performance Since Inception

| | Program |
|------|---------|
| DPI | 0.31x |
| TVPI | 1.36x |
| IRR | 13.3% |

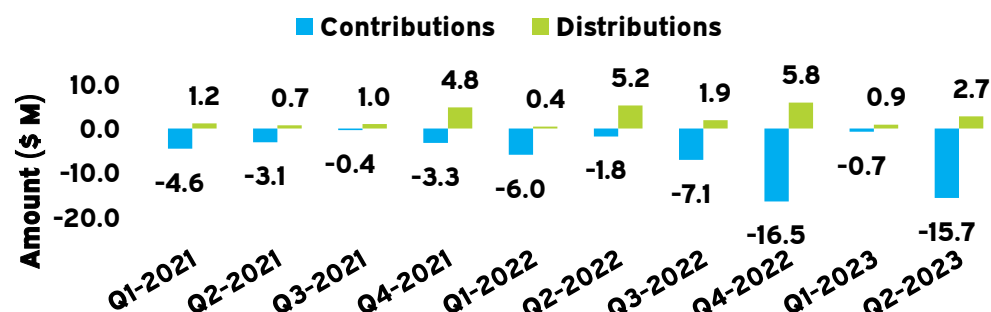
Commitments

Commitments This Quarter

| Fund | Region | Amount (M) |
|--------------------|---------------|------------|
| Ridgewood Water II | North America | 10.00 |

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|----------------------|---------|---------------|---------------|
| Hull Street II | 2022 | North America | 4.90 |
| Aether Seed Partners | 2022 | Global: All | 3.37 |
| Paine Schwartz VI | 2022 | Global: All | 2.39 |

Largest Distributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|----------------------|---------|-------------------|---------------|
| Brookfield Infra III | 2016 | Global: Developed | 1.21 |
| Orion Mine III | 2019 | Global: All | 0.94 |
| Lime Rock VIII | 2017 | North America | 0.28 |

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 (%) |
|--------------|-----------|---------------------|-----------------------|--------------------|-----------------------|------------------------------|--------------------|-------------|-------------|-------------|---------------------------------|
| 2016 | 2 | 40.0 | 40.7 | 2.1 | 20.3 | 41.9 | 44.0 | 0.50 | 1.53 | 11.6 | 8.5 |
| 2017 | 1 | 6.0 | 6.5 | 0.6 | 2.5 | 6.6 | 7.3 | 0.38 | 1.41 | 11.0 | 10.3 |
| 2019 | 5 | 43.2 | 30.1 | 16.3 | 11.6 | 32.9 | 49.3 | 0.38 | 1.48 | 24.5 | 11.9 |
| 2020 | 2 | 7.8 | 6.6 | 1.7 | 0.1 | 5.0 | 6.6 | 0.02 | 0.77 | -13.8 | 11.8 |
| 2021 | 2 | 22.2 | 5.5 | 16.7 | 0.0 | 7.4 | 24.1 | 0.00 | 1.35 | 20.3 | 8.3 |
| 2022 | 6 | 64.0 | 22.2 | 42.0 | 0.2 | 23.2 | 65.2 | 0.01 | 1.05 | NM | NM |
| Total | 18 | 183.2 | 111.6 | 79.4 | 34.6 | 117.1 | 196.5 | 0.31 | 1.36 | 13.3 | NA |

¹ Source: Burgiss

Fund Performance: Sorted By Vintage And Strategy

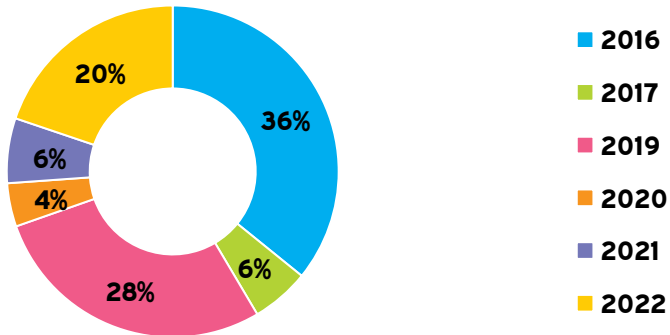
| By Investment | Vintage | Committed (\$ M) | Contributed (\$ M) | Unfunded (\$ M) | Distributed (\$ M) | Remaining Value (\$ M) | TVPI (X) | Peer TVPI ¹ (X) | IRR (%) | Peer IRR ² (%) |
|----------------------|---------|---------------------|-----------------------|--------------------|-----------------------|------------------------------|-------------|----------------------------------|-------------|---------------------------------|
| Brookfield Infra III | 2016 | 20.0 | 20.1 | 0.0 | 10.6 | 21.1 | 1.58 | 1.57 | 13.4 | 9.3 |
| GIP III | 2016 | 20.0 | 20.5 | 2.1 | 9.7 | 20.8 | 1.48 | 1.57 | 10.0 | 9.3 |
| Lime Rock VIII | 2017 | 6.0 | 6.5 | 0.6 | 2.5 | 6.6 | 1.41 | 1.39 | 11.0 | 10.5 |
| Kimmeridge Energy V | 2019 | 7.2 | 9.7 | 0.0 | 5.9 | 12.3 | 1.89 | 1.42 | 38.7 | 15.6 |
| Mountain Capital II | 2019 | 9.0 | 4.0 | 5.0 | 0.5 | 3.5 | 1.00 | 1.42 | NM | 15.6 |
| Orion Mine III | 2019 | 9.0 | 7.5 | 1.9 | 1.5 | 8.8 | 1.37 | 1.42 | 16.4 | 15.6 |
| Tembo Capital III | 2019 | 9.0 | 3.7 | 5.3 | 0.0 | 4.2 | 1.15 | 1.42 | NM | 15.6 |
| Lime Rock New Energy | 2019 | 9.0 | 5.2 | 4.1 | 3.6 | 4.1 | 1.47 | 1.29 | 18.9 | 7.8 |
| Energy Co-Invest | 2020 | 1.8 | 1.8 | 0.0 | 0.0 | 0.1 | 0.04 | 1.29 | -69.6 | 13.4 |
| GIP IV | 2020 | 6.0 | 4.8 | 1.7 | 0.1 | 4.9 | 1.05 | 1.29 | 3.6 | 13.4 |
| H.I.G. IS Partners | 2021 | 19.0 | 2.3 | 16.7 | 0.0 | 2.6 | 1.14 | 1.14 | NM | 7.8 |
| Crestline Co-Inv. II | 2021 | 3.2 | 3.2 | 0.0 | 0.0 | 4.8 | 1.51 | 1.15 | 18.2 | 11.8 |
| Paine Schwartz VI | 2022 | 10.0 | 2.4 | 7.6 | 0.0 | 2.2 | 0.91 | NM | NM | NM |
| Kimmeridge Fund VI | 2022 | 16.0 | 10.1 | 6.1 | 0.2 | 10.6 | 1.07 | NM | NM | NM |
| LimeRock Partners IX | 2022 | 10.0 | 0.0 | 10.0 | 0.0 | 0.0 | NM | NM | NM | NM |
| Aether Seed Partners | 2022 | 9.0 | 4.4 | 4.6 | 0.0 | 5.4 | 1.23 | NM | NM | NM |
| Ridgewood Water II | 2022 | 10.0 | 0.0 | 10.0 | 0.0 | 0.0 | NM | NM | NM | NM |
| Hull Street II | 2022 | 9.0 | 5.4 | 3.6 | 0.0 | 5.1 | 0.95 | NM | NM | NM |
| Total | | 183.2 | 111.6 | 79.4 | 34.6 | 117.1 | 1.36 | NA | 13.3 | NA |

¹ Source: Burgiss

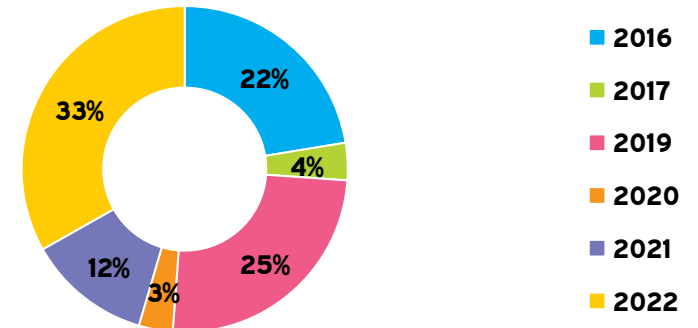
² Source: Burgiss

By Vintage

Percent of FMV

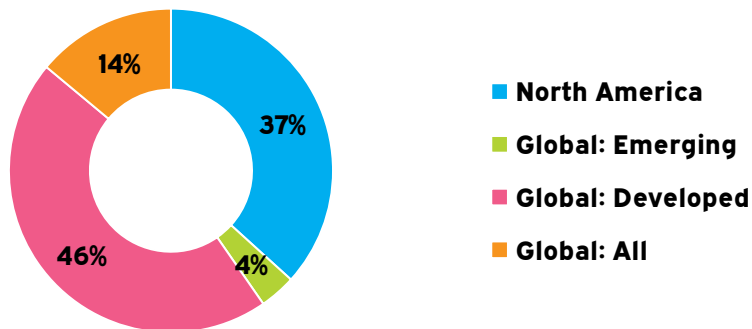


Percent of Exposure

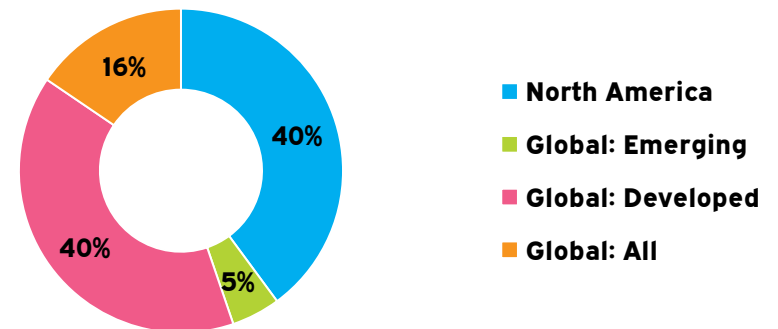


By Geographic Focus

Percent of FMV

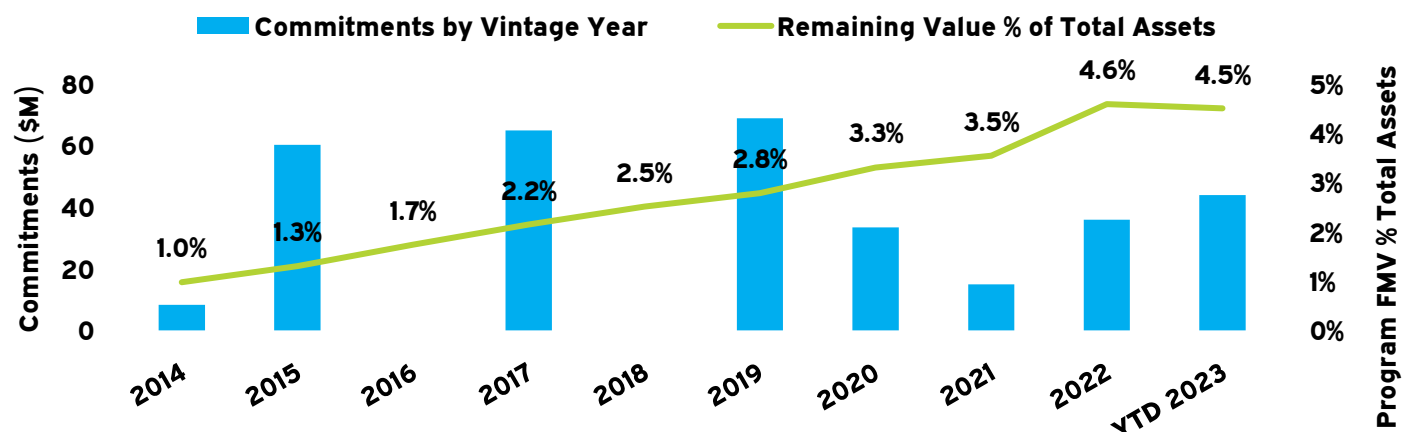


Percent of Exposure



Introduction

As of June 30, 2023, the Plan had committed \$392.2 million to 24 real estate funds. The total reported fair value of the Real Estate Program's investments was \$211.8 million at June 30, 2023, which equates to 4.5% of the overall Retirement Plan, versus a 4.0% policy target.



Program Status

| | |
|------------------------|-------|
| No. of Investments | 24 |
| Committed (\$ M) | 392.2 |
| Contributed (\$ M) | 305.7 |
| Distributed (\$ M) | 204.1 |
| Remaining Value (\$ M) | 211.8 |

Performance Since Inception

| | Program |
|------|---------|
| DPI | 0.67x |
| TVPI | 1.36x |
| IRR | 12.6% |

Commitments

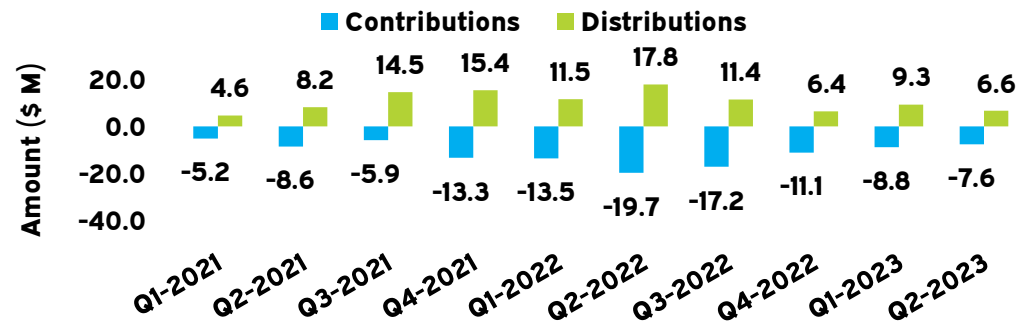
Commitments This Quarter

| Fund | Region | Amount (M) |
|------|--------|------------|
|------|--------|------------|

None to report.

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|---------------|---------|---------------|---------------|
| DRA X | 2019 | North America | 2.07 |
| HIG Realty IV | 2020 | North America | 1.49 |
| Praedium X | 2019 | North America | 1.48 |

Largest Distributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|--------|---------|---------------|---------------|
| KSL IV | 2015 | North America | 4.54 |
| DRA IX | 2017 | North America | 1.50 |
| DRA X | 2019 | North America | 0.22 |

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 | 2.2 | 2.2 | 1.70 | 1.89 | 17.5 | 11.9 |
| 2013 | 4 | 51.2 | 45.7 | 7.8 | 61.6 | 5.7 | 13.5 | 1.35 | 1.47 | 13.4 | 10.6 |
| 2014 | 1 | 8.3 | 8.8 | 1.1 | 4.6 | 5.3 | 6.4 | 0.53 | 1.12 | 3.0 | 7.6 |
| 2015 | 3 | 60.2 | 62.0 | 3.4 | 48.1 | 49.1 | 52.5 | 0.78 | 1.57 | 11.8 | 8.4 |
| 2017 | 3 | 65.0 | 73.8 | 5.5 | 54.7 | 43.4 | 48.9 | 0.74 | 1.33 | 12.2 | 11.1 |
| 2019 | 4 | 69.0 | 54.7 | 18.1 | 10.4 | 52.4 | 70.6 | 0.19 | 1.15 | 10.0 | 9.3 |
| 2020 | 3 | 33.5 | 25.6 | 8.5 | 2.8 | 30.3 | 38.8 | 0.11 | 1.30 | 24.4 | 12.8 |
| 2021 | 1 | 15.0 | 4.7 | 10.6 | 0.3 | 4.3 | 14.9 | 0.07 | 0.98 | NM | NM |
| 2022 | 2 | 36.0 | 18.4 | 18.1 | 1.0 | 19.3 | 37.4 | 0.06 | 1.10 | NM | NM |
| 2023 | 2 | 44.0 | 0.0 | 44.0 | 0.0 | NM | 43.8 | 0.00 | NM | NM | NM |
| Total | 24 | 392.2 | 305.7 | 117.2 | 204.1 | 211.8 | 329.0 | 0.67 | 1.36 | 12.6 | NA |

