

# Santa Barbara County Employees' Retirement System

AB 2833 – PE, PRR and RE Portfolios

# California AB 2833

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- California Assembly Bill 2833, signed on September 14, 2016, requires California public pension systems to publicly disclose certain information regarding fees, expense and returns from alternative investments. The law went into effect in January 2017, and includes all private equity, private real return and real estate funds.
- Hamilton Lane is responsible for gathering the data required from the private equity, private real return and real estate fund managers. Beginning with new commitments in 2017, Hamilton Lane added side letter language to the SBCERS' side letter to address the gathering and disclosure of information required by AB 2833.
- In November 2017, Hamilton Lane reached out to all existing managers, requesting compliance with the new law and providing a template listing the required data
- In July 2023, Hamilton Lane began reaching out to request the information from managers for the year-ended December 31, 2022



# AB 2833

## Private Equity

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# PE Portfolio Calendar Year 2022 Fees

Investment Name	Vintage	Mgmt Fees	Other Expenses	Paid Carried Interest	Portfolio Company Fees	Total Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value <sup>2</sup>	Since Inception			Realized Gain/Loss <sup>1</sup>
												Net IRR	Net Multiple	Gross IRR	
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by General Partner)<sup>3,4,5</sup></b>															
BCP Special Opportunities Fund II, L.P.	2019	\$112,027	\$42,964	-	N/A	\$154,991	\$10,000,000	\$2,983,304	\$617,319	\$8,896,356	\$2,233,945	NM	NM	NM	\$811,984
Blackstone Capital Partners VIII, L.P.	2019	\$124,992	\$80,282	\$17,860	-	\$223,134	\$10,000,000	\$1,552,924	\$224,289	\$5,575,962	\$5,800,251	16.5%	1.19x	30.7%	\$29,537
Bridgepoint Development Capital IV, L.P.	2021	\$169,360	\$50,181	-	\$26,741	\$297,931	\$9,677,732	\$1,736,277	-	\$1,424,894	\$1,424,894	(34.7%)	1.04x	6.0%	\$322
Cinven Seventh Fund	2019	\$75,089	\$27,286	-	-	\$102,376	\$8,201,011	\$2,300,573	\$803,699	\$5,990,584	-	20.0%	1.30x	22.0%	-
CVC Capital Partners VII, L.P.	2017	\$101,946	\$19,385	-	\$122	\$121,453	\$10,061,277	\$795,353	\$848,168	\$15,197,484	\$16,045,652	25.2%	1.70x	27.9%	\$177,984
CVC Capital Partners VIII, L.P.	2021	\$124,597	\$86,032	-	-	\$210,629	\$9,772,283	\$3,707,983	-	\$5,888,941	\$5,888,941	10.9%	1.00x	14.1%	\$5,042
FSN Capital VI, L.P.	2020	\$163,947	\$52,326	-	\$8,206	\$224,480	\$8,776,859	\$999,439	-	\$3,572,285	\$3,572,285	6.5%	1.20x	17.0%	\$15,027
Gridiron Capital Fund IV, L.P.	2019	\$104,029	\$42,154	-	\$95,971	\$242,154	\$10,000,000	\$2,831,423	\$521,919	\$17,193,024	\$17,714,943	42.4%	1.82x	46.1%	-
Gridiron Capital Fund V, L.P.	2021	\$71,651	\$77,910	-	\$47,793	\$197,354	\$10,000,000	-	-	(\$149,733)	(\$149,733)	NM	NM	NM	-
Hamilton Lane Venture Capital Fund, L.P. (Series 2017)	2017	-	-	-	-	-	\$7,000,000	\$158,192	-	\$11,531,737	\$11,531,737	25.3%	NM	NM	(\$1,857,078)
Kohlberg Investors VIII, L.P.	2017	\$50,051	\$19,374	-	-	\$69,425	\$10,000,000	\$1,235,667	\$91,076	\$12,741,882	\$12,832,958	23.2%	2.10x	NM	-
Kelso Investment Associates X, L.P.	2018	\$149,999	\$69,061	\$84,655	-	\$303,715	\$10,000,000	\$1,554,172	\$2,252,904	\$14,715,193	\$16,968,097	36.7%	2.20x	40.7%	\$1,026,346
Kelso Investment Associates XI, L.P.	2021	-	\$68,457	-	-	\$68,457	\$10,000,000	\$1,656,338	-	\$2,176,735	\$2,176,735	61.2%	1.30x	61.2%	-
Kohlberg Investors IX, L.P.	2020	\$3,556	\$176,235	-	N/A	\$179,791	\$10,000,000	\$1,665,509	-	\$8,455,404	\$8,455,404	33.6%	1.40x	27.5%	(\$4,298)
MidOcean Partners VI, L.P.	2021	\$162,626	\$90,121	-	\$6,829	\$259,576	\$10,000,000	\$929,661	-	\$648,397	-	N/A	N/A	N/A	-
OHA Strategic Credit Fund II, L.P.	2017	\$74,160	\$1,547	\$210,695	-	\$286,402	\$10,000,000	-	\$2,269,663	\$5,941,848	\$8,211,511	13.5%	1.45x	18.1%	\$1,451,931
Platinum Equity Capital Partners V, L.P.	2019	-	\$10,610	\$150,083	N/A	\$160,693	\$10,000,000	\$226,718	\$819,495	\$13,284,774	\$14,104,269	28.5%	1.50x	40.4%	\$1,214,360
Platinum Equity Capital Partners VI, L.P.	2022	\$74,015	\$29,807	-	N/A	\$103,822	\$10,000,000	\$580,371	-	\$457,001	\$457,001	(99.1%)	1.00x	0.0%	-
Platinum Equity Small Cap Fund, L.P.	2018	\$49,237	\$32,719	-	N/A	\$81,956	\$9,750,000	\$1,073,063	-	\$11,748,774	\$11,748,774	31.7%	2.40x	46.7%	\$1,116
