



# Dallas Police & Fire Pension System

As of June 30, 2023

Private Markets Review



## Dallas Police & Fire Pension System

### Agenda

## Agenda

1. Private Markets Executive Summary
2. Performance Update as of June 30, 2023

## **Private Markets Executive Summary As of June 30, 2023**



## Dallas Police & Fire Pension System

### Private Markets Executive Summary

#### Quarterly Change – Total Private Markets

Total Private Markets	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023 <sup>1</sup>	1,334	1,358	907	558	
6/30/2023	1,334	1,358	923	532	
<b>CHANGE</b>			<b>+\$16</b>	<b>-\$26</b>	<b>-1.8%</b>

2Q23 distributions over \$1.0M		
RE	AEW Camel Square	\$8.3M
RE	AEW RCH Notes	\$5.2M

<sup>1</sup> Net of Museum tower which distributed the final \$0.9M in April 2023.



## Dallas Police & Fire Pension System

### Private Markets Executive Summary

#### Quarterly Change by Asset Class

##### Private Equity

Private Equity	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023	409	447	240	242	
6/30/2023	409	447	241	223	
<b>CHANGE</b>	-	-	+\$1	-\$19	-7.4%

##### Real Estate

Real Estate	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023 <sup>1</sup>	671	662	412	172	
6/30/2023	671	662	426	163	
<b>CHANGE</b>	-	-	+\$14	-\$9	+2.9%

<sup>1</sup> Net of Museum tower which distributed the final \$0.9M in April 2023.



## Dallas Police & Fire Pension System

### Private Markets Executive Summary

#### Quarterly Change by Asset Class (continued)

##### Infrastructure

Infrastructure	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023	97	92	57	38	
6/30/2023	97	92	57	39	
<b>CHANGE</b>	-	-	-	<b>+\$1</b>	<b>+2.6%</b>

##### Agriculture

Agriculture	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023	74	74	178	91	
6/30/2023	74	74	178	92	
<b>CHANGE</b>	-	-	-	<b>+\$1</b>	<b>+1.1%</b>



## Dallas Police & Fire Pension System

### Private Markets Executive Summary

#### Quarterly Change by Asset Class (continued)

##### Timber

Timber	Committed (\$M)	Called (\$M)	Distributed (\$M)	NAV (\$M)	QTR Return (%)
3/31/2023	83	83	21	15	
6/30/2023	83	83	21	15	
<b>CHANGE</b>	-	-	-	-	<b>0%</b>