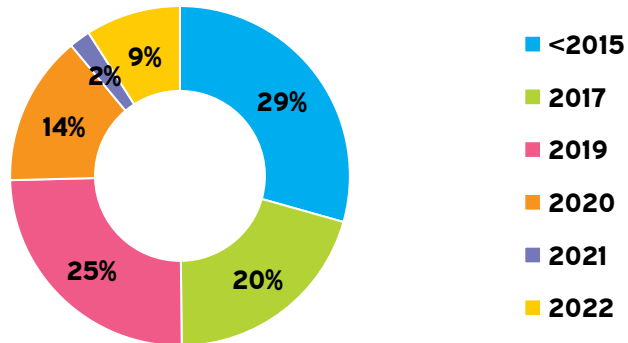
¹ Source: Burgiss

Fund Performance: Sorted By Vintage And Strategy

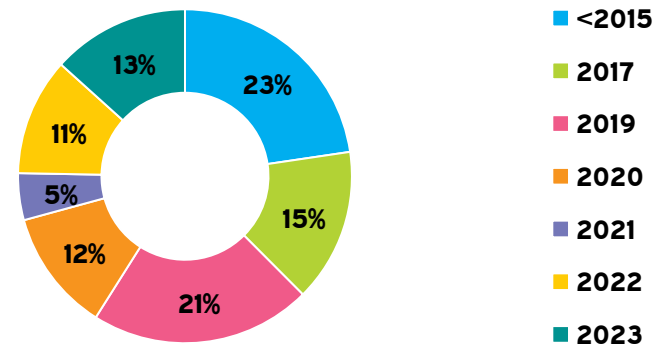
| By Investment | Vintage | Committed (\$ M) | Contributed (\$ M) | Unfunded (\$ M) | Distributed (\$ M) | Remaining Value (\$ M) | TVPI (X) | Peer TVPI (X) | IRR (%) | Peer IRR (%) |
|----------------------|---------|---------------------|-----------------------|--------------------|-----------------------|------------------------------|-------------|---------------------|-------------|--------------------|
| Brookfield RE I | 2012 | 10.0 | 12.0 | 0.0 | 20.4 | 2.2 | 1.89 | 1.50 | 17.5 | 11.9 |
| Blackstone RE Debt 2 | 2013 | 12.5 | 12.8 | 0.0 | 14.8 | 0.0 | 1.16 | 1.39 | 9.2 | 10.6 |
| Sculptor RE III | 2013 | 20.0 | 13.7 | 7.8 | 22.0 | 3.1 | 1.84 | 1.39 | 23.4 | 10.6 |
| EPISO 3 | 2013 | 8.7 | 9.2 | 0.0 | 8.7 | 2.6 | 1.23 | 1.39 | 6.1 | 10.6 |
| TA Realty X | 2013 | 10.0 | 10.0 | 0.0 | 16.1 | 0.0 | 1.61 | 1.39 | 12.6 | 10.6 |
| Orion Euro IV | 2014 | 8.3 | 8.8 | 1.1 | 4.6 | 5.3 | 1.12 | 1.33 | 3.0 | 7.6 |
| Brookfield RE II | 2015 | 20.0 | 21.1 | 0.0 | 20.4 | 13.6 | 1.61 | 1.36 | 11.9 | 8.4 |
| KSL IV | 2015 | 20.0 | 22.5 | 1.5 | 20.0 | 17.8 | 1.67 | 1.36 | 15.8 | 8.4 |
| EPISO 4 | 2015 | 20.2 | 18.3 | 1.9 | 7.7 | 17.7 | 1.39 | 1.36 | 7.7 | 8.4 |
| Torchlight VI | 2017 | 30.0 | 39.3 | 2.2 | 24.5 | 22.4 | 1.19 | 1.36 | 7.8 | 11.1 |
| GEM VI | 2017 | 15.0 | 13.0 | 2.0 | 8.5 | 7.4 | 1.23 | 1.36 | 11.7 | 11.1 |
| DRA IX | 2017 | 20.0 | 21.6 | 1.3 | 21.7 | 13.6 | 1.63 | 1.36 | 17.1 | 11.1 |
| Rockpoint VI | 2019 | 11.5 | 9.4 | 2.6 | 1.4 | 9.6 | 1.18 | 1.19 | 10.0 | 9.3 |
| DRA X | 2019 | 18.0 | 19.2 | 2.3 | 5.9 | 18.1 | 1.25 | 1.19 | 22.2 | 9.3 |
| EPISO 5 | 2019 | 21.5 | 18.6 | 2.9 | 2.8 | 18.4 | 1.14 | 1.19 | 7.0 | 9.3 |
| Praedium X | 2019 | 18.0 | 7.6 | 10.4 | 0.3 | 6.3 | 0.87 | 1.19 | NM | 9.3 |
| Torchlight Debt VII | 2020 | 9.0 | 5.0 | 4.5 | 0.5 | 4.8 | 1.07 | 1.17 | 4.7 | 12.8 |
| HIG Realty IV | 2020 | 15.0 | 11.3 | 3.8 | 2.3 | 11.3 | 1.21 | 1.17 | NM | 12.8 |
| Exeter V | 2020 | 9.5 | 9.4 | 0.1 | 0.0 | 14.3 | 1.52 | 1.17 | 28.0 | 12.8 |
| Centerbridge RE II | 2021 | 15.0 | 4.7 | 10.6 | 0.3 | 4.3 | 0.98 | 1.13 | NM | 10.8 |
| AIGGRE U.S. Fund IV | 2022 | 22.0 | 13.1 | 9.3 | 0.1 | 15.4 | 1.18 | NM | NM | NM |
| GCP SecureSpace | 2022 | 14.0 | 5.3 | 8.8 | 0.9 | 3.9 | 0.92 | 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 | | 392.2 | 305.7 | 117.2 | 204.1 | 211.8 | 1.36 | NA | 12.6 | NA |

By Vintage

Percent of FMV

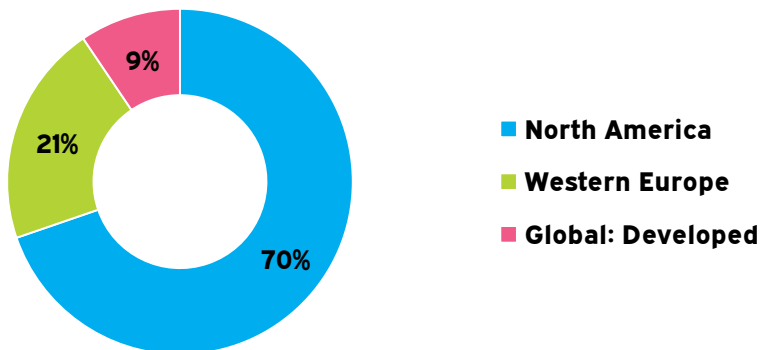


Percent of Exposure

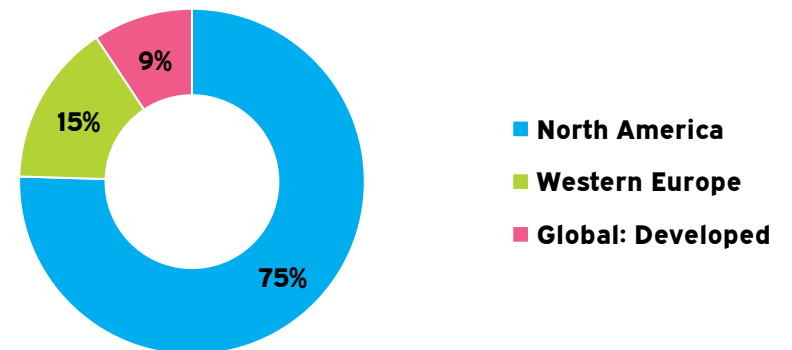


By Geographic Focus

Percent of FMV

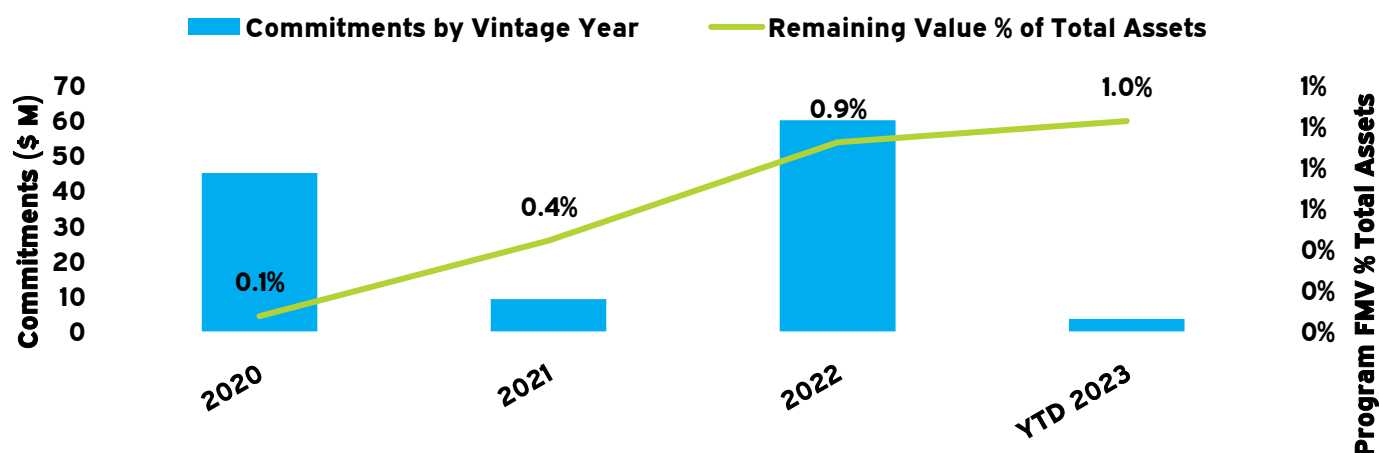


Percent of Exposure



Introduction

As of June 30, 2023, the Plan had committed \$117.7 million to 14 venture capital funds. The total reported fair value of the Venture Capital Program's investments was \$48.2 million at June 30, 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) | 117.7 |
| Contributed (\$ M) | 48.0 |
| Distributed (\$ M) | 0.4 |
| Remaining Value (\$ M) | 48.2 |

Performance Since Inception

| | Program |
|------|---------|
| DPI | 0.01x |
| TVPI | 1.01x |
| IRR | 1.0% |

Commitments

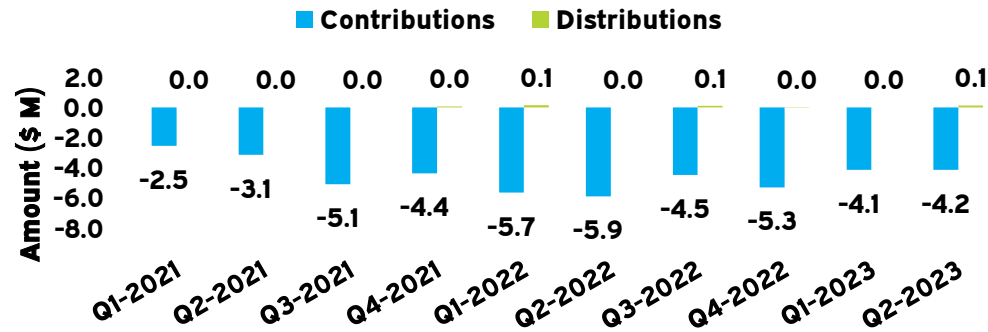
Commitments This Quarter

| Fund | Region | Amount (M) |
|------|--------|------------|
|------|--------|------------|

None to report.

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|-----------------|---------|---------------|---------------|
| Tiger Iron SJPF | 2022 | North America | 1.51 |
| Next Play SJPF | 2022 | North America | 0.60 |
| Invesco II | 2020 | North America | 0.55 |

Largest Distributions This Quarter

| Fund | Vintage | Region | Amount (\$ M) |
|---------------------|---------|---------------|---------------|
| Top Tier VC IX | 2020 | North America | 0.13 |
| Bow Capital Fund II | 2021 | North America | 0.00 |
| BSF II | 2022 | North America | 0.00 |

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 | 30.0 | 15.1 | 0.4 | 31.7 | 46.8 | 0.01 | 1.07 | 4.5 | 11.2 |
| 2021 | 2 | 9.2 | 3.7 | 5.6 | 0.0 | 3.5 | 9.1 | 0.00 | 0.96 | -3.7 | -0.3 |
| 2022 | 6 | 60.0 | 14.3 | 45.7 | 0.0 | 13.0 | 58.6 | 0.00 | 0.90 | NM | NM |
| 2023 | 1 | 3.5 | 0.0 | 3.5 | 0.0 | 0.0 | 3.5 | 0.00 | NM | NM | NM |
| Total | 14 | 117.7 | 48.0 | 69.8 | 0.4 | 48.2 | 118.0 | 0.01 | 1.01 | 1.0 | NA |

¹ Source: Burgiss

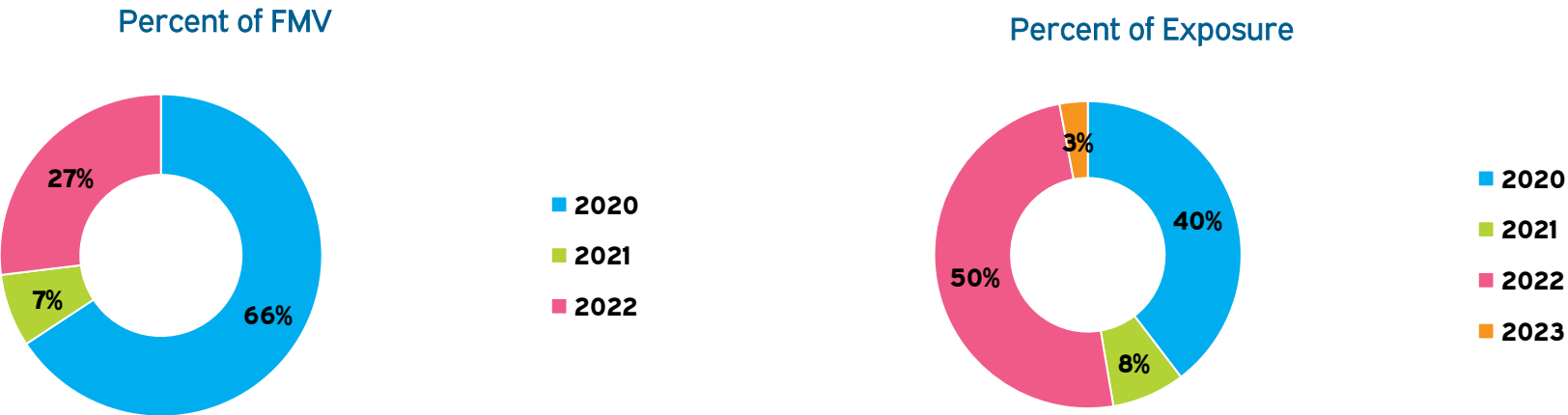
Fund Performance: Sorted By Vintage And Strategy

| By Investment | Vintage | Committed (\$ M) | Contributed (\$ M) | Unfunded (\$ M) | Distributed (\$ M) | Remaining Value (\$ M) | TVPI (X) | Peer TVPI ² (X) | IRR (%) | Peer IRR ³ (%) |
|-------------------------|---------|---------------------|-----------------------|--------------------|-----------------------|------------------------------|-------------|----------------------------------|------------|---------------------------------|
| Invesco II | 2020 | 10.0 | 5.8 | 4.3 | 0.0 | 6.7 | 1.16 | 1.21 | NM | 11.2 |
| Northgate VP IX | 2020 | 10.0 | 8.6 | 1.4 | 0.0 | 9.4 | 1.09 | 1.21 | 5.1 | 11.2 |
| Top Tier VC IX | 2020 | 10.0 | 7.6 | 2.4 | 0.4 | 7.8 | 1.08 | 1.21 | 4.9 | 11.2 |
| Next Play III | 2020 | 10.0 | 5.0 | 5.0 | 0.0 | 4.4 | 0.89 | 1.21 | NM | 11.2 |
| Canvas Ventures 3 | 2020 | 5.0 | 3.0 | 2.0 | 0.0 | 3.3 | 1.11 | 1.21 | 6.9 | 11.2 |
| Bow Capital Fund II | 2021 | 5.0 | 1.9 | 3.1 | 0.0 | 1.8 | 0.94 | 1.00 | NM | -0.3 |
| Innovation Endeavors IV | 2021 | 4.2 | 1.8 | 2.4 | 0.0 | 1.8 | 0.99 | 1.00 | -1.0 | -0.3 |
| Next Play SJPF | 2022 | 10.0 | 2.3 | 7.7 | 0.0 | 2.0 | 0.88 | NM | NM | NM |
| Tiger Iron SJPF | 2022 | 32.0 | 9.2 | 22.8 | 0.0 | 8.4 | 0.92 | NM | NM | NM |
| Lerer Ventures VIII | 2022 | 5.0 | 1.0 | 4.0 | 0.0 | 0.8 | 0.82 | NM | NM | NM |
| BSF II | 2022 | 5.0 | 1.3 | 3.8 | 0.0 | 1.2 | 0.97 | NM | NM | NM |
| Sierra Ventures 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 | 0.84 | NM | NM | NM |
| Crosslink X | 2023 | 3.5 | 0.0 | 3.5 | 0.0 | 0.0 | NM | NM | NM | NM |
| Total | | 117.7 | 48.0 | 69.8 | 0.4 | 48.2 | 1.01 | NA | 1.0 | NA |

