

Santa Barbara County Employees' Retirement System

AB 2833 – PE, PRR and RE Portfolios

California AB 2833

- 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 2024, Hamilton Lane began reaching out to request the information from managers for the year-ended December 31, 2023



AB 2833 Private Equity

PE Portfolio Calendar Year 2023 Fees

				Paid Carried	Portfolio Company								Since Inception		
Investment Name	Vintage	Mgmt Fees	Other Expenses	Interest	Fees	Total Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Net Value Change
Commitments subject to AB 2833 requirements (Post 20	17: data provid	ded by General Partn	er) ^{3 4 5}												
American Securities Partners VIII, L.P.	2019	\$131,054	\$36,151		N/A	\$167,205	\$10,000,000	\$907,829	\$529,202	\$13,616,992	\$14,146,194	18.8%	1.49x	25.1%	\$1,887,193
BCP Special Opportunities Fund II, L.P.	2020	\$130,850	\$27,972	\$199,923	N/A	\$358,745	\$10,000,000	\$188,329	\$1,691,008	\$8,193,370	\$9,884,378	9.1%	1.26x	15.9%	(\$2,205,664)
BDC IV LP	2021	\$178,238	\$39,083	-	\$25,762	\$243,083	\$10,243,606	\$3,191,935	-	\$4,731,229	\$4,731,229	(6.6%)	0.94x	6.2%	\$6,498,271
Blackstone Capital Partners VIII, L.P.	2020	\$124,991	\$121,258	\$21,585	-	\$267,834	\$10,000,000	\$1,642,714	\$82,211	\$7,555,987	\$7,638,198	11.4%	1.21x	21.2%	\$3,540,528
Cinven Seventh Fund	2020	\$97,097	\$470,878	-	-	\$567,975	\$8,360,157	\$2,072,366	-	\$8,506,725	\$8,506,725	10.6%	1.21x	14.0%	\$4,588,507
CVC Capital Partners IX, L.P.	2023	N/A	N/A	N/A	N/A	-	\$10,802,082	-	-	-		-	-	N/A	
CVC Capital Partners VII, L.P.	2017	\$95,507	\$15,680	\$554,327	\$83	\$665,597	\$10,256,522	\$297,172	\$3,713,080	\$14,451,367	\$18,164,447	22.8%	1.90x	25.8%	(\$4,162,025)
CVC Capital Partners VIII, L.P.	2021	\$128,482	\$80,645	-	-	\$209,128	\$9,961,920	\$1,495,827	\$6,527	\$7,913,754	\$7,920,281	6.4%	1.08x	9.6%	\$3,514,113
FSN Capital VI, L.P.	2021	\$171,441	\$116,412	-	-	\$287,853	\$8,947,179	\$2,420,812	-	\$6,936,929	\$6,936,929	10.6%	1.17x	15.0%	\$5,785,455
Gridiron Capital Fund IV, L.P.	2019	\$155,526	\$16,564	-	\$44,474	\$216,564	\$10,000,000	\$243,085	\$328,450	\$18,789,556	\$19,118,006	29.9%	1.96x	34.9%	\$1,511,167
Gridiron Capital Fund V, L.P.	2021	\$169,462	\$185,658	-	\$30,538	\$385,658	\$10,000,000	\$4,285,572	\$28,704	\$4,528,199	\$4,556,903	16.0%	1.06x	17.5%	\$8,934,800
Hamilton Lane Venture Capital Fund, L.P. (Series 2017)	2017		-	-	-	-	\$7,000,000	\$158,192	-	\$11,207,140	\$11,207,140	18.5%	2.07x	19.3%	(\$166,405)
Kelso Investment Associates X, L.P.	2018	\$86,676	\$67,984	\$179,433	\$21,034	\$355,127	\$10,000,000	\$1,119,661	\$1,482,097	\$15,210,337	\$16,692,434	28.2%	1.87x	31.3%	\$132,708
Kelso Investment Associates XI, L.P.	2021	\$83,950	\$105,825	-	\$14,027	\$203,802	\$10,000,000	\$1,122,405	\$105,760	\$3,389,679	\$3,495,439	31.3%	1.26x	30.2%	\$2,229,589
Kohlberg Investors IX, L.P.	2020	\$56,460	\$115,052	-	-	\$171,512	\$10,000,000	\$2,412,185	-	\$12,621,139	\$12,621,139	25.3%	1.47x	24.6%	\$6,577,920
Kohlberg Investors VIII, L.P.	2017	\$12,920	\$50,037	\$616,542	-	\$679,499	\$10,000,000	\$688,091	\$2,311,638	\$12,621,622	\$14,933,260	21.6%	1.94x	23.6%	(\$1,743,807)
Kohlberg Investors X, L.P.	2023	-	\$156,602	-	-	\$156,602	\$10,000,000		-	\$117,558	\$117,558	-	-	33.2%	\$117,558
MidOcean Partners VI, L.P.	2021	\$157,044	\$82,175	-	\$7,164	\$246,383	\$10,000,000	\$2,081,386	\$5,848	\$2,163,601	\$2,169,449	(44.5%)	0.72x	N/M	\$3,590,742
NewView Capital Fund III, L.P.	2022	\$140,869	\$51,282	-	-	\$192,151	\$10,000,000	\$3,400,000	-	\$3,708,131	\$3,708,131	16.5%	1.09x	83.0%	\$7,108,131
OHA Strategic Credit Fund II, L.P.	2017	\$62,292	\$1,008	\$128,292	-	\$191,592	\$10,000,000		\$1,681,880	\$4,465,928	\$6,147,808	12.0%	1.48x	16.0%	(\$3,157,800)
Saw Mill Capital Partners III, L.P.	2023	-	\$162,991	-	N/A	\$162,991	\$10,000,000	\$1,382,596	\$18,019	\$2,298,966	\$2,316,985	68.5%	1.68x	N/M	\$3,663,543
SSG Capital Partners IV, L.P.	2017	\$114,747	\$160,619	-	N/A	\$275,366	\$10,000,000	\$1,778,498	\$1,787,541	\$5,541,722	\$7,329,263	7.7%	1.16x	13.3%	\$340,162
