

PSERS Real Estate Data as of 12/31/2017

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Investment	Vintage Year	Commitment	Contributions	Distributions	Valuation	IRR	Multiple
PSERS Real Estate Internal Program	2013	51,000,000	49,641,358	78,597,985	Not Disclosed		
PSERS Real Estate Internal Program	2014	26,371,558	26,891,014	28,187,615	Not Disclosed		
PSERS Real Estate Internal Program	2015	43,403,827	30,310,321	14,615,232	Not Disclosed		
PSERS Real Estate Internal Program	2016	42,000,000	36,688,889	5,434,285	Not Disclosed		
PSERS Real Estate Internal Program	2017	67,929,506	47,171,484	4,271,264	46,099,497	13.28	1.07
AG Core Plus Realty Fund III, L.P.	2011	75,000,000	69,891,472	95,909,668	24,383,134	22.95	1.72
AG Core Plus Realty Fund IV, L.P.	2015	100,000,000	47,799,097	3,750,000	50,324,852	8.80	1.13
Almanac Realty Securities V, L.P.	2007	100,000,000	98,725,324	142,929,711	Not Disclosed		
Almanac Realty Securities VI, L.P.	2012	100,000,000	61,726,633	49,537,061	Not Disclosed		
Almanac Realty Securities VII, L.P.	2015	100,000,000	61,877,468	12,632,900	59,578,591	14.11	1.17
Apollo Real Estate Finance Corp	2006	150,000,000	150,183,055	101,655,160	Not Disclosed		
AREFIN Co-Invest Corporation	2008	83,000,000	69,192,000	97,050,942	-	12.08	1.40
Ares European Real Estate Fund III, L.P.	2007	120,220,000	134,757,455	138,038,005	12,088,125	2.58	1.11
Ares European Real Estate Fund IV, L.P.	2013	100,000,000	92,358,011	40,119,613	69,798,448	15.79	1.19
Ares U.S. Real Estate Fund VII, L.P.	2008	150,000,000	146,260,697	226,674,804	18,649,255	15.16	1.68
Ares U.S. Real Estate Fund VIII, L.P.	2013	75,000,000	68,677,939	15,349,800	66,241,533	14.47	1.19
AvalonBay Value Added Fund II, L.P.	2009	100,000,000	89,100,000	142,741,320	-	11.66	1.60
AvalonBay Value Added Fund, L.P.	2004	75,000,000	75,000,000	97,028,050	-	4.47	1.29
Avenue Real Estate Fund (Parallel) L.P.	2006	100,000,000	94,193,695	24,886,878	62,221,698	(0.87)	0.92
Beacon Capital Strategic Partners V, L.P.	2007	200,000,000	180,000,000	114,723,832	-	(7.83)	0.64
Bell Institutional Fund IV, LLC	2011	75,000,000	72,781,666	85,101,971	55,892,368	18.29	1.94
Bell Institutional Fund V, L.P.	2013	75,000,000	71,356,214	8,786,978	86,017,550	13.56	1.33
Bell Institutional Fund VI, L.P.	2016	75,000,000	13,064,760	105,318	12,294,339	(10.32)	0.95
BlackRock Asia Property Fund III, L.P.	2007	174,293,186	134,983,698	157,562,832	Not Disclosed		
BlackRock Europe Property Fund III, L.P.	2007	120,220,000	126,812,713	141,065,078	Not Disclosed		
Blackstone Real Estate Debt Strategies II, L.P.	2013	100,000,000	101,827,092	90,963,819	28,100,383	9.91	1.17
Blackstone Real Estate Debt Strategies III, L.P.	2016	100,000,000	30,039,097	4,464,641	28,504,823	16.74	1.10
Blackstone Real Estate Partners Europe III, L.P.	2009	240,440,000	267,026,107	318,485,626	105,238,506	13.36	1.59
Blackstone Real Estate Partners Europe IV, L.P.	2013	100,000,000	93,463,166	67,045,105	68,208,939	16.66	1.45
Blackstone Real Estate Partners V, L.P.	2006	200,000,000	214,491,119	366,984,739	55,653,407	11.14	1.97
Blackstone Real Estate Partners VI, L.P.	2007	400,000,000	435,603,077	814,440,776	67,022,147	13.28	2.02
