

Public School Teachers' Pension & Retirement Fund of Chicago Manager Detail as of September 30, 2022

The following table summarizes changes in each manager's aggregated cash flows and valuation information as of September 30, 2022.

Manager	Vintage Year	Capital Commitments (\$000s)	Paid-In Capital (\$000s)	Uncalled Capital (\$000s)	% Paid-In	Distributed Capital (\$000s)	Net Asset Value (\$000s)	DPI	RVPI	TVPI	Net IRR
Core/Core Plus Portfolio											
BREDS High Grade Fund	2017	\$40,000	42,307	-2,307	105.77%	26,413	21,311	0.62x	0.50x	1.13x	34.32%
JP Morgan Strategic Property Fund	1998	\$87,242	106,922	-19,680	122.56%	190,382	210,355	1.78x	1.97x	3.75x	8.97%
LaSalle Property Fund	2010	\$170,000	187,305	-17,305	110.18%	52,731	288,005	0.28x	1.54x	1.82x	11.08%
Lion Industrial Trust 2007	2015	\$95,000	102,878	-7,878	108.29%	21,305	245,900	0.21x	2.39x	2.60x	22.62%
PRISA SA	2001	\$81,000	81,000	0	100.00%	80,982	207,956	1.00x	2.57x	3.57x	7.46%
PRISA II	2001	\$125,000	125,000	-0	100.00%	47,276	149,932	0.38x	1.20x	1.58x	7.55%
UBS Trumbull Property Fd	1997	\$82,900	91,965	-9,065	110.93%	215,798	70,064	2.35x	0.76x	3.11x	7.47%
Core/Core Plus Portfolio		\$681,142	737,376	-56,234	108.26%	816,011	1,193,524	1.11x	1.62x	2.73x	12.83%
Non-Core Value Add Portfolio											
BIG Real Estate Fund I	2016	\$30,000	43,565	-2,427	145.22%	30,540	22,522	0.70x	0.52x	1.22x	14.91%
BIG RE Fund II	2021	\$40,000	28,737	25,464	71.84%	14,567	14,019	0.51x	0.49x	0.99x	(1.30%)
Capri Select Income II	2006	\$25,000	25,209	-209	100.84%	13,076	0	0.52x	0.00x	0.52x	(9.88%)
CityView SW Multi Family Partners	2012	\$15,000	15,323	2,159	102.16%	25,196	320	1.64x	0.02x	1.67x	10.59%
Heitman VP IV	2017	\$35,000	32,306	6,132	92.30%	19,169	26,543	0.59x	0.82x	1.41x	20.81%
Heitman VP V	2021	\$35,000	12,506	22,494	35.73%	0	13,463	0.00x	1.08x	1.08x	20.47%
IC Berkeley Partners III		\$10,000	8,910	1,090	89.10%	13,058	0	1.47x	0.00x	1.47x	17.36%
Long Wharf RE Partners VI	2019	\$35,000	29,193	5,807	83.41%	13,181	23,247	0.45x	0.80x	1.25x	26.89%
Longpoint Realty Fund I	2019	\$20,000	18,605	2,000	93.03%	35,852	368	1.93x	0.02x	1.95x	39.44%
Longpoint Realty Fund II	2021	\$30,000	16,500	13,500	55.00%	224	18,039	0.01x	1.09x	1.11x	20.97%
Newport Capital Partners II	2016	\$25,000	21,818	3,182	87.27%	13,154	20,659	0.60x	0.95x	1.55x	8.49%
Newport Capital Partners III	2021	\$30,000	17,706	30,000	59.02%	17,987	1,586	1.02x	0.09x	1.11x	17.41%
Oak Street Fund IV	2017	\$25,000	25,815	-429	103.26%	28,350	11,470	1.10x	0.44x	1.54x	21.70%
Oak Street Seeding Fund II	2019	\$20,000	17,727	10,295	88.63%	9,484	10,613	0.53x	0.60x	1.13x	7.63%
TA Associates Realty Fund XII	2018	\$35,000	45,500	-10,500	130.00%	2,788	52,620	0.06x	1.16x	1.22x	11.49%
Intercontinental RE Inv III		\$35,000	18,445	16,555	52.70%	57,277	0	3.11x	0.00x	3.11x	5.41%
CBRE Strategic Partners III		\$35,000	32,329	2,671	92.37%	45,865	0	1.42x	0.00x	1.42x	8.90%
Greystar Eq Partners VII		\$35,500	23,205	12,295	65.37%	59,636	0	2.57x	0.00x	2.57x	20.85%
Value-Added Portfolio		\$515,500	466,083	107,394	90.41%	469,015	215,468	1.01x	0.46x	1.47x	