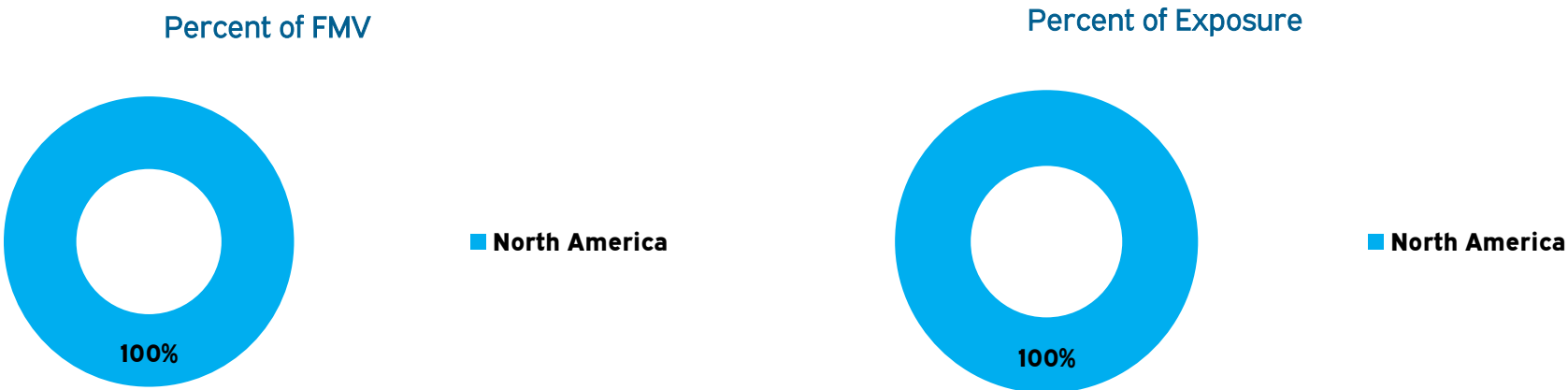
² Source: Burgiss

³ Source: Burgiss

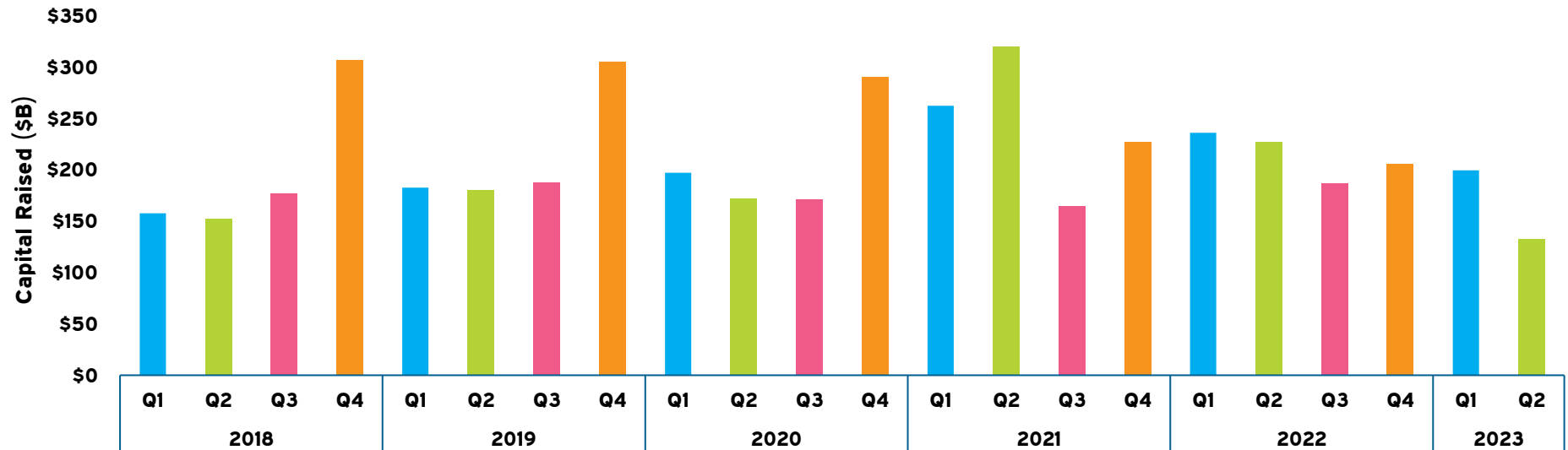
By Vintage



By Geographic Focus



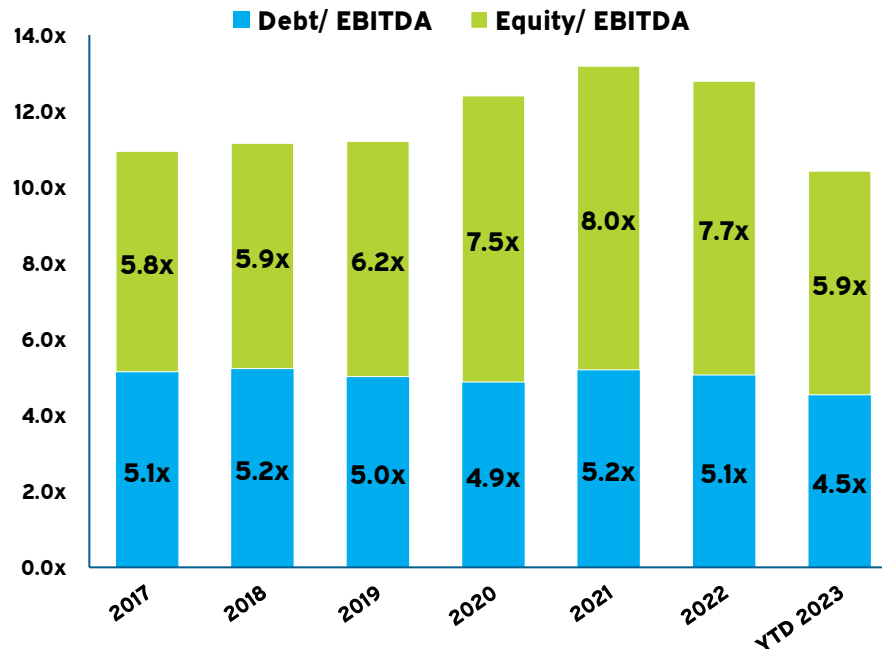
Private Equity Global Fundraising¹



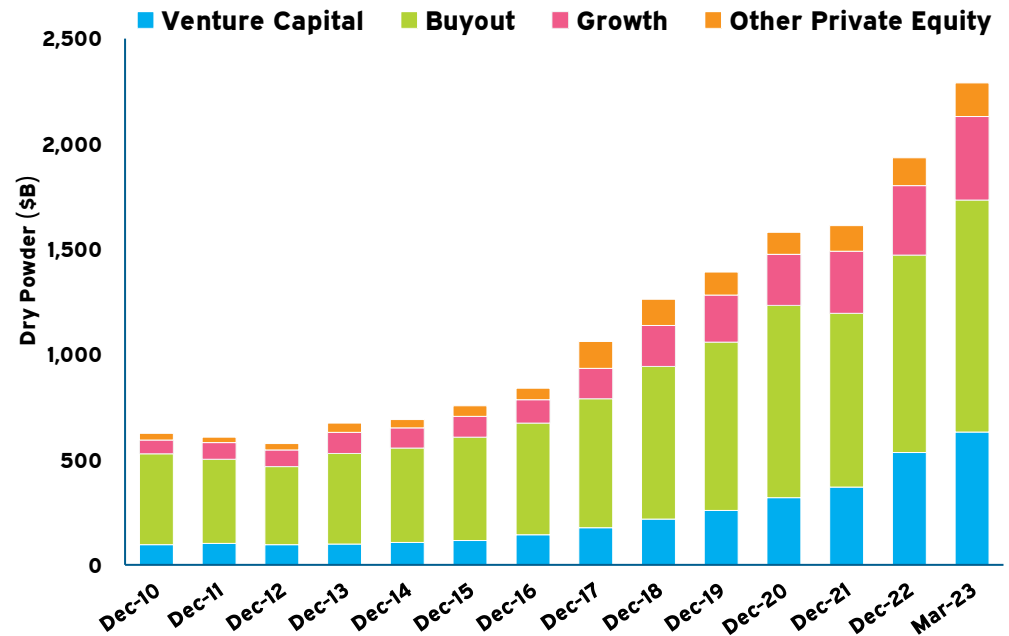
Fundraising activity for private equity funds in the second quarter of 2023 decreased by 33% compared to the previous quarter, with \$132.8 billion raised, and represents the lowest amount of capital raised for a quarter over the past five years. The second quarter showed continued signs of moderation in the private equity fundraising market as allocators continue to digest higher interest rates and their effect on the longer-term private equity environment. According to Preqin, following several years of high LP demand in relation to the supply of good quality GP fund offerings, the market has shifted, and LPs now have a deeper pipeline of investment opportunities. As a result, underwriting standards are tightening, and LPs are becoming more discerning about how and when to allocate, especially given overall macro uncertainty. In this environment, more divergence between managers who can successfully sustain fundraising momentum and those who cannot is expected. Generally, the larger and more successful “brand name” GPs are expected to continue to grow their share of overall fundraising. The denominator effect has limited the headroom for many LPs to invest and a higher proportion of deployed capital is made up of reinvested distributions from existing positions. Therefore, allocations are far more likely to go to established relationships via re-ups. According to Preqin data, there were 7,326 funds raising in the market as of June 2023, with aggregate capital targeted of over \$1.8 trillion. Both metrics are pushing record highs, and therefore, paint a continued picture of highly competitive fundraising. As a result, funds have been spending more time on the road than ever, with 44% of private equity funds (and 70% of venture capital funds) closed in H1 2023 having been in market for more than 18 months compared to an average of 36% (and 54% for venture capital) from 2018-2022.

¹ Preqin

Purchase Price Breakdown, All LBOs¹



Dry Powder by Fund Type²

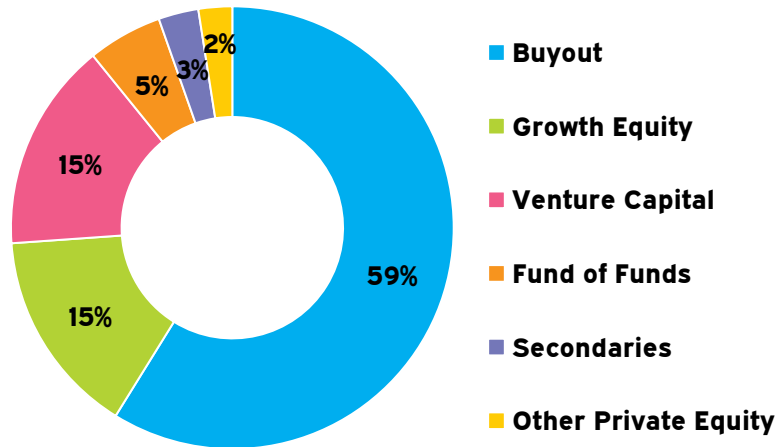


Relative to 2022, the median private equity buyout purchase price multiple has decreased from 12.8x EBITDA to 10.4x EBITDA year-to-date in 2023. This represents an 18% decrease from 2022 relative to the 3% decrease observed in 2022 from 2021. The decrease in purchase price multiples on the year to date shows signs of downward pressure on private equity valuations resulting from rising interest rates and an imbalance between expectations of buyers and sellers. Furthermore, global buyout deal volume declined by 26% in the second quarter, compared with the same period last year. The 63% YoY decline in global buyout deal value dropped even more with \$92.0 billion in aggregate deal value during Q2 2023. However, the quarter-on-quarter decline of 25% is less pronounced. Global private equity exit volume declined by 9% in the second quarter compared with the same quarter last year but increased 3% from Q1 2023. There was a 28% YoY decline in exit value to \$99.9 billion from \$138.3 billion but a 266% increase in exit value from Q1 2023. Dry powder levels as of Q1 2023 have increased by approximately 18% from Q4 2022 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.

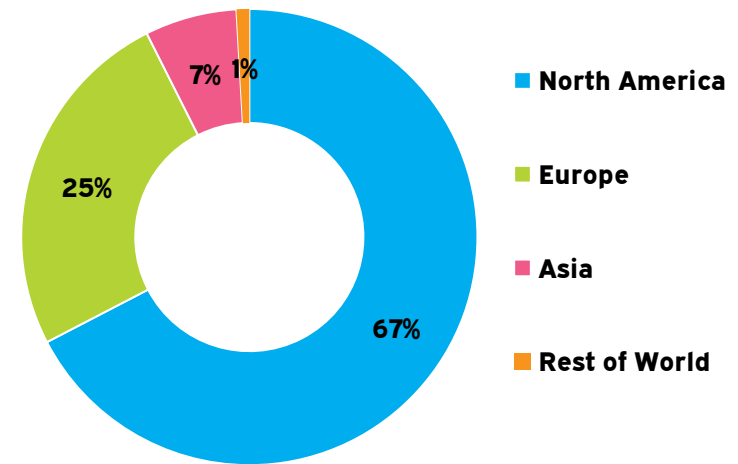
¹ Preqin. Data pulled on October 17, 2023.

² Global Private Equity Dry Powder Split by Strategy. Provided by Preqin on October 10, 2023. There is a six-month lag with Preqin's dry powder analysis with March 31, 2023, being the latest figures, which were released in early October 2023.

Capital Raised by Strategy¹



Capital Raised by Geography²



Buyout (59% of all private equity capital raised), Growth Equity (15%), and Venture Capital (15%) represented the most popular private equity sub-strategies during the second quarter of 2023. Buyout funds increased from 45% of capital raised in Q1 2023 to 59% in the second quarter of 2023. Venture Capital decreased slightly from 17% to 15% of capital raised. Secondaries, as a percentage of total capital raised, decreased the most of any strategy over Q2 2023 from 17% of capital raised in Q1 to 3% in Q2 2023 as one large fund closed in the first quarter. As of the second quarter of 2023, 28% of LP investors say they will target secondaries strategies over the next 12 months, compared with only 19% in the same quarter last year. However, increased demand for secondaries has yet to be matched by funds coming to market. The demand for secondaries strategies has often proven to be short-lived (most recently in 2020 when interest in secondaries spiked during the pandemic-related market selloff), which may cause GPs to hesitate. Fund of Funds and Other Private Equity, which includes co-investment and hybrid vehicles, each remained consistent as a percentage of total capital raised through the second quarter compared to the previous quarter.

North America-focused vehicles continued to represent the majority of funds raised during the second quarter, representing 67% of total capital. This remains in line with the 69% of aggregate capital raised in the prior quarter. As a percentage of total capital raised, commitments to Europe also remained consistent at approximately 25%. However, Europe only represented 15% of the total number of funds closed. Asia-focused funds remained low, only representing 7% 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 remained low with \$1.1 billion of aggregate capital raised across 33 funds during the quarter.

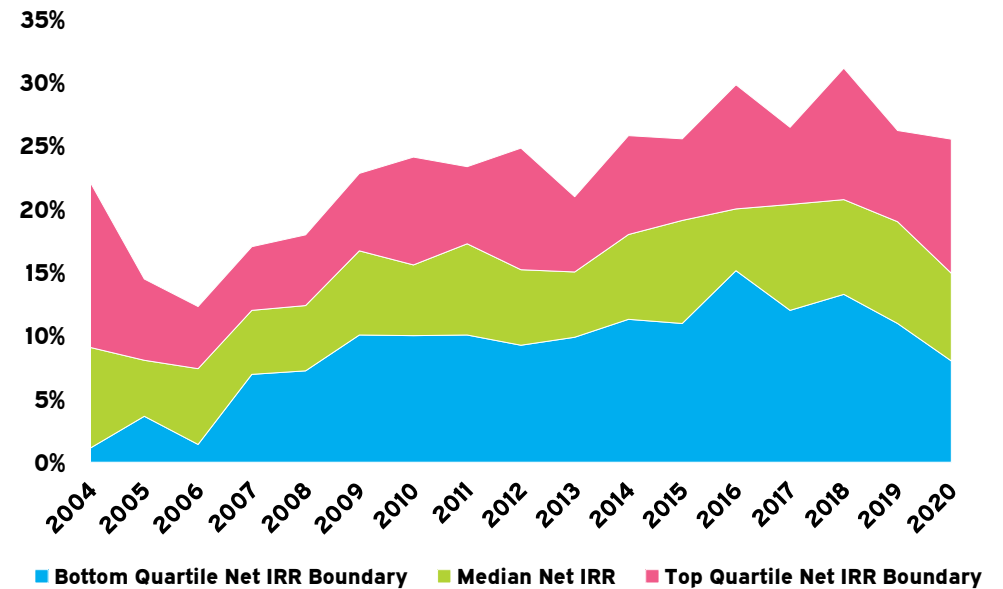
¹ Preqin

² Preqin

Private Equity Performance by Horizon¹

| Horizon | Private Equity | Buyout | Venture Capital | Growth Equity |
|--------------------|----------------|--------|-----------------|---------------|
| 1 Year to 3/2023 | (4.7)% | (5.4)% | (13.2)% | (6.8)% |
| 3 Years to 3/2023 | 21.4 | 20.7 | 16.7 | 25.5 |
| 5 Years to 3/2023 | 16.5 | 16.0 | 14.7 | 18.4 |
| 10 Years to 3/2023 | 15.8 | 16.1 | 13.7 | 17.4 |

Private Equity Performance by Vintage Year²



As of March 31, 2023, private equity returns continued to decline from the prior quarter, generating a -4.7% IRR over the trailing 12 months through Q1 2023. This compares to the trailing 12-month return of -0.2% as of Q4 2022 and a one-year return of 29.3% at Q1 2022. Overall, private equity returns ultimately reflected the decline of valuations observed in the public markets and the dampening effects of inflationary pressures, rising interest rates, and geopolitical concerns on performance. One-year returns were negative across each private equity strategy with Venture funds generating the lowest one-year returns as of Q1 2023 at -13.2%. 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 Growth funds slightly outperforming Buyout and Venture funds across longer time periods as of Q1 2023. Lastly, the spread between first and third quartile performance in private equity has increased since the Global Financial Crisis; 2007 vintage funds reported a 10.1% spread while 2020 vintage funds reported a 17.5% spread.

¹ Preqin Horizon IRRs as of 3/31/2023. Data as of 6/30/2023 is not yet available.

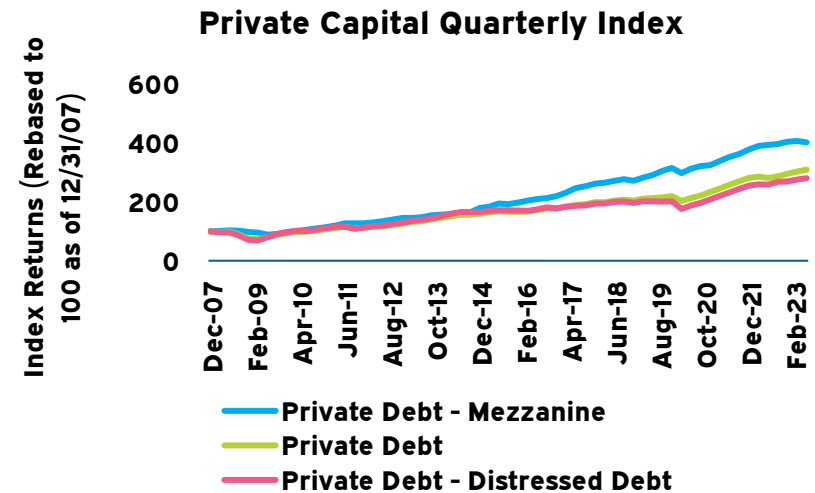
² Preqin, Private Equity – All, Quartile Returns as of 6/30/2023. Data pulled on October 6, 2023.