Sterling Group Partners V, L.P.	2020	\$135,073	\$84,372	-	\$64,927	\$284,372	\$10,000,000	\$3,575,325	\$158,850	\$9,218,944	\$9,377,794	22.9%	1.24x	27.1%	\$7,661,316
Summit Partners Growth Equity Fund XI, L.P.	2021	\$44,351	\$98,360	-	-	\$142,711	\$10,000,000	\$1,434,639	-	\$2,889,900	\$2,889,900	14.0%	1.13x	13.8%	\$3,132,660
TCV X, L.P.	2019	\$200,000	\$90,194	-	N/A	\$290,194	\$10,000,000		\$908,580	\$13,581,103	\$14,489,683	21.7%	2.05x	24.2%	(\$356,782)
TCV XI, L.P.	2020	\$188,831	\$113,897	-	N/A	\$302,728	\$10,000,000	\$2,025,968	-	\$6,448,164	\$6,448,164	(6.3%)	0.90x	0.4%	\$3,852,544
TCV XII, L.P.	2022	N/A	N/A	N/A	N/A	-	\$10,000,000		-	-	-	-	-	N/A	
The Eighth Cinven Fund	2023	\$105,338	\$20,963	-	-	\$126,301	\$9,929,186	-	-	(\$126,262)	(\$126,262)	-	-	N/M	(\$126,262)
ZMC III, L.P.	2020		\$17,542	-	-	\$17,542	\$9,019,166	\$2,615,808	\$13,508	\$7,749,973	\$7,763,481	(3.2%)	0.94x	0.6%	\$4,897,631
Totals		\$2,771,199	\$2,489,205	\$1,700,102	\$208,009	\$7,168,515	\$284,519,818	\$40,540,395	\$14,852,902	\$208,331,753	\$223,184,654				\$67,645,793
Commitments subject to AB 2833 requirements (Post 20	17; data provi	ded by Hamilton Lan	e) ⁶												
Advent International GPE IX, L.P.	2019	\$124,582	\$22,115	-	\$1,441	\$148,138	\$10,000,000	\$649,916	\$200,000	\$13,061,156	\$163,453	18.2%	1.50x	28.0%	\$1,232,788
Advent International GPE X Limited Partnership	2022	\$150,000	\$57,623	-	\$481	\$208,104	\$10,000,000	\$3,251,233	-	\$3,607,119	-	0.3%	1.00x	17.0%	\$6,531,588
Apollo Investment Fund IX, L.P.	2018	\$76,880	\$37,199	\$132,573	\$34,206	\$280,858	\$10,000,000	\$633,675	\$767,735	\$10,269,771	\$315,170	21.3%	1.51x	32.0%	\$1,089,617
AS Birch Grove Opportunities Fund, L.P. (fka Ascribe IV)	2020	\$205,388	\$160,922	\$306,702	N/A	\$673,012	\$12,750,000	\$4,576,849	\$5,971,809	\$10,581,650	-	9.9%	1.09x	14.5%	(\$1,646,357)
First Reserve Legacy Opportunities Fund, L.P.	2022	\$1,235	\$634	-	-	\$1,869	\$70,736	\$510	\$1,272	\$293,122	-	182.3%	4.63x	18.9%	(\$19,925)
GTCR Fund XIII, L.P.	2020	\$150,000	\$33,761	-	N/A	\$183,761	\$10,000,000	\$164,000	\$21,871	\$5,480,600	-	17.7%	1.25x	N/M	\$689,427
GTCR Fund XIV LP	2022	-	-	-	-	-	\$10,000,000		-	-	-	-	-	N/A	
Hellman & Friedman Capital Partners IX, L.P.	2019	\$76,305	\$2,907	-	\$253	\$79,465	\$7,500,000	\$103,225	\$291,266	\$10,539,998	\$164,607	14.1%	1.46x	19.0%	\$1,086,879
Hellman & Friedman Capital Partners X, L.P.	2021	\$150,000	\$16,405	-	-	\$166,405	\$10,000,000	\$1,762,887	-	\$8,359,571		8.9%	1.16x	N/M	\$4,832,210
Hellman & Friedman Capital Partners XI, L.P.	2023	-	-	-	-	-	\$10,000,000		-	-	-	-	-	N/A	
KPS Special Situations Fund V, L.P.	2020	\$614	\$6,581	\$239,291	N/A	\$246,486	\$10,000,000	(\$441,389)	\$1,025,826	\$7,014,930		22.0%	1.64x	35.6%	(\$2,380,507)
KPS Special Situations Fund VI, L.P.	2023	-	-	-	-	-	\$10,000,000	-	-	-			-	N/A	
Platinum Equity Capital Partners V, L.P.	2019		\$5,829	(\$33,904)	N/A	(\$28,075)	\$10,000,000	\$168,646		\$13,417,675	\$134,866	18.1%		24.8%	\$59,987
Platinum Equity Capital Partners VI, L.P.	2022	\$126,796	\$21,773	-	N/A	\$148,569	\$10,000,000	\$2,510,475	\$6,319	\$3,090,200		0.6%	1.00x	41.8%	\$5,137,355
Platinum Equity Small Cap Fund, L.P.	2018	\$138,912	\$40,084	-	-	\$178,996	\$9,750,000	\$1,012,019	-	\$12,284,302		21.2%	1.71x	31.6%	\$1,547,547
STG Allegro Fund, L.P.	2021	\$200,000	\$74,736	-	1471	\$274,736	\$10,000,000	\$1,427,155	-	\$1,580,031		(27.1%)	0.80x	15.6%	\$2,800,081
STG VI, L.P.	2020	\$191,370	\$82,323	\$121,483	N/A	\$395,176	\$10,000,000	\$4,373,940	\$334,548	\$9,532,700		6.5%	1.09x	9.6%	\$8,392,739
STG VII, L.P.	2022	\$93,699	\$47,419	-	N/A	\$141,118	\$10,000,000		-	(\$173,696)	-		-	N/M	(\$173,696)
The Rise Fund, L.P.	2017	\$39,591	\$29,948	-	N/A	\$69,539	\$6,000,000	\$492,888		\$6,597,943	\$5,872	13.2%		N/M	\$902,546
Thoma Bravo Fund XIII, L.P.	2018	\$73,334	\$895	\$112,155	N/A	\$186,384	\$5,000,000		\$1,201,700	\$7,385,495	\$568,433	27.8%	1.90x	36.4%	(\$1,111,021)