SSG Capital Partners IV, L.P.	2017	\$137,740	\$103,638	\$40,463	N/A	\$281,841	\$10,000,000	(\$178,038)	\$1,200,752	\$5,192,516	\$14,867,548	8.0%	1.16x	13.2%	\$606,107
Sterling Group Partners V, L.P.	2021	\$113,634	\$62,438	-	-	\$176,072	\$10,000,000	\$3,208,449	\$187,700	\$4,974,103	\$5,161,803	37.8%	1.20x	37.9%	-
Summit Partners Growth Equity Fund XI, L.P.	2021	-	\$93,427	-	-	\$93,427	\$10,000,000	\$1,132,767	-	\$1,191,879	\$1,191,879	29.0%	1.10x	10.0%	-
TCV X, L.P.	2019	\$200,000	\$56,524	-	N/A	\$256,524	\$10,000,000	\$7,505,330	\$917,133	\$13,029,305	\$13,946,438	25.1%	2.00x	27.2%	\$1,324,894
TCV XI, L.P.	2022	\$152,487	\$94,563	-	N/A	\$247,050	\$10,000,000	\$5,118,475	-	\$4,621,588	\$4,621,588	(8.5%)	1.00x	(0.6%)	\$421
ZMC III, L.P.	2019	\$54,437	\$81,234	-	\$192,217	\$327,888	\$9,019,166	\$3,150,533	-	\$5,454,643	\$5,454,643	(2.5%)	1.06x	4.5%	-
<b>Totals</b>		<b>\$2,269,581</b>	<b>\$1,468,275</b>	<b>\$503,756</b>	<b>\$377,880</b>	<b>\$4,671,141</b>	<b>\$242,258,329</b>	<b>\$45,924,483</b>	<b>\$10,754,117</b>	<b>\$179,755,575</b>	<b>\$184,261,562</b>				<b>\$4,803,695</b>
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by Hamilton Lane)<sup>6</sup></b>															
Advent International GPE IX, L.P.	2019	\$127,878	\$69,123	-	\$264	\$197,265	\$10,000,000	\$3,074,638	-	\$12,278,285	\$12,278,285	27.0%	1.70x	40.0%	\$77,105
Advent International GPE X Limited Partnership	2022	\$87,363	(\$19,715)	-	-	\$67,648	\$10,000,000	\$350,000	-	\$326,763	\$326,764	(23.0%)	1.20x	76.0%	-
American Securities Partners VIII, L.P.	2019	\$65,354	\$25,202	-	N/A	\$90,556	\$10,000,000	\$1,748,282	\$240,013	\$9,508,511	\$9,748,524	25.5%	1.40x	32.5%	(\$6)
Apollo Investment Fund IX, L.P.	2019	\$114,528	\$53,413	\$93,630	\$52,505	\$314,076	\$10,000,000	\$2,749,366	\$1,289,656	\$9,046,093	\$10,335,749	25.0%	1.40x	38.0%	\$234,648
AS Birch Grove Opportunities Fund, L.P. (fka Ascribe IV)	2020	\$53,718	\$75,669	-	N/A	\$129,387	\$12,750,000	\$13,312,216	\$3,042,521	\$10,833,047	\$13,875,568	8.0%	1.00x	9.6%	\$59,531
First Reserve Legacy Opportunities Fund, L.P.	2022	\$688	\$1,227	-	-	\$1,915	\$70,736	\$65,040	\$9,305	\$312,285	\$321,590	NM	5.0x	>100%	\$9,366
GTCR Fund XIII, L.P.	2021	\$120,198	\$100,442	-	N/A	\$220,640	\$10,000,000	\$4,039,551	\$727,551	\$4,933,302	\$5,660,853	44.8%	1.30x	NM	\$513,162
Hellman & Friedman Capital Partners IX, L.P.	2020	\$81,937	\$1,905	-	\$80	\$83,922	\$7,500,000	\$469,504	\$40,165	\$9,265,078	\$9,305,243	14.0%	1.30x	18.0%	\$556
Hellman & Friedman Capital Partners X, L.P.	2021	\$150,000	\$27,344	-	-	\$177,344	\$10,000,000	\$4,232,944	-	\$5,290,248	\$5,290,248	(3.0%)	1.00x	(1.0%)	-
KPS Special Situations Fund V, L.P.	2020	\$119	\$15,253	\$29,281	N/A	\$44,653	\$10,000,000	\$2,045,663	\$263,639	\$7,928,222	\$8,191,861	31.0%	1.50x	53.3%	(\$3,126)
STG Allegro Fund, L.P.	2022	\$200,000	\$38,750	-	-	\$238,750	\$10,000,000	\$547,258	-	\$207,105	\$207,105	(74.5%)	0.70x	0.0%	-
STG VI, L.P.	2021	\$200,000	\$40,064	-	N/A	\$240,064	\$10,000,000	\$1,456,480	-	\$5,179,353	\$5,179,353	13.4%	1.10x	25.1%	-
The Rise Fund, L.P.	2018	\$62,502	\$28,199	\$211,694	N/A	\$302,395	\$6,000,000	\$490,841	\$1,292,909	\$6,160,723	\$7,453,632	17.0%	1.60x	25.0%	\$831,026
Thoma Bravo Fund XIII, L.P.	2019	\$69,717	\$15,013	-	N/A	\$84,730	\$5,000,000	\$623,275	\$434,522	\$7,294,815	\$7,294,815	31.7%	1.70x	39.9%	\$449,122
Thoma Bravo Fund XIV, L.P.	2021	\$141,590	\$8,999	-	N/A	\$150,589	\$10,000,000	\$1,286,391	-	\$9,389,489	\$9,389,489	NM	0.95x	NM	-
Thoma Bravo Fund XV, L.P.	2022	\$109,615	\$58,451	\$701	N/A	\$168,767	\$10,000,000	\$5,366,213	-	\$5,307,163	\$5,307,163	NM	0.96x	NM	-
TPG Growth IV, L.P.	2018	\$37,307	\$12,610	\$26,092	\$739	\$76,748	\$4,000,000	\$363,795	\$752,073	\$4,097,758	\$4,849,831	16.8%	1.81x	24.9%	\$540,050
TPG Tech Adjacencies II, L.P.	2022	\$38,317	\$55,745	-	-	\$94,062	\$10,000,000	\$4,076,363	-	\$3,860,872	\$3,860,872	(16.0%)	0.90x	(7.0%)	-
TPG Tech Adjacencies, L.P.	2021	\$80,946	\$23,186	\$234,005	-	\$338,137	\$10,000,000	\$1,828,748	\$3,077,776	\$11,617,624	\$14,695,400	29.0%	1.60x	29.0%	\$1,808,642
<b>Totals</b>		<b>\$1,741,777</b>	<b>\$630,879</b>	<b>\$595,403</b>	<b>\$53,588</b>	<b>\$2,607,611</b>	<b>\$165,320,736</b>	<b>\$48,126,568</b>	<b>\$11,170,130</b>	<b>\$122,836,736</b>	<b>\$133,572,345</b>				<b>\$4,520,076</b>

<sup>1</sup> Calendar Year 2022

<sup>2</sup> Total Value= Distributions + Remaining Value of Partnership

<sup>3</sup> Data provided by General Partner

<sup>4</sup> Local (EUR) data provided by GP. Year-End 2022 Fx rate of 1.07035 applied for purposes of aggregating data