Private Credit: Performance Update (Q2-23)

- The Preqin All Private Debt Index returned 2.1% in the second quarter despite a mixed demand backdrop driven by lower M&A volumes, refinancing activity and other corporate actions.
- Private Debt fundraising rebounded in Q2 led by Direct Lending and Mezzanine focused funds. A survey of private credit funds found that only 56% reported raising a fund that was larger than the predecessor, down from 75% in 2022.¹
- Senior Direct Lending registered a strong Q2 with the Lincoln Senior Debt Index returning 3.2% its strongest quarterly return since inception.² Fair value across loans represented in the index increased to 96.9.

Preqin All Private Debt Index (as of 3/31/2023)

| Trailing Time Period | Horizon IRR (%) |
|----------------------|-----------------|
| 1 year | 5.8 |
| 3 years | 9.8 |
| 5 years | 6.3 |
| 10 years | 7.5 |



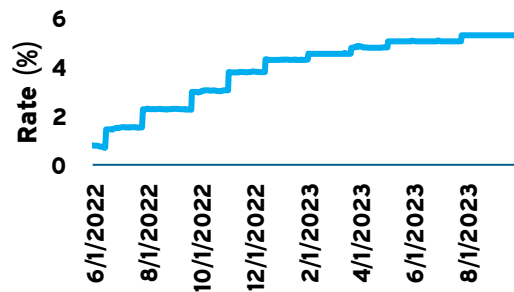
¹ PDI, "Future of Private Debt Report" (October 2023)

² Lincoln Senior Debt Index inception was September 30, 2014.

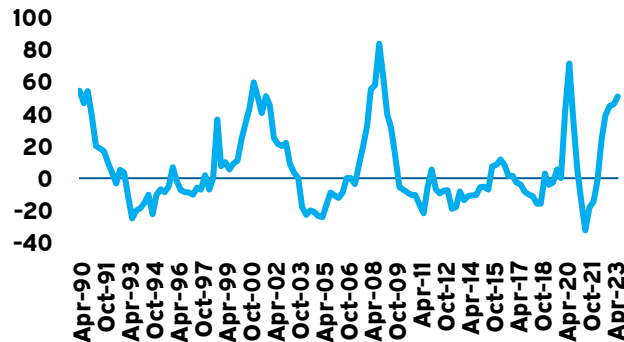
Private Credit: Key Economic Drivers

- The Federal Reserve paused the aggressive rate hiking cycle during their September 2023 meeting, acknowledging the probability that tighter credit conditions will likely weigh on economic activity.
- Tighter credit conditions persisted with the percentage of domestic banks reporting tightening credit standards for commercial and industrial loans increasing from 41% to 51% between Q1 and Q3 2023.
- Average new issue yields for unsecured borrowers ticked upwards to 8.2% from 7.6% a year earlier, while Q2 issuance was dominated by double-B (including split rated BB/B) borrowers.¹ This reflects the continued challenges lower rated issuers face in accessing capital markets.
- Moody's Investor Services modestly lowered its expectations for corporate defaults to 4.6% by January 2024, noting that its projections for credit spreads had come in from earlier estimates.

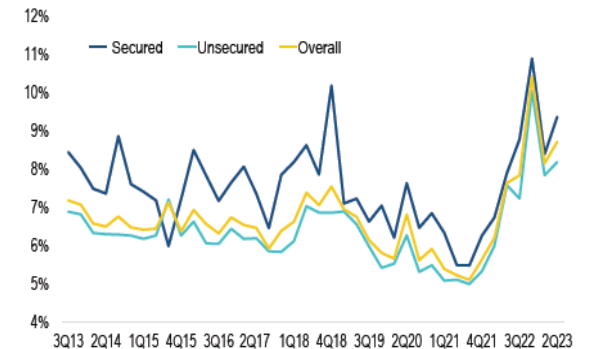
SOFR Rates²



Fed Survey: % Tightening for C&I Loans³



New Issue Yields for U.S. HY⁴



¹ Source: PitchBook LCD; US Credit Markets Quarterly Wrap (Q2 2023)

² Source: Federal Reserve Bank of New York

³ Source: St. Louis Fed

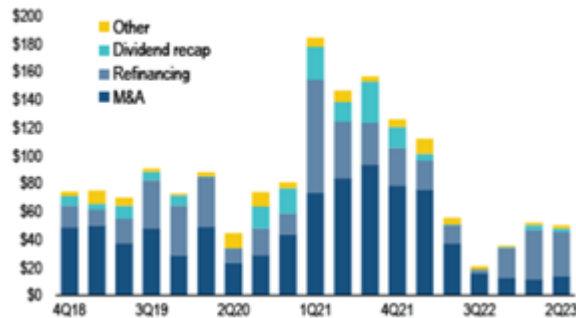
⁴ Source: PitchBook LCD (a/o 6/30/2023)

Private Credit: U.S. Senior Direct Lending

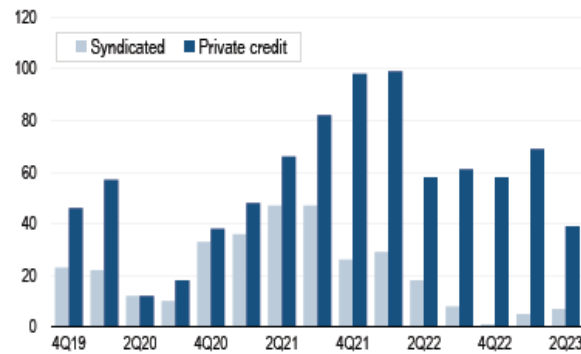
- U.S. leveraged loan issuance volume showed little improvement over the prior quarter with \$51.5 billion pricing in Q2. Refinancing dominated the use of proceeds as M&A activity remained low.
- Private lenders retained a dominant position over the syndicated market in LBO financing. Notably, the spread between direct lending and the syndicated market narrowed to 2.1% (as captured by the LSDI Index versus the Morningstar LSTA index).¹
- Direct lending yields remain elevated, largely driven by the increase in base rates and to a lesser extent spread.

Leveraged Loan Issuance (Q2-23)²

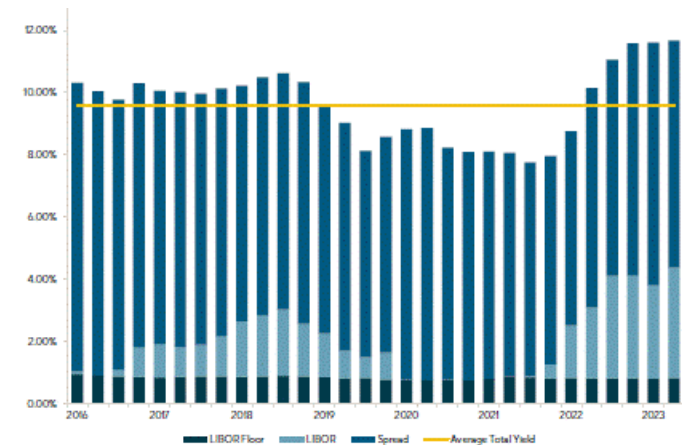
Chart 1: US institutional loan volume (\$B)



BSL vs. Private Credit Financing³



Breakout of Yield Composition⁴



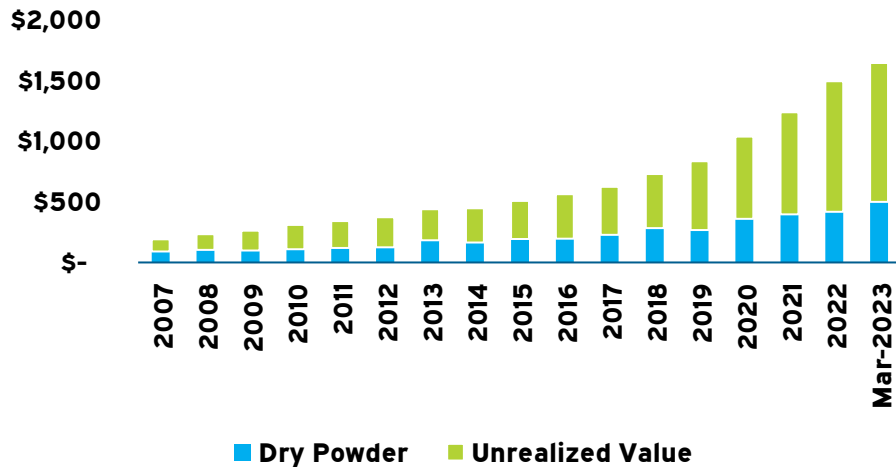
¹ Lincoln International, LSDI Q2 2023 Report

² Source: PitchBook LCD as of 6/30/2023.

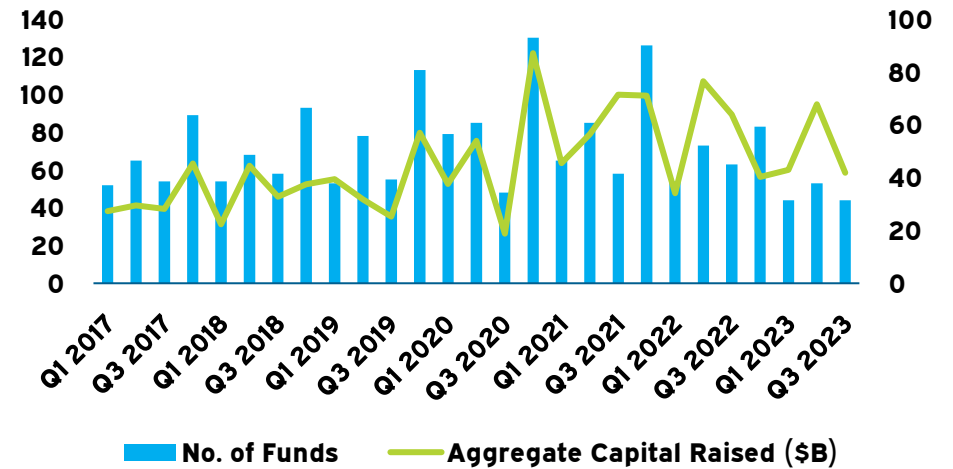
³ Source: PitchBook LCD as of 6/30/2023.

⁴ Source: Lincoln International, LSDI Q2 2023 Report.

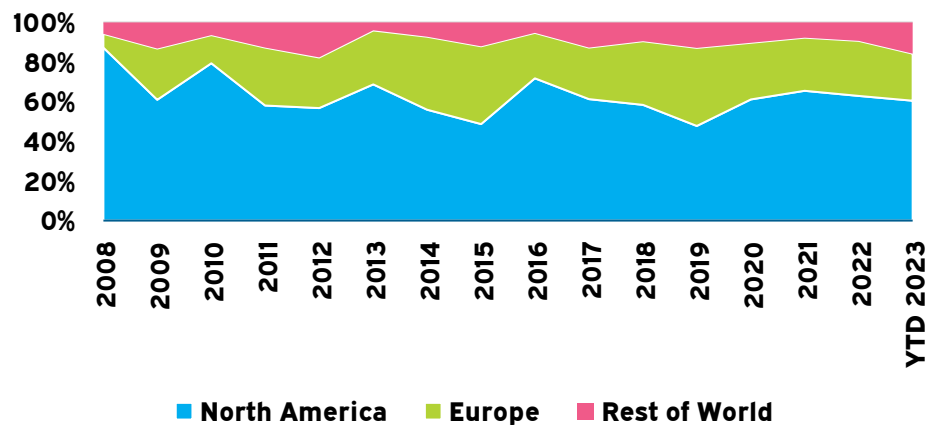
Global Private Debt AUM, as of Year End (\$B)



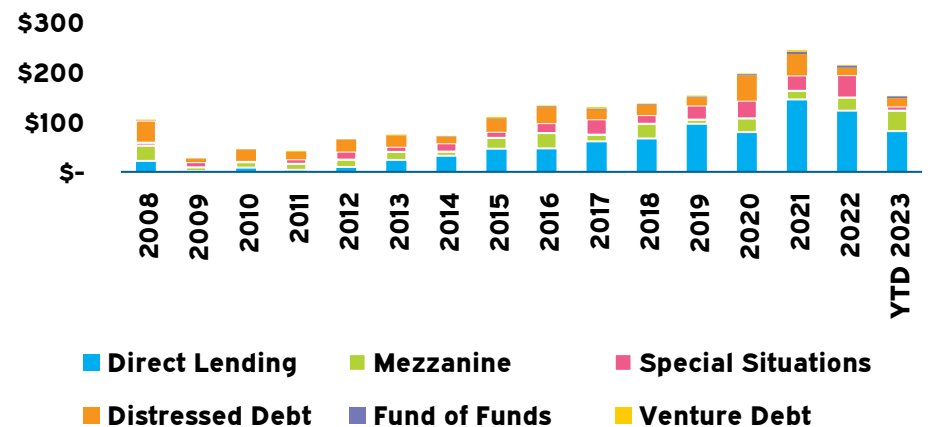
Global Private Debt Fundraising



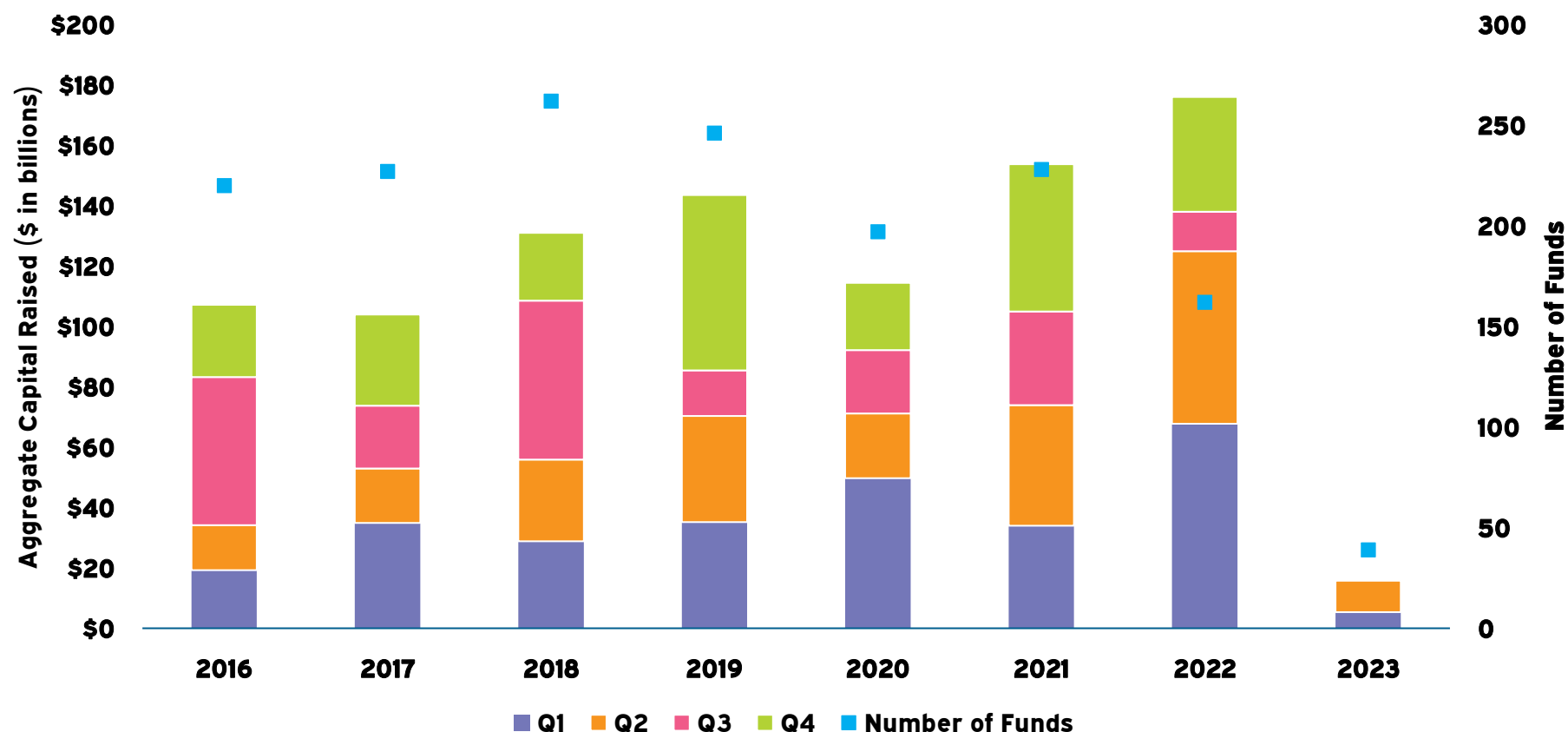
Global Private Debt Fundraising, by Primary Region