**Performance Update**  
**As of June 30, 2023**

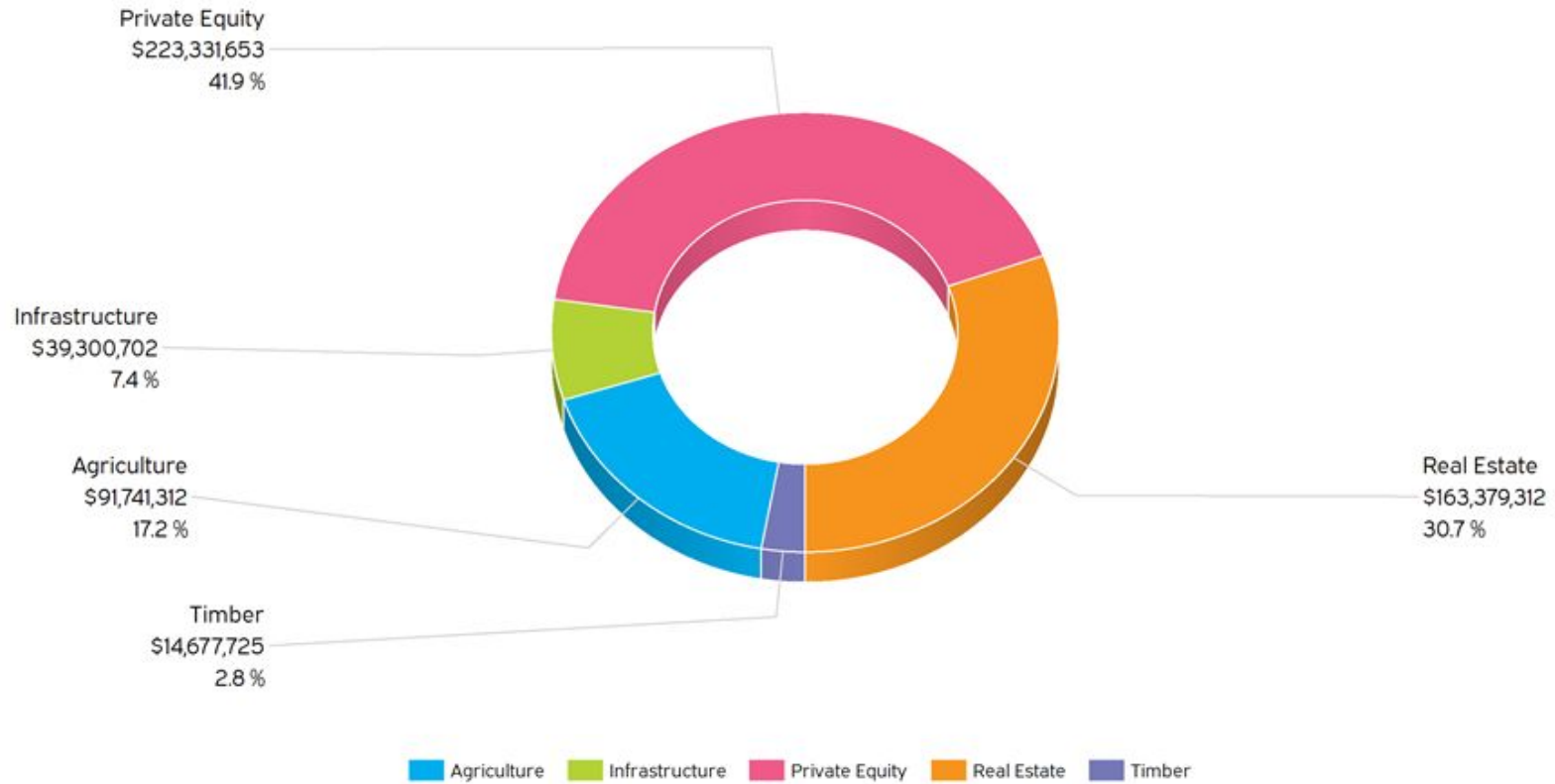




### Dallas Police & Fire Pension System

### Private Markets Review | As of June 30, 2023

#### Private Market Investments as of June 30, 2023 Market Value Allocation by Asset Class

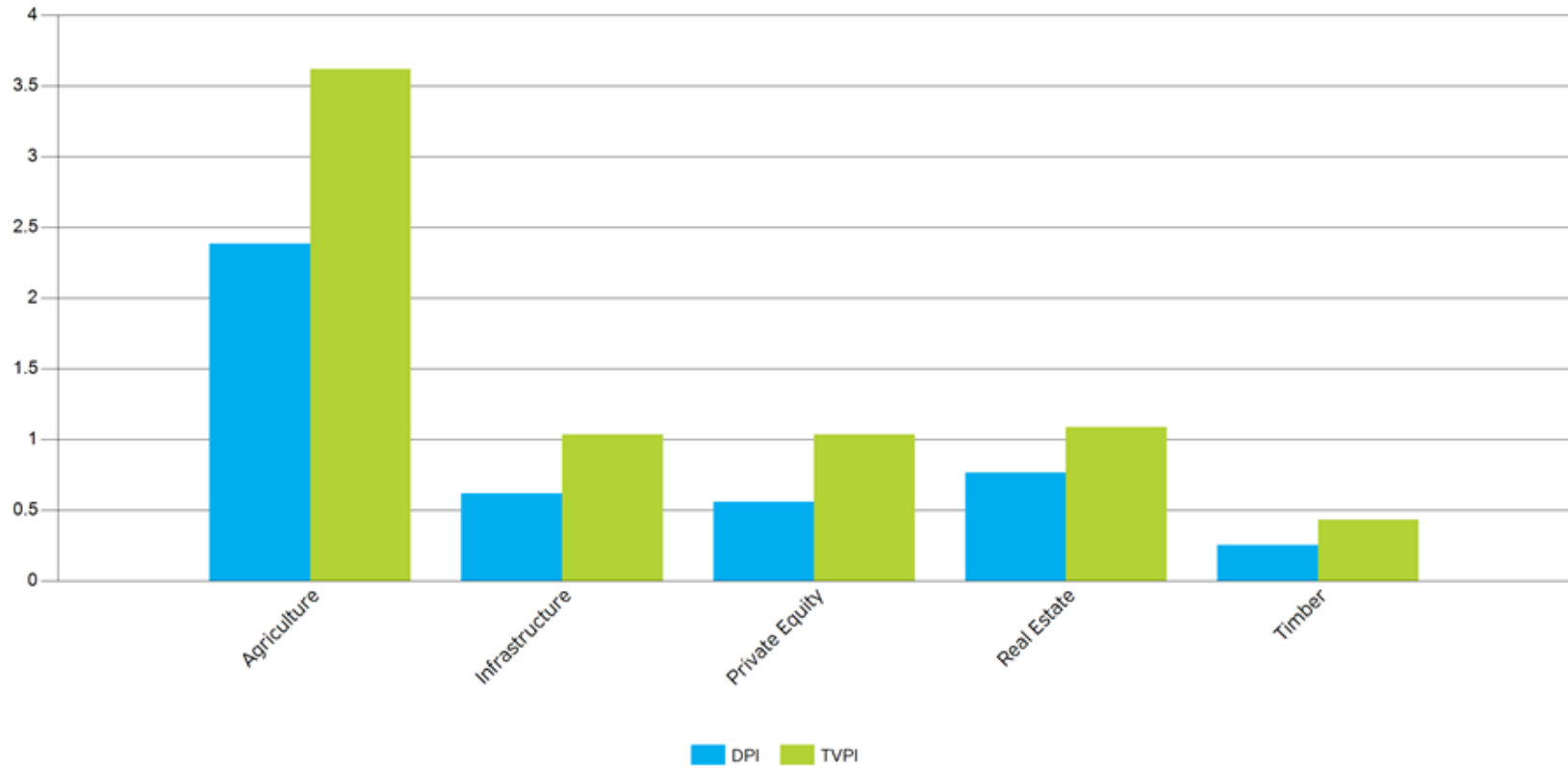


1. Private Equity is composed of Private Equity and Private Debt.



## Dallas Police & Fire Pension System Private Markets Review | As of June 30, 2023

Private Market Investments as of June 30, 2023  
DPI and TVPI by Asset Class



- 1. Private Equity is composed of Private Equity and Private Debt.
- 2. Private markets performance reflected is composed of active investments only.



## Dallas Police & Fire Pension System

Private Markets Review | As of June 30, 2023

Private Market Investments Overview										
Active Funds	Commitments		Distributions & Valuations				Performance			
Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Total Agriculture	74,420,001	74,420,001	177,592,840	91,741,312	269,334,152	194,914,151	1.00	2.39	3.62	14.33
Total Infrastructure	97,000,000	92,326,072	56,882,408	39,300,702	96,183,110	3,857,037	0.95	0.62	1.04	0.42
Total Private Equity	409,251,115	446,591,631	241,400,692	223,313,471	464,714,163	18,122,532	1.09	0.54	1.04	0.46
Total Real Estate	515,368,020	506,758,017	383,718,705	163,379,312	547,098,017	40,340,000	0.98	0.76	1.08	0.86
Total Timber	82,985,536	83,050,533	21,150,000	14,677,725	35,827,725	-48,017,994	1.00	0.25	0.43	-9.95
<b>Total</b>	<b>1,179,024,672</b>	<b>1,203,146,255</b>	<b>880,744,645</b>	<b>532,412,522</b>	<b>1,413,157,167</b>	<b>209,215,727</b>	<b>1.02</b>	<b>0.73</b>	<b>1.17</b>	<b>1.93</b>

1. Private Equity is composed of Private Equity and Private Debt.

2. Private markets performance reflected is composed of active investments only.

3. Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.



## Dallas Police & Fire Pension System

### Active Funds with Unfunded Commitments Overview | As of June 30, 2023

Active Funds with Unfunded Commitments				
Active Funds		Commitments		
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Unfunded Commitment (\$)
<b>Infrastructure</b>				
TRG AIRRO	2008	37,000,000	35,021,106	1,978,894
TRG AIRRO II	2013	10,000,000	8,663,110	2,240,622
JPM Maritime Fund, LP	2009	50,000,000	48,641,857	1,365,941
<b>Total Infrastructure</b>		<b>97,000,000</b>	<b>92,326,072</b>	<b>5,585,458</b>
<b>Private Equity</b>				
Industry Ventures Partnership IV	2016	5,000,000	3,754,985	485,000
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	514,296
<b>Total Private Equity</b>		<b>15,000,000</b>	<b>15,997,375</b>	<b>999,296</b>
<b>Real Estate</b>				
Hearthstone MS III Homebuilding Investors	2003	10,000,000	1,221,446	1,997,675
<b>Total Real Estate</b>		<b>10,000,000</b>	<b>1,221,446</b>	<b>1,997,675</b>
<b>Total</b>		<b>122,000,000</b>	<b>109,544,893</b>	<b>8,582,429</b>

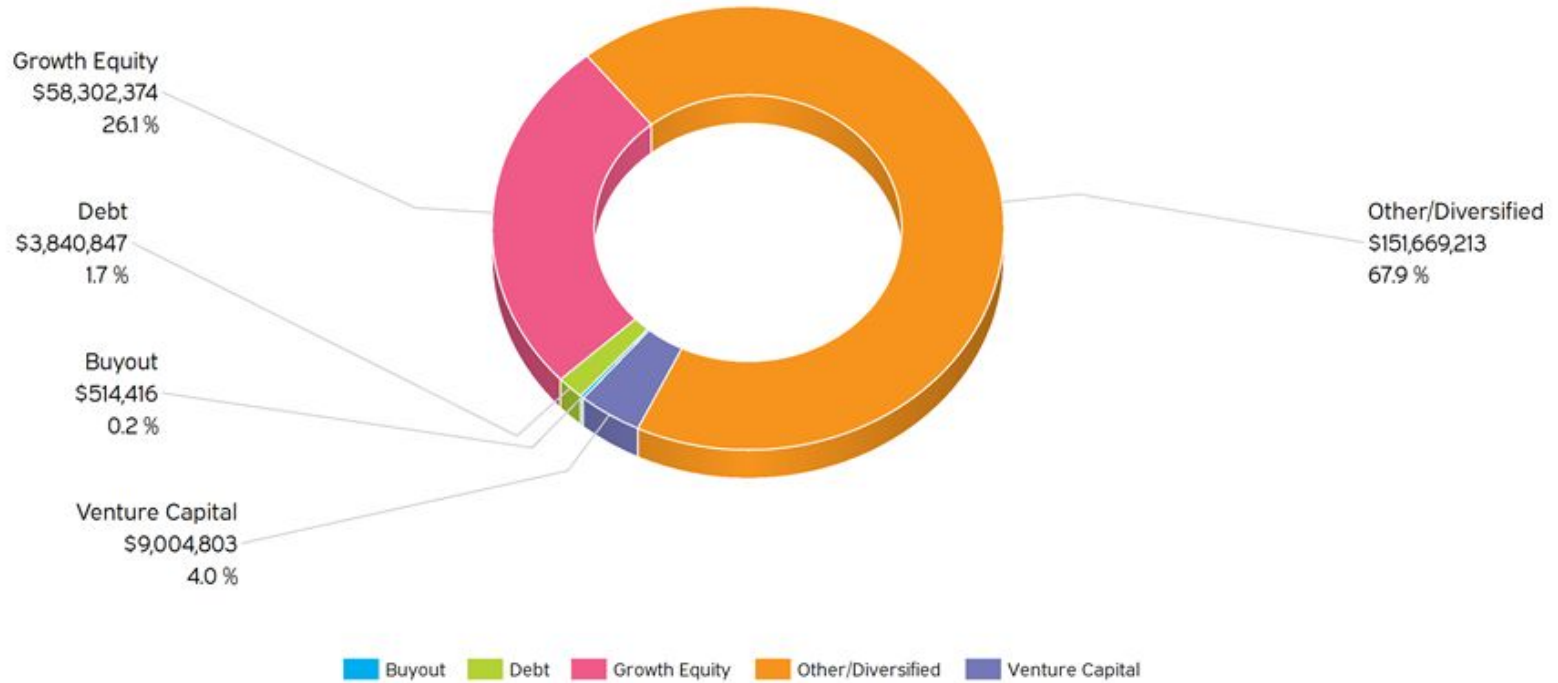
1. Private markets performance reflected is composed of active investments only.

