

Chicago Teachers' Pension Fund Non-Core Real Estate RFP: Respondent Questions & Answers

Updates to the RFP Documents:

In the file "2018 Non-Core Real Estate RFP 070918 Final.doc", Minimum Qualification #2 (page 4) should read as follows: "The Investment Manager or team must have a fully documented five year track record of investments in non-core properties, on behalf of institutional investors, that employed the same strategy as proposed for CTPF. Firms with less than a five year track record in the proposed strategy will be considered on a case by case basis."

Q&A for CTPF Non-Core Search

1. Does non-core real estate refer to only equity or does real estate debt also qualify for the RFP?

Only real estate equity strategies will be considered. Debt strategies will not be considered.

2. Can the fund be open-ended?

No, only closed end funds will be considered.

3. Is there a target return?

There is no stated target return.

4. Would CTPF consider a value add real estate secondaries strategy?

No, secondaries strategies will not be considered.

5. Would CTPF consider a real estate co-investment Fund?

No, a dedicated co-investment fund will not be considered. However, a non-core equity strategy that had an allocation to co-investments under 20% would be considered.

6. What is the preferred way to answer Section III, question #29 is a firm only calculates gross returns at the property level, not net. At the fund level both are calculated but a waterfall is not used at the fund level.

A fully descriptive illustration must be provided showing the fee amount at various commitment levels and return hurdles. The fee represented in the illustration must be the total all-in fee to the investor at that return and commitment level. In addition, provide as much information regarding the fees as the firm has available.

7. Is CTPF seeking Value-added or Opportunistic exposure?

CTPF will consider both value-add and opportunistic strategies.

8. Is CTPF seeking domestic, international, or global exposure?

CTPF will consider U.S., global and international exposure.

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9. Is CTPF seeking a diversified or property-specific strategy?

CTPF will consider both diversified and property-type specific strategies.

10. Is CTPF seeking a national or geographic-specific strategy?

CTPF would consider all U.S. regions. It would not, however, consider single country strategies outside of the U.S.

11. Does CTPF expect to award one mandate, or more than one?

CTPF may award more than one mandate.

12. To the extent it is more than one, what is the expected mandate range for the individual commitments?

The size of the mandate may vary and has not yet been established.

13. Will CTPF consider emerging managers?

Yes, CTPF will consider emerging managers.

14. Can the RFP be modified in format, but not content?

Provide the RFP in the requested format (i.e. Excel, Word). Formatting specific to the firm (i.e. color, font) is acceptable.

15. Would an investment program launched in 2014 qualify, as there is a five-year track record requirement?

CTPF will consider a track record of less than five years on a case by case basis. Please refer to the change listed above the question and answer section for clarification.

16. A firm expects to hold an initial closing for the Fund in the 4th quarter of 2018. Given that the vehicle will not have been launched as of August 17, 2018, would the Fund still qualify for consideration?

Fund documents must be available to review as part of the search process.

17. Confirm if this search is for private equity real estate managers?

This is a search for private equity real estate managers.

18. Does the mandate need to be a commingled trust or a separately managed account?

Only commingled funds will be considered.

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19. Can a broader strategy be represented knowing that there will be a vehicle available in the coming year?

See the answer to Question 16.

20. Confirm that a Fund targeting a \$650 million fundraise will still meet the required size threshold?

As per the RFP, a Fund size of \$750 million is preferred, however smaller funds will be considered.

21. Will CTPF sign an NDA in order to access the investment memoranda referenced in the DDQ?

CTPF will review the need for an NDA on a case by case basis and will follow up with any manager that requests an NDA.