¹ Calendar Year 2023

² Total Value= Distributions + Remaining Value of Partnership

³ Data provided by General Partner

⁴ Local (EUR) data provided by GP. Year-End 2023 Fx rate of 1.10373 applied for purposes of aggregating data

⁵ Local (GBP) data provided by GP. Year-End 2023 Fx rate of 1.27313 applied for purposes of aggregating data

⁶ Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

PE Portfolio Calendar Year 2023 Fees

Investment Name				Paid Carried	Dartfalla Oammann								Since Inception			
Investment Name	Vintage	Mgmt Fees	Other Expenses	Interest	Portfolio Company Fees	Total Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Realized Gain/Loss ¹	
Thoma Bravo Fund XIV, L.P.	2021	\$139,676	\$2,438	-	N/A	\$142,114	\$10,000,000	\$28,479	\$1,302,323	\$9,995,298	-	6.2%	1.15x	10.4%	(\$668,035)	
Thoma Bravo Fund XV, L.P.	2022	\$150,000	\$55,024	\$19	N/A	\$205,042	\$10,000,000	\$1,764,094		\$7,945,756	-	10.1%	1.11x	14.7%	\$4,537,967	
TPG Growth IV, L.P.	2017	\$37,472	\$10,050		\$1,871	\$49,393	\$4,000,000	\$300,478	\$86,669	\$4,595,839	\$56,618	14.7%	1.53x	14.3%	\$711,890	
TPG Tech Adjacencies II, L.P.	2021	\$60,081	\$50,994	-	\$1,434	\$112,509	\$10,000,000	\$692,932	\$86,891	\$4,874,789	\$34,373	3.7%	1.04x	9.0%	\$1,619,958	
TPG Tech Adjacencies, L.P.	2018	\$70,781	\$29,766	\$58,193	-	\$158,740	\$10,000,000	\$151,097	\$947,504	\$10,396,484	\$370,675	20.0%	1.55x	25.0%	(\$2,017,547)	
Totals		\$2,256,716	\$789,427	\$936,512	\$39,686	\$4,022,340	\$225,070,736	\$23,623,109	\$12,514,855	\$160,730,733	\$1,814,067				\$33,155,492	
Legacy Commitments (Pre-2017; data provided by Gener	al Partner)															
Hamilton Lane Venture Capital Fund, L.P. (Series 2010)	2010		-	-	-	-	\$3,850,000		\$147,929	\$3,907,383	\$123,992	13.2%	2.43x	14.2%	(\$285,821)	
Hamilton Lane Venture Capital Fund, L.P. (Series 2011)	2011		\$27	-	-	\$27	\$5,000,000		\$215,800	\$4,413,624	\$186,991	14.2%	2.67x	15.1%	(\$398,636)	
Hamilton Lane Venture Capital Fund, L.P. (Series 2014)	2014	-	\$9	-	-	\$9	\$7,500,000		\$1,294,300	\$12,161,075	\$1,006,498	19.9%	3.15x	19.8%	(\$3,420,660)	
Hamilton Lane Venture Capital Fund, L.P. (Series 2015)	2015		-	-	-	-	\$5,000,000		\$488,461	\$6,828,095	\$278,551	17.6%	2.67x	17.5%	(\$1,584,308)	
Hamilton Lane Venture Capital Fund, L.P. (Series 2016)	2016		-	-	-	-	\$10,000,000		\$546,667	\$13,826,829	\$366,102	20.6%	2.24x	22.0%	(\$1,497,985)	
Secondary Investment SPV-4, L.P.	2013		\$1,511	-	-	\$1,511	\$2,231,943		\$91,667	\$27,426	\$91,667	10.7%	1.44x	11.2%	(\$226,862)	
SSG Capital Partners III, L.P.	2014	-	\$3,614	-	N/A	\$3,614	\$7,500,000	-	\$202,459	\$302,113	\$168,192	8.4%	1.19x	13.4%	(\$471,612)	
Totals		-	\$5,161	-	-	\$5,161	\$41,081,943	-	\$2,987,283	\$41,466,545	\$2,221,993				(\$7,885,884)	
Legacy Commitments (Pre-2017; data provided by Hamil	ton Lane)															
Actis Global 4, L.P.	2012	NP	NP	NP	NP	NP	\$7,500,000	\$68,672	\$297,573	\$3,941,675	\$13,338	5.9%	1.29x	NP	\$4,170,576	
Advent International GPE VIII-B, L.P.	2016	NP	NP	NP	NP	NP	\$8,500,000		\$2,341,377	\$9,140,092	\$1,696,318	17.6%	2.08x	NP	\$11,481,469	
American Securities Partners VI, L.P.	2011	NP	NP	NP	NP	NP	\$5,000,000	\$13,414		\$3,009,240	-	21.3%	2.29x	NP	\$2,995,826	
American Securities Partners VII, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$57,121	\$4,628,096	\$10,013,442	\$2,096,299	14.1%	1.89x	NP	\$14,584,417	
Apollo European Principal Finance Fund (Feeder), L.P.	2010	NP	NP	NP	NP	NP	\$5,673,821			\$15,176	-	23.7%	1.43x	NP	\$15,176	
Apollo Investment Fund VII, L.P.	2008	NP	NP	NP	NP	NP	\$10,000,000		\$58,164	\$62,368	\$6,003	22.5%	1.75x	NP	\$120,532	
Apollo Investment Fund VIII, L.P.	2013	NP	NP	NP	NP	NP	\$10,000,000	\$106,744	\$775,012	\$3,135,129	\$555,790	9.4%	1.46x	NP	\$3,803,397	
Ascribe Opportunities Fund II, L.P.	2010	NP	NP	NP	NP	NP	\$10,000,000			\$799,654	-	3.1%	1.05x	NP	\$799,654	
Ascribe Opportunities Fund III, L.P.	2014	NP	NP	NP	NP	NP	\$10,000,000	\$28,094	\$161,628	\$201,978	\$11,523	(19.0%)	0.85x	NP	\$335,512	
Blackstone Capital Partners VII, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$70,873	\$1,792,622	\$9,455,082	\$1,232,340	13.3%	1.61x	NP	\$11,176,831	
Blackstone Energy Partners II, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$65,909	\$2,456,769	\$7,867,241	\$1,367,839	8.2%	1.44x	NP	\$10,258,101	
Blackstone Energy Partners, L.P.	2011	NP	NP	NP	NP	NP	\$10,000,000	\$3,150	\$477,427	\$1,808,376	\$4,668	11.5%	1.61x	NP	\$2,282,653	
CVC Capital Partners VI, L.P.	2013	NP	NP	NP	NP	NP	\$8,401,619	\$128,165	\$2,312,953	\$7,450,188	\$2,228,108	17.2%	2.10x	NP	\$9,634,976	
CVC European Equity Partners V, L.P.	2008	NP	NP	NP	NP	NP	\$7,637,836		\$10,111	\$220,299	\$1,314	20.1%	2.35x	NP	\$230,410	
Energy Capital Partners III, L.P.	2014	NP	NP	NP	NP	NP	\$7,500,000	\$290,252	\$1,171,938	\$2,211,175	\$364,850	11.5%	1.52x	NP	\$3,092,861	
First Reserve Fund XII, L.P.	2008	NP	NP	NP	NP	NP	\$10,000,000			\$3,963		(17.9%)	0.53x	NP	\$3,963	
Gilde Buyout Fund IV L.P.	2011	NP	NP	NP	NP	NP	\$3,818,918			\$364,671	-	14.0%	1.88x	NP	\$364,671	
Gridiron Capital Fund II, L.P.	2012	NP	NP	NP	NP	NP	\$10,000,000	\$10,289	\$86,155	\$1,887,901	\$60,844	13.0%	1.77x	NP	\$1,963,767	
Gridiron Capital Fund III, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$163,698	\$973,528	\$24,285,346	\$959,159	48.0%	5.44x	NP	\$25,095,176	
Hellman & Friedman Capital Partners VII, L.P.	2011	NP	NP	NP	NP	NP	\$10,000,000	\$3,631	\$71,483	\$2,369,479	\$2,292	24.7%	3.39x	NP	\$2,437,331	
Hellman & Friedman Capital Partners VIII, L.P.	2016	NP	NP	NP	NP	NP	\$7,500,000	\$30,998	\$7,099	\$9,572,297	-	13.1%	1.77x	NP	\$9,548,398	
High Road Capital Partners Fund II, L.P.	2013	NP	NP	NP	NP	NP	\$5,000,000	\$245,547	\$35,737	\$2,539,909	\$32,494	13.8%	1.73x	NP	\$2,330,099	
Kelso Investment Associates IX, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$377	\$313,611	\$8,366,874	-	20.1%	1.86x	NP	\$8,680,108	
Kohlberg Investors VI, L.P.	2007	NP	NP	NP	NP	NP	\$10,000,000	\$8,937	\$26,726		\$26,593	16.5%	1.75x	NP	\$17,789	
KPS Special Situations Fund III, L.P.	2007	NP	NP	NP	NP	NP	\$10,000,000	\$2,112	\$21,602		\$23,741	23.5%	2.07x	NP	\$19,490	
KPS Special Situations Fund IV, L.P.	2014	NP	NP	NP	NP	NP	\$10,000,000	\$4,001	\$4,979,911	\$4,285,823	\$5,041,756	23.5%	1.99x	NP	\$9,261,733	
Lexington Capital Partners VI, L.P.	2005	NP	NP	NP	NP	NP	\$30,000,000		\$115,749	\$154,286	\$11,575	6.9%	1.40x	NP	\$270,035	
Montreux Equity Partners IV, L.P.	2007	NP	NP	NP	NP	NP	\$5,000,000		\$1,210,133	\$408,643		(1.8%)	0.88x	NP	\$1,618,776	
Platinum Equity Capital Partners III, L.P.	2012	NP.	NP	NP	NP	NP	\$7,500,000	(\$13,436)	\$587,639	\$1,085,483	\$471,013	37.8%	2.13x	NP	\$1,686,558	
Platinum Equity Capital Partners IV, L.P.	2016	NP.	NP	NP	NP	NP	\$10,000,000	\$501,654	\$1,566,078	\$9,220,522	\$1,091,645	21.2%	1.92x	NP	\$10,284,946	
Providence Equity Partners VI, L.P.	2007	NP.	NP	NP	NP	NP	\$10,000,000		\$37,200	\$65,494	\$35,527	5.9%	1.41x	NP	\$102,694	
Providence Equity Partners VII, L.P.	2012	NP.	NP	NP	NP	NP.	\$7,500,000	\$32,137	\$1,520,186	\$5,759,889	\$1,299,029	21.7%	2.12x	NP	\$7,247,938	
Roark Capital Partners IV, L.P.	2016	NP.	NP	NP.	NP	NP	\$10,000,000	\$406,942	\$113,090	\$12,301,408	,,	7.8%	1.56x	NP	\$12,007,556	
Saw Mill Capital Partners II. L.P.	2016	NP	NP	NP.		NP	\$10,000,000	\$16,754	\$4,692,499	\$10,938,683		21.2%	2.00x	NP	\$15,614,428	
TCV IX, L.P.	2016	NP	NP	NP.	NP	NP	\$10,000,000	(\$165)	\$603,171	\$8,597,197	\$370,165	19.5%	2.03x	NP	\$9,200,533	
TCV VII. L.P.	2008	NP.	NP	NP.		NP	\$5,000,000	(\$.55)	\$163,311	\$140,740	Ç070,100	23.3%	3.18x	NP	\$304.051	
TOV THEEL.	2000	INP	INP	INP	INP	INF	\$3,000,000	-	\$100,511	\$140,740	-	23.3%	3.10%	NP	\$304,031	