2. The funds and figures above represent investments with unfunded capital commitments.



## Dallas Police & Fire Pension System Private Equity and Debt | As of June 30, 2023

Private Equity and Debt Investments as of June 30, 2023  
Market Value Allocation by Strategy

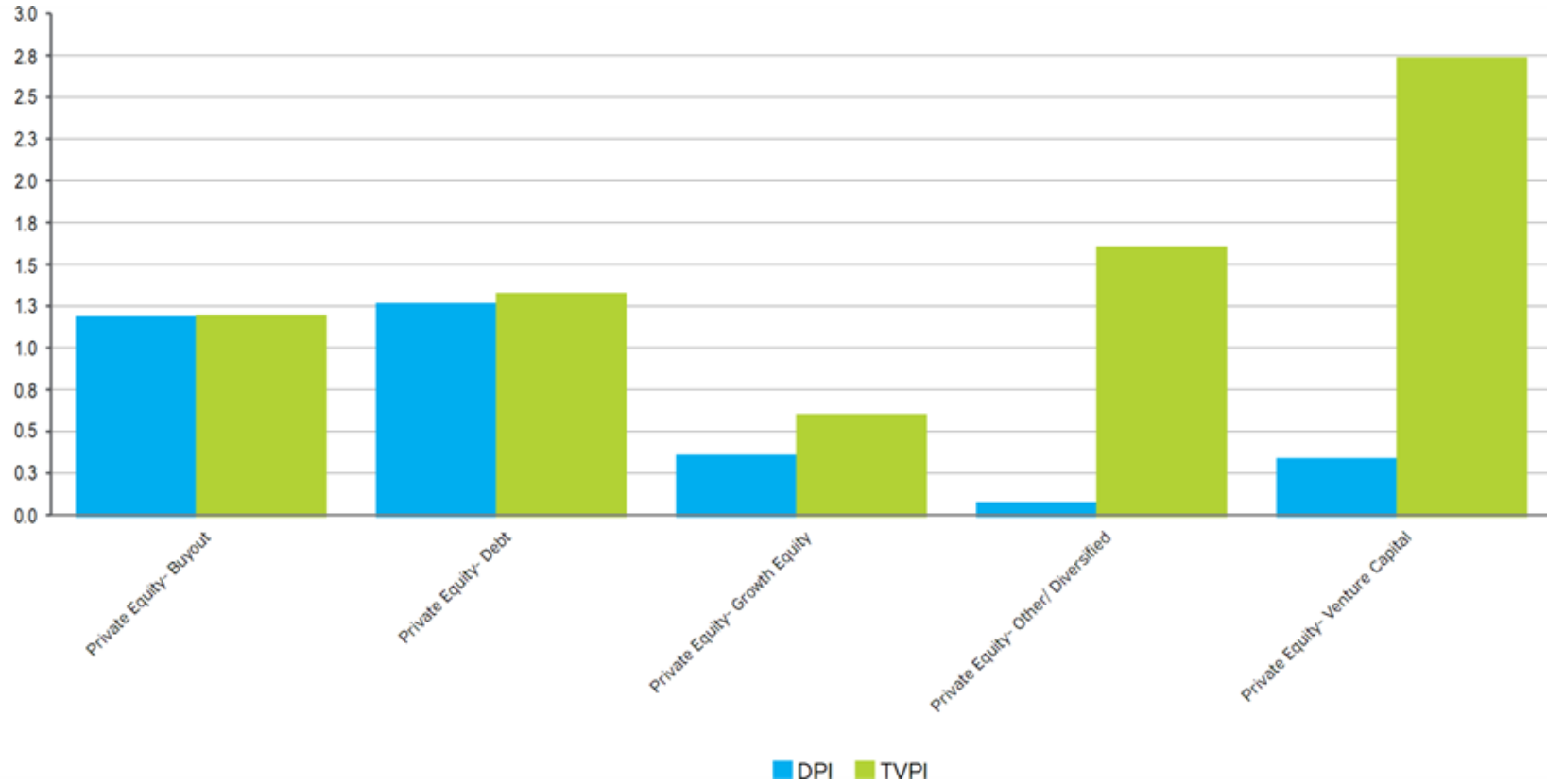




Dallas Police & Fire Pension System

Private Equity and Debt | As of June 30, 2023

Private Equity and Debt Investments as of June 30, 2023  
DPI and TVPI by Strategy



1. Private markets performance reflected is composed of active investments only.



## Dallas Police &amp; Fire Pension System

## Private Equity and Debt | As of June 30, 2023

Private Equity and Debt Investments Overview											
Active Funds		Commitments		Distributions & Valuations				Performance			
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
<b>Buyout</b>											
Huff Alternative Fund	2000	66,795,718	78,833,017	91,299,373	514,416	91,813,789	12,980,772	1.18	1.16	1.16	1.77
<b>Total Buyout</b>		<b>66,795,718</b>	<b>78,833,017</b>	<b>91,299,373</b>	<b>514,416</b>	<b>91,813,789</b>	<b>12,980,772</b>	<b>1.18</b>	<b>1.16</b>	<b>1.16</b>	<b>1.77</b>
<b>Debt</b>											
Highland Crusader Fund	2003	50,955,397	50,955,397	67,245,424	442,312	67,687,736	16,732,339	1.00	1.32	1.33	4.67
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	10,910,241	3,398,535	14,308,776	2,066,386	1.22	0.89	1.17	5.16
<b>Total Debt</b>		<b>60,955,397</b>	<b>63,197,787</b>	<b>78,155,665</b>	<b>3,840,847</b>	<b>81,996,512</b>	<b>18,798,725</b>	<b>1.04</b>	<b>1.24</b>	<b>1.30</b>	<b>4.70</b>
<b>Growth Equity</b>											
Hudson Clean Energy	2009	25,000,000	24,994,470	5,091,517	376,465	5,467,982	-19,526,488	1.00	0.20	0.22	-20.97
Lone Star CRA	2008	50,000,000	60,703,798	34,326,323	49,018,436	83,344,759	22,640,961	1.21	0.57	1.37	5.34
Lone Star Growth Capital	2006	16,000,000	26,679,375	17,064,533	0	17,064,533	-9,614,842	1.67	0.64	0.64	-20.47
Lone Star Opportunities V	2012	75,000,000	75,153,125	531,444	4,000,000	4,531,444	-70,621,681	1.00	0.01	0.06	-36.17
Lone Star Bridge Loan	2020	500,000	3,862,000	0	3,500,000	3,500,000	-362,000	7.72	0.00	0.91	-6.19
North Texas Opportunity Fund	2000	10,000,000	10,000,000	9,249,355	1,389,291	1,407,473	-8,592,527	1.00	0.92	0.14	0.68
<b>Total Growth Equity</b>		<b>176,500,000</b>	<b>201,392,768</b>	<b>66,263,172</b>	<b>58,284,192</b>	<b>115,316,191</b>	<b>-86,076,577</b>	<b>1.14</b>	<b>0.33</b>	<b>0.57</b>	<b>-6.65</b>
<b>Other/Diversified</b>											
Huff Energy Fund LP	2006	100,000,000	99,210,178	4,477,394	151,669,213	156,146,607	56,936,429	0.99	0.05	1.57	3.50
<b>Total Other/Diversified</b>		<b>100,000,000</b>	<b>99,210,178</b>	<b>4,477,394</b>	<b>151,669,213</b>	<b>156,146,607</b>	<b>56,936,429</b>	<b>0.99</b>	<b>0.05</b>	<b>1.57</b>	<b>3.50</b>
<b>Venture Capital</b>											
Industry Ventures Partnership IV	2016	5,000,000	3,754,985	1,159,889	9,004,803	10,164,692	6,409,707	0.75	0.31	2.71	21.93
<b>Total Venture Capital</b>		<b>5,000,000</b>	<b>3,754,985</b>	<b>1,159,889</b>	<b>9,004,803</b>	<b>10,164,692</b>	<b>6,409,707</b>	<b>0.75</b>	<b>0.31</b>	<b>2.71</b>	<b>21.93</b>
<b>Unclassified</b>											
Miscellaneous Private Equity Expenses	2016		202,896	45,200							
<b>Total Unclassified</b>			<b>202,896</b>	<b>45,200</b>							
<b>Total</b>		<b>409,251,115</b>	<b>446,591,631</b>	<b>241,400,692</b>	<b>223,313,471</b>	<b>464,714,163</b>	<b>18,122,532</b>	<b>1.09</b>	<b>0.54</b>	<b>1.04</b>	<b>0.46</b>