Global Private Debt Fund Raising, by Fund Strategy

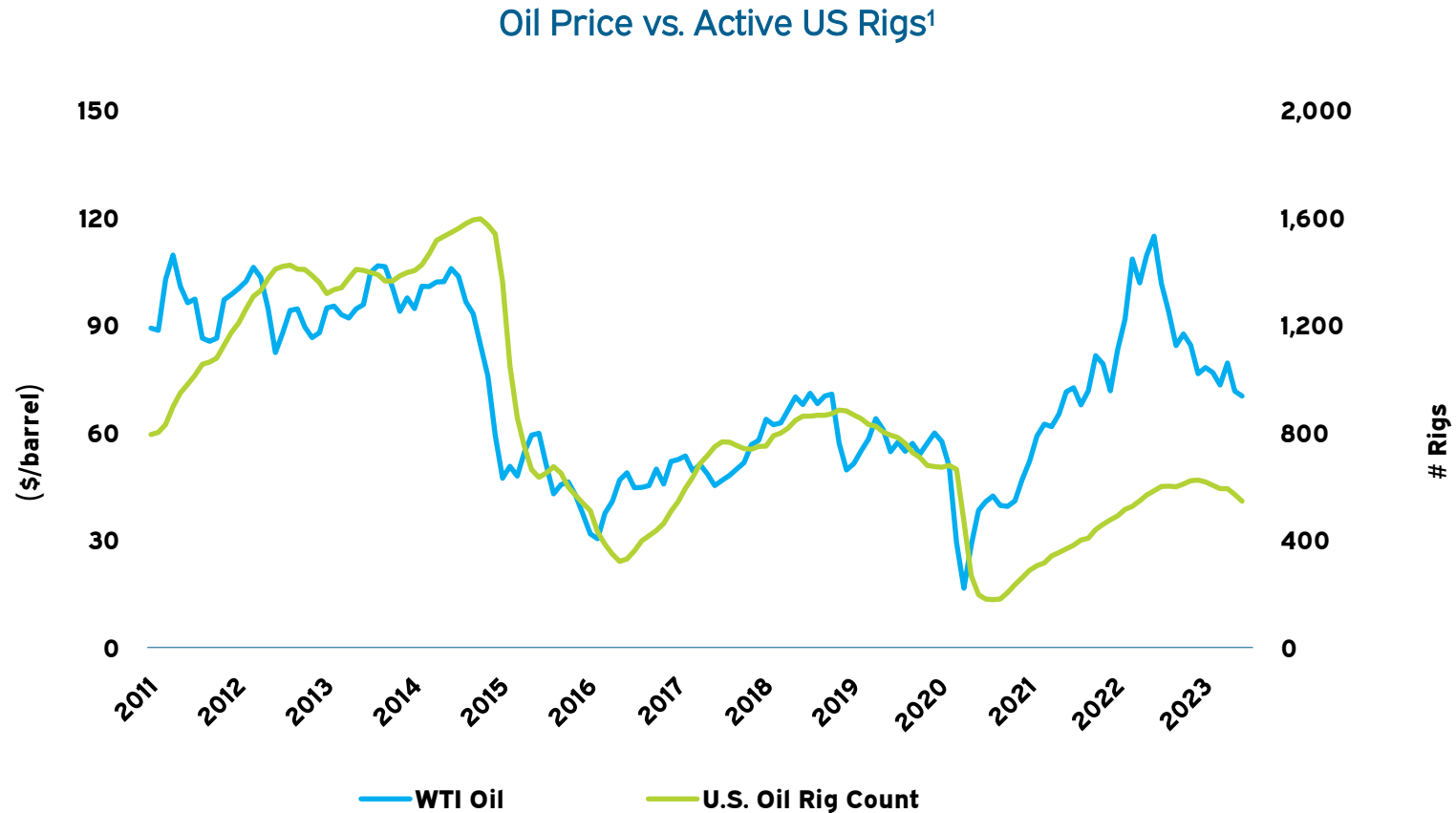


Global Quarterly Unlisted Natural Resources Fundraising¹



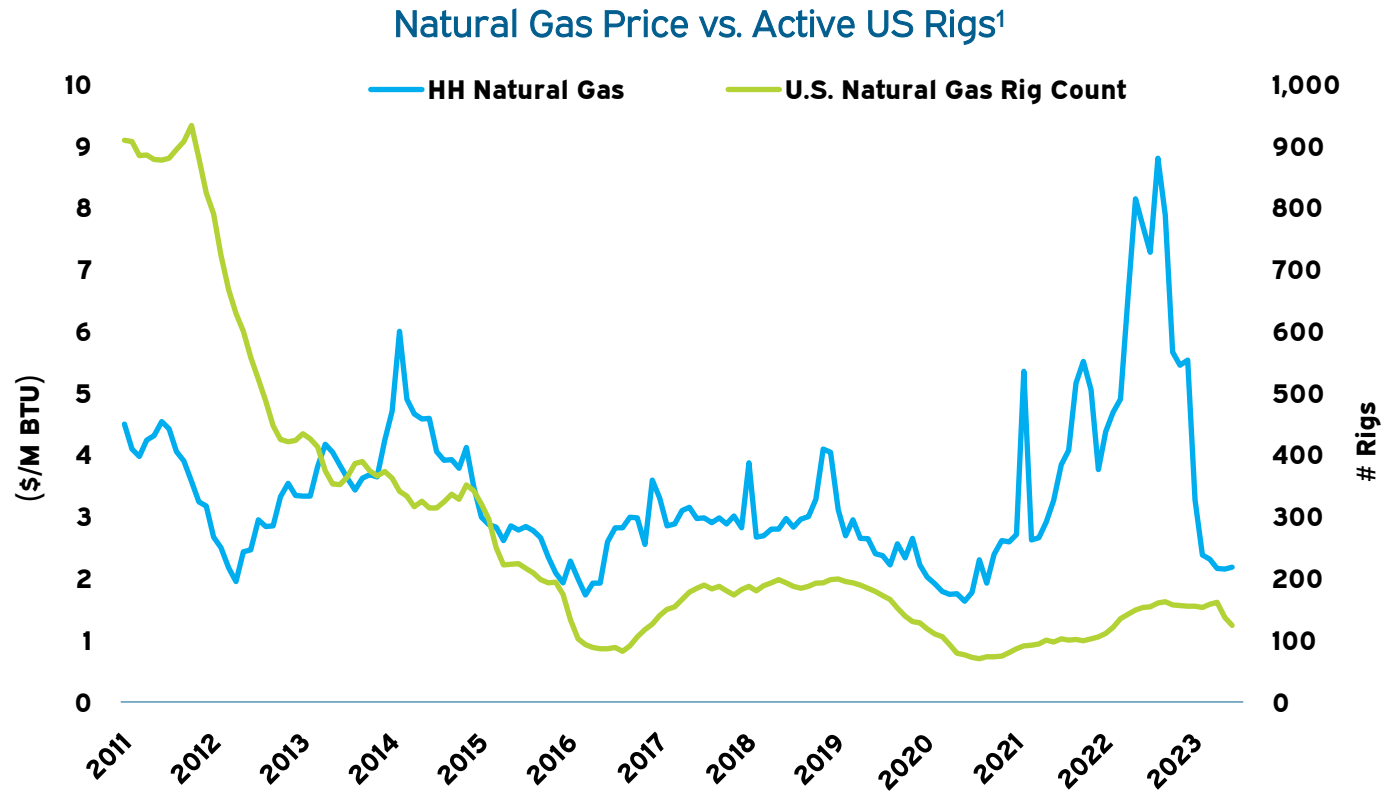
During the second quarter of 2023, just \$10 billion was raised across 18 funds with the average fund size totaling approximately \$0.6 billion of commitments. After a strong 2022 that raised nearly \$180 billion in capital, the first half of 2023 has slowed across number of funds, average size, and total commitments.

¹ Source: Preqin Private Capital Fundraising Update, 2Q 2023.



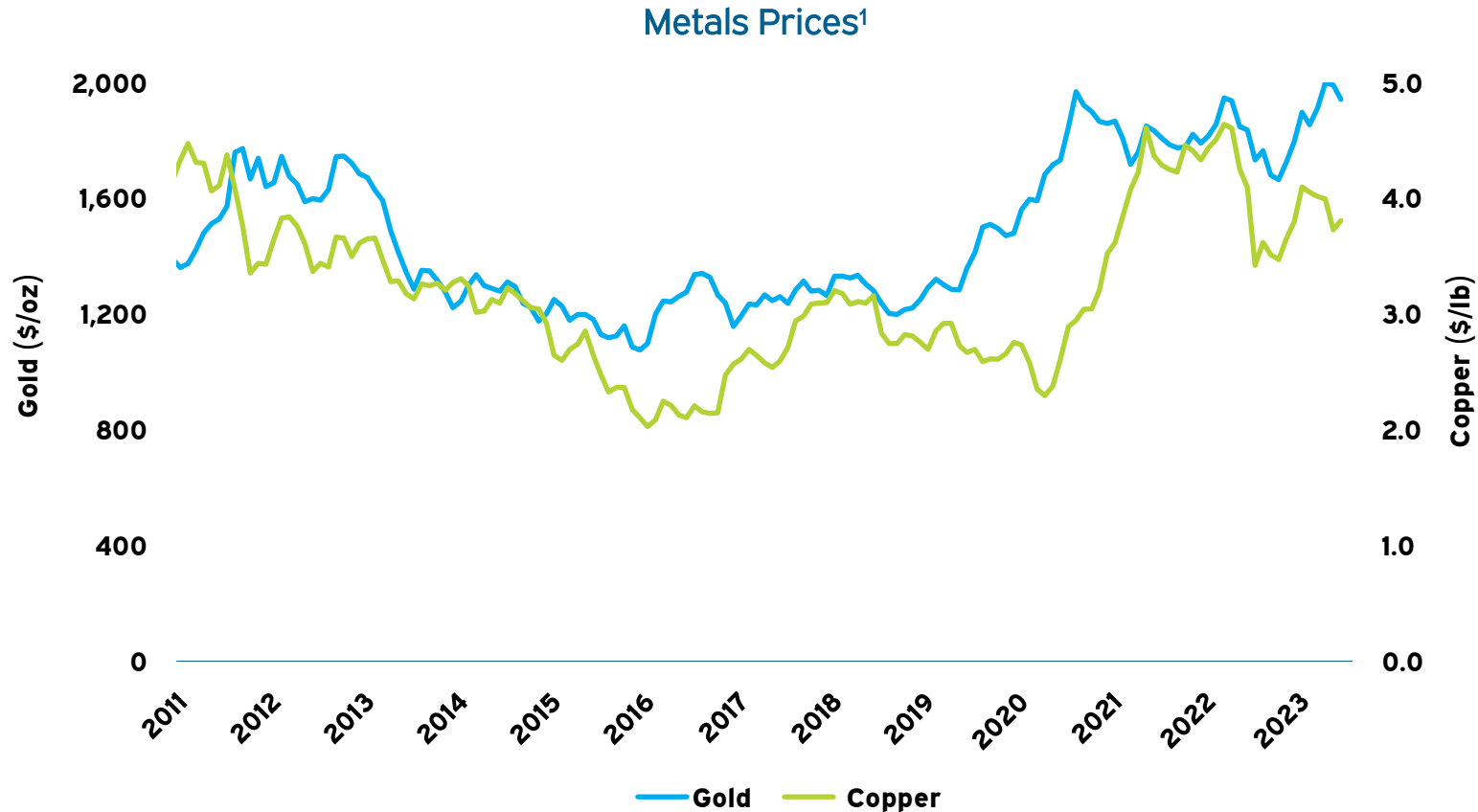
WTI oil prices were down 4% during the quarter to approximately \$70 per barrel and down 39% relative to one year prior when the war between Russia and Ukraine intensified. The number of rigs decreased by 46 during the quarter to 545. The U.S. produced a record amount of 12.9 million boepd in June 2023. Gasoline prices for regular blend in the U.S. increased 5% during the quarter to an average of \$3.84 per gallon, but were down 15% relative to one year prior. Oil held in the U.S. Strategic Petroleum Reserve continued to fall and ended the quarter at 347 million boe, the lowest level since 1983.

¹ Source: EIA and Baker Hughes.



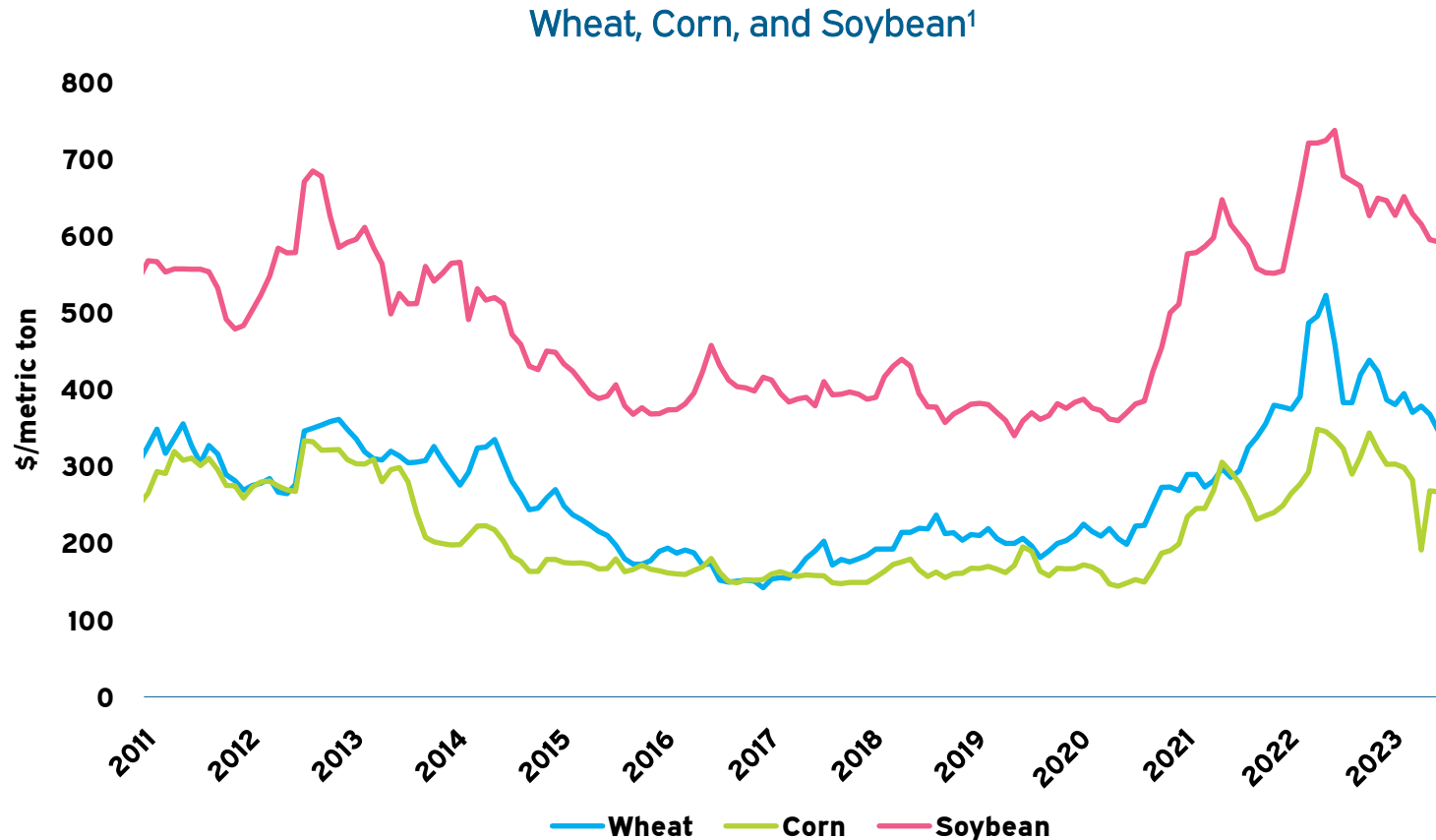
Lower natural gas demand and record production in the U.S. contributed to prices decreasing by 6% from the prior quarter. Natural gas held in storage continues to build and exports to Europe have helped prevent an energy crisis there. LNG export terminal projects continue to be developed in the U.S., and import terminals continue to be constructed in Europe. Henry Hub gas prices declined 72% to \$2.18/mm BTU compared to one year prior. The U.S. natural gas rig count decreased by 34 to 124 during the quarter. The U.S. produced a record 116.7 billion cubic feet of natural gas per day in May 2023.

¹ Source: EIA and Baker Hughes.



Metal prices remained highly volatile during the year. Copper prices decreased by 5% and gold prices increased 2% during the quarter. Relative to one year prior, copper was down 7% and gold was up 6%. 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. A repatriation of battery chemical supply chains from China is expected to increase mining activities and its associated processing in North America.