<sup>5</sup> Local (GBP) data provided by GP. Year-End 2022 Fx rate of 1.20972 applied for purposes of aggregating data

<sup>6</sup> Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

# PE Portfolio Calendar Year 2022 Fees

Investment Name	Vintage	Mgmt Fees	Other Expenses	Paid Carried Interest	Portfolio Company Fees	Total Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value <sup>2</sup>	Since Inception			Realized Gain/Loss <sup>4</sup>
												Net IRR	Net Multiple	Gross IRR	
<b>Legacy Commitments (Pre-2017; data provided by General Partner)</b>															
Hamilton Lane Venture Capital Fund, L.P. (Series 2010)	2010	-	\$2,432	-	-	\$2,432	\$3,850,000	-	\$303,106	\$4,045,275	\$4,348,381	13.8%	2.43x	13.8%	(\$1,190,372)
Hamilton Lane Venture Capital Fund, L.P. (Series 2011)	2011	-	\$35	-	-	\$35	\$5,000,000	-	\$648,965	\$4,596,460	\$5,245,425	14.7%	2.67x	14.7%	(\$2,243,197)
Hamilton Lane Venture Capital Fund, L.P. (Series 2014)	2014	-	\$166	-	-	\$166	\$7,500,000	-	\$1,569,916	\$14,287,435	\$15,857,351	22.2%	3.26x	22.2%	(\$4,066,811)
Hamilton Lane Venture Capital Fund, L.P. (Series 2015)	2015	-	-	-	-	-	\$5,000,000	-	\$615,384	\$7,923,942	\$8,539,326	21.1%	2.84x	21.1%	(\$2,903,459)
Hamilton Lane Venture Capital Fund, L.P. (Series 2016)	2016	-	-	-	-	-	\$10,000,000	\$266,667	\$3,186,668	\$14,778,147	\$17,964,815	24.8%	2.28x	24.8%	(\$4,393,183)
Lexington Capital Partners VI, L.P.	2005	-	\$11,003	\$14,436	\$27	\$25,466	\$30,000,000	-	\$889,623	\$272,882	\$1,162,505	6.9%	1.40x	9.4%	\$4,447,505
Secondary Investment SPV-4, L.P.	2013	-	\$956	-	-	\$956	\$2,231,943	-	\$43,750	\$162,621	\$206,371	11.0%	1.46x	11.0%	\$137,052
SSG Capital Partners III, L.P.	2014	\$30,350	\$9,175	-	N/A	\$39,525	\$7,500,000	\$25,701	\$2,265,826	\$571,266	\$15,000,279	8.7%	1.20x	13.8%	\$1,382,656
<b>Totals</b>		<b>\$30,350</b>	<b>\$23,767</b>	<b>\$14,436</b>	<b>\$27</b>	<b>\$68,580</b>	<b>\$71,081,943</b>	<b>\$292,368</b>	<b>\$9,523,238</b>	<b>\$46,638,028</b>	<b>\$68,324,453</b>				<b>(\$8,829,809)</b>
<b>Legacy Commitments (Pre-2017; data provided by Hamilton Lane)</b>															
Actis Global 4, L.P.	2012	NP	NP	NP	NP	NP	\$7,500,000	\$268,003	\$624,128	\$4,323,027	\$4,947,155	6.6%	1.31x	11.1%	\$119,252
Advent International GPE VIII-B, L.P.	2016	NP	NP	NP	NP	NP	\$8,500,000	\$433,500	-	\$10,476,700	\$10,476,700	18.6%	1.96x	22.7%	-
American Securities Partners VI, L.P.	2011	NP	NP	NP	NP	NP	\$5,000,000	\$1,840	\$219,585	\$2,839,037	\$3,058,622	21.7%	2.26x	23.6%	\$40,010
American Securities Partners VII, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$29,572	\$196,052	\$14,525,538	\$14,721,590	16.4%	1.89x	19.0%	\$21,223
Apollo European Principal Finance Fund (Feeder), L.P.	2010	NP	NP	NP	NP	NP	\$5,896,468	-	-	\$16,515	\$16,515	20.4%	1.36x	21.0%	-
Apollo Investment Fund VII, L.P.	2008	NP	NP	NP	NP	NP	\$10,000,000	-	\$120,789	\$114,510	\$235,299	22.5%	1.75x	24.2%	\$27,006
Apollo Investment Fund VIII, L.P.	2013	NP	NP	NP	NP	NP	\$10,000,000	\$214,686	\$947,626	\$4,125,690	\$5,073,316	10.3%	1.50x	11.7%	\$325,259
Ascribe Opportunities Fund II, L.P.	2010	NP	NP	NP	NP	NP	\$10,000,000	-	-	\$849,795	\$849,795	3.2%	1.05x	7.7%	-
Ascribe Opportunities Fund III, L.P.	2014	NP	NP	NP	NP	NP	\$10,000,000	\$91,942	\$1,026,044	\$478,696	\$1,504,740	(17.7%)	0.86x	(10.0%)	\$31,178
Blackstone Capital Partners VII, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$199,303	\$1,563,077	\$10,225,951	\$11,789,028	13.9%	1.52x	18.1%	\$1,114,663
Blackstone Energy Partners II, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$77,239	\$2,091,570	\$9,594,420	\$11,685,990	8.3%	1.38x	11.5%	\$1,145,780
Blackstone Energy Partners, L.P.	2011	NP	NP	NP	NP	NP	\$10,000,000	\$25,663	\$1,023,241	\$2,578,634	\$3,601,875	11.9%	1.63x	14.7%	\$619,815
CVC Capital Partners VI, L.P.	2013	NP	NP	NP	NP	NP	\$8,451,044	\$73,415	\$1,882,487	\$9,143,288	\$11,025,774	17.5%	2.02x	22.1%	\$1,725,202