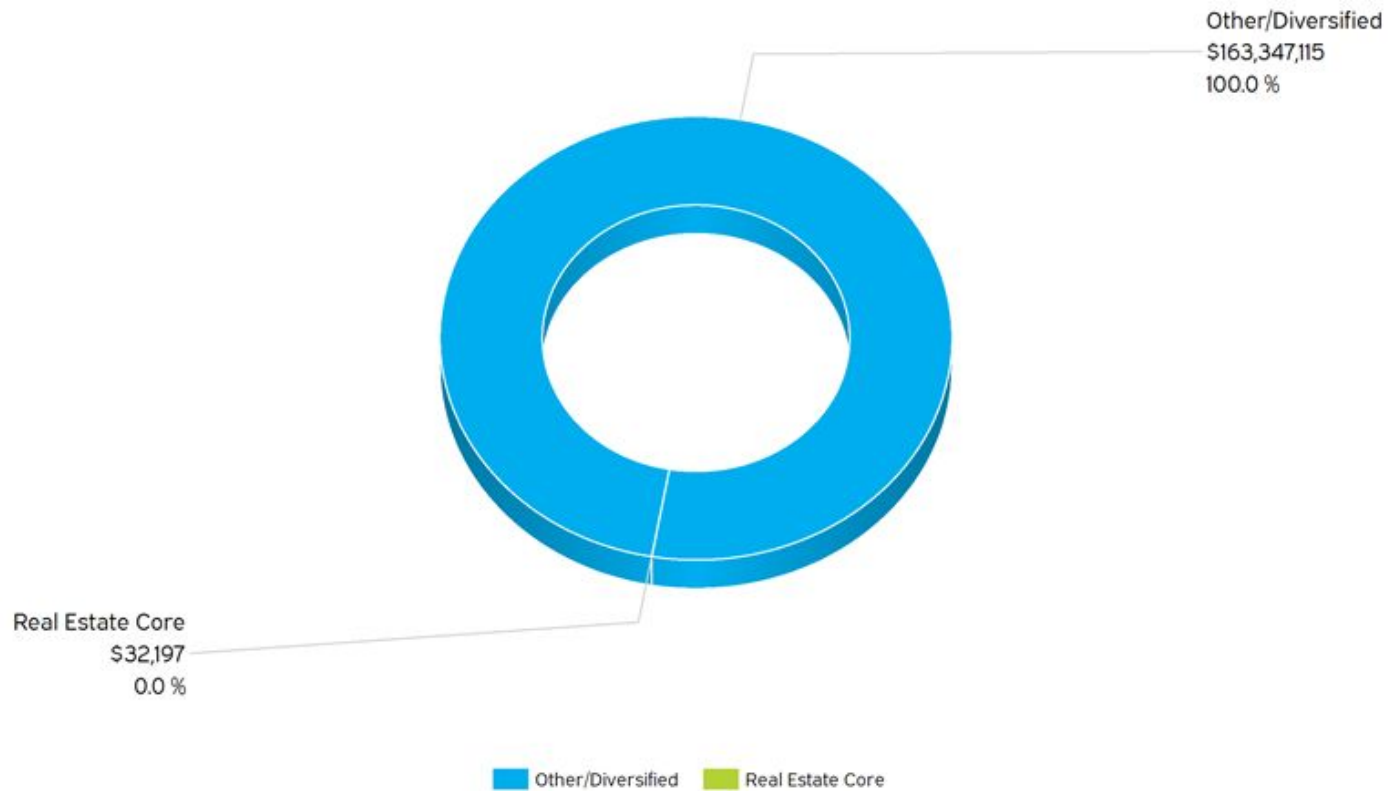
1. Private Markets performance reflected is composed of active investments only.
2. The "IRRs" listed for Lone Star Growth Capital and Lone Star Opportunities Fund V are since inception total return figures.
3. Hudson Clean Energy and Lone Star CRA shows 12/31/2021 NAVs cash flow adjusted through 6/30/2023.



## Dallas Police & Fire Pension System

Real Estate | As of June 30, 2023

### Real Estate Investments as of June 30, 2023 Market Value Allocation by Strategy



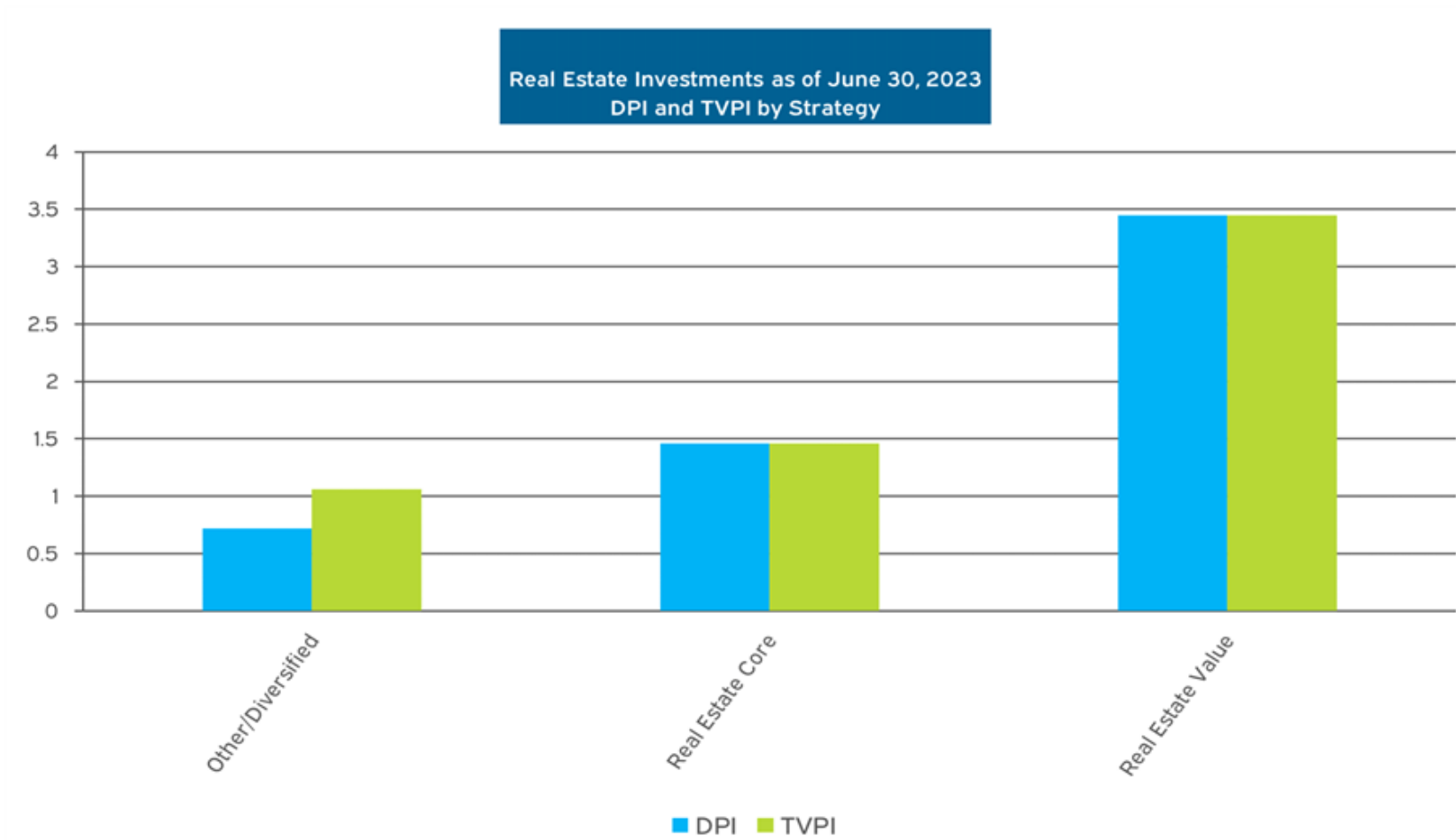
1. Other/Diversified is composed of direct real estate investments made by the fund.