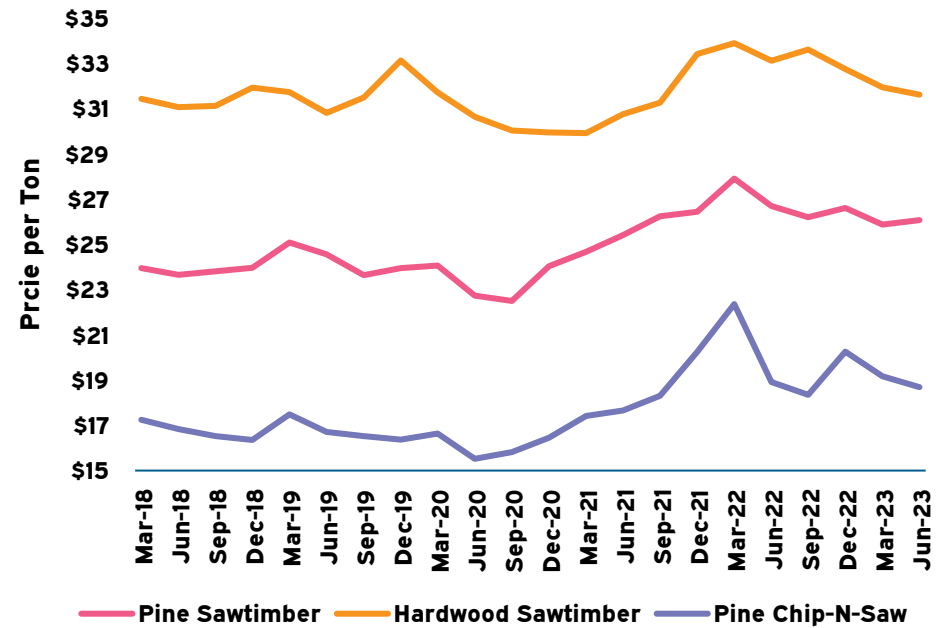
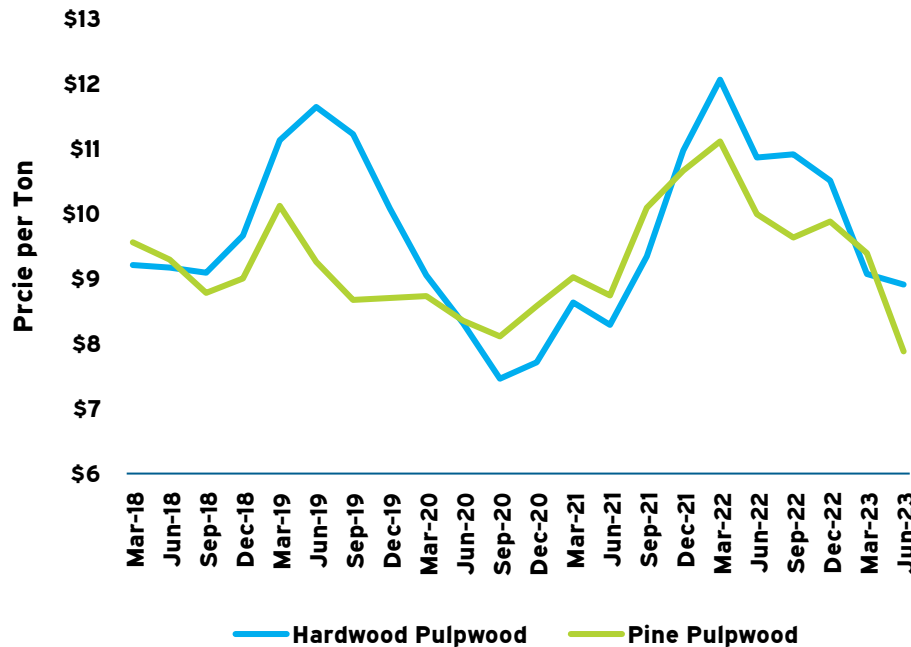
¹ Source: World Bank



The second quarter of 2023 continued the downward pressure on crop prices that occurred throughout 2022. Adverse weather conditions, heat, and severe droughts continued to contribute to challenging crop harvests in the U.S., particularly along the West Coast. During the quarter, wheat, corn, and soybean prices were down 7%, 6%, and 6%, respectively. Relative to one year prior, they were down 25%, 21%, and 20%, respectively. The NCREIF Farmland index increased by 0.8% during the quarter.

¹ Source: World Bank

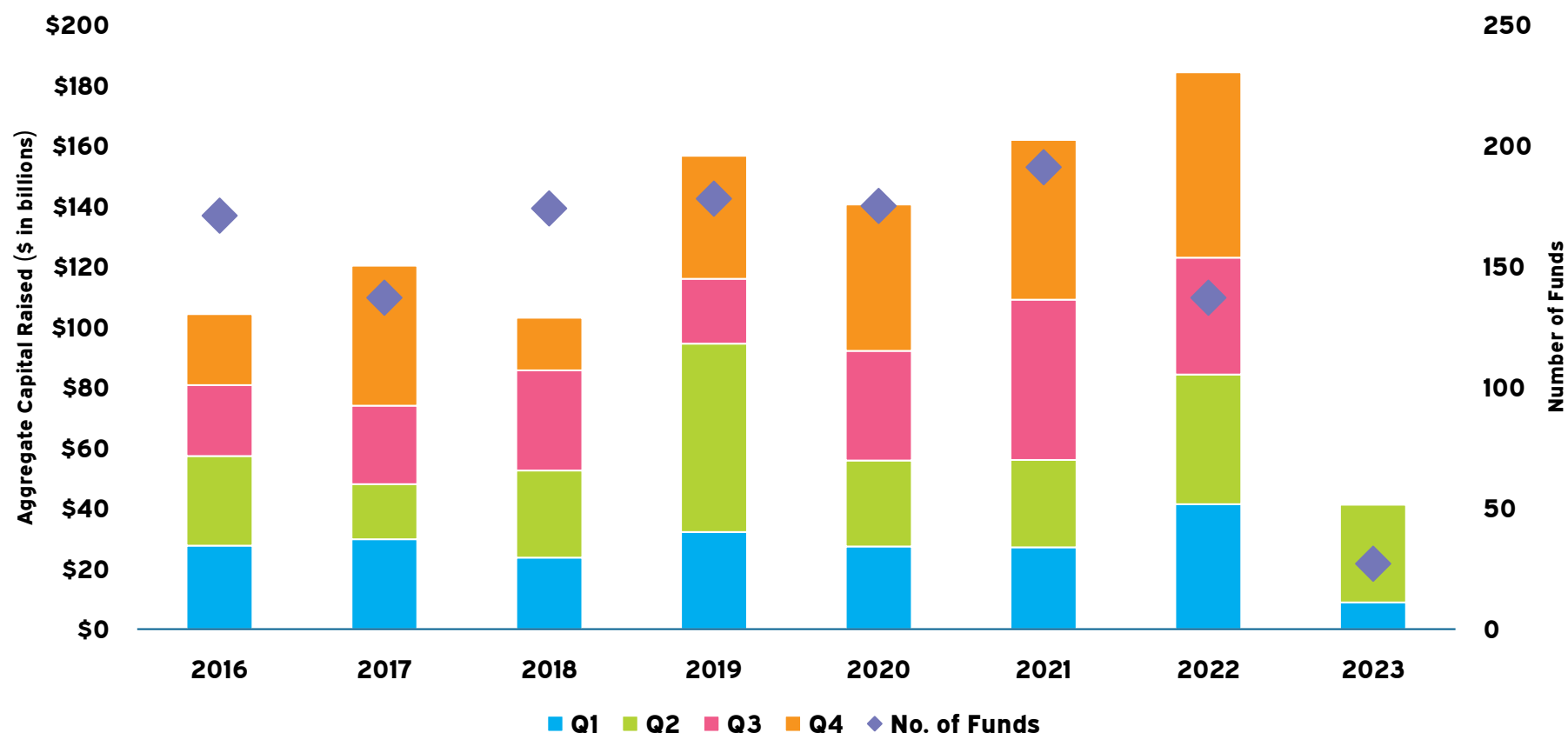
U.S. South Timber Prices¹



U.S. South average timber prices were all down during the quarter except for pine sawtimber. Pulpwood continued to experience more volatility than sawtimber and saw first quarter prices decrease 2% for hardwood and 16% for pine versus the same quarter last year. The NCREIF Timberland index increased by 1.7% during the quarter.

¹ Source: Bloomberg and TimberMart South

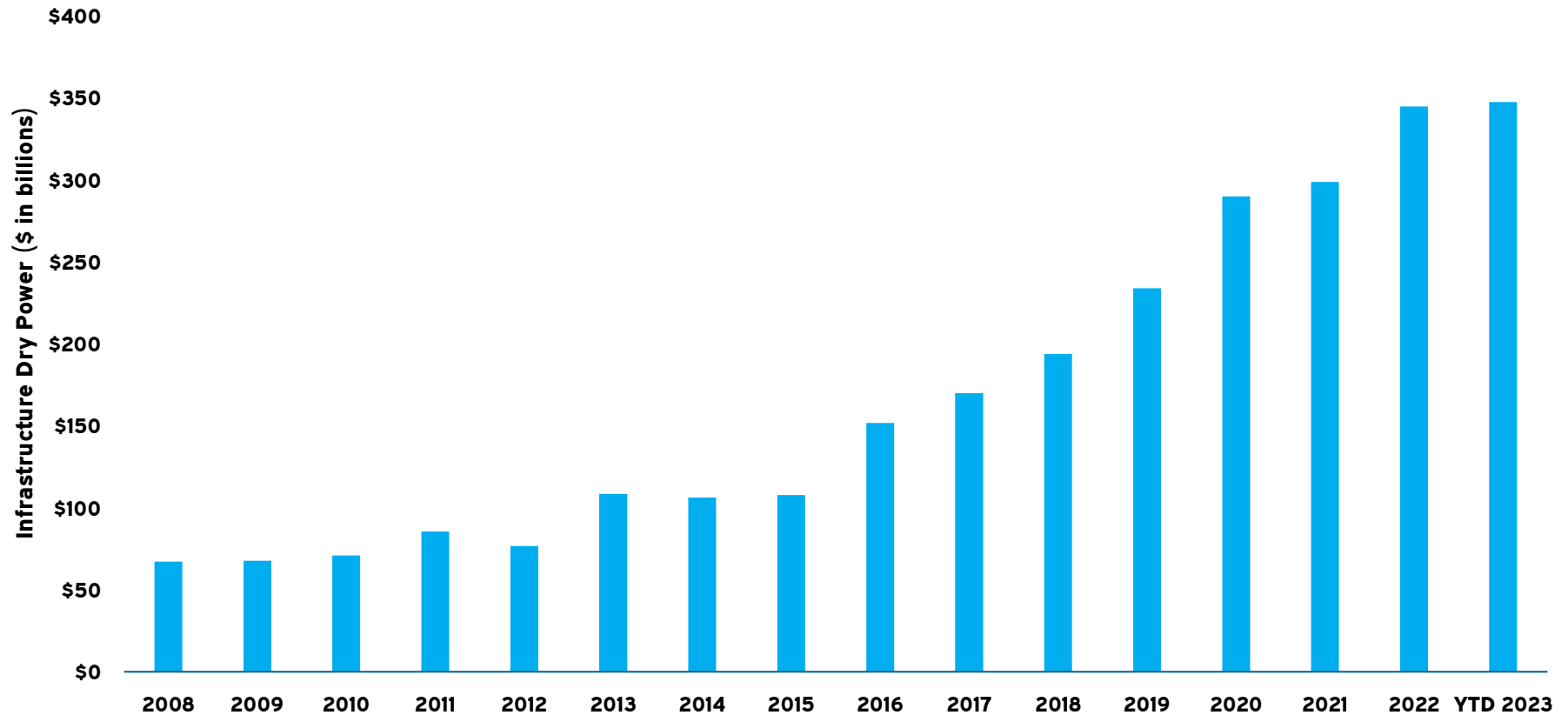
Global Quarterly Unlisted Infrastructure Fundraising¹



After a strong 2022 that experienced record infrastructure fundraising of nearly \$180 billion, the first half of 2023 raised just over \$40 billion. The second quarter rebounded over a first quarter that raised the lowest amount in a decade by raising just over \$30 billion averaging nearly \$3 billion per fund.

¹ Source: Preqin 2Q 2023.

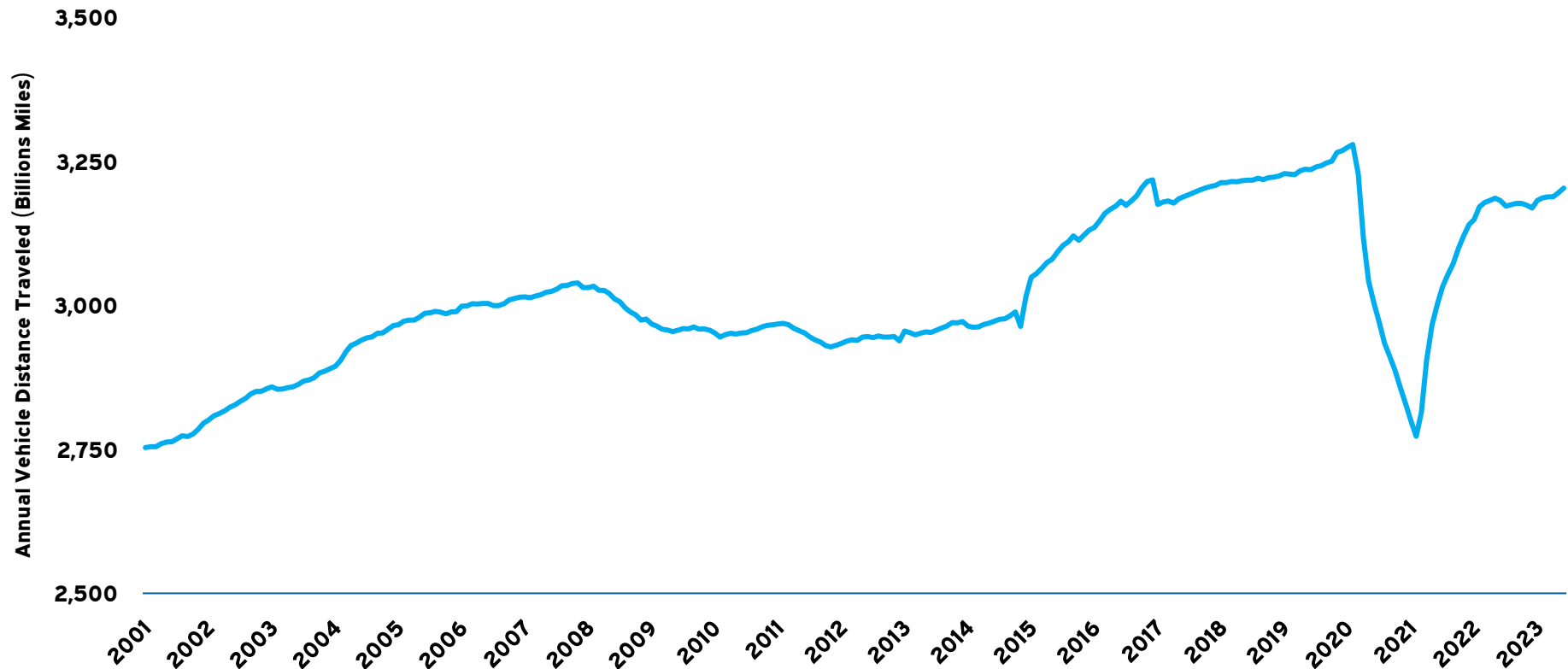
Global Infrastructure Dry Powder¹



The available infrastructure dry powder has steadily increased year-over-year increases since 2015. Dry powder is at a record high of nearly \$350 billion.

¹ Source: Preqin Dry Powder downloaded October 2023.

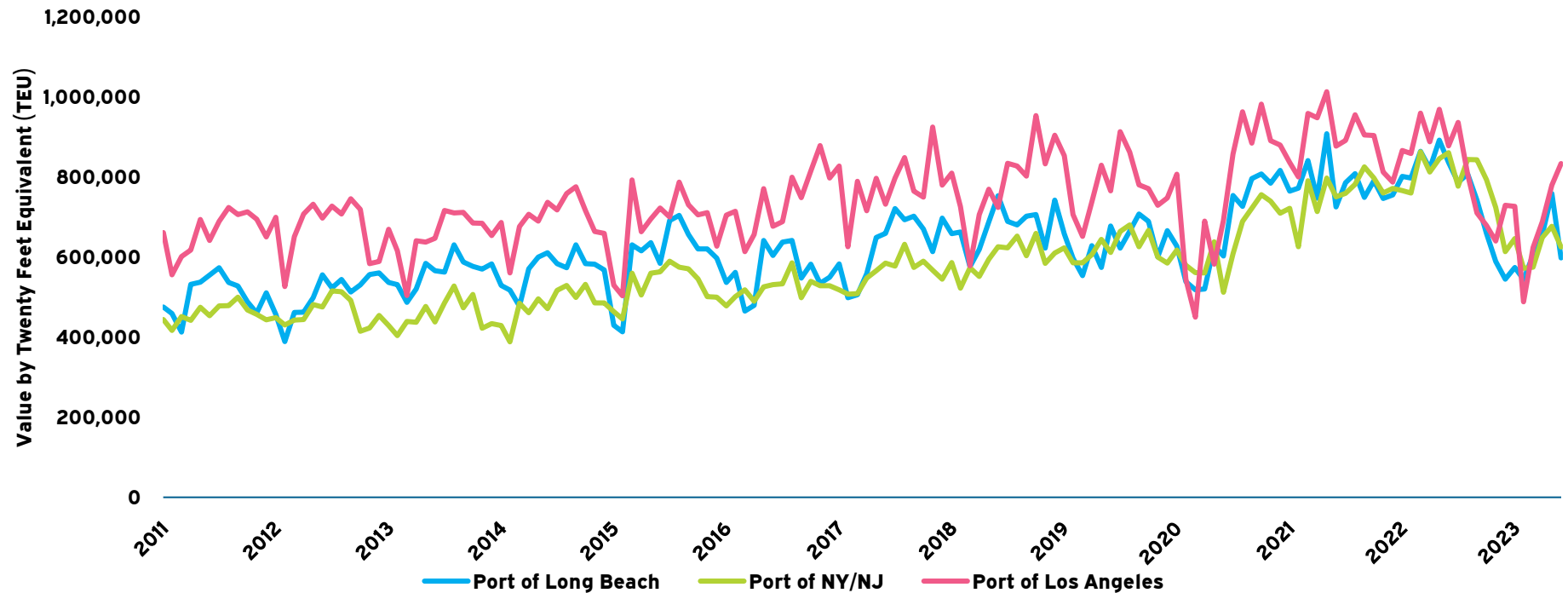
Trailing 12-month Annual Vehicle Miles on All US Roads¹



The second quarter continued post-pandemic travel recovery with a total of approximately 826 billion miles. This represented an increase of 2% over the same period in 2022. The trailing 12-month travel mileage is effectively back to where it was pre-COVID. After peaking at over \$5.00 per gallon in the second quarter of 2022, the average monthly price of gasoline has decreased to \$3.68 per gallon by the end of the second quarter.