Blackstone Real Estate Partners VII, L.P.	2011	300,000,000	364,222,108	336,154,583	255,021,421	18.98	1.62
Blackstone Real Estate Partners VIII, L.P.	2015	300,000,000	177,729,528	57,240,505	162,980,347	17.97	1.24
BPG Investment Partnership IV, L.P.	1997	75,000,000	73,781,475	149,243,645	-	15.91	2.02
BPG Investment Partnership V, L.P.	1999	50,000,000	47,112,231	86,720,358	-	10.40	1.84

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BPG Investment Partnership VI, L.P.	2002	87,500,000	84,251,339	146,688,639	-	13.73	1.74
BPG/PSERS Co-Investment Fund	2001	100,000,000	65,703,742	171,843,849	Not Disclosed		
Broadway Partners Real Estate Fund II, L.P.	2006	125,000,000	124,057,276	42,250,785	-	(13.40)	0.34
Broadway Partners Real Estate Fund III, L.P.	2007	166,182,500	167,153,228	26,062,382	-	(23.26)	0.16
Brookfield Strategic Real Estate Partners II, L.P.	2015	200,000,000	121,750,959	7,606,509	132,282,000	12.78	1.15
Brookfield Strategic Real Estate Partners, L.P.	2012	200,000,000	223,744,598	198,759,953	204,198,912	21.68	1.80
Cabot Industrial Core Fund, L.P.	2015	150,000,000	147,291,000	7,555,198	161,516,869	14.99	1.15
Cabot Industrial Value Fund III, L.P.	2008	100,000,000	81,671,500	123,228,895	-	21.93	1.51
Cabot Industrial Value Fund IV, L.P.	2013	75,000,000	72,682,500	18,507,035	90,757,242	26.29	1.50
Cabot Industrial Value Fund V, L.P.	2016	100,000,000	3,871,500	750,000	3,364,751	6.59	1.06
Carlyle Europe Real Estate Partners III, L.P.	2007	240,440,000	281,382,652	213,608,283	-	(6.64)	0.76
Carlyle Realty Partners III, L.P.	2000	141,016,667	115,238,044	275,673,351	Not Disclosed		
Carlyle Realty Partners IV, L.P.	2005	130,000,000	188,631,902	161,581,870	98,509,521	4.98	1.38
Carlyle Realty Partners V, L.P.	2007	300,000,000	366,458,213	433,234,317	96,119,796	9.15	1.44
Carlyle Realty Partners VI, L.P.	2011	200,000,000	190,609,795	258,325,615	46,488,316	22.05	1.60
Carlyle Realty Partners VII, L.P.	2014	100,000,000	77,984,793	14,682,447	78,686,855	12.40	1.20
Carlyle Realty Partners VIII, L.P.	2017	200,000,000	673,870	-	Not Disclosed		
Centerline Diversified Risk CMBS Fund, LLC	2002	90,000,000	90,172,793	144,456,715	-	25.14	1.60
Centerline High Yield CMBS III - Loan/Stock	2008	90,000,000	90,000,000	43,005,353	Not Disclosed		
Cornerstone Patriot Fund, L.P.	2008	100,000,000	100,000,000	84,528,761	-	(4.54)	0.85
DLJ Real Estate Capital Partners III, L.P.	2005	150,000,000	166,612,777	159,078,845	-	(0.85)	0.95
DLJ Real Estate Capital Partners IV, L.P.	2007	250,000,000	278,258,210	292,756,666	-	1.35	1.05
DLJ Real Estate Partners II, L.P.	1999	200,000,000	185,945,362	305,260,609	-	17.82	1.64
DRA Growth and Income Fund IX, LLC	2016	100,000,000	35,595,935	3,880,579	35,406,601	19.67	1.10
DRA Growth and Income Fund VI, L.P.	2007	148,200,000	97,385,694	150,165,313	15,682,758	10.79	1.70
DRA Growth and Income Fund VII, L.P.	2011	100,000,000	104,060,000	127,242,297	66,909,851	19.53	1.87
DRA Growth and Income Fund VIII, LLC	2014	100,000,000	97,948,725	30,798,203	91,060,291	12.65	1.24
Exeter Core Industrial Club Fund II, L.P.	2016	100,000,000	40,204,083	3,247,895	43,141,616	14.42	1.15
Exeter Industrial Value Fund II, L.P.	2011	75,000,000	73,539,355	137,621,304	9,244,980	30.22	2.00