## Dallas Police & Fire Pension System

Real Estate | As of June 30, 2023



1. Other/Diversified is composed of direct real estate investments made by the fund.

2. Private markets performance reflected is composed of active investments only.



Dallas Police & Fire Pension System

Real Estate | As of June 30, 2023

Real Estate Investments Overview										
Active Funds	Commitments		Valuations				Performance			
Investment Name	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Total Other/Diversified	486,049,173	486,049,173	350,490,211	163,347,115	513,837,326	27,788,153	1.00	0.72	1.06	0.63
Real Estate Core										
Total Real Estate Core	19,318,847	19,318,847	28,234,489	32,197	28,266,686	8,947,839	1.00	1.46	1.46	6.42
Real Estate Value										
Total Real Estate Value	10,000,000	1,221,446	4,217,011	0	4,217,011	2,995,565	0.12	3.45	3.45	24.58
<b>Total</b>	<b>515,368,020</b>	<b>506,758,017</b>	<b>383,718,705</b>	<b>163,379,312</b>	<b>547,098,017</b>	<b>40,340,000</b>	<b>0.98</b>	<b>0.76</b>	<b>1.08</b>	<b>0.86</b>

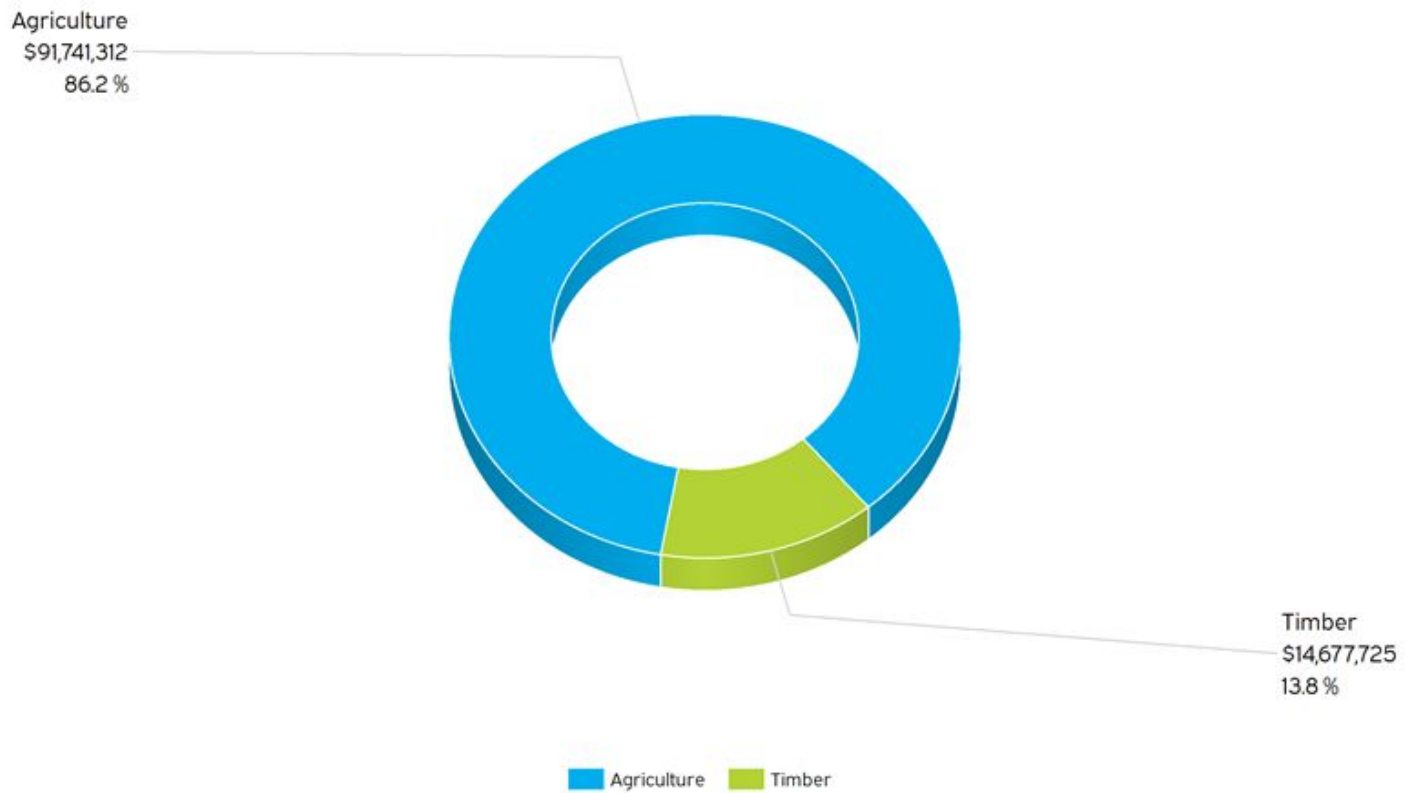
1. Private markets performance reflected is composed of active investments only.  
 2. Commitment value is equal to paid in capital for direct investments made outside of a traditional Limited Partnership fund structure.



### Dallas Police & Fire Pension System

Natural Resources | As of June 30, 2023

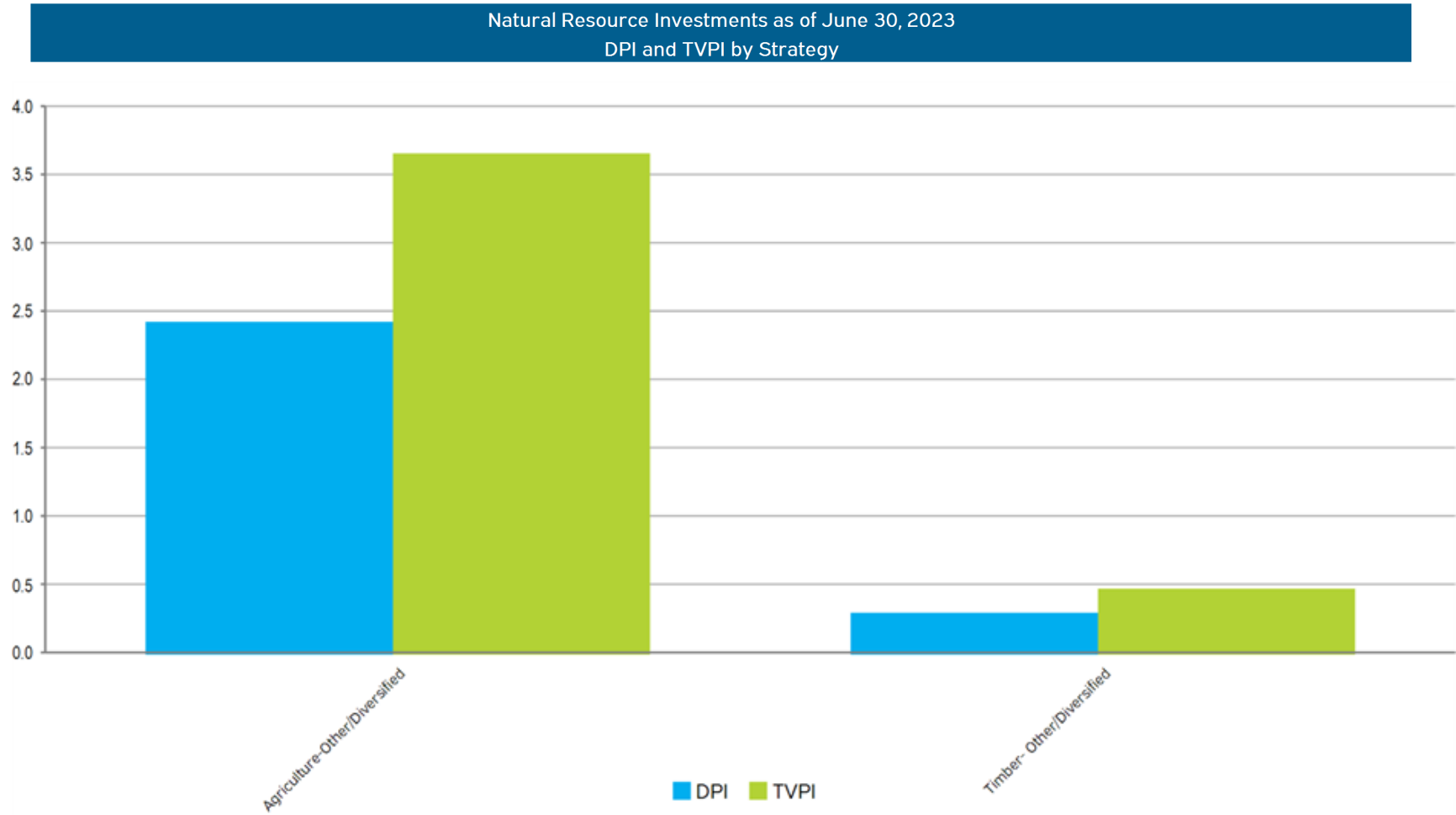
Natural Resources Investments as of June 30, 2023  
Market Value Allocation by Asset Class