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

US Port Activity – Container Trade in TEUs¹

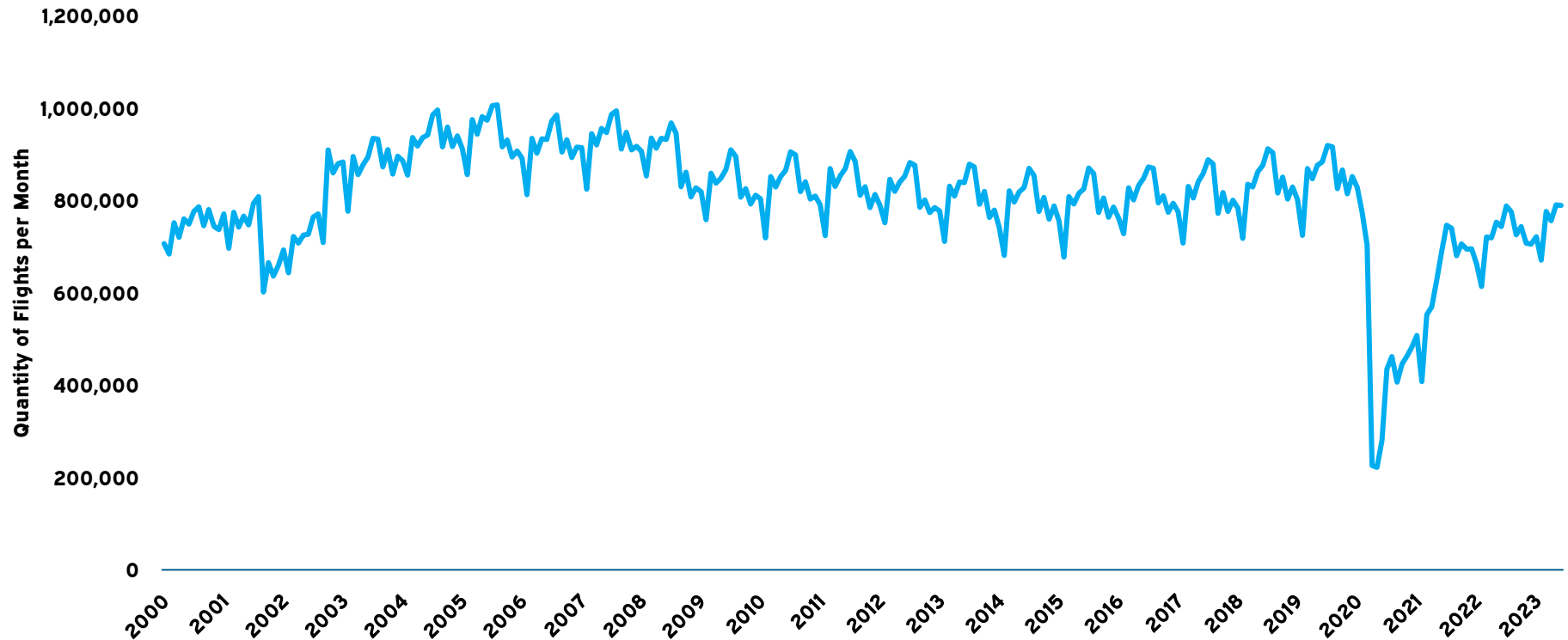


The chart presents the top three US ports by container volume, as measured by twenty-foot equivalent units (TEU). Activity at the three ports provides a high-level representation of the volume at US ports more broadly.

During the second quarter, volumes at the three ports decreased by 1.5 million units relative to the same period in 2022. On a year-over-year basis, the combined port volumes decreased by 5.1 million TEUs, or -17.0%, over the prior 12-month period. The Port of Long Beach recorded a decrease of 18.5% (1.8 million TEUs), the Port of NY/NJ reported a decrease of 13.2% (1.3 million TEU), and the Port of Los Angeles recorded a decrease of 19.0% (2.0 million TEUs) over the prior 12 months.

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

Total US Domestic and International Flights¹

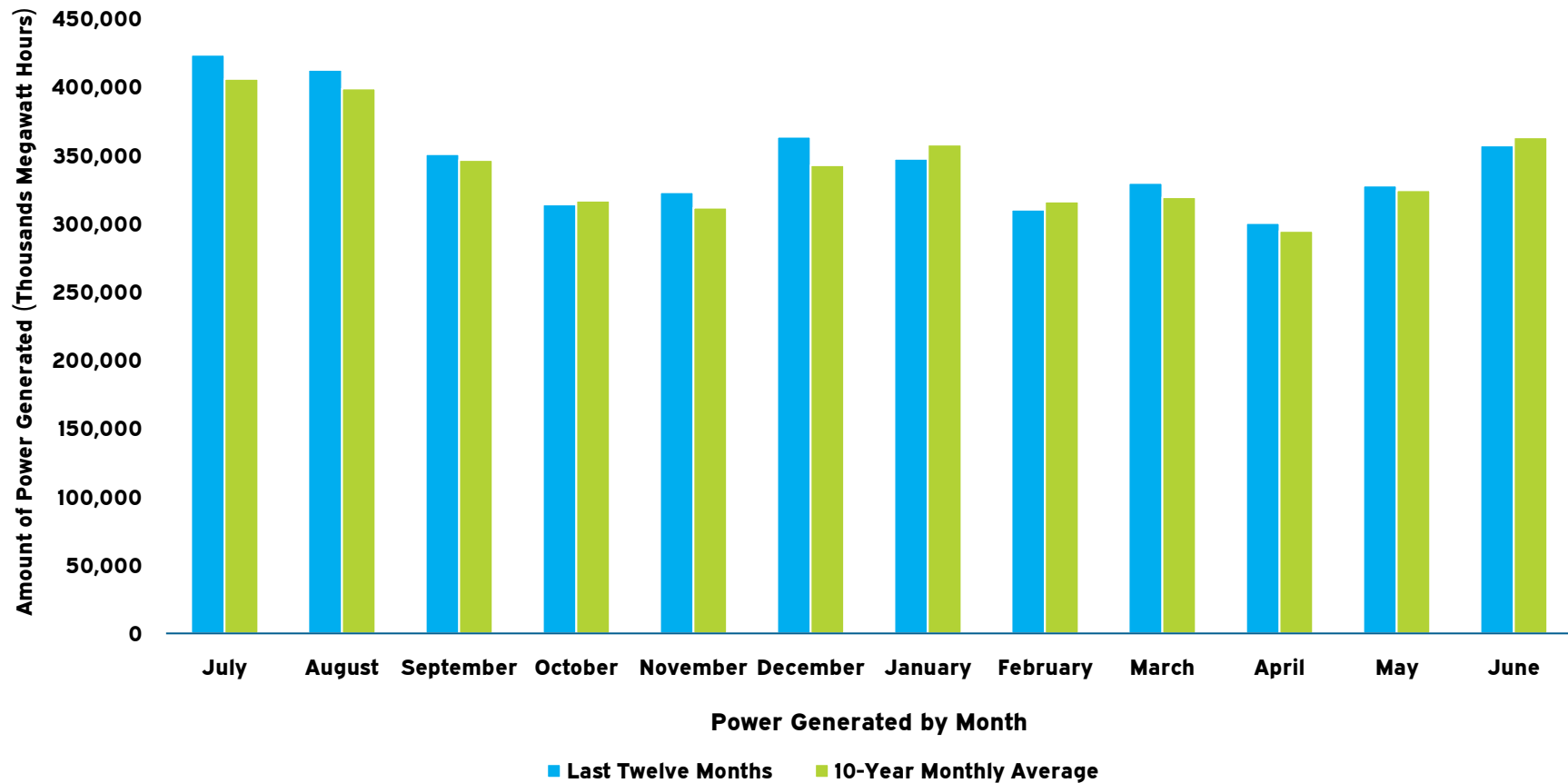


The chart above presents all US domestic and international flights, excluding foreign point-to-point flights by month. Historically, air traffic is cyclical with peaks in the summer months and troughs in the winter months.

There were 0.1 million more flights during the first quarter of 2023 over same period in 2022, representing a 5.4% increase. In addition to the number of flights, the total number of passengers travelling on US and international airlines increased by 16.8% for the 12 months ended June 30, 2023 over the prior 12 months.

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

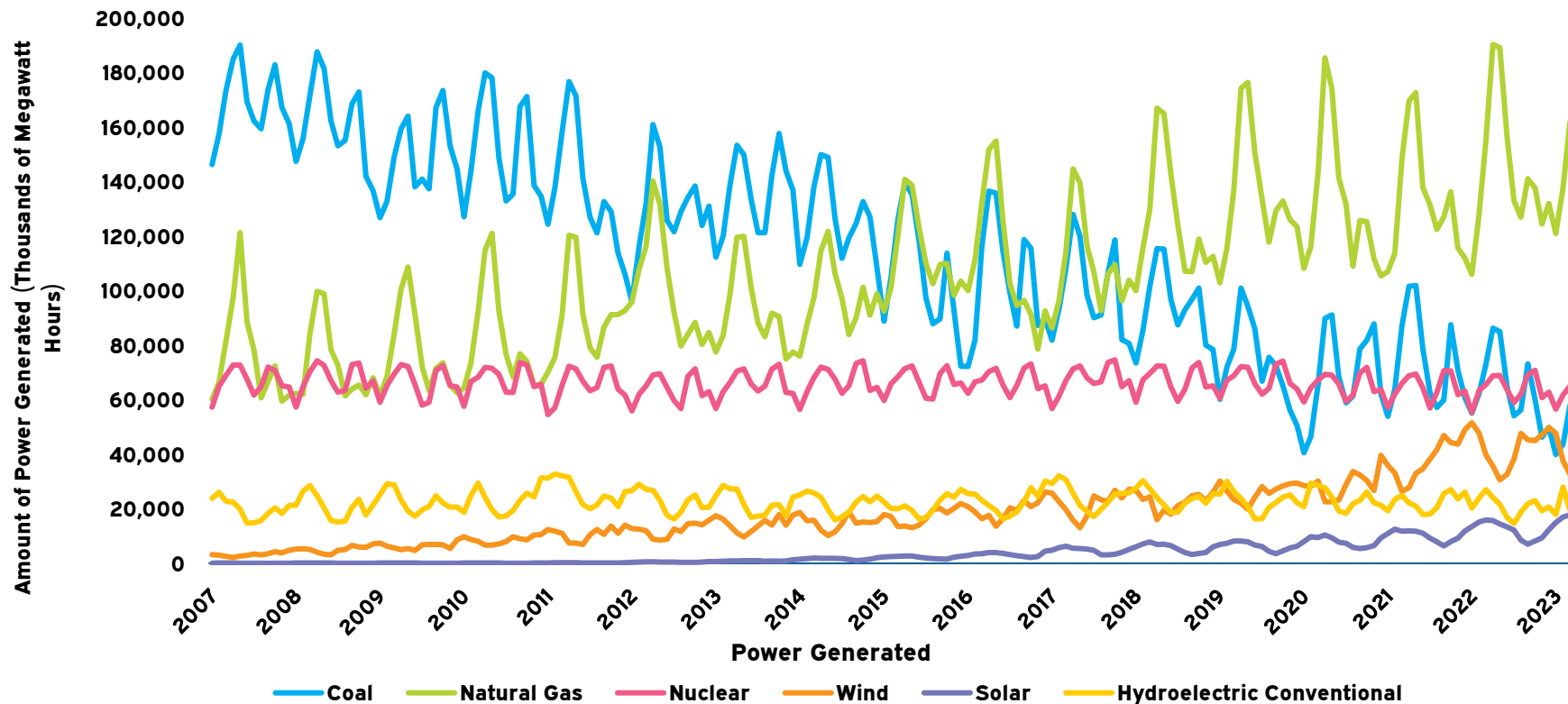
Total US Power Generation¹



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 decreased slightly in the second quarter down 1% compared to the same period in 2022.

¹ Source: US Energy Information Administration: Electric Power Monthly, June 2023.

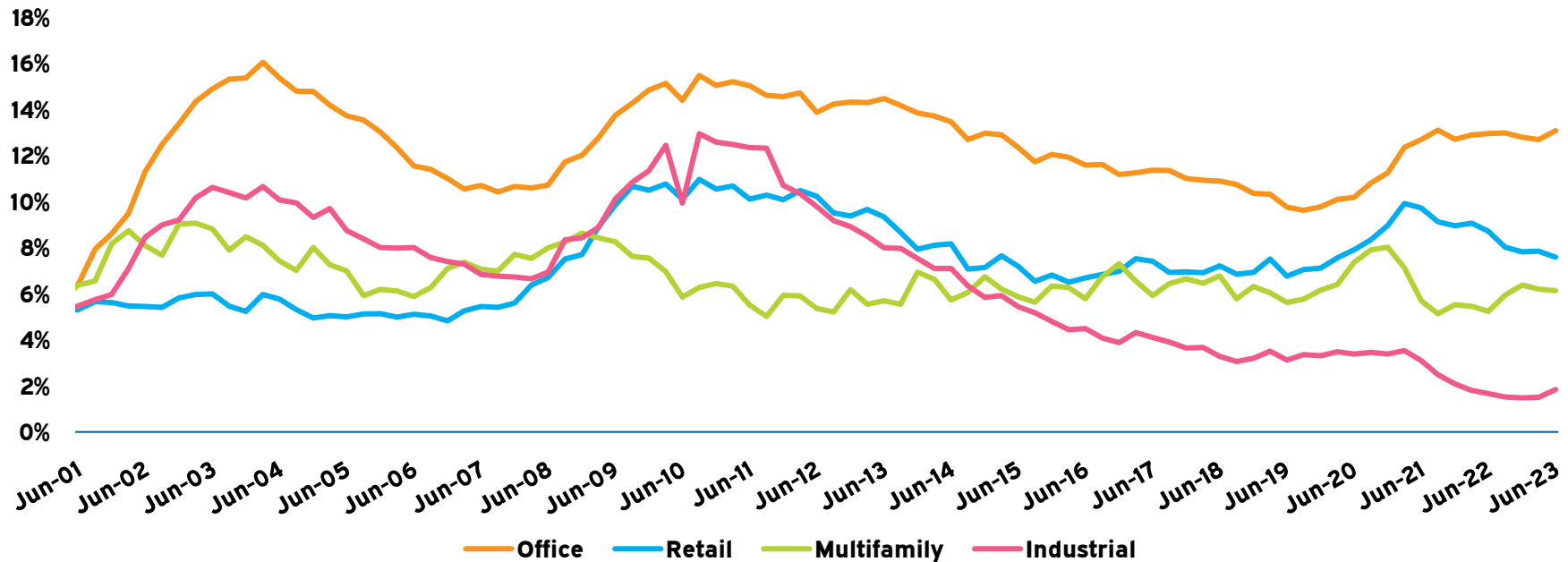
US Power Generation by Source¹



In the second quarter 2023, total US power generated decreased by 1% over the same period in 2022 despite an increase in solar of 14%. 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 4% of energy generation, respectively. Natural gas, coal, and nuclear accounted for 42%, 17%, and 18%, respectively.

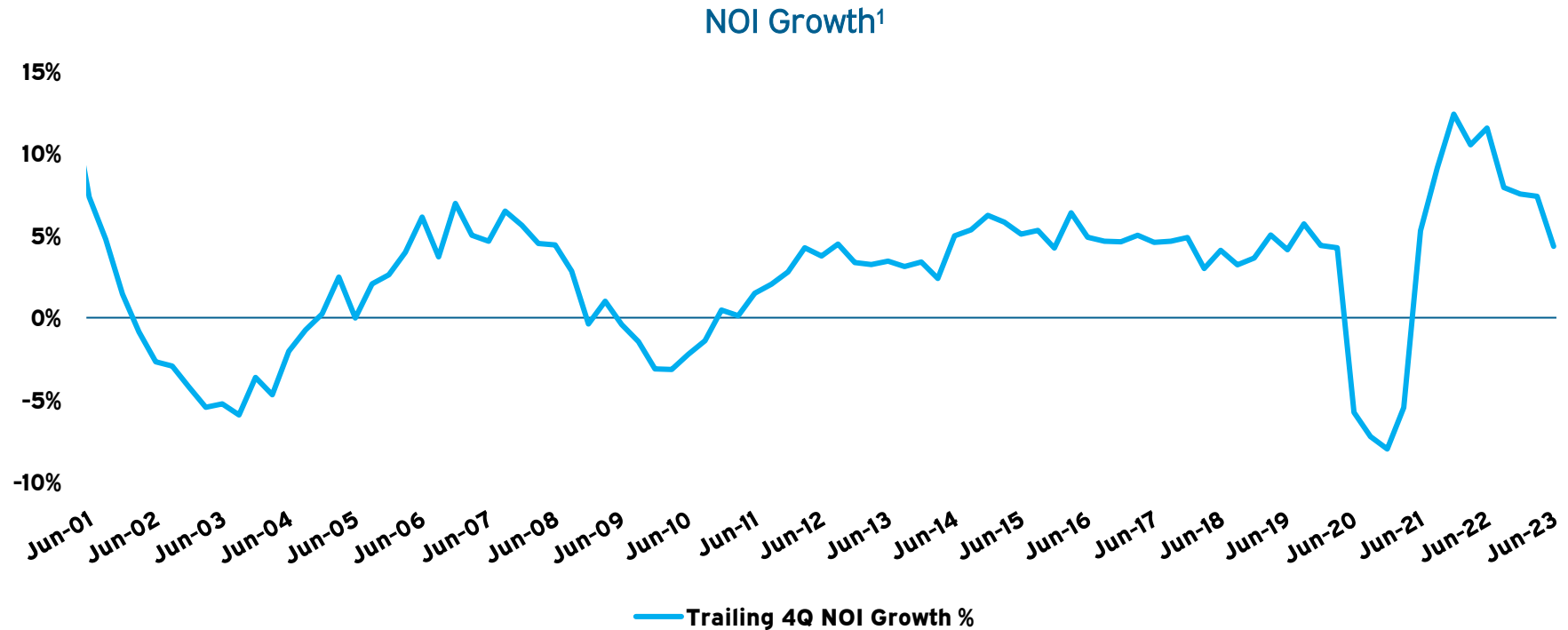
¹ Source: US Energy Information Administration: Electric Power Monthly, June 2023.