¹ Calendar Year 2023

² Total Value= Distributions + Remaining Value of Partnership

³ Data provided by General Partner

⁴ Local (EUR) data provided by GP. Year-End 2023 Fx rate of 1.10373 applied for purposes of aggregating data

⁵ Local (GBP) data provided by GP. Year-End 2023 Fx rate of 1.27313 applied for purposes of aggregating data

⁶ Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

PE Portfolio Calendar Year 2023 Fees

				Paid Carried	Portfolio Company								Since Inception		
Investment Name	Vintage	Mgmt Fees	Other Expenses	Interest	Fees	Total Fees	Capital Committed	Paid-In Capital	Capital Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Realized Gain/Loss ¹
TCV VIII, L.P.	2014	NP	NP	NF	NP NP	NE	\$5,000,000	\$2,746	\$884,363	\$5,229,158	(\$131,803)	11.5%	2.11x	NP	\$6,110,775
Tennenbaum Opportunities Fund V, LLC	2007	NP	NP	NF	NP.	NF	\$5,000,000		\$52,215	\$302,181	-	5.5%	1.50x	NP	\$354,396
TPG Growth II, L.P.	2011	NP	NP	NF	NP.	NF	\$5,000,000	\$1,961	\$96,260	\$1,330,177	\$71,464	15.6%	1.99x	NP	\$1,424,476
Waterton Precious Metals Fund II Cayman, L.P.	2013	NP	NP	NF	NP.	NF	\$4,429,224	\$741	\$1,736,587	\$1,470,004	\$102,043	6.7%	1.37x	NP	\$3,205,850
Totals							\$355,961,417	\$2,251,317	\$36,378,003	\$170,011,243	\$19,045,930				\$204,137,929
Grand Total		\$5,027,915	\$3,283,793	\$2,636,614	\$247,695	\$11,196,017	\$906,633,914	\$66,414,820	\$66,733,043	\$580,540,274	\$246,266,644				\$297,053,329

¹ Calendar Year 2023

² Total Value= Distributions + Remaining Value of Partnership

³ Data provided by General Partner

⁴ Local (EUR) data provided by GP. Year-End 2023 Fx rate of 1.10373 applied for purposes of aggregating data