Dallas Police & Fire Pension System

Natural Resources | As of June 30, 2023



- 1. Agriculture 'Other/Diversified' is composed of permanent and row crops exposure.
- 2. Timber 'Other/Diversified' is composed of domestic and global timber exposure.
- 3. Private markets performance reflected is composed of active investments only.



Dallas Police & Fire Pension System

Natural Resources | As of June 30, 2023

Natural Resource Investments Overview											
Active Funds		Commitments		Valuations				Performance			
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Unrealized Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
<b>Agriculture</b>											
Manulife Agricultural	1998	74,420,001	74,420,001	177,592,840	91,741,312	269,334,152	194,521,401	1.00	2.39	3.62	14.33
<b>Total Agriculture</b>		<b>74,420,001</b>	<b>74,420,001</b>	<b>177,592,840</b>	<b>91,741,312</b>	<b>269,334,152</b>	<b>194,521,401</b>	<b>1.00</b>	<b>2.39</b>	<b>3.62</b>	<b>14.33</b>
<b>Timber</b>											
BTG Pactual	2006	82,985,536	83,050,533	21,150,000	14,677,725	35,827,725	-48,017,994	1.00	0.25	0.43	-9.95
<b>Total Timber</b>		<b>82,985,536</b>	<b>83,050,533</b>	<b>21,150,000</b>	<b>14,677,725</b>	<b>35,827,725</b>	<b>-48,017,994</b>	<b>1.00</b>	<b>0.25</b>	<b>0.43</b>	<b>-9.95</b>
<b>Total</b>		<b>157,405,537</b>	<b>157,470,534</b>	<b>198,742,840</b>	<b>106,419,037</b>	<b>305,161,877</b>	<b>146,503,407</b>	<b>1.00</b>	<b>1.26</b>	<b>1.94</b>	<b>8.75</b>

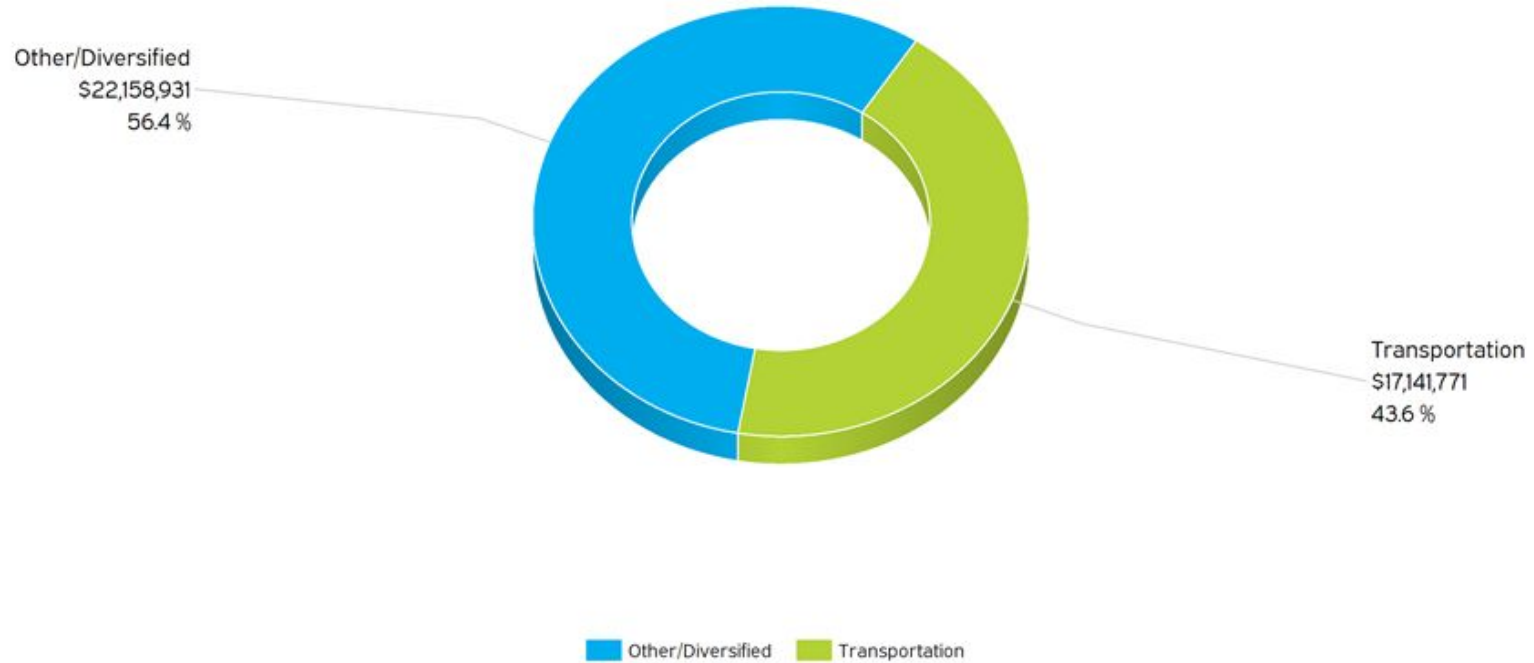
1. Private markets performance reflected is composed of active investments only.  
 2. Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.  
 3. Manulife Agriculture was previously known as Hancock Agriculture Fund.