Real Estate Fundamentals Vacancy by Property Type¹



In the second quarter of 2023, vacancy rates increased for office and industrial properties by 39 basis points (“bps”) and 34 bps, respectively. The office sector specifically reached its highest vacancy since Q3 2021 during the second quarter. Alternatively, retail and multifamily assets both experienced a decrease in vacancy rates in Q2 2023. Multifamily vacancies decreased by 8 bps during the second quarter. Further, retail vacancies declined by 26 bps in Q2, bringing vacancies to 7.58%, the lowest vacancy rate for the retail sector since pre-COVID in Q1 2020. Compared to one year ago, vacancy rates increased in office (22 bps), multifamily (89 bps), and industrial (18 bps), while retail vacancy rates decreased by 113 bps consistently over the last year. Overall, the total vacancy rate across all property types increased 5 bps from Q2 2022.

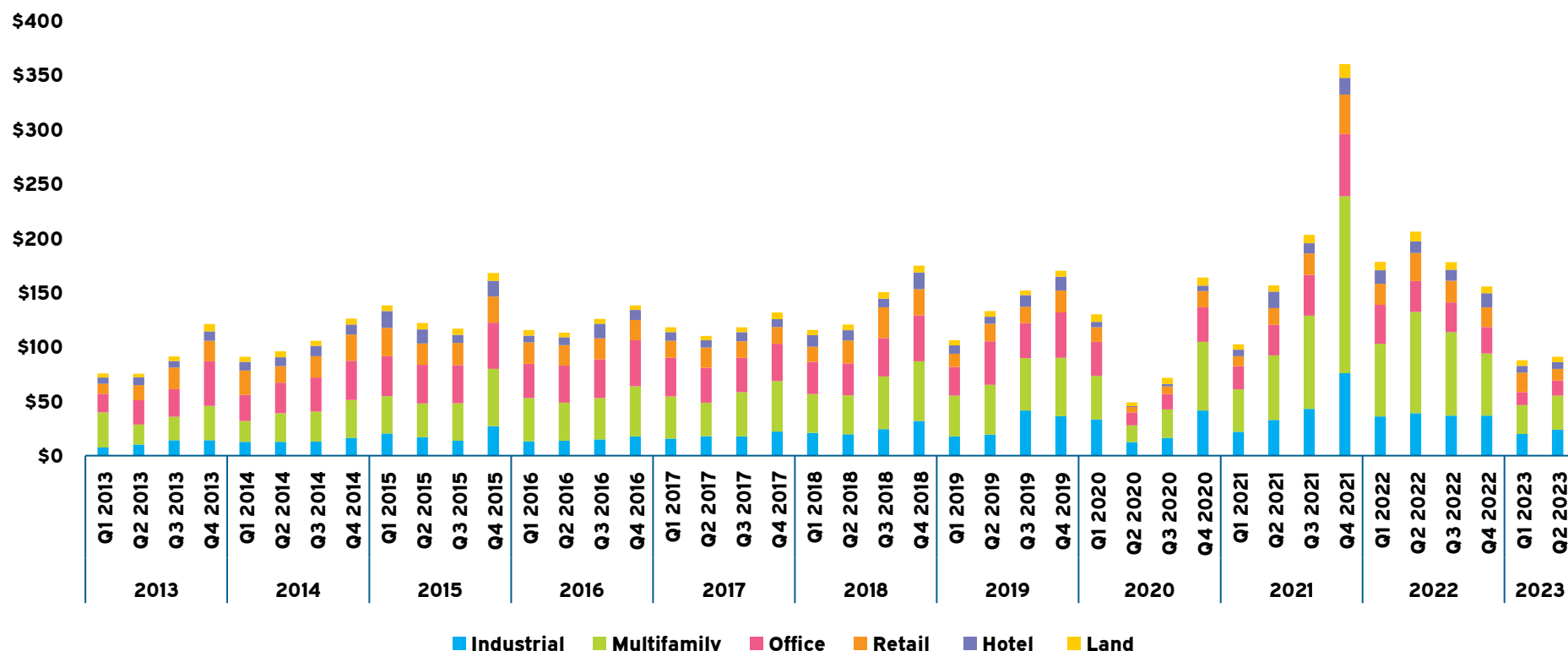
¹ Source: NCREIF



The trailing twelve-month NOI growth rate decelerated in Q2 2023 to 4.3%, as compared to 7.4% in Q1 2023, representing a material decline over the past quarter of 303 bps. All four main property types saw a decrease in NOI growth for the trailing twelve months ending in Q2 2023. Notably, retail experienced the largest deceleration (-693 bps), resulting in a negative trailing twelve-month NOI growth rate of -0.8% as of June 30, 2023. Despite a modest slowdown, industrial NOI growth remained high at 11.6% for the trailing four quarters ending in Q2 2023, decelerating from Q1 2023 by 170 bps. The office sector had the second lowest decrease in NOI growth from the prior quarter, achieving a 0.9% NOI growth year-over-year in Q2 2023, decelerating from Q1 2023 by 188 bps. Multifamily NOI growth decelerated from the prior quarter by 301 bps, reaching 5.1% growth over the trailing twelve months. The current inflationary pressures and interest rate hikes are significant contributors to the overall downward trend in NOI growth, causing higher expenses and slower rent growth across all property types.

¹ Source: NCREIF

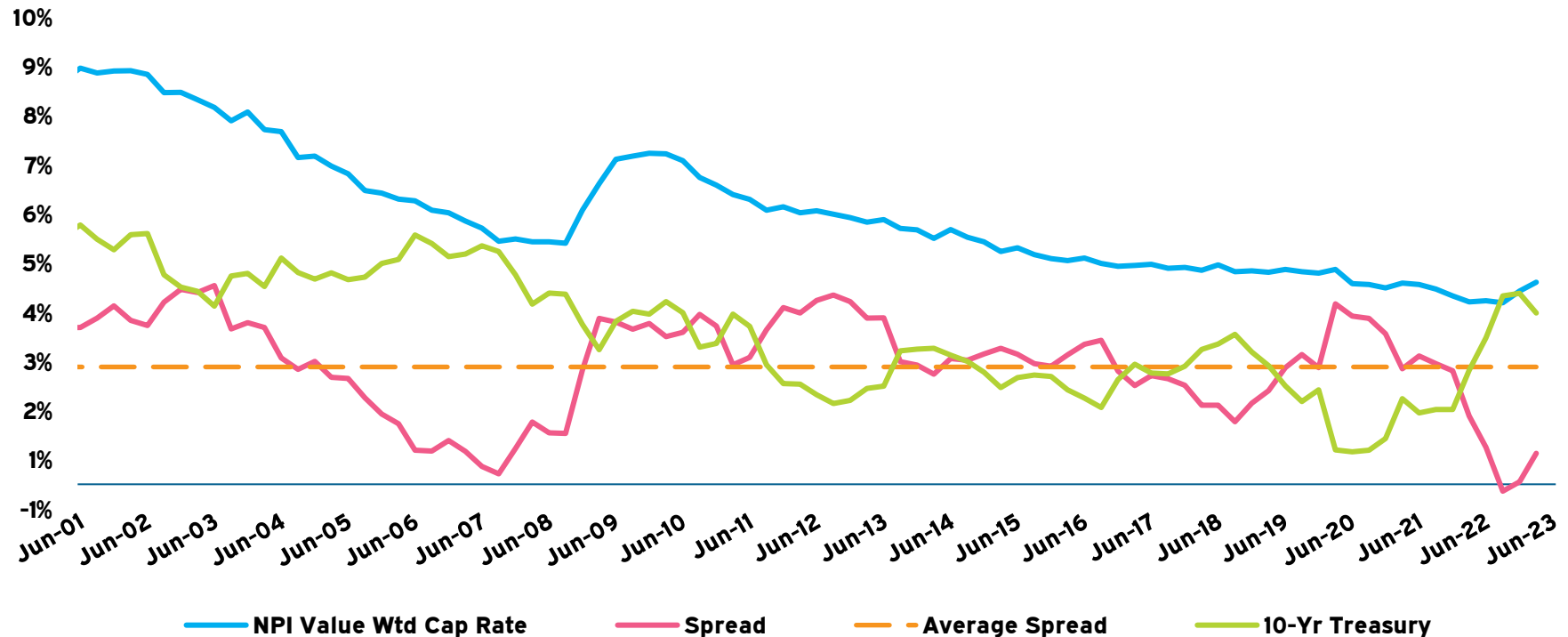
Transaction Volume (\$B)¹



Private real estate transaction volume for properties valued over \$2.5 million was \$90.9 billion in Q2 2023, slightly up from the \$87.8 billion total last quarter, but remaining generally low overall relative to prior quarters as a result of the rising rate environment and continued market volatility. Industrial, multifamily, and office sectors all saw an increase in transaction volume in Q2 2023 from the prior quarter, while retail saw a material decline of \$7.1 billion from Q1 2023. Hotel and land volume also decreased by a minimal amount of less than \$500 million collectively during the second quarter.

¹ Source: PREA

Real Estate Capital Markets Cap Rates vs. 10-Year Treasury¹



The NPI Value Weighted Cap Rate increased from 4.1% in Q1 2023 to 4.3% in Q2 2023. The 10-year Treasury yield increased by 33 bps in Q2 2023 to approximately 3.8%. The spread between cap rates and treasury yields at the end of Q2 2023 was 44 basis points, and well below the long-term average spread of 239 bps.

¹ Source: NCREIF and US Department of the Treasury

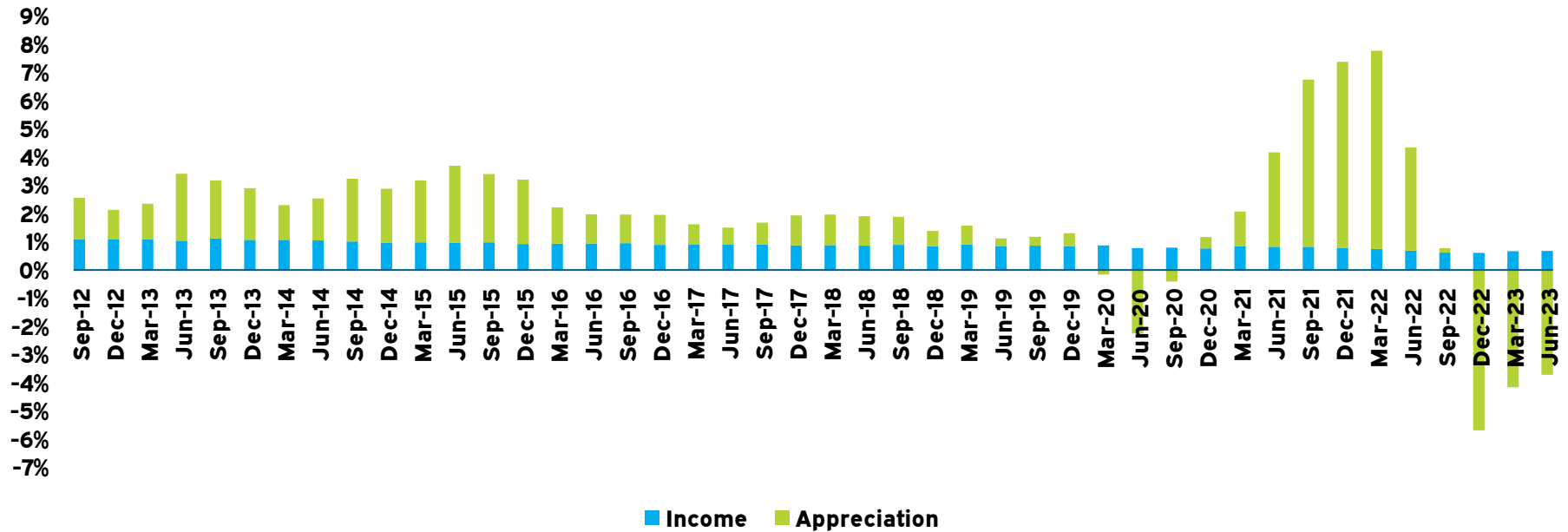
Trailing Period Returns¹

| <i>As of June 30, 2023</i> | Quarter | 1 Year | 3 Years | 5 Years | 10 Years |
|----------------------------|---------|--------|---------|---------|----------|
| NFI-ODCE (EW, net) | -3.1 | -10.5 | 7.6 | 6.1 | 8.1 |
| NFI-ODCE (VW, net) | -2.9 | -10.7 | 7.0 | 5.6 | 7.8 |
| NCREIF Property Index | -2.0 | -6.6 | 6.8 | 5.9 | 7.8 |
| NAREIT Equity REIT Index | 1.2 | -4.4 | 6.1 | 4.7 | 6.8 |

Private real estate indices were negative in Q2 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 negative return in Q2 2023 of -3.1%, representing a slight increase of 45 bps from Q1 2023. Private core real estate has generally outperformed the public index for all periods presented, with the exception of the 1-year time horizon in which the public index represents the highest performing metric as of Q2 2023. Public real estate performance has generated consistently negative 1-year returns over the past four quarters, but Q2 2023 is the first quarter within the past year in which the public index has outperformed private indices with respect to its trailing four-quarter return.

¹ Source: NCREIF

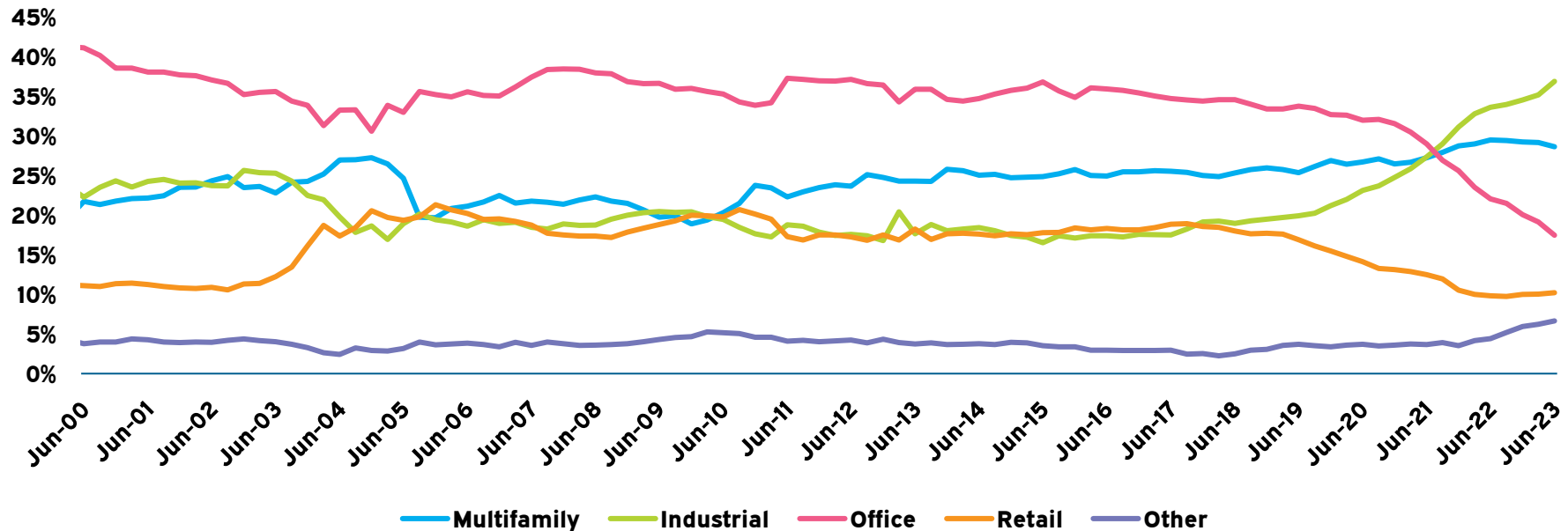
ODCE Return Components¹ (Equal Weight, Net)



The NFI-ODCE Equal Weight return in Q2 2023 reflected a net return of -3.1%, representing its third consecutive negative return, although increasing by 45 basis points from Q1 2023. This result was driven by a -3.7% 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, continue to negatively impact the appreciation component of returns.

¹ Source: NCREIF

ODCE Property Type Allocation¹ (% of EW NAV)



The NFI-ODCE Equal Weight Index currently comprises 29% multifamily, 37% industrial, 18% office, 10% retail, and 7% in other property types, based on its net asset value ("NAV") as of Q2 2023. The heavy weight towards multifamily and industrial results from a trend of consistent growth within each sector over the past five 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 (Q2 2022-Q2 2023), the office sector has seen the largest decline in its ODCE allocation, decreasing by nearly 460 basis points. Alternatively, industrial and "other" have experienced material growth over the past year, increasing by 330 basis points and 220 basis points, respectively. As of Q2 2023, the "other" category includes 2.6% self-storage, 1.3% healthcare, 0.6% land, 0.2% hotel, and 2.0% in other smaller sectors.

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 | <p>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.</p> |
| Peer Universe | <p>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:</p> <p>Real Assets (Infrastructure Funds): Infrastructure</p> <p>Natural Resources (Natural Resources Funds): Natural Resources</p> <p>Private Debt: Private Debt</p> <p>Venture Capital: Venture Capital</p> <p>Real Estate: Real Estate</p> |
| Public Market Equivalent (“PME”) | <p>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:</p> <p>Infrastructure: Dow Jones Brookfield Global Infrastructure Index</p> <p>Natural Resources: S&P Global Natural Resources Index</p> <p>Private Debt: Barclays Capital U.S. Corporate High Yield Bond Index</p> <p>Private Equity: MSCI ACWI Investable Market Index</p> <p>Real Assets (excluding Real Estate): Equal blend of Dow Jones Brookfield Global Infrastructure Index and S&P Global Natural Resources Index</p> <p>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</p> <p>Real Estate: Dow Jones U.S. Select Real Estate Securities Index</p> |

| | |
|-----------------|---|
| 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.

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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.