Exeter Industrial Value Fund III, L.P.	2014	75,000,000	72,748,636	16,308,884	83,130,372	17.90	1.37
Exeter Industrial Value Fund IV, L.P.	2017	100,000,000	10,000,000	-	10,038,852	0.39	1.00
Fillmore West Fund, L.P.	2008	100,000,000	97,807,786	100,788,918	-	0.50	1.03
Fortress Investment Fund IV L.P.	2006	100,000,000	100,976,805	53,183,529	45,521,306	(0.26)	0.98
Fortress Investment Fund LLC	2000	200,000,000	195,446,950	533,133,561	Not Disclosed		
Fortress Investment Fund V (Fund A) L.P.	2007	200,000,000	195,531,972	133,911,866	139,498,050	4.23	1.40

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Hines U.S. Office Value Added Fund, L.P.	2004	100,000,000	104,317,359	157,189,721	-	17.11	1.51
JPMCB Strategic Property Fund	2007	100,000,000	25,000,000	7,682,905	28,530,487	4.11	1.45
LAI Strategic Realty Investors, L.P.	1996	150,000,000	150,000,000	266,939,860	Not Disclosed		
Latitude Management Real Estate Capital III, Inc.	2012	75,000,000	69,908,811	21,310,212	71,821,308	9.46	1.33
LCCG Diversified Risk CMBS Fund II, LLC	2004	90,000,000	90,000,000	71,781,397	-	(12.61)	0.80
LCCG High Yield CMBS Fund III, LLC	2007	146,000,000	146,526,049	-	-	(95.57)	-
LCCG R E Special Situations Mortgage Fund	2006	133,875,000	133,627,886	37,280,262	-	(24.16)	0.28
Legg Mason Real Estate Capital	2002	57,640,625	56,934,991	57,817,067	-	0.62	1.02
Legg Mason Real Estate Capital II	2005	100,000,000	97,396,136	139,974,581	Not Disclosed		
LEM Multifamily Senior Equity Fund IV, L.P.	2015	75,000,000	33,750,000	3,935,728	38,773,467	22.91	1.27
LEM RE HY Debt & Pfd Equity Fund III, L.P.	2012	75,000,000	75,000,000	88,208,102	48,618,415	25.10	1.82
LEM Real Estate Mezzanine Fund II, L.P.	2006	75,000,000	60,000,000	68,619,545	Not Disclosed		
LF Strategic Realty Investors II, L.P.	1997	150,000,000	149,999,997	177,137,916	-	1.52	1.18
Lubert-Adler Real Estate Fund II	1998	50,000,000	50,389,205	74,591,477	-	9.38	1.48
Lubert-Adler Real Estate Fund III	2000	150,000,000	150,018,382	226,708,124	-	16.42	1.51
Lubert-Adler Real Estate Fund IV	2004	100,000,000	97,646,305	63,056,593	-	(7.52)	0.65
Lubert-Adler Real Estate Fund V	2006	100,000,000	93,743,009	39,366,128	-	(10.54)	0.42
Lubert-Adler Real Estate Fund VI	2007	150,000,000	142,913,507	142,652,133	-	(0.05)	1.00
Madison Marquette Retail Enhancement Fund L.P.	2007	100,000,000	97,157,748	89,144,050	-	(1.66)	0.92
Morgan Stanley Real Estate Fund II	1995	150,000,000	156,162,032	359,617,266	-	22.30	2.30
North Haven Real Estate Fund IV Spec Dom	2002	100,000,000	113,898,771	131,599,738	-	7.00	1.16
North Haven Real Estate Fund IV Spec Intl	2001	200,000,000	216,349,548	474,517,677	-	33.48	2.19
North Haven Real Estate Fund V Spec Intl	2005	200,000,000	231,798,406	285,311,204	-	7.99	1.23
North Haven Real Estate Fund V U.S.	2006	150,000,000	189,966,173	60,700,195	-	(18.46)	0.32
North Haven Real Estate Fund VI Spec Intl	2006	400,000,000	463,896,384	147,394,687	-	(16.57)	0.32
North Haven Real Estate Fund VII Global, L.P.	2007	309,636,000	299,075,048	376,484,843	-	9.14	1.26
O'Connor North American Property Partners II L.P.	2007	132,142,857	133,689,297	108,917,811	-	(3.90)	0.81
O'Connor North American Property Partners, L.P.	2004	100,000,000	112,110,540	93,954,252	-	(2.37)	0.84