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AB 2833 Private Real Return

PRR Portfolio Calendar Year 2023 Fees

			Other	Paid Carried	Portfolio Company		Capital	Paid-In	Capital				Since Inception		Realized
Investment Name	Vintage	Mgmt Fees	Expenses	Interest	Fees	Totals Fees	Committed	Capital	Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Gain/Loss ¹
Commitments subject to AB 2833 requirements (Post 2	017; data pro	vided by General Part	tner) ³					·		'	·				
3i North American Infrastructure Fund LP	2022	\$182,578	\$14,355		-	\$196,933	\$15,000,000	\$2,117,204	\$1,463,477	\$12,235,748	\$3,454	11.7%	1.17x	N/M	\$1,086,58
Asterion Industrial Infra Fund I, FCR	2019	\$188,498	\$124,194		• -	\$312,692	\$14,402,776	\$217,822	\$7,597,954	\$15,476,093	\$3,443,651	21.8%	1.75x	24.1%	\$1,993,83
Asterion Industrial Infra Fund II, FCR	2021	\$146,910	\$82,201	N/A	٠ -	\$229,111	\$13,529,880	\$4,921,527	\$245,049	\$8,635,930	-	7.9%	1.08x	32.1%	\$413,37
Avenue Energy Opportunities Fund II, L.P.	2017	-	\$72,986	\$398,59	-	\$471,579	\$15,000,000	-	\$2,426,360	\$13,406,367	\$454,580	14.8%	1.93x	16.9%	\$643,35
Blackstone Energy Partners III, L.P.	2020	\$187,309	-	\$171,07	-	\$358,384	\$15,000,000	\$3,346,706	\$1,200,145	\$15,451,916	\$706,285	34.8%	1.58x	52.4%	\$2,334,59
Blackstone Energy Transition Partners IV, L.P.	2022	-	-		-	-	\$15,000,000	-	-	-	-	-	-	N/A	
Blue Road Capital II, L.P.	2021	\$186,175	(\$55,396)			\$130,780	\$15,000,000	\$5,558,131	\$1,904,561	\$18,924,053	-	34.8%	1.28x	56.2%	\$4,921,81
Brookfield Infrastructure Fund IV, L.P.	2019	\$201,778	\$62,344		- N/A	\$264,122	\$15,000,000	\$2,432,893	\$2,196,860	\$15,319,566	\$720,281	12.8%	1.36x	19.0%	\$1,763,35
Brookfield Infrastructure Fund V, L.P.	2022	\$202,500	\$95,759		- N/A	\$298,259	\$15,000,000	\$4,779,293	\$385,546	\$4,392,365	\$35,076	(0.0%)	1.00x	N/A	(\$17,18
Castlelake Aviation IV Stable Yield, L.P.	2020	\$106,528	\$150,141	\$26,15	-	\$282,824	\$20,000,000	\$2,662,085	\$641,442	\$12,209,978	-	13.8%	1.20x	19.0%	\$436,33
Castlelake Aviation V Stable Yield, L.P.	2023	\$1,105	\$11,073		-	\$12,178	\$10,000,000	-	-	-	-	-	-	N/A	
Eastern Timberland Opportunities III, L.P.	2019	\$146,743	\$23,255			\$169,998	\$15,000,000	\$1,520,259	\$572,620	\$17,167,431	\$17,740,051	8.1%	1.16x	9.4%	\$1,104,28
EnCap Energy Capital Fund XI, L.P.	2017	\$161,845	\$5,645		-	\$167,490	\$15,000,000	\$1,479,488	\$5,383,474	\$15,569,014	\$20,952,488	19.4%	1.63x	28.4%	\$2,763,84
GSO Energy Select Opportunities Fund II, L.P.	2019	\$105,238	\$294,763		-	\$400,001	\$15,000,000	\$1,309,532	\$2,430,564	\$3,329,815	\$5,760,379	17.2%	1.21x	25.8%	\$237,15
Hancock Timberland and Farmland Fund LP	2018	\$296,651	\$642,211			\$938,862	\$30,000,000	\$2,168	\$520,100	\$30,777,943	\$31,298,043	3.4%	1.11x	4.4%	\$1,023,63
HitecVision North Sea Opportunity Fund, L.P.	2020	\$118,906	\$8,763	\$248,99	\$1,347	\$378,013	\$15,000,000	\$119,203	\$2,300,529	\$15,214,684	\$17,515,213	84.7%	2.77x	95.6%	(\$78,39
KKR Global Infrastructure Investors III, L.P.	2018	\$119,668	\$21,173		\$25,135	\$165,976	\$15,000,000	\$512,088	\$693,772	\$14,909,760	\$15,603,532	12.5%	1.37x	16.3%	\$3,037,49
KKR Global Infrastructure Investors IV, L.P.	2021	\$130,510	\$108,251		\$64,490	\$303,251	\$15,000,000	\$2,816,767	\$212,645	\$9,585,785	\$9,798,430	7.5%	1.08x	13.1%	\$889,56
Novacap Digital Infrastructure I, L.P.	2022	\$125,819	\$62,264			\$188,083	\$15,000,000		-	-		-	-	0.3%	
Palistar Communications Infrastructure Fund II	2019	\$248,178	\$48,000			\$296,178	\$15,000,000	\$2,888,141	\$589,433	\$11,667,535	\$12,256,968	8.2%	1.13x	15.6%	\$842,07
Quantum Energy Partners VIII, L.P.	2022	\$216,440	\$80,829			\$297,269	\$8,571,429	\$2,848,805	\$20,145	\$2,951,608	\$2,971,753	5.9%	1.04x	36.0%	\$122,94
Quantum Energy Partners VIII, L.P. Co-Investment Fund	2022		\$12,627			\$12,627	\$1,428,571	\$438,625	\$3,513	\$499,417	\$502,930	20.4%	1.15x	36.0%	\$64,30
RRG Sustainable Water Impact Fund, L.P.	2019	\$365,479	\$52,666			\$418,145	\$20,000,000	\$1,657,118	\$825,679	\$18,599,122	\$19,424,801	9.2%	1.21x	13.0%	\$1,397,90
Stonepeak Infrastructure Fund III, L.P.	2017	\$144,687	\$13,519	\$67,24	-	\$225,447	\$15,000,000	\$1,605,627	\$1,182,798	\$18,842,645	\$20,025,443	13.9%	1.50x	17.9%	(\$34,91
Stonepeak Infrastructure Fund IV, L.P.	2020	\$141,667	\$30,898			\$172,565	\$15,000,000	\$1,717,222	\$50,034	\$8,044,858	\$8,094,892	8.3%	1.14x	14.2%	\$564,33
Stonepeak Opportunities Fund LP	2022	\$111,939	\$36,198			\$148,137	\$10,000,000	\$1,459,581	\$42,202	\$1,313,444	\$1,355,646	(3.5%)	0.93x	N/M	(\$103,93
Tiverton AgriFinance II, L.P.	2021	\$224,509	\$297,813			\$522,322	\$15,000,000	\$3,421,610	\$414,016	\$13,901,464	\$14,315,480	8.6%	1.12x	17.4%	\$979,79
Tiverton AgriFinance III, LP	2023	\$1,250	\$8,433				\$10,000,000	-	-	\$17,797	\$17,797	-	-	N/A	\$17,79
Totals		\$4,062,910	\$2,304,965	\$912,061	\$90,972	\$7,361,225	\$407,932,656	\$49,831,895	\$33,302,919	\$298,444,338	\$202,997,172				\$26,403,94
Commitments subject to AB 2833 requirements (Post 2	017; data pro	vided by Hamilton La	ine) ⁵												
Apollo Infrastructure Opportunities Fund II, L.P.	2021	\$222,807	\$231,325	\$159,61	N/A	\$613,750	\$15,000,000	\$7,074,212	\$1,911,448	\$8,708,492	\$10,619,940	9.7%	1.07x	17.0%	\$303,93
Apollo Natural Resources Partners III, L.P.	2019	\$195,000	\$154,554	\$2,54	\$29,341	\$381,439	\$15,000,000	\$2,918,398	\$390,563	\$14,837,921	\$15,228,484	17.8%	1.29x	15.0%	\$721,26
DigitalBridge Partners II, LP	2020	\$219,103	\$48,152		- N/A	\$267,255	\$15,000,000	\$237,888	\$109,465	\$15,373,572	\$15,483,037	8.0%	1.14x	12.1%	\$1,114,93
DigitalBridge Partners III, LP	2023	\$21,392	\$9,328		- N/A	\$30,720	\$10,000,000			(\$49,635)	(\$49,635)			N/M	(\$49,63
DigitalBridge Partners, LP	2018	\$194,316	\$48,531	\$3,00		\$245,851	\$15,000,000	\$2,025,122	\$319,849	\$21,091,470	\$21,411,319	11.4%	1.32x	N/A	\$1,973,53
Ecosystem Investment Partners IV, L.P.	2019	\$222,865	N/A		- N/A	\$222,865	\$15,000,000	\$1,524,876	\$309,935	\$8,528,027	\$8,837,962	5.6%	1.12x	18.0%	\$166,25
EQT Infrastructure III, L.P.	2017	\$30,946	\$20,976	\$654,698		\$706,619	\$8,728,955	\$521,233	\$2,686,510	\$2,930,213	\$5,616,723	22.5%	2.08x	25.0%	\$431,49
EQT Infrastructure IV (No.2) USD SCSP, L.P.	2018	\$192,090	\$51,517		- \$686	\$244,293	\$15,000,000	\$917,792		\$17,215,569	\$17,215,569	10.8%	1.39x	14.0%	\$1,635,58
EQT Infrastructure V USD SCSP	2020	\$178,988	\$100,449		- \$45	\$279,482	\$15,000,000	\$3,664,636	\$343,328	\$13,086,961	\$13,430,289	11.8%	1.18x	14.0%	\$1,968,76
EQT Infrastructure VI (No. 2) USD SCSp	2022	,	-				\$15,000,000	-	,==-	(\$390,827)	(\$390,827)			6.0%	(\$390,82
Global Infrastructure Partners IV, L.P.	2019	\$244,518	\$33,552			\$278,070	\$15,000,000	\$1,369,455	\$451,869	\$13,749,999	\$14,201,868	4.7%	1.08x	12.0%	\$717,61
Global Infrastructure Partners V	2023	\$48,872	\$53,260		- N/A	\$102,132	\$10,000,000	\$1,143,729	\$3,891	\$1,160,615	\$1,164,506	1.7%	1.02x	N/M	\$20,77
ISQ Global Infrastructure Fund III, L.P.	2021	\$240,000	\$126,325	\$190,70		\$557,026	\$15,000,000	\$4,258,339	\$35,616	\$6,613,275	\$6,648,891	13.9%	1.13x	24.5%	\$679,93
Sustainable Assets Fund III. L.P.	2021	\$160,198	\$41,449	Ţo,, o		\$201,647	\$15,000,000	\$1,327,541	, , , , ,	\$8,296,043	\$8,296,043	(4.5%)	0.94x	1.2%	\$28,48
Tiger Infrastructure Partners III LP	LUL	\$277,500	\$35.633	\$19,13	N/A	\$332.269	\$15,000,000	\$2,944,054		\$10.313.048	\$10.313.048	3.8%	1.04x	15.0%	\$191.44
Totals		\$2,448,594	\$955.051	\$1.029.701	\$30.072	\$4.463.418	\$208.728.955	\$29,927,275	\$6.562.475	\$141.464.743	\$148.027.218	0.5%	**	10.0%	\$9.322.11