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Non-Core Opportunistic Portfolio											
DV Urban/Newport (PCAP)	2012	\$25,000	24,998	2	99.99%	5,198	0	0.21x	0.00x	0.21x	(29.96%)
Europa Fund III	2008	\$34,993	40,740	-5,747	116.42%	49,602	743	1.22x	0.02x	1.24x	6.92%
Fortress Japan Opp Domestic	2010	\$16,918	36,631	-19,713	216.52%	69,476	1,029	1.90x	0.03x	1.92x	28.48%
Fortress Japan Opp Fund II	2012	\$12,000	12,390	-390	103.25%	24,006	2,122	1.94x	0.17x	2.11x	27.94%
Franklin Templeton EM	2011	\$40,000	42,665	-2,480	106.66%	58,083	1,531	1.36x	0.04x	1.40x	13.02%
Fremont Strategic II	2006	\$30,000	29,550	450	98.50%	20,106	0	0.68x	0.00x	0.68x	(5.40%)
GreenOak US Fund III	2017	\$25,000	17,587	7,413	70.35%	549	16,935	0.03x	0.96x	0.99x	(0.24%)
Hudson Realty Cap V		\$25,000	33,750	-8,750	135.00%	46,198	0	1.37x	0.00x	1.37x	10.03%
MB Asia RE Fund	2008	\$40,000	40,000	0	100.00%	20,504	246	0.51x	0.01x	0.52x	(11.96%)
RREEF Global Opportunity Fund II	2006	\$25,000	26,073	-1,073	104.29%	14,131	183	0.54x	0.01x	0.55x	(9.13%)
UrbanAmerica II		\$25,000	21,753	3,247	87.01%	2,652	0	0.12x	0.00x	0.12x	(24.58%)
Walton Street Mexico Fund I	2009	\$10,000	8,521	1,479	85.21%	5,494	1,510	0.64x	0.18x	0.82x	(2.55%)
Walton Street RE Fund III	2000	\$15,000	14,489	511	96.59%	32,087	54	2.21x	0.00x	2.22x	18.05%
Walton Street RE Fund IV	2003	\$35,000	34,289	711	97.97%	55,974	0	1.63x	0.00x	1.63x	10.71%
Walton Street RE Fund V	2006	\$35,000	35,000	-0	100.00%	23,852	1,278	0.68x	0.04x	0.72x	(3.60%)
Walton Street RE Fund VI	2007	\$25,000	22,162	2,838	88.65%	25,364	10,132	1.14x	0.46x	1.60x	8.24%
Walton St. RE Fund I		\$7,500	4,993	2,507	66.58%	14,583	0	2.92x	0.00x	2.92x	16.32%
Walton St. RE Fund II		\$15,000	15,524	-524	103.49%	35,229	0	2.27x	0.00x	2.27x	12.87%
Non-Core Opportunistic Portfolio		\$441,411	617,258	-175,662	139.84%	652,982	35,763	1.06x	0.06x	1.12x	3.09%
Total Non-Core Portfolio		\$956,911	1,083,341	-68,268	113.21%	1,121,996	251,231	1.04x	0.23x	1.27x	7.95%
Total Private Real Estate Portfolio		\$1,638,053	1,820,717	-124,502	111.15%	1,938,007	1,444,755	1.06x	0.79x	1.86x	12.02%
Total Real Estate Portfolio		\$1,638,053	3,597,942	-1,901,727	219.65%	4,173,854	1,444,755	1.16x	0.40x	1.56x	14.96%

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Infrastructure											
IFM Global Infrastructure	2016	\$35,000	35,000	0	100.00%	3,129	42,882	0.09x	1.23x	1.31x	10.11%
JP Morgan Infrastructure	2009	\$154,151	150,661	3,490	97.74%	153,183	76,187	1.02x	0.51x	1.52x	5.16%
ULLICO Infrastructure	2019	\$15,000	15,000	0	100.00%	763	16,058	0.05x	1.07x	1.12x	6.24%
Brookfield Infrastructure III	2016	\$50,000	47,586	2,414	95.17%	21,433	46,720	0.45x	0.98x	1.43x	11.45%
Brookfield Infrastructure IV	2019	\$25,000	21,443	3,838	85.77%	3,936	22,350	0.18x	1.04x	1.23x	12.86%
JLC Infrastructure Fund I	2019	\$10,000	6,882	6,464	68.82%	3,405	4,343	0.49x	0.63x	1.13x	8.31%
Macquarie Europe Infrastructure III	2009	\$42,528	62,646	-20,118	147.31%	126,601	400	2.02x	0.01x	2.03x	9.02%
Macquarie Infrastructure II	2008	\$90,000	106,068	-15,380	117.85%	177,607	439	1.67x	0.00x	1.68x	8.82%
Macquarie Infrastructure V	2020	\$25,000	25,567	-523	102.27%	45	19,754	0.00x	0.77x	0.77x	(17.92%)
Total Infrastructure Portfolio		\$446,679	443,624	7,415	99.32%	490,102	229,132	1.10x	0.52x	1.62x	7.20%
Total Real Assets Portfolio		\$2,084,732	2,886,175	-738,920	138.44%	3,575,835	1,673,887	1.24x	0.58x	1.82x	13.84%