CVC European Equity Partners V, L.P.	2008	NP	NP	NP	NP	NP	\$7,682,768	-	\$37,300	\$191,664	\$228,965	16.5%	2.04x	19.9%	\$647
Energy Capital Partners II, L.P.	2009	NP	NP	NP	NP	NP	\$10,000,000	\$20,374	\$559,796	-	\$559,796	8.7%	1.31x	11.9%	\$518,718
Energy Capital Partners III, L.P.	2014	NP	NP	NP	NP	NP	\$7,500,000	\$61,315	\$2,851,956	\$2,428,080	\$5,280,036	10.8%	1.46x	13.6%	\$1,248,231
First Reserve Fund XII, L.P.	2008	NP	NP	NP	NP	NP	\$10,000,000	-	\$132,849	\$10,182	\$143,031	(17.8%)	0.53x	(15.7%)	-
Gilde Buyout Fund IV L.P.	2011	NP	NP	NP	NP	NP	\$3,841,384	-	\$20,507	\$382,494	\$403,001	11.0%	1.69x	13.0%	\$20,507
Gridiron Capital Fund II, L.P.	2012	NP	NP	NP	NP	NP	\$10,000,000	-	-	\$2,202,585	\$2,202,585	13.3%	1.79x	15.3%	-
Gridiron Capital Fund III, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$30,238	\$2,318,966	\$25,651,154	\$27,970,120	51.5%	5.58x	54.1%	\$2,318,966
Hellman & Friedman Capital Partners VII, L.P.	2011	NP	NP	NP	NP	NP	\$10,000,000	\$2,604	\$69,418	\$1,981,485	\$2,050,903	24.7%	3.34x	29.7%	-
Hellman & Friedman Capital Partners VIII, L.P.	2016	NP	NP	NP	NP	NP	\$7,500,000	\$40,965	\$186,076	\$8,986,656	\$9,172,733	14.2%	1.70x	19.7%	\$26,947
High Road Capital Partners Fund II, L.P.	2013	NP	NP	NP	NP	NP	\$5,000,000	\$265,625	\$1,677,375	\$2,458,537	\$4,135,912	14.9%	1.79x	20.6%	\$1,121,089
Kelso Investment Associates IX, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$134,661	\$2,814,600	\$8,015,311	\$10,829,911	20.8%	1.82x	23.1%	\$1,586,030
Kohlberg Investors VI, L.P.	2007	NP	NP	NP	NP	NP	\$10,000,000	-	-	\$16,033	\$16,033	16.5%	1.75x	18.6%	-
KPS Special Situations Fund III, L.P.	2007	NP	NP	NP	NP	NP	\$10,000,000	\$1,729	\$34,770	\$22,254	\$57,024	23.5%	2.07x	26.2%	\$44,056
KPS Special Situations Fund IV, L.P.	2014	NP	NP	NP	NP	NP	\$10,000,000	\$144,166	\$107,617	\$9,229,660	\$9,337,277	25.1%	1.99x	32.9%	\$89,840
Montreux Equity Partners IV, L.P.	2007	NP	NP	NP	NP	NP	\$5,000,000	-	-	\$4,107,650	\$4,107,650	3.8%	1.38x	5.0%	-
Platinum Equity Capital Partners III, L.P.	2012	NP	NP	NP	NP	NP	\$7,500,000	\$6,714	\$534,020	\$1,536,548	\$2,070,568	38.1%	2.10x	45.1%	\$358,976
Platinum Equity Capital Partners IV, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$2,930	\$481,262	\$11,415,518	\$11,896,780	25.9%	2.08x	27.1%	\$365,865
Providence Equity Partners VI, L.P.	2007	NP	NP	NP	NP	NP	\$10,000,000	-	\$548,873	\$262,393	\$811,266	6.1%	1.42x	6.8%	\$303,642
Providence Equity Partners VII, L.P.	2012	NP	NP	NP	NP	NP	\$7,500,000	\$170,686	\$1,204,046	\$6,031,375	\$7,235,421	21.7%	2.00x	24.4%	\$810,576
Roark Capital Partners IV, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$187,750	\$296,061	\$11,175,025	\$11,471,086	7.9%	1.49x	9.8%	\$73,619
Saw Mill Capital Partners II, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$2,369,049	\$2,139,789	\$14,097,248	\$16,237,037	22.2%	1.85x	24.6%	\$1,091,312
TCV IX, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$27,960	\$3,109,072	\$8,084,529	\$11,193,601	20.2%	1.90x	23.1%	\$2,829,970
TCV VIII, L.P.	2008	NP	NP	NP	NP	NP	\$5,000,000	\$1,740	\$108,230	\$275,608	\$383,838	23.3%	3.17x	23.4%	\$65,804
Tennenbaum Opportunities Fund V, LLC	2014	NP	NP	NP	NP	NP	\$5,000,000	\$45,157	\$967,751	\$5,204,228	\$6,171,979	11.0%	1.91x	12.4%	\$182,445
TPG Growth II, L.P.	2011	NP	NP	NP	NP	NP	\$5,000,000	\$4,681	\$109,952	\$1,406,879	\$1,516,831	15.8%	1.99x	18.3%	-
Waterton Precious Metals Fund II Cayman, L.P.	2013	NP	NP	NP	NP	NP	\$5,000,000	\$73,819	\$891,947	\$3,464,005	\$4,355,952	8.1%	1.43x	12.0%	\$450,700
<b>Totals</b>							<b>\$336,871,664</b>	<b>\$5,007,326</b>	<b>\$31,836,694</b>	<b>\$198,398,858</b>	<b>\$230,235,552</b>				<b>\$18,677,326</b>
<b>Grand Total</b>		<b>\$4,041,707</b>	<b>\$2,122,921</b>	<b>\$1,113,595</b>	<b>\$431,495</b>	<b>\$7,347,332</b>	<b>\$815,532,672</b>	<b>\$99,350,745</b>	<b>\$63,284,179</b>	<b>\$547,629,197</b>	<b>\$616,393,912</b>				<b>\$19,171,288</b>