¹ Calendar Year 2023

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PRR Portfolio Calendar Year 2023 Fees

			Other	Paid Carried Interest	Portfolio Company Fees		0 11 1	Paid-In	0 11				Since Inception		Realized
Investment Name	Vintage	Mgmt Fees	Expenses			Totals Fees	Capital Committed	Capital	Capital Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Gain/Loss ¹
Legacy Commitments (Pre-2017; data provided by the	e General Partn	er)													
Brookfield Infrastructure Fund III, L.P.	2016	\$187,629	\$23,459		N/A	\$211,088	\$15,000,000	\$1,986,364	\$1,547,443	\$16,464,937	\$220,591	11.8%	1.53x	16.0%	\$2,040,676
KKR Global Infrastructure Investors II, L.P.	2014	\$47,792	\$3,403	\$191,365	\$3,166	\$245,726	\$10,000,000	\$53,060	\$2,493,162	\$3,607,300	\$1,162,261	16.3%	1.82x	17.6%	\$858,584
Totals		\$235,421	\$26,862	\$191,365	\$3,166	\$456,814	\$25,000,000	\$2,039,424	\$4,040,605	\$20,072,237	\$1,382,852				\$2,899,260
Legacy Commitments (Pre-2017; data provided by H	amilton Lane)														
Actis Energy 3, L.P.	2013	NP	NP	NP	NP	NP	\$6,000,000	\$104,020	\$1,934,788	\$132,252	\$1,022,647	8.6%	1.31x	NP	\$45,750
Actis Energy 4, L.P.	2016	NP	NP	NP	NP	NP	\$10,000,000	\$462,337	\$1,045,495	\$1,298,752	\$395,732	13.3%	1.41x	NP	(\$18,965)
Apollo Natural Resources Partners II, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$320,501	\$2,384,305	\$3,523,190	\$1,220,523	8.1%	1.24x	NP	\$306,695
Avenue Energy Opportunities Fund, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	-	\$296,447	\$7,138,720		6.6%	1.52x	NP	(\$322,242)
EnCap Energy Capital Fund X, L.P.	2015	NP	NP	NP	NP	NP	\$10,000,000	\$198,178	\$5,184,278	\$5,818,875	\$2,632,638	15.5%	1.91x	NP	\$965,385
Global Infrastructure Partners III, L.P.	2016	NP	NP	NP	NP	NP	\$15,000,000	\$250,866	\$919,910	\$15,681,198	\$5,992	9.8%	1.51x	NP	\$773,870
GSO Energy Select Opportunities Fund, L.P.	2015	NP	NP	NP	NP	NP	\$15,000,000	\$890,408	\$2,556,757	\$881,772	\$977,071	10.1%	1.30x	NP	\$233,004
U.S. Farming Realty Trust II, L.P.	2012	NP	NP	NP	NP	NP	\$8,000,000	-	\$7,153,613	\$2,238,601		3.9%	1.36x	NP	(\$266,463)
Waterton Mining Parallel Fund, L.P.	2016	NP	NP	NP	NP	NP	\$3,103,448	-	\$682,414	\$1,866,832	\$68,965	9.4%	1.39x	NP	(\$111,481)
Totals							\$92,103,448	\$2,226,310	\$22,158,007	\$38,580,192	\$6,323,568				\$1,605,553
Grand Total		\$6,746,926	\$3,286,877	\$2,133,127	\$124,210	\$12,281,457	\$733,765,059	\$84,024,904	\$66,064,006	\$498,561,510	\$358,730,811				\$40,230,869