## Dallas Police & Fire Pension System

Infrastructure | As of June 30, 2023

### Infrastructure Investments as of June 30, 2023 Market Value Allocation by Strategy

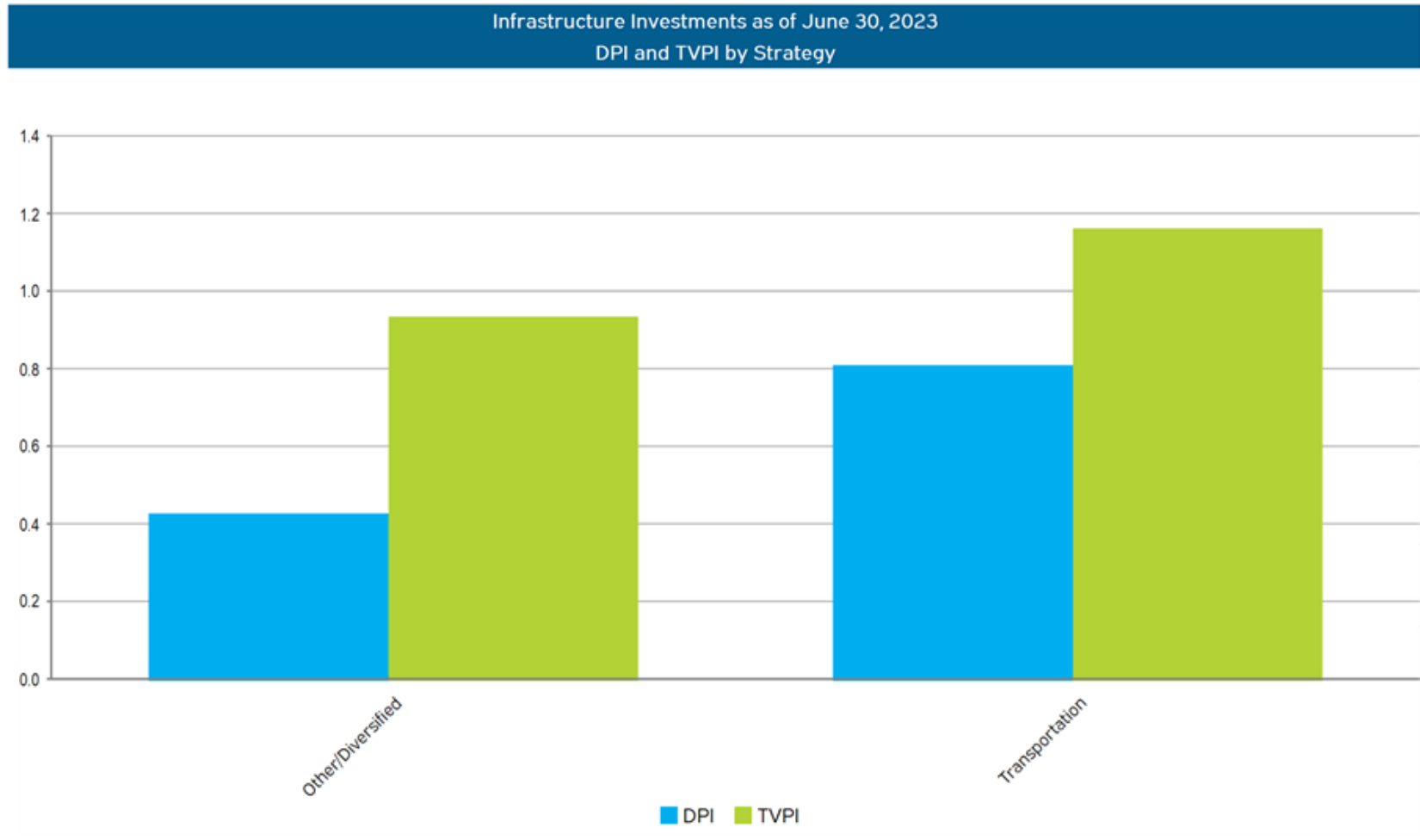


<sup>1</sup>'Other/Diversified' is composed of various operating and developing infrastructure project exposure.



### Dallas Police & Fire Pension System

Infrastructure | As of June 30, 2023



1. Other/Diversified' is composed of various operating and developing infrastructure project exposure.  
2. Private markets performance reflected is composed of active investments only.



Dallas Police & Fire Pension System

Infrastructure | As of June 30, 2023

Infrastructure Investments Overview											
Active Funds		Commitments		Distributions & Valuations				Performance			
Investment Name	Vintage Year	Commitment (\$)	Paid-In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
<b>Infrastructure</b>											
TRG AIRRO	2008	37,000,000	35,021,106	18,054,261	17,488,478	35,542,739	521,633	0.95	0.52	1.01	-1.13
TRG AIRRO II	2013	10,000,000	8,663,110	58,731	4,670,453	4,729,184	-3,933,926	0.87	0.01	0.55	-4.71
JPM Maritime Fund, LP	2009	50,000,000	48,641,857	38,769,416	17,141,771	55,911,187	7,269,330	0.97	0.80	1.15	2.22
<b>Total Infrastructure</b>		<b>97,000,000</b>	<b>92,326,072</b>	<b>56,882,408</b>	<b>39,300,702</b>	<b>96,183,110</b>	<b>3,857,037</b>	<b>0.95</b>	<b>0.62</b>	<b>1.04</b>	<b>0.42</b>

1. Private markets performance reflected is composed of active investments only.



**Private Markets Review  
List of Completed Funds**



Dallas Police & Fire Pension System

Private Markets Review | As of June 30, 2023

Total Real Assets Program												
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addnl Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRR
AEW Creative Holdings	2007	13,035,849	13,035,849	0	0	0	0	0	-13,035,849	0.00	0.00	N/A
Barings Lake Luciana	2006	95,025,191	95,025,191	0	0	17,872,293	0	17,872,293	-77,152,898	0.19	0.19	-19.89%
Barings Lake P&F Real Estate	2010	18,112,486	18,112,486	0	0	4,227,991	0	4,227,991	-13,884,495	0.23	0.23	-15.79%
Bentall Green Oak	2004	20,269,554	20,269,554	0	0	34,650,146	0	34,650,146	14,380,592	1.71	1.71	5.63%
BTG U.S. Timberland	2007	22,230,000	22,230,000	0	0	33,065,920	0	33,065,920	10,835,920	1.49	1.49	4.82%
CDK Multifamily I	2014	10,559,876	10,617,376	0	0	10,025,434	0	10,025,434	-591,942	0.94	0.94	-1.99%
Clarion 1210 South Lamar	2014	10,500,000	10,201,489	0	0	13,214,065	0	13,214,065	3,012,576	1.30	1.30	12.85%
Clarion 4100 Harry Hines Land	2006	3,088,810	3,092,788	0	0	3,641,946	0	3,641,946	549,158	1.18	1.18	1.69%
Clarion Beat Lofts	2005	8,729,783	8,730,183	0	0	1,137,817	0	1,137,817	-7,592,366	0.13	0.13	-30.76%
Clarion Bryan Street Lofts	2005	5,112,048	5,112,048	0	0	4,163,659	0	4,163,659	-948,389	0.81	0.81	-2.23%
Clarion Four Leaf	2005	16,892,767	16,892,767	0	0	3,733,148	0	3,733,148	-13,159,619	0.22	0.22	-39.69%
Clarion The Tribute	2007	29,929,676	29,929,676	0	0	47,138,778	0	47,138,778	17,209,102	1.57	1.57	4.84%
Forest Investment Associates	1992	59,649,696	59,649,696	0	0	104,895,920	0	104,895,920	45,246,224	1.76	1.76	7.4%
Hearthstone Dry Creek	2005	52,303,043	52,303,043	0	0	8,973,059	0	8,973,059	-43,329,984	0.17	0.17	-38.78%
Hearthstone Project Holdings	2005	155,158,158	155,158,158	0	0	42,739,602	0	42,739,602	-112,418,556	0.28	0.28	-13.40%
Hearthstone MS II Homebuilding Investors	1999	10,000,000	7,973,058	0	0	10,989,565	0	10,989,565	3,016,507	1.38	1.38	26.70%
Hearthstone Nampa	2006	1,666,284	1,666,284	0	0	2,562,654	0	2,562,654	-9,103,630	0.22	0.22	-31.90%
JP Morgan Infrastructure Investments Fund	2007	37,000,000	37,000,000	0	-5,658	44,302,131	0	44,302,131	7,307,789	1.20	1.20	2.48%
L&B Realty Advisors Beach Walk	2006	33,013,796	33,013,796	0	0	36,752,690	0	36,752,690	3,738,894	1.11	1.11	2.19%
L&B Realty Advisors KO Olina	2008	28,609,658	28,609,658	0	0	30,529,136	0	30,529,136	1,919,478	1.07	1.07	1.1%
L&B Realty Advisors West Bay Villas	2007	8,712,411	8,712,411	0	0	3,785,480	0	3,785,480	-4,926,931	0.43	0.43	-8.29%
LBJ Infrastructure Group Holdings, LLC (LBJ)	2009	50,000,000	44,346,229	0	0	77,892,000	0	77,892,000	33,545,771	1.76	1.76	12.77%
Lone Star Fund III (U.S.), L.P.	2000	20,000,000	19,827,576	0	0	40,701,250	0	40,701,250	20,873,674	2.05	2.05	31.88%
Lone Star Fund IV (U.S.), L.P.	2001	20,000,000	19,045,866	0	0	43,898,442	0	43,898,442	24,852,576	2.30	2.30	30.15%
Lone Star Fund V (U.S.), L.P.	2005	22,500,000	22,275,229	0	0	20,605,895	0	20,605,895	-1,669,334	0.93	0.93	-1.4%
Lone Star Fund VI (U.S.), L.P.	2008	25,000,000	20,034,018	0	0	31,712,968	0	31,712,968	11,678,950	1.58	1.58	21.76%
Lone Star Real Estate Fund (U.S.), L.P.	2008	25,000,000	20,743,769	0	0	25,403,707	0	25,403,707	4,659,938	1.22	1.22	5.15%
Lone Star Real Estate Fund II	2011	25,000,000	22,169,907	0	0	32,789,371	0	32,789,371	10,619,464	1.48	1.48	24.73%
Lone Star Real Estate Fund III	2014	25,000,000	23,490,784	0	0	26,638,028	0	26,638,028	3,147,244	1.13	1.13	8.20%
Museum Tower	2006	126,387,820	126,387,820	0	0	133,408,439	0	133,408,439	7,020,619	1.00	1.00	1.79%
M&G Real Estate Debt Fund II	2013	29,808,841	21,523,663	0	0	17,088,107	0	17,088,107	-4,435,556	0.79	0.79	-15.04%
NTE 3a-3b	2012	50,000,000	23,794,565	0	0	28,186,978	0	28,186,978	-4,392,413	1.18	1.18	16.03%
NTE Mobility Partners Holding, LLC (NTE)	2009	50,000,000	43,397,054	0	0	105,890,000	0	105,890,000	62,492,946	2.44	2.44	19.33%
Olympus II-Hyphen Solutions	2007	836,511	836,511	0	0	1,418,149	0	1,418,149	581,638	1.70	1.70	5.96%
PGF Housing IV	2006	134,015,889	134,015,889	0	0	83,179,802	0	83,179,802	-50,836,087	0.62	0.62	-8.44%
RREEF North American Infrastructure Fund	2007	50,000,000	50,000,000	0	846,289	55,238,755	0	55,238,755	4,392,466	1.09	1.09	12.59%
Sungate	2005	6,481,568	6,481,568	0	0	308,624	0	308,624	-6,172,944	0.05	0.05	-22.30%
Tucson Loan	2014	4,500,000	4,500,000	0	0	5,082,785	0	5,082,785	582,785	1.13	1.13	5.75%
<b>Total Completed Funds</b>		<b>1,314,129,715</b>	<b>1,250,205,959</b>	<b>0</b>	<b>840,631</b>	<b>1,187,844,734</b>	<b>0</b>	<b>1,187,844,734</b>	<b>-63,201,856</b>	<b>0.95</b>	<b>0.95</b>	



