

CALPERS REAL ASSETS
RCP AND NEUTRALITY TRIAL RCP ANNUAL REPORT
 July 1, 2014 - June 30, 2015

INVESTMENT MANAGER COMBINED COMPLIANCE REPORT: CORE AND NON-CORE

INVESTMENT MANAGER	QUALIFYING OPERATIONAL CONTRACTS	OPERATIONAL CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	QUALIFYING TENANT IMPROVEMENT AND CAPITAL (TI & CAP) EXPENDITURE CONTRACTS	TI & CAP EXPENDITURE CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	ALL QUALIFYING CONTRACTS	ALL PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	PERCENTAGE OF TOTAL RCP COMPLIANCE
CORE - REPORTING UNDER 2010 NEUTRALITY TRIAL RCP POLICY							
CWP (FSP)	\$ 22,849,258	\$ 22,849,258	\$ 4,530,689	\$ 4,530,689	\$ 27,379,947	\$ 27,379,947	100.0
CWP (NOP)	13,862,454	13,862,454	10,602,167	10,602,167	24,464,621	24,464,621	100.0
First Washington Realty, Inc.	197,400	197,400	17,385,070	17,385,070	17,582,470	17,582,470	100.0
GID Advisors	4,464,560	4,464,560	165,080,826	165,080,826	169,545,386	169,545,386	100.0
GI Partners (CalEast)	0	0	309,670,787	309,670,787	309,670,787	309,670,787	100.0
Invesco	0	0	9,632,634	9,632,634	9,632,634	9,632,634	100.0
Miller Capital Advisory	5,940,693	5,940,693	57,316,325	57,316,325	63,257,018	63,257,018	100.0
Pacific Urban	0	0	490,250	490,250	490,250	490,250	100.0
Bentall Kennedy (CalWest and ILP)	374,966	374,966	3,458,730	3,458,730	3,833,696	3,833,696	100.0
SUB-TOTAL CORE	\$ 47,689,330.63	\$ 47,689,330.63	\$ 578,167,477.69	\$ 578,167,477.69	\$ 625,856,808.32	\$ 625,856,808.32	100.0
NON-CORE - REPORTING UNDER 2012 RCP POLICY							
AEW ¹	0	0	0	0	0	0	n/a
AGI Resmark (Formerly Avant Housing)	0	0	6,682,432	6,682,432	6,682,432	6,682,432	100.0
Bentall Kennedy (KCDP)	2,520,316	2,520,316	3,312,867	3,312,867	5,833,183	5,833,183	100.0
Canyon (CalSmart) ¹	0	0	0	0	0	0	n/a
Canyon (Catalyst)	0	0	7,886,865	7,886,865	7,886,865	7,886,865	100.0
C-III Capital (Centerline Urban Capital)	149,993	149,993	0	0	149,993	149,993	100.0
CIM	670,207	670,207	17,448,791	17,448,791	18,118,998	18,118,998	100.0
Harbert ¹	0	0	0	0	0	0	n/a
Hines (HC Green Development)	0	0	62,813,516	62,813,516	62,813,516	62,813,516	100.0
Klein Financial (KC 2011)	2,373,311	2,373,311	15,451,267	15,451,267	17,824,578	17,824,578	100.0
Klein Financial (KSC AHIF)	480,580	480,580	2,425,687	2,425,687	2,906,266	2,906,266	100.0
TPG Hospitality Investments IV	2,308,015	2,308,015	0	0	2,308,015	2,308,015	100.0
UBS ¹	0	0	0	0	0	0	n/a
SUB-TOTAL NON-CORE	\$ 8,502,421	\$ 8,502,421	\$ 116,021,425	\$ 116,021,425	\$ 124,523,846	\$ 124,523,846	100.0
COMBINED TOTAL	\$ 56,191,752	\$ 56,191,752	\$ 694,188,902	\$ 694,188,902	\$ 750,380,654	\$ 750,380,654	100.0
HOUSING PROGRAM (VOLUNTARY) ²			\$ 624,467,356	\$ 617,466,138	\$ 624,467,356	\$ 617,466,138	98.9
TOTAL REAL ESTATE	\$ 56,191,752	\$ 56,191,752	\$ 1,318,656,258	\$ 1,311,655,040	\$ 1,374,848,010	\$ 1,367,846,792	99.49

¹ No RCP activity to report during the period

² Numbers from Attachment 1