Paladin Realty Latin America Investors III, L.P.	2008	113,583,333	111,853,114	71,285,222	-	(14.35)	0.64
Paramount Group Real Estate Fund VII, L.P.	2014	100,000,000	45,306,096	42,552,245	Not Disclosed		
Peabody Global Real Estate Partners	1998	100,000,000	89,031,934	157,970,158	Not Disclosed		
Pramerica Real Estate Capital VI, L.P.	2016	101,430,000	36,192,669	6,450,277	31,243,391	3.06	1.04
Prime Property Fund LLC	2006	100,000,000	50,000,000	50,130,851	-	0.06	1.00
PRISA	2006	100,000,000	100,000,000	43,152,693	110,140,388	4.56	1.53
ProLogis North American Industrial Fund, L.P.	2006	200,000,000	196,687,767	241,328,905	-	3.57	1.23

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PSERS YES Holdings, L.P.	2016	179,640,000	179,640,000	13,537,670	226,145,863	23.95	1.33
RCG Longview Debt Fund IV, L.P.	2007	175,000,000	199,271,514	240,857,884	Not Disclosed		
RCG Longview Debt Fund V, L.P.	2013	75,000,000	57,420,488	50,920,589	29,576,232	11.63	1.40
RCG Longview Debt Fund VI, L.P.	2017	75,000,000	15,134,741	-	15,547,082	6.97	1.03
RCG Longview Equity Fund, L.P.	2006	125,000,000	90,261,692	112,407,033	8,023,596	4.88	1.33
RREEF America REIT II, Inc.	2006	100,000,000	27,914,589	28,645,077	-	1.32	1.03
Senior Housing Partnership Fund IV, L.P.	2011	100,000,000	88,380,802	45,738,323	101,272,371	15.44	1.66
Senior Housing Partnership Fund V, L.P.	2015	100,000,000	47,108,560	1,805,182	53,533,270	11.62	1.17
Silverpeak Legacy Pension Partners II, L.P.	2005	200,000,000	208,603,074	228,690,763	-	1.92	1.10
Silverpeak Legacy Pension Partners III, L.P.	2007	300,000,000	138,727,879	52,627,938	-	(14.51)	0.38
Silverpeak Legacy/PSERS, L.P.	2000	300,000,000	139,805,817	284,648,330	7,675,705	20.17	2.09
Stockbridge RE Fund III Co-Investment	2013	49,870,000	49,870,000	94,466,076	-	21.25	1.89
Stockbridge Real Estate Fund II - Senior Note	2010	20,312,500	20,312,500	40,625,000	-	27.88	2.00
Stockbridge Real Estate Fund II, L.P.	2005	162,500,000	162,500,000	21,935,116	Not Disclosed		
Stockbridge Real Estate Fund III, L.P.	2007	180,000,000	179,987,642	112,198,355	98,954,132	2.57	1.17
Stockbridge Real Estate Fund, L.P.	2000	408,465,517	494,686,665	576,573,475	Not Disclosed		
Strategic Partners Fund II RE, L.P.	2003	75,000,000	67,951,366	103,913,135	Not Disclosed		
Strategic Partners Fund III RE, L.P.	2005	75,000,000	80,020,127	38,959,284	9,683,233	(6.54)	0.61
Strategic Partners Fund IV RE, L.P.	2008	75,000,000	76,898,929	61,325,201	15,555,478	(0.00)	1.00
Strategic Partners Value Enhancement Fund L.P.	2005	55,000,000	54,978,609	53,987,906	-	(0.27)	0.98
UBS (US) Trumbull Property Fund, L.P.	2006	100,000,000	75,000,000	26,055,724	95,130,252	4.97	1.62
Westbrook Real Estate Fund I	1995	63,500,000	69,295,047	149,559,566	-	26.33	2.16
Whitehall Street III & IV	1992	40,000,000	38,549,068	68,154,913	-	17.47	1.77
Whitehall Street V & VI	1994	60,000,000	57,668,246	135,939,757	-	19.40	2.36
Whitehall Street VII & VIII	1996	100,000,000	96,092,963	154,892,499	-	10.44	1.61
Whitehall Street V-S & VI-S	1995	10,272,661	10,272,661	18,026,723	-	15.99	1.75
William E Simon & Sons	2001	76,662,500	74,788,678	70,783,878	-	(0.72)	0.95

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