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AB 2833 Real Estate

Real Estate Portfolio Calendar Year 2023 Fees

			Other	Paid Carried	Portfolio Company		Capital	Paid-In	Capital				Since Inception		Net Value
Investment Name	Vintage	Mgmt Fees	Expenses	Interest	Fees	Totals Fees	Committed	Capital	Distributed	Net Asset Value	Total Value ^{1 2}	Net IRR	Net Multiple	Gross IRR	Change
Commitments subject to AB 2833 requirements (Post 2017;	data provided by	General Partner)											шапри		
Abacus Multi-Family Partners IV, L.P.	2017	\$23,140	\$47,826		-	\$70,966	\$15,000,000	-	-	\$2,260,153	\$2,260,153	28.0%	1.65x	32.8%	\$360,0
Abacus Multi-Family Partners V, L.P.	2020	\$112,430	\$25,050			\$137,480	\$10,000,000	\$1,320,755	-	\$7,364,702	\$7,364,702	1.6%	1.02x	6.8%	(\$782,77
ABR Chesapeake Fund VI, L.P.	2019	\$115,953	\$1,547			\$117,500	\$10,000,000	\$750,000	\$249,733	\$9,105,723	\$9,355,456	13.7%	1.31x	17.7%	\$449,0
Alcion Real Estate Partners Fund IV, L.P.	2018	\$60,266	\$70,382		-	\$130,648	\$10,000,000	\$2,619,399	-	\$2,107,800	\$2,107,800	(45.2%)	0.56x	(33.6%)	(\$1,669,66
Blackstone Real Estate Partners IX, L.P.	2019	\$14,124	\$4,708		N/A	\$18,832	\$4,500,000	\$319,107	\$154,583	\$5,023,947	\$5,178,530		-	22.4%	\$4,859,4
Citymark Capital U.S. Apartment Fund II L.P.	2019	\$157,138	\$27,211	\$15,359		\$199,708	\$15,000,000	(\$69,381)		\$1,506,395	\$1,506,395	14.2%	1.22x	18.8%	\$7,9
Citymark Capital U.S. Apartment Fund III L.P.	2021	\$703,064	\$356,364			\$1,059,428	\$35,000,000	\$6,813,806		\$15,273,847	\$15,273,847	(11.4%)	0.88x	N/M	(\$1,584,72
Grandview I-C, LP	2020	\$66,838	\$34,564			\$101,402	\$10,000,000	\$251,269	\$2,040,305	\$4,319,802	\$6,360,107	36.9%	1.50x	46.5%	\$476,0
Grandview Partners Fund II	2022	\$149,999	\$24,719			\$174,718	\$10,000,000	\$1,015,438	\$776,944	\$8,310,665	\$9,087,609	3.7%	1.05x	7.7%	\$69,9
H.I.G. Europe Realty Partners III (US), L.P.	2023	\$62,500	\$404,885			\$467,385	\$10,000,000	\$932,071		\$1,285,360	\$1,285,360	37.9%	1.38x	63.3%	\$353,2
High Street Real Estate Fund VI, L.P.	2018	\$219,241	\$37,446			\$256,687	\$15,000,000	Q702,071	\$1,777,715	\$22,903,739	\$24,681,454	21.3%	1.76x	27.5%	\$2,886,5
High Street Real Estate Fund VII	2022	\$217,500	\$49,864			\$267,364	\$15,000,000	\$792,526	\$72,519	\$17,135,162	\$17,207,681	10.6%	1.75x	15.0%	\$1,587,4
High Street Value Fund I, L.P.	2022	\$165,366	\$116,328			\$281,694	\$10,000,000	\$8,507,528	\$2,948,267	\$5,707,965	\$8,656,232	2.2%	1.02x	11.1%	\$1,387,4
•	2023							\$0,507,520	\$2,540,207			2.270			
Lone Star Real Estate Fund VII, L.P. Longpoint Realty Fund I, LP	2023	\$76,125 (\$14)	\$76,395	\$48,649	\$21	\$152,520 \$48,656	\$10,000,000 \$15,500,000		\$194,596	(\$151,538)	(\$151,538) \$194,596	39.4%	- 1.77x	N/M 51.4%	(\$151,5: \$194,5
•	2018	\$203.369		\$48,649	\$48.866	\$48,656		\$3.000.000	\$194,596	\$14,049,025	\$194,596	39.4%	1.77x 1.05x	9.2%	
Longpoint Realty Fund II, LP			-	-			\$15,000,000								(\$426,60
Longpoint Specialty Grocer Fund I, LP	2022	\$282,677			\$53,163	\$335,840	\$25,000,000	\$10,000,000	\$221,896	\$9,955,902	\$10,177,798	1.8%	1.02x	11.8%	(\$49,92
Lubert-Adler Real Estate Fund VII-B, L.P.	2016	\$32,821	\$16,147		\$449	\$49,416	\$10,000,000			\$2,851,619	\$2,851,619	14.9%	1.55x	18.7%	\$115,8
Lubert-Adler Recovery and Enhancement Capital Fund, L.P.	2020	\$150,000	\$99,149	-	-	\$249,149	\$10,000,000	\$4,250,000	\$285,592	\$8,817,671	\$9,103,263	6.7%	1.08x	9.5%	\$274,4
Lubert-Adler Workforce Housing Fund L.P.	2020	\$133,246	\$72,579		-	\$205,825	\$30,000,000	\$9,000,000	\$2,166,667	\$19,717,980	\$21,884,646	38.9%	1.31x	37.2%	\$622,9
Miller Global Fund VIII, LLC	2017	\$22,180	\$31,541	\$133,522	N/A	\$187,243	\$5,000,000	\$135,904	\$1,682,382	\$88,661	\$1,771,043	10.6%	1.20x	15.1%	\$187,0
NW1 IOS REIT, LLC	2023	\$18,120	\$79,326		-	\$97,446	\$10,000,000	\$10,269,963	\$2,010,903	\$7,776,501	\$9,787,404	(6.3%)	0.95x	N/M	(\$482,5
Rubenstein Properties Fund III, L.P.	2016	\$63,391	\$26,455		-	\$89,846	\$5,000,000	-	-	\$1,939,395	\$1,939,395	(17.6%)	0.39x	(17.1%)	(\$1,891,38
Stockbridge Value Fund III, L.P.	2018	\$42,178	\$677	-	-	\$42,855	\$10,000,000	-	\$1,653,654	\$4,165,397	\$5,819,051	13.6%	1.44x	17.6%	(\$501,18
Stockbridge Value Fund V, LP	2023	\$104,795	\$1,050		-	\$105,845	\$10,000,000	-	-	(\$132,148)	(\$132,148)	-	-	N/M	(\$132,14
US Industrial Club VI, LP	2023	\$145,000	\$140,004	-	-	\$285,004	\$10,000,000	\$6,121,437	\$178,052	\$5,623,809	\$5,801,861	(7.1%)	0.95x	5.9%	(\$319,57
Walton Street Real Estate Core-Plus Fund, L.P.	2021	\$179,563	-	-	-	\$179,563	\$25,000,000	\$4,012,739	\$597,150	\$22,838,262	\$23,435,412	(1.3%)	0.98x	0.0%	(\$6,197,58
Walton Street Real Estate Debt Fund II L.P.	2018	\$59,990	-			\$59,990	\$10,000,000	\$2,270,780	\$1,513,195	\$3,902,293	\$5,415,488	6.7%	1.09x	9.9%	\$200,0
Walton Street Real Estate Fund IX, L.P.	2020	\$139,839			-	\$139,839	\$10,000,000	\$2,649,317	\$705,363	\$6,074,382	\$6,779,745	11.6%	1.08x	N/M	(\$189,8
Walton Street Real Estate Fund VIII, L.P.	2016	\$84,813	\$17,769	-	-	\$102,582	\$10,000,000	\$84,347	\$785,046	\$4,465,455	\$5,250,501	9.3%	1.35x	11.2%	\$3,8
Totals		\$3,670,082	\$1,689,109	\$197,530	\$102,498	\$5,659,219	\$390,000,000	\$75,047,005	\$20,014,561	\$214,287,926	\$234,302,487	<u> </u>			(\$1,582,07
Legacy Commitments (Pre-2017; data provided by General P	artner)														
Greenfield Acquisition Partners VI, L.P.	2012	-	\$1,836	\$1,143	-	\$2,979	\$7,500,000	-	\$4,572	-	\$4,572	9.9%	1.27x	14.5%	(\$4,27
Greenfield Acquisition Partners VII, L.P.	2014	\$45,164	\$16,446	\$142,243		\$203,853	\$10,000,000	\$2,778	\$568,969	\$632,660	\$1,201,629	13.2%	1.62x	17.7%	(\$11,53
Lubert-Adler Real Estate Fund VII, L.P.	2013	\$58,202	\$25,087		\$1,479	\$84,769	\$12,500,000	-	\$445,652	\$4,502,327	\$4,947,980	(0.9%)	0.95x	1.7%	(\$1,898,64
		103.366	43.369	143.386	1.479	291.601	30.000.000	2.778	1.019.194	5.134.987	6.154.181				(1.914.45
Legacy Commitments (Pre-2017; data provided by Hamilton	Lane)	.00,000	10,007				20,000,000			3,101,307					,,,,,,
Abacus Multi-Family Partners III, L.P.	2014	NP	NP	NP	NP	NP	\$7,500,000	\$3,084	\$3,274		\$3,274	25.6%	1.53x	NP	(\$6,34
Blackstone Property Partners L.P.	2014	NP	NP	NP	NP	NP	\$30,000,000	-	\$674,975	\$35,252,864	\$35,927,839	4.0%	1.22x	NP	(\$4,157,07
Blackstone Real Estate Partners VII, L.P.	2011	NP	NP	NP		NP	\$7,500,000	\$123,794	\$114,215	\$1,135,494	\$1,249,709	14.7%	1.58x	NP.	(\$418,75
NVESCO US Income Fund, L.P.	2013	NP	NP	NP	NP	NP	\$20,000,000	\$486,389	\$2,281,890	\$44,709,392	\$46,991,282	9.7%	1.82x	NP	(\$5,752,8
Mesa West Core Lending Fund, L.P.	2015	NP.	NP	NP	NP	NP	\$10,000,000	Ç.00,303	\$1,033,681	\$13,287,178	\$14,320,859	4.8%	1.35x	NP	(\$1,152,91
Mesa West Core Lending Fund, E.P. Mesa West Real Estate Income Fund IV, L.P.	2015	NP	NP	NP		NP	\$10,000,000		Q1,000,001	\$3,815,724	\$3,815,724	0.8%	1.02x	NP	(\$1,732,91
Wesa West Real Estate Income Fund IV, L.P. Moorfield Real Estate Fund III	2015	NP NP	NP NP	NP NP	NP NP	NP NP	\$3,841,352	\$1,531	\$61,083	\$3,815,724	\$3,815,724	13.6%	1.02x 1.34x	NP NP	(\$1,213,7
Patron Capital, V L.P.	2014	NP NP	NP NP	NP NP	NP NP	NP NP	\$3,841,352	\$1,531	\$516,403	\$2,193,853	\$149,389	7.1%	1.34x 1.23x	NP NP	(\$5,3:
Prologis European Logistics Fund (PELF)	2016	NP NP	NP NP	NP NP		NP NP	\$4,741,553	\$47,894	\$319,401	\$2,193,853	\$7,948,281	9.6%	1.23X 1.83x	NP NP	(\$380,8
* ' ' ' '															
Prologis Targeted US Logistics Fund	2008	NP	NP	NP	NP	NP	\$15,000,000	\$1,038,873	\$5,580,644	\$63,412,199	\$68,992,843	15.6%	3.80x	NP	(\$5,122,3)
Stockbridge Smart Markets Fund, L.P.	2012	NP	NP	NP	NP	NP	\$20,000,000	-	\$1,863,840	\$47,886,868	\$49,750,708	8.9%	2.00x	NP	(\$5,065,22
Stockbridge Value Fund II, L.P.	2014	NP	NP	NP		NP	\$7,500,000	-	\$46,802	\$31,719	\$78,521	15.7%	1.62x	NP	(\$12,48
Walton Street Real Estate Fund VII, L.P.	2012	NP	NP	NP	NP	NP	\$10,000,000	\$43,851	\$435,024	\$1,670,765	\$2,105,789	8.8%	1.34x	NP	(\$325,96
Totals							\$151,538,502	\$1,825,241	\$12,931,232	\$221,113,241	\$234,044,474				(\$23,687,89
Grand Total		\$3,773,448	\$1,732,478	\$340,916	\$103,978	\$5,950,820	\$571,538,502	\$76,875,024	\$33,964,987	\$440,536,154	\$474,501,142				(\$27,184,42

¹ Calendar Year 2023

² Total Value= Distributions + Remaining Value of Partnership

³ Data provided by General Partner

⁴ Local (EUR) data provided by GP. Year-End 2023 Fx rate of 1.10373 applied for purposes of aggregating data 5 Local (GBP) data provided by GP. Year-End 2023 Fx rate of 1.27313 applied for purposes of aggregating data 6 Partner's Capital Statements and ILPA Templates primarily utilized in the indicated dataset

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