<sup>1</sup> Calendar Year 2022

<sup>2</sup> Total Value= Distributions + Remaining Value of Partnership

<sup>3</sup> Data provided by General Partner

<sup>4</sup> Local (EUR) data provided by GP. Year-End 2022 Fx rate of 1.07035 applied for purposes of aggregating data

<sup>5</sup> Local (GBP) data provided by GP. Year-End 2022 Fx rate of 1.20972 applied for purposes of aggregating data

<sup>6</sup> Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset



# AB 2833

## Private Real Return

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# PRR Portfolio Calendar Year 2022 Fees

Investment Name	Vintage	Mgmt Fees	Other Expenses	Paid Carried Interest	Portfolio Company Fees	Totals Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value <sup>1</sup> 2	Since Inception			Realized Gain/Loss <sup>1</sup>
												Net IRR	Net Multiple	Gross IRR	
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by General Partner)<sup>3</sup></b>															
3i North American Infrastructure Fund LP	2022	\$174,452	\$65,254	-	-	\$239,706	\$15,000,000	\$9,704,525	\$135,655	\$10,495,441	-	14.6%	1.10x	17.9%	\$133,053
Avenue Energy Opportunities Fund II, L.P.	2017	\$70,680	\$67,153	\$138,490	-	\$276,323	\$15,000,000	\$625,046	\$10,139,658	\$15,189,376	-	15.5%	1.84x	18.3%	\$5,082,395
Blackstone Energy Partners III, L.P.	2018	\$187,329	\$138,663	-	-	\$325,992	\$15,000,000	\$4,234,215	\$1,958,862	\$10,970,763	\$12,929,625	45.2%	1.54x	69.5%	\$1,406,568
Brookfield Infrastructure Fund IV, L.P.	2019	\$201,742	\$43,922	-	N/A	\$245,664	\$15,000,000	\$2,436,592	\$1,215,102	\$13,320,180	\$12,105,078	14.2%	1.5x	19.9%	\$218,599
Brookfield Infrastructure Fund V, L.P.	2022	\$51,041	\$14,946	-	N/A	\$65,987	\$15,000,000	-	-	\$15,806	\$15,806	NM	NM	NM	-
DigitalBridge Partners II, LP	2020	\$217,594	\$73,299	\$44,761	N/A	\$335,654	\$15,000,000	\$4,483,061	\$1,987,902	\$14,130,210	\$12,142,308	9.0%	1.11x	15.0%	\$225,935
DigitalBridge Partners, LP	2018	\$158,853	\$36,975	\$199,020	N/A	\$394,848	\$15,000,000	\$3,038,404	\$2,857,889	\$17,412,664	\$20,270,553	12.0%	1.45x	18.0%	\$1,198,912
Eastern Timberland Opportunities III, L.P.	2020	\$111,852	-	-	-	\$111,852	\$15,000,000	\$3,957,991	\$65,104	\$15,359,058	\$15,756,250	9.6%	1.12x	10.5%	\$103,522
EnCap Energy Capital Fund XI, L.P.	2017	\$225,000	\$7,856	-	-	\$232,856	\$15,000,000	\$4,198,420	\$1,757,572	\$16,709,156	\$18,466,727	19.8%	1.48x	30.4%	\$148,589
GSO Energy Select Opportunities Fund II, L.P.	2019	\$91,799	\$154,943	-	-	\$246,742	\$15,000,000	\$1,856,570	\$1,636,893	\$4,213,689	\$5,850,582	21.8%	1.27x	32.1%	\$453,291
Hancock Timberland and Farmland Fund LP	2018	\$251,791	\$2,069	N/A	-	\$253,860	\$30,000,000	\$7,987,500	\$1,008,677	\$30,272,242	\$31,280,919	3.4%	1.11x	4.4%	\$1,008,677
HitecVision North Sea Opportunity Fund, L.P.	2022	\$119,045	\$864	\$514,569	N/A	\$634,478	\$15,000,000	\$1,487,577	\$16,964,050	\$17,474,404	\$34,438,454	NM	2.79x	NM	-
KKR Global Infrastructure Investors III, L.P.	2018	\$140,244	\$12,503	-	\$75,915	\$228,662	\$15,000,000	\$3,437,613	\$1,314,459	\$12,053,947	\$13,368,406	10.5%	1.23x	13.8%	\$413,792
KKR Global Infrastructure Investors IV, L.P.	2022	\$195,000	\$9,734	-	\$95,540	\$300,274	\$15,000,000	\$6,297,310	\$79,494	\$6,092,095	\$6,171,589	4.7%	1.03x	7.2%	\$7,144
Palistar Communications Infrastructure Fund II	2019	\$208,933	\$43,800	-	-	\$252,733	\$15,000,000	\$1,101,315	\$443,506	\$8,526,750	\$8,970,256	14.6%	1.2x	18.1%	-
RRG Sustainable Water Impact Fund, L.P.	2019	\$365,248	\$101,754	-	-	\$467,002	\$20,000,000	\$3,815,273	\$563,374	\$16,369,780	\$16,933,154	10.0%	NM	15.2%	-
Stonepeak Infrastructure Fund III, L.P.	2017	\$136,397	\$14,830	\$153,555	-	\$304,782	\$15,000,000	\$665,607	\$1,737,429	\$18,454,726	\$20,192,155	18.4%	1.8x	23.4%	\$156,419
Stonepeak Infrastructure Fund IV, L.P.	2020	\$109,249	\$39,394	-	-	\$148,643	\$15,000,000	\$5,396,131	\$34,742	\$5,813,335	\$5,848,077	9.2%	1.2x	20.3%	(\$2,093)
Tiverton AgriFinance II, L.P.	2019	\$225,000	\$253,673	-	-	\$478,673	\$15,000,000	\$6,505,168	\$1,440,085	\$9,914,080	\$11,354,165	8.5%	1.37x	15.7%	\$563,116
<b>Totals</b>		<b>\$3,241,249</b>	<b>\$1,081,632</b>	<b>\$1,050,395</b>	<b>\$171,455</b>	<b>\$5,544,731</b>	<b>\$305,000,000</b>	<b>\$71,228,318</b>	<b>\$45,340,453</b>	<b>\$242,787,702</b>	<b>\$246,094,104</b>				<b>\$11,117,919</b>
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by Hamilton Lane)<sup>5</sup></b>															
Apollo Infrastructure Opportunities Fund II, L.P.	2022	\$113,425	\$62,973	\$134,739	N/A	\$311,137	\$15,000,000	\$4,895,135	\$1,561,695	\$3,241,795	\$4,803,490	20.0%	1.2x	24.0%	\$715,625
Apollo Natural Resources Partners III, L.P.	2020	\$195,000	\$113,860	-	\$31,222	\$340,082	\$15,000,000	\$3,892,761	\$133,382	\$11,588,817	\$11,722,199	40.0%	1.3x	44.0%	\$54,825
Asterion Industrial Infra Fund I, FCR	2019	\$220,057	\$23,863	-	N/A	\$261,080	\$14,128,602	\$1,409,739	\$2,850,207	\$20,862,391	\$23,712,597	24.6%	1.77x	28.1%	(\$1,254,859)
Asterion Industrial Infra Fund II, FCR	2021	\$110,932	\$43,980	-	N/A	\$165,809	\$13,272,323	\$2,049,565	\$42,873	\$3,546,078	\$3,588,951	11.2%	1.11x	19.8%	(\$28,820)
Blue Road Capital II, L.P.	2022	\$108,255	\$271,504	N/A	N/A	\$379,759	\$15,000,000	\$10,728,428	-	\$10,348,669	\$10,348,669	NM	NM	NM	-
Castlelake Aviation IV Stable Yield, L.P.	2023	\$57,295	\$148,433	N/A	N/A	\$205,728	\$20,000,000	\$5,656,931	\$408,977	\$9,753,002	\$10,161,979	NM	NM	NM	\$250,826
Ecosystem Investment Partners IV, L.P.	2019	\$189,209	N/A	-	N/A	\$189,209	\$15,000,000	\$2,205,000	\$774,071	\$7,146,832	\$7,920,903	7.7%	1.12x	22.5%	N/A
EQT Infrastructure III, L.P.	2017	\$81,736	\$36,045	\$989,710	-	\$1,185,401	\$8,562,789	\$355,391	\$10,698,843	\$4,663,999	\$15,362,843	23.0%	2.1x	26.0%	\$6,936,339
EQT Infrastructure IV (No.2) USD SCSP, L.P.	2019	\$179,174	\$31,469	-	\$686	\$211,329	\$15,000,000	\$543,549	\$445,250	\$14,662,197	\$15,107,447	11.0%	1.30x	14.0%	\$711,514
EQT Infrastructure V USD SCSP	2021	\$243,967	\$109,945	-	\$45	\$353,957	\$15,000,000	\$4,034,299	\$942,688	\$7,796,890	\$8,739,578	3.0%	1.00x	7.0%	(\$28,993)
Global Infrastructure Partners IV, L.P.	2019	\$166,543	\$28,898	-	-	\$195,441	\$15,000,000	\$8,323,505	\$24,587	\$12,114,794	\$12,139,381	5.4%	1.1x	14.6%	\$737
ISQ Global Infrastructure Fund III, L.P.	2021	\$195,174	\$86,362	-	N/A	\$281,536	\$15,000,000	\$449,506	-	\$1,710,622	\$1,710,622	7.2%	NM	NM	-
Sustainable Assets Fund III, L.P.	2021	\$180,520	\$29,824	-	-	\$210,344	\$15,000,000	\$6,392,155	-	\$6,940,015	\$6,940,015	NM	NM	NM	-
Tiger Infrastructure Partners III LP	2022	\$508,390	\$96,071	\$19,136	N/A	\$623,597	\$15,000,000	\$6,858,376	\$90,094	\$7,177,554	\$7,267,648	9.0%	1.10x	29.0%	\$8,556
<b>Totals</b>		<b>\$2,549,677</b>	<b>\$1,083,227</b>	<b>-</b>	<b>\$31,953</b>	<b>\$4,914,410</b>	<b>\$205,963,715</b>	<b>\$57,794,340</b>	<b>\$17,972,667</b>	<b>\$121,553,655</b>	<b>\$139,526,322</b>				<b>\$7,365,750</b>