## Dallas Police &amp; Fire Pension System

## Private Markets Review | As of June 30, 2023

Private Equity & Debt Funds												
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtl Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRR
Ashmore Global Special Situations Fund IV	2007	70,000,000	70,012,300	0	0	39,652,711	0	39,652,711	-30,359,589	0.57	0.57	-10.12%
BankCap Partners Fund I	2007	20,000,000	20,000,000	0	0	24,960,986	0	24,960,986	4,960,986	1.25	1.25	2.58%
BankCap Partners Opportunity Fund, LP	2013	20,000,000	19,587,052	0	0	18,266,454	0	18,266,454	-1,320,598	0.93	0.93	-5.69%
CDK Southern Cross	2008	1,535,316	1,535,316	0	0	0	0	0	-1,535,316	0.00	0.00	-20.08%
Highland Credit Ops	2006	35,348,165	35,348,165	0	0	29,994,190	0	29,994,190	-5,353,975	0.85	0.85	-2.06%
HM Capital Sector Performance Fund	2008	47,300,000	44,354,248	0	1,933,378	39,792,545	0	39,792,545	-6,495,081	0.86	0.86	-4.01%
Huff Alternative Income Fund	1994	40,000,000	40,000,000	0	2,018,676	66,940,198	0	66,940,198	24,921,522	1.59	1.59	17.82%
Kainos Capital Partners, L.P.	2013	35,000,000	30,316,015	0	0	43,263,688	0	43,263,688	12,947,673	1.43	1.43	24.76%
Levine Leichtman Capital Partners IV	2008	50,000,000	38,009,085	0	0	78,916,788	0	78,916,788	40,907,703	2.08	2.08	20.12%
Levine Leichtman Capital Partners V, L.P.	2013	25,000,000	19,181,272	0	-4,405	24,506,336	0	24,506,336	5,329,469	1.28	1.28	15.26%
Levine Leichtman Deep Value Fund	2006	75,000,000	75,000,000	0	11,025,662	88,688,224	0	88,688,224	2,662,562	1.03	1.03	0.73%
Levin Leichtman Private Capital Solutions II, L.P.	2012	25,000,000	17,961,807	0	-175	18,691,764	0	18,691,764	730,132	1.04	1.04	1.30%
Lone Star Fund IX (U.S.), L.P.	2014	35,000,000	24,241,467	0	0	23,459,730	0	23,459,730	-781,737	0.97	0.97	-3.28%
Lone Star Fund VII (U.S.), L.P.	2011	25,000,000	23,469,024	0	0	41,624,566	0	41,624,566	18,155,542	1.77	1.77	47.54%
Lone Star Fund VIII (U.S.), L.P.	2013	25,000,000	22,564,537	0	0	28,017,551	0	28,017,551	5,453,014	1.24	1.24	16.26%
Merit Energy Partners E-I	2004	7,018,930	7,031,052	0	-1,741	14,975,776	0	14,975,776	7,946,465	2.13	2.13	14.48%
Merit Energy Partners F-I	2005	8,748,346	8,749,275	0	0	3,801,206	0	3,801,206	-4,948,069	0.43	0.43	-17.19%
Merit Energy Partners G, LP	2008	39,200,000	39,320,050	0	0	26,756,651	0	26,756,651	-12,563,399	0.68	0.68	-9.96%
Merit Energy Partners H, LP	2010	10,000,000	10,033,415	0	0	6,870,451	0	6,870,451	-3,162,964	0.68	0.68	-13.78%
Oaktree Fund IV	2001	50,000,000	50,000,000	0	0	82,516,590	0	82,516,590	32,516,590	1.65	1.65	28.36%
Oaktree Loan Fund 2X	2007	60,000,000	60,004,628	0	0	65,066,951	0	65,066,951	5,062,323	1.08	1.08	2.24%
Oaktree Power Fund III	2011	30,000,000	16,167,147	0	0	23,839,959	0	23,839,959	7,672,812	1.47	1.47	12.35%
Pharos Capital Co-Investment, LLC	2007	20,000,000	20,000,000	0	0	10,019,157	0	10,019,157	-9,980,843	0.50	0.50	-9.92%
Pharos Capital Co-Investment, LP	2008	40,000,000	40,000,000	0	0	67,459,271	0	67,459,271	27,459,271	1.69	1.69	8.42%
Pharos Capital Partners IIA, L.P.	2005	20,000,000	20,080,306	0	0	17,715,199	0	17,715,199	-2,365,107	0.88	0.88	-2.39%
Pharos Capital Partners III, LP	2012	50,000,000	28,397,038	0	-54,286	20,196,932	0	20,196,932	-8,145,820	0.71	0.71	-19.95%
Yellowstone Capital	2008	5,283,254	5,112,307	0	0	1,465,725	0	1,465,725	-3,646,582	0.29	0.29	-31.26%
<b>Total Completed Funds</b>		<b>869,434,011</b>	<b>786,475,506</b>	<b>0</b>	<b>14,917,109</b>	<b>907,459,599</b>	<b>0</b>	<b>907,459,599</b>	<b>106,066,984</b>	<b>1.13</b>	<b>1.13</b>	



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