<sup>1</sup> Calendar Year 2022

<sup>2</sup> Total Value= Distributions + Remaining Value of Partnership

<sup>3</sup> Data provided by General Partner

<sup>4</sup> Local (EUR) data provided by GP. Year-End 2022 Fx rate of 1.07035 applied for purposes of aggregating data

<sup>5</sup> Local (GBP) data provided by GP. Year-End 2022 Fx rate of 1.20972 applied for purposes of aggregating data

<sup>6</sup> Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

# PRR Portfolio Calendar Year 2022 Fees

Investment Name	Vintage	Mgmt Fees	Other Expenses	Paid Carried Interest	Portfolio Company Fees	Totals Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value <sup>1,2</sup>	Since Inception			Realized Gain/Loss <sup>1</sup>
												Net IRR	Net Multiple	Gross IRR	
<b>Legacy Commitments (Pre-2017; data provided by the General Partner)</b>															
Actis Energy 3, L.P.	2013	\$34,000	\$13,000	-	-	\$47,000	\$6,000,000	\$103,000	\$757,000	\$1,917,000	\$929,000	9.0%	1.62x	14.1%	\$181,000
Actis Energy 4, L.P.	2016	\$107,000	NP	-	-	\$107,000	\$10,000,000	\$1,722,000	\$9,268,000	\$1,902,000	\$3,792,000	14.0%	1.77x	19.1%	\$2,664,000
KKR Global Infrastructure Investors II, L.P.	2015	\$55,345	\$859	\$89,481	\$4,109	\$149,794	\$10,000,000	\$51,236	\$821,368	\$5,188,818	\$6,010,186	17.4%	1.83x	20.0%	\$237,661
<b>Totals</b>		<b>\$196,345</b>	<b>\$13,859</b>	<b>\$89,481</b>	<b>\$4,109</b>	<b>\$303,794</b>	<b>\$26,000,000</b>	<b>\$1,876,236</b>	<b>\$10,846,368</b>	<b>\$9,007,818</b>	<b>\$10,731,186</b>				<b>\$3,082,661</b>
<b>Legacy Commitments (Pre-2017; data provided by Hamilton Lane)</b>															
Apollo Natural Resources Partners II, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$142,016	\$1,118,718	\$5,280,299	\$6,399,017	8.2%	1.23x	11.7%	\$408,165
Avenue Energy Opportunities Fund, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	-	\$3,114,950	\$7,757,409	\$10,872,359	7.4%	1.55x	7.4%	-
Brookfield Infrastructure Fund III, L.P.	2016	NP	NP	NP	NP	NP	\$15,000,000	\$740,993	\$1,926,438	\$13,985,341	\$15,911,779	4.4%	1.40x	6.0%	\$12,062
EnCap Energy Capital Fund X, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$184,748	\$3,999,408	\$9,839,590	\$13,838,998	12.2%	1.60x	16.1%	\$2,120,184
Global Infrastructure Partners III, L.P.	2016	NP	NP	NP	NP	NP	\$15,000,000	\$1,655,685	\$3,491,885	\$15,576,372	\$19,068,257	10.6%	1.46x	15.6%	\$1,716,185
GSO Energy Select Opportunities Fund, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$609,638	\$4,643,182	\$2,315,117	\$6,958,299	9.9%	1.31x	12.9%	\$2,197,655
U.S. Farming Realty Trust II, L.P.	2012	NP	NP	NP	NP	NP	\$8,000,000	-	\$177,574	\$9,658,677	\$9,836,251	8.4%	1.30x	11.5%	-
Waterton Mining Parallel Fund, L.P.	2016	NP	NP	NP	NP	NP	\$5,000,000	\$206,897	-	\$2,660,727	\$2,660,727	3.6%	1.43x	5.0%	-
<b>Totals</b>							<b>\$93,000,000</b>	<b>\$3,539,978</b>	<b>\$18,472,155</b>	<b>\$67,073,532</b>	<b>\$85,545,687</b>				<b>\$6,454,251</b>
<b>Grand Total</b>		<b>\$5,987,271</b>	<b>\$2,178,718</b>	<b>\$1,139,876</b>	<b>\$207,517</b>	<b>\$10,762,936</b>	<b>\$629,963,715</b>	<b>\$134,438,871</b>	<b>\$92,631,643</b>	<b>\$440,422,706</b>	<b>\$481,897,299</b>				<b>\$28,020,581</b>

<sup>1</sup> Calendar Year 2022

<sup>2</sup> Total Value= Distributions + Remaining Value of Partnership

<sup>3</sup> Data provided by General Partner

<sup>4</sup> Local (EUR) data provided by GP. Year-End 2022 Fx rate of 1.07035 applied for purposes of aggregating data

<sup>5</sup> Local (GBP) data provided by GP. Year-End 2022 Fx rate of 1.20972 applied for purposes of aggregating data

<sup>6</sup> Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset



# AB 2833 Real Estate

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# Real Estate Portfolio Calendar Year 2022 Fees

Investment Name	Vintage	Mgmt Fees	Other Expenses	Paid Carried Interest	Portfolio Company Fees	Totals Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value <sup>2</sup>	Since Inception			Realized Gain/Loss <sup>1</sup>
												Net IRR	Net Multiple	Gross IRR	
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by General Partner)</b>															
ABR Chesapeake Fund VI, L.P.	2019	\$104,663	\$11,638	-	N/A	\$116,301	\$10,000,000	\$7,100,000	\$30,269	\$8,156,389	-	21.1%	1.28x	26.4%	\$551
Alcion Real Estate Partners Fund IV, L.P.	2019	\$111,837	\$122,439	-	N/A	\$234,276	\$10,000,000	\$4,272,806	\$1,752,811	\$1,158,068	-	(34.4%)	0.68x	(19.3%)	-
Blackstone Property Partners L.P.	2014	\$435,473	\$195,004	-	N/A	\$630,477	\$30,000,000	-	\$1,060,862	\$40,084,912	\$41,145,774	7.3%	1.40x	8.9%	\$631,371
Blackstone Real Estate Partners IX, L.P.	2019	\$65,648	\$30,396	\$108,520	N/A	\$204,564	\$4,500,000	\$4,371,144	\$1,639,687	\$5,587,976	\$7,227,663	28.5%	1.40x	42.1%	\$2,856,519
Citymark Capital U.S. Apartment Fund II L.P.	2018	\$200,000	\$34,065	\$86,866	-	\$320,931	\$15,000,000	\$3,152,781	\$13,994,079	\$1,567,830	\$15,561,909	14.4%	1.28x	19.8%	\$13,994,079
Citymark Capital U.S. Apartment Fund III L.P.	2021	\$270,000	\$226,877	-	-	\$496,877	\$20,000,000	\$10,559,979	-	\$10,074,510	\$10,074,510	NM	NM	NM	-
Grandview I-C, LP	2020	\$56,753	\$35,462	-	-	\$92,215	\$10,000,000	\$1,246,294	\$1,441,078	\$5,632,753	\$12,965,085	35.2%	1.48x	42.3%	\$1,400,747
Grandview Partners Fund II	2021	\$150,000	\$22,592	-	-	\$172,592	\$10,000,000	\$3,562,024	-	\$8,002,249	\$8,002,249	12.2%	1.05x	17.9%	\$63,494
High Street Real Estate Fund VI, L.P.	2018	\$225,000	\$22,028	-	-	\$247,028	\$15,000,000	-	\$1,141,068	\$21,794,863	\$22,935,931	24.5%	1.59x	32.0%	\$88,772
High Street Real Estate Fund VII	2021	\$176,198	\$112,872	-	-	\$289,070	\$15,000,000	\$14,207,475	-	\$14,827,694	\$14,827,694	10.7%	1.04x	14.9%	(\$16,844)
Longpoint Realty Fund I, LP	2017	\$19,942	-	\$804,247	\$26,807	\$850,996	\$15,500,000	-	\$3,216,988	\$260,830	\$4,766,988	39.8%	1.95x	51.5%	\$166,166
Longpoint Realty Fund II, LP	2020	\$223,978	-	-	\$33,203	\$257,181	\$15,000,000	\$6,750,000	\$112,024	\$11,475,634	\$4,612,024	18.4%	1.11x	30.5%	\$118,367
Longpoint Specialty Grocer Fund I, LP	2022	\$138,156	-	-	\$38,325	\$176,481	\$25,000,000	-	-	\$227,719	\$25,000,000	NM	NM	NM	-
Lubert-Adler Real Estate Fund VII-B, L.P.	2016	\$39,612	\$17,803	-	\$903	\$58,319	\$10,000,000	-	\$2,710,780	\$2,735,722	\$5,446,502	16.0%	1.54x	19.4%	\$1,132,972
Lubert-Adler Recovery and Enhancement Capital Fund, L.P.	2019	\$150,000	\$134,234	-	-	\$284,234	\$10,000,000	\$3,000,000	\$370,209	\$4,578,793	\$4,949,002	12.0%	1.10x	13.7%	\$131,016
Lubert-Adler Workforce Housing Fund L.P.	2019	\$450,000	\$103,700	-	-	\$553,700	\$30,000,000	\$10,500,000	\$13,666,667	\$12,261,711	\$25,928,378	57.0%	1.44x	48.2%	\$6,194,365
Rubenstein Properties Fund III, L.P.	2016	\$70,633	\$203,420	-	-	\$274,053	\$5,000,000	-	-	\$3,830,781	-	3.0%	0.80x	6.0%	-
Stockbridge Value Fund III, L.P.	2017	\$75,362	\$325	\$47,887	-	\$123,575	\$10,000,000	\$512,676	\$2,656,659	\$6,320,232	-	17.3%	1.50x	21.8%	\$821,027
Walton Street Real Estate Core-Plus Fund, L.P.	2019	\$194,311	\$22	-	-	\$194,333	\$25,000,000	\$414,000	\$1,917	\$25,498,941	\$26,132,410	NM	NM	NM	-
Walton Street Real Estate Debt Fund II L.P.	2018	\$50,734	-	-	-	\$50,734	\$10,000,000	\$1,184,754	\$895,806	\$2,944,665	\$5,529,514	8.0%	1.16x	9.7%	(\$6,577)
Walton Street Real Estate Fund IX, L.P.	2020	\$347,455	-	-	-	\$347,455	\$10,000,000	\$4,516,250	\$994,891	\$4,320,286	\$5,315,177	N/A	N/A	N/A	\$327,256
Walton Street Real Estate Fund VIII, L.P.	2015	\$90,873	\$19,780	-	-	\$110,653	\$10,000,000	\$93,327	\$1,650,745	\$5,162,269	\$11,974,466	10.9%	1.50x	12.8%	\$1,516,196
<b>Totals</b>		<b>\$3,646,629</b>	<b>\$1,292,656</b>	<b>\$1,047,520</b>	<b>\$99,238</b>	<b>\$6,086,043</b>	<b>\$315,000,000</b>	<b>\$75,443,511</b>	<b>\$47,336,540</b>	<b>\$196,504,827</b>	<b>\$252,395,276</b>				<b>\$29,419,477</b>
<b>Commitments subject to AB 2833 requirements (Post 2017; data provided by Hamilton Lane)</b>															
Abacus Multi-Family Partners IV, L.P.	2018	-	\$89,912	\$2,004,039	N/A	-	\$15,000,000	-	\$14,502,722	\$1,900,090	\$16,402,812	27.70%	1.75	33.10%	\$2,164,913
Abacus Multi-Family Partners V, L.P.	2020	-	\$101,289	-	N/A	-	\$10,000,000	\$2,955,975	\$2,139,025	\$6,826,720	\$8,965,745	14.40%	1.13	21.40%	\$603,479
<b>Totals</b>		<b>\$0</b>	<b>\$191,201</b>	<b>\$2,004,039</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000,000</b>	<b>\$2,955,975</b>	<b>\$16,641,747</b>	<b>\$8,726,810</b>	<b>\$25,368,557</b>				<b>\$2,768,392</b>
<b>Legacy Commitments (Pre-2017; data provided by General Partner)</b>															
Greenfield Acquisition Partners VI, L.P.	2011	-	\$3,110	-	-	-	\$7,500,000	-	-	\$8,846	\$9,831,016	10.30%	1.37	14.50%	(\$2,384)
Greenfield Acquisition Partners VII, L.P.	2013	\$105,039	\$23,859	\$898,997	-	-	\$10,000,000	-	\$3,723,953	\$1,210,389	\$16,662,577	13.50%	1.74	17.70%	\$1,635,024
Lubert-Adler Real Estate Fund VII, L.P.	2013	\$75,499	\$28,950	-	\$1,283	-	\$12,500,000	-	\$489,131	\$6,846,627	\$7,335,757	2.00%	1.11	4.48%	\$54,662
<b>Totals</b>		<b>180,538</b>	<b>55,919</b>	<b>898,997</b>	<b>1,283</b>	<b>-</b>	<b>30,000,000</b>	<b>-</b>	<b>4,213,084</b>	<b>8,065,862</b>	<b>33,829,350</b>				<b>1,687,302</b>
<b>Legacy Commitments (Pre-2017; data provided by Hamilton Lane)</b>															
Blackstone Real Estate Partners VII, L.P.	2011	NP	NP	NP	NP	NP	\$7,500,000	\$21,201	\$2,253,347	\$1,544,672	\$3,798,019	15.28%	1.6x	17.55%	\$6,571,542
INVESCO US Income Fund, L.P.	2013	NP	NP	NP	NP	NP	\$20,000,000	\$801,617	\$1,865,255	\$52,257,727	\$54,122,982	12.30%	2.0x	13.34%	-
Mesa West Core Lending Fund, L.P.	2013	NP	NP	NP	NP	NP	\$10,000,000	-	\$903,155	\$15,473,776	\$16,376,931	6.22%	1.4x	6.22%	-
Mesa West Real Estate Income Fund IV, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$2,333,333	\$637,565	\$5,029,434	\$5,666,999	6.55%	1.2x	6.55%	-
Miller Global Fund VII, LLC	2012	NP	NP	NP	NP	NP	\$7,500,000	-	\$79,877	-	\$79,877	13.7%	1.2x	15.06%	\$2,999,137
Miller Global Fund VIII, LLC	2017	NP	NP	NP	NP	NP	\$5,000,000	\$98,625	\$242,168	\$1,448,071	\$1,690,239	10.05%	1.2x	14.17%	\$960,145
Moorfield Real Estate Fund III	2014	NP	NP	NP	NP	NP	\$3,821,753	\$312,610	\$982,746	\$153,215	\$1,135,962	12.17%	1.3x	13.49%	\$982,746
Patron Capital, V LP.	2015	NP	NP	NP	NP	NP	\$5,487,691	\$395,037	\$105,837	\$2,736,422	\$2,842,260	7.66%	1.2x	12.00%	-
Prologis European Logistics Fund (PELF)	2014	NP	NP	NP	NP	NP	\$4,769,447	\$659,693	\$562,466	\$8,249,308	\$8,811,773	9.51%	1.8x	10.97%	-
Prologis Targeted US Logistics Fund	2011	NP	NP	NP	NP	NP	\$15,000,000	\$201,460	\$1,674,141	\$73,076,278	\$74,750,419	17.64%	4.2x	17.87%	-
Stockbridge Smart Markets Fund, L.P.	2012	NP	NP	NP	NP	NP	\$20,000,000	-	\$1,707,817	\$54,815,931	\$56,523,749	10.73%	2.2x	10.73%	-
Stockbridge Value Fund II, L.P.	2014	NP	NP	NP	NP	NP	\$7,500,000	-	\$1,578,717	\$91,005	\$1,669,721	15.69%	1.6x	15.69%	\$4,071,543
Walton Street Real Estate Fund VII, L.P.	2012	NP	NP	NP	NP	NP	\$10,000,000	\$50,773	\$207,273	\$2,387,905	\$2,595,178	9.68%	N/A	11.79%	\$561,945
<b>Totals</b>							<b>\$126,578,891</b>	<b>\$4,874,350</b>	<b>\$12,800,365</b>	<b>\$217,263,744</b>	<b>\$230,064,109</b>				<b>\$16,147,057</b>
<b>Grand Total</b>		<b>\$3,827,166</b>	<b>\$1,539,776</b>	<b>\$3,950,556</b>	<b>\$100,521</b>	<b>\$6,086,043</b>	<b>\$496,578,891</b>	<b>\$83,273,836</b>	<b>\$80,991,735</b>	<b>\$430,561,242</b>	<b>\$541,657,292</b>				<b>\$50,022,227</b>

<sup>1</sup> Calendar Year 2022

<sup>2</sup> Total Value= Distributions + Remaining Value of Partnership

<sup>3</sup> Data provided by General Partner

<sup>4</sup> Local (EUR) data provided by GP. Year-End 2022 Fx rate of 1.07035 applied for purposes of aggregating data

<sup>5</sup> Local (GBP) data provided by GP. Year-End 2022 Fx rate of 1.20972 applied for purposes of aggregating data

<sup>6</